

MINUTES
TOWN OF LEXINGTON
PLANNING COMMISSION MEETING
May 17, 2023

The Planning Commission held a meeting on May 17, 2023, at 8:00 AM in the Council Chambers at Town Hall, 111 Maiden Lane, Lexington, South Carolina. The meeting was attended by Chairman Frank Berry, Vice-Chairman Jarett Harrelson, Commissioners Roscoe Caughman, Jamie Fite, Sammy Hendrix, Jeannie Michaels, Joe Robertson and J. T. Stephenson. Commissioner Brian Amick was absent.

Others in attendance were Mayor Pro-Tem Hazel Livingston, Councilmembers Kathy Maness, Ron Williams and Gavin Smith, Town Administrator Britt Poole, Planning, Building and Technology Director John Hanson, Assistant Zoning Administrator Jessica Lybrand, Town Attorney Brad Cunningham, Economic Development Jack Stuart, Transportation Director Randy Edwards, Town Engineer Rosemarie Nuzzo, Parks and Sanitation Director Dan Walker, Assistant Parks and Sanitation Director Johnny Dillard, Police Major Matt Davis, Digital Media Coordinator Michael Tolbert and Assistant Municipal Clerk Karen Hanner. Sixteen citizens were present and no one was present from the news media.

CALL TO ORDER & INVOCATION: Chairman Berry welcomed everyone to the meeting. He announced that the meeting would be available for viewing on the Town's information cable channel 1301 and the Town of Lexington YouTube Channel. Planning Commission members introduced themselves. Commissioner Michaels gave the invocation and Chairman Berry led the Pledge of Allegiance.

Chairman Berry called the meeting to order at 8:01 a.m.

DELETIONS: Chairman Berry reported that the Public Hearing (Smallwood Cove Development Agreement) and consideration of New Business Items 1 (Annexation of Lexington County Tax Map #3400-02-001, 009, 077, 00, 007 006 and 002 located along Beekeeper Court and North Lake Drive) and Item 2 (Approval of a Planned Unit Development for Smallwood Cove) have been deferred. He added that following the 2 hour Work Session Tuesday evening, the developer wished to defer these items to a later time.

APPROVAL OF MINUTES: Commissioner Robertson noted there was a correction to the Minutes for the spelling of the name on Item 2 to Shane Alford. A motion was made by Vice-Chairman Harrelson and seconded by Commissioner Hendrix to approve the Minutes from the Planning Commission Meeting held on March 22, 2023 as corrected. The vote was unanimous in favor.

NEW BUSINESS:

1. **Annexation of Lexington County Tax Map #3400-02-001, 009, 077, 00, 007 006 and 002 located along Beekeeper Court and North Lake Drive - deferred**
2. **Approval of a Planned Unit Development for Smallwood Cove - deferred**

3. Annexation of a Portion of Lexington County Tax Map #3400-01-034 Located at 1524 North Lake Drive – *Action Requested: Recommendation on Zoning and Road Classification*

Planning, Building and Technology Director John Hanson presented the request from C. C. Goodwin LP which owns approximately 1.4 acres located at 1524 North Lake Drive and has petitioned to annex the property. A Dollar General is located on the site. Properties in Town near this one are zoned General Commercial and Protected Residential 2. North Lake Drive is classified as an Arterial Road.

Due to the surrounding conditions and the use of the property General Commercial zoning is recommended for this parcel and Arterial Road classification is recommended for North Lake Drive.

Vice-Chairman Harrelson asked if this is adjacent to property already annexed into the Town. Director Hanson stated the parcel across the street and next to this one have been annexed into the Town.

Commissioner Michaels made a motion to approve as recommended. Commissioner Hendrix seconded the motion. The vote was unanimous in favor.

4. Annexation of Lexington County Tax Map #5497-01-012 (a Portion of Old Mill Pond) – *Action Requested: Recommendation on Zoning and Road Classification*

Planning, Building and Technology Director John Hanson presented the request from Old Mill, LLC, which owns 39.4 acres including the Old Mill Pond. During the Old Mill Trail development process, it was discovered that a portion of the pond has never been annexed into the Town limits. Old Mill, LLC has petitioned to annex the property to alleviate any jurisdictional concerns that could arise once the trail is completed.

Due to the surrounding conditions and the use of the property the recommended zoning for this property is General Commercial.

Vice-Chairman Harrelson made a motion to approve as recommended. Commissioner Robertson seconded the motion. There was no further discussion. The vote was unanimous in favor.

