

# MINUTES

## TOWN OF LEXINGTON PLANNING COMMISSION MEETING August 21, 2019

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The Planning Commission held a meeting on August 21, 2019, at 8:00 AM in the Council Chambers at Town Hall, 111 Maiden Lane, Lexington, South Carolina. The meeting was attended by: Chairman Keith Frost, Vice-Chairman Frank Berry, Commissioners Brian Amick, Roscoe Caughman, Jamie Fite, Sammy Hendrix and Jarett Harrelson. Commissioner Jeannie Michaels was absent (excused).

Others in attendance were: Town Councilmember Kathy Maness, Town Administrator Britt Poole, Director of Planning, Building and Technology John Hanson, Town Attorney Brad Cunningham, Chief Building Inspector Charly Thomas, Parks and Sanitation Director Dan Walker, Town Engineer Rosemarie Nuzzo, Digital Media Coordinator Darrell Pritchard and Assistant Municipal Clerk Karen Hanner. One citizen was present and no one was present from the news media.

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**CALL TO ORDER & INVOCATION:** Chairman Keith Frost welcomed everyone to the meeting. He announced that the meeting is being broadcast on the Town's information cable channel 1301 and the video would be replayed several times during the week. Commission members and Staff then introduced themselves. Vice-Chairman Frank Berry gave an invocation and Chairman Frost led in the Pledge of Allegiance.

Chairman Frost called the meeting to order at 8:02 AM.

**DELETIONS TO THE AGENDA:** None. Chairman Frost noted there would be one addition to the Agenda; Old Business 1, Annexation of Lexington County Tax Map #4323-05-011 Located at 702 West Main Street

**APPROVAL OF MINUTES:** A motion was made by Vice Chairman Berry and seconded by Commissioner Hendrix to approve the Minutes from the Planning Commission Meeting on July 24, 2019, as submitted. There was no further discussion. The motion was unanimous in favor.

**OLD BUSINESS (added):**

- 1. Annexation of Lexington County Tax Map #4323-05-011 Located at 702 West Main Street - Action Requested: Recommendation on Zoning and Road Classifications**  
Planning, Building and Technology Director John Hanson presented the request from Marshall Davis who owns .69 acres located at 702 West Main Street and has petitioned to annex the property. A custom home builder is planning to construct a model home-sales office on the site. Properties in Town near this one are zoned General Commercial and West Main Street is classified as an Arterial Road

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The Commission reviewed this annexation during the July meeting and recommended Office Commercial zoning for the property. During Monday's Council Meeting, Council referred the item back to the Commission for reconsideration of the zoning recommendation.

Mr. Walter Taylor of Lady Street Builders introduced himself and said he looked for a visible site on US 378 to open a model home with offices to attract custom home buyers. He added they want to construct their most popular building. He noted the property surrounding this parcel and across the street from it is zoned General Commercial. Mr. Taylor said the staff review of the project recommended General Commercial. He agreed that the intended use conforms to Office Commercial zoning but he felt that it was possible that one day he would need to sell and it would be a good location for a small retail store. Mr. Taylor stated there was no opposition to zoning General Commercial. He said Office Commercial zoning impacts the property value. He added SCDOT required a shared driveway with the church which is zoned General Commercial and he felt like it was a hardship to have his parcel zoned Office Commercial. He asked for the same zoning as the surrounding properties.

Chairman Frost noted Mr. Taylor was not present at the last Planning Commission meeting where this parcel was discussed. He added the Commission's directive is to represent the citizens of the Town of Lexington and with problems such as traffic, they need to manage the growth. Zoning classifications were expanded as part of that. The Commission felt it was appropriate to apply the most representative zoning classification. Chairman Frost continued that should things change and another development wanted to come forward, then they would have the opportunity to have that discussion and make a decision. He added it wasn't any intent to devalue the property. He noted there are vacant commercial lots in the town and ideas are proposed and they hear a lot of feedback. If a parcel is open to commercial development then anything could go there.