5. Annexation of Lexington County Tax Map #4423-01-001 Located at 2408 Mineral Springs Road – *Action Requested: Recommendation on Zoning and Road Classification*

Planning, Building and Technology Director John Hanson presented the request from Larry Weil who owns approximately 2.98 acres located at 2408 Mineral Springs Road and has petitioned to annex the property. A quick service restaurant and a car wash are being planned on this and two additional properties in the area. Properties in Town near this one are zoned General Commercial. Sunset Boulevard is classified as an Arterial Road, Mineral Springs Road is classified as a Collector Road and Powell Road is classified as a Local Road.

Due to the surrounding conditions and the intended use of the property General Commercial zoning with the existing road classifications is recommended for this parcel.

Commissioner Michaels made a motion to approve as recommended. Vice-Chairman Harrelson seconded the motion. Vice-Chairman Harrelson asked if the site plan would come to the staff for approval. Director Hanson confirmed that they are working on a site plan now. The vote was unanimous in favor.

6. Annexation of Lexington County Tax Map #4423-01-002 Located at 2418 Mineral Springs Road – Action Requested: Recommendation on Zoning and Road Classification

Planning, Building and Technology Director John Hanson presented the request from Anna Greene who owns approximately one acre located at 2418 Mineral Springs Road and has petitioned to annex the property. A quick service restaurant and a car wash are being planned on this and two additional properties in the area. Properties in Town near this one are zoned General Commercial and Mineral Springs Road is classified as a Collector Road.

Due to the surrounding conditions and that intended use of the property the same zoning and road classification are recommended for this parcel.

Vice-Chairman Harrelson made a motion to approve as recommended. Commissioner Michaels seconded the motion. There was no further discussion. The vote was unanimous in favor.

7. Annexation of Lexington County Tax Map #4423-01-019 Located at 2422 Mineral Springs Road – Action Requested: Recommendation on Zoning and Road Classification

Planning, Building and Technology Director John Hanson presented the request from Danny Warr who owns approximately one acre located at 2422 Mineral Springs Road and has petitioned to annex the property. A quick service restaurant and a car wash are being planned on this and two additional properties in the area. Properties in Town near this one are zoned General Commercial and Mineral Springs Road is classified as a Collector Road.

Due to the surrounding conditions and the intended use of the property the same zoning and road classification are recommended for this parcel.

Vice-Chairman Harrelson made a motion to approve as recommended. Commissioner Hendrix seconded the motion. There was no further discussion. The vote was unanimous in favor.

OTHER BUSINESS: Chairman Berry reported the next Planning Commission meeting is scheduled for Wednesday, June 28.

Chairman Berry acknowledged many attending today may have wished to speak at the Public Hearing for the Smallwood Cove project which was deferred. He stated that the citizen who wished to present a petition could come forward and do so.

Teresa Ellisor of 138 Hilly Rock Road introduced herself and stated she wished to present a petition that has reached 311 names since yesterday morning (attached) and read the petition request:

MINUTES
TOWN PLANNING COMMISSION
May 17, 2023

Petition to request that the Lexington Town Planning Commission provide ample time to investigate the impacts of the proposed 93 acre Lake Murray development on the county and town infrastructure and Lake Murray.

Impacts will be felt by our county public safety services, roads, public schools, public utilities, as well as Lake Murray water quality, boater safety, recreation, and the health of the Saluda River/Lake Murray watershed.

As the citizens of Lexington County and the Town of Lexington, it is our hope that conversations can be had between the two governing bodies and time given to allow data to be collected, citizen input to be gathered and impact studies to be conducted and carefully reviewed.

It is also our hope as citizens that our voices would be heard and that this process be transparent.

When considering adding such a unique development to the town, proper comprehensive planning is imperative for responsible development for our county, town, communities, families and the future.

Chairman Berry asked Ms. Ellisor to get the additional information to Director John Hanson or Assistant Zoning Administrator Jessica Lybrand for distribution to the Planning Commission.

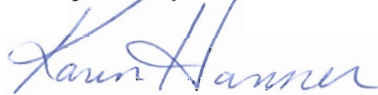
PUBLIC COMMENTS: None.

ADJOURNMENT: Vice-Chairman Harrelson made a motion to adjourn. Commissioner Michaels seconded the motion. The vote was unanimous in favor.

Chairman Frank Berry thanked everyone for attending the meeting and announced a recording will be shown on the Town of Lexington information channel 1301 and on the Town of Lexington YouTube page.

The meeting adjourned at 8:13AM.

Respectfully Submitted,



Karen Hanner
Assistant Municipal Clerk

APPROVED:



Chairman Frank Berry

FOIA COMPLIANCE – Public notification of this meeting was published, posted and mailed in compliance with the Freedom of Information Act and the Town of Lexington requirement.