Commissioner Hendrix added anyone could come back to request a rezoning. Mr. Taylor noted this property is providing a driveway for the property next door which staff reviewed and recommended and is General Commercial which seems compatible. Commissioner Hendrix noted again that any future buyer could request rezoning to General Commercial. Chairman Frost added the Commission's recommendation goes to Council for their decision.

Commissioner Harrelson made a motion to recommend Office Commercial zoning. Commissioner Fite seconded the motion. There was no further discussion. The vote was unanimous in favor.

**NEW BUSINESS:**

- 1. Annexation of Lexington County Tax Map #3420-01-043 Located at 311 Pilgrim Point Court - *Action Requested: Recommendation on Zoning and Road Classification***  
Planning, Building and Technology Director John Hanson presented the request from Jigna Jaymil Patel, Hamansu Patel and Jaymil Jitendrakumar Patel who own a parcel located at 311 Pilgrim Point Court and have petitioned to annex the property. A single family home is being constructed on the site. Properties in Town near this one are zoned Protected Residential and Pilgrim Point Court is classified as an RL-6 road.  
Due to the surrounding conditions and the use of the property, the same zoning and road classification is recommended for this parcel.

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

- 2. Annexation of Lexington County Tax Map #5423-02-004 Located Behind 210 Parker Street - *Action Requested: Recommendation on Zoning and Road Classification***  
Planning, Building and Technology Director John Hanson presented the request from Timothy Parcheta who owns a parcel located at 210 Parker Street. He is purchasing undeveloped property behind his home and combining it with his parcel. The portion being purchased is not in Town and Mr. Parcheta has petitioned for it to be annexed. Properties in town near this one are zoned Protected Residential.  
Due to the surrounding conditions and the use of the property the same zoning is recommended for this parcel.

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

- 3. Annexation of Lexington County Tax Map #4317-01-011 Located at 110 Wessinger Drive- *Action Requested: Recommendation on Zoning and Road Classifications***  
Planning, Building and Technology Director John Hanson presented the request from Kathryn and Heyward Bouknight who own a parcel located at 110 Wessinger Drive and have petitioned to annex the property. A double wide mobile home is being placed on the property under a County mobile home permit. Under the Town's ordinances, mobile homes are only allowed in permitted mobile home parks.  
Properties in Town near this one are zoned Protected Residential and Wessinger Drive is classified as an RL-4 road. The same zoning and road classification is recommended for this property

Municipal Attorney Brad Cunningham reported an injunction has been filed by a neighboring property owner and the Commission could choose to consider the recommendation now or defer to a later time.

Commissioner Hendrix made a motion to table the item. Vice Chairman Berry seconded the motion. There was no further discussion. The vote was unanimous in favor.

4. **Annexation of Lexington County Tax Map #3524-01-004 Located at 129 Ashley Trace Drive - Action Requested: Recommendation on Zoning and Road Classification** Planning, Building and Technology Director John Hanson presented the request from Shuai Chen and Chensi Zhou who recently purchased 14.47 acres located at 129 Ashley Trace Drive and have petitioned to annex the property. A single family home is located on the site. Properties in Town near this one are zoned General Commercial along Sunset Boulevard and Ashley Trace Drive is not currently classified.

Due to the surrounding conditions and the use of the property Protected Residential zoning is recommended for the property and RL-2 road classification is recommended for Ashley Trace Road.

Chairman Frost asked if this would be the only home in that subdivision in the Town limits. Director Hanson confirmed it would be.

Chairman Frost asked about the additional building shown on the plat. Commissioner Fite noted it is a barn.

Vice Chairman Berry asked if this was on Fourteen Mile Creek and if there were plans to develop the property. Director Hanson confirmed it was on the creek and he stated he was not aware of any plans to develop the property.

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

**OTHER BUSINESS (Information Only):** Vice Chairman Berry reminded everyone that school is back in session and asked everyone to be safe on the roads.

**REPORT FROM COUNCIL LIAISON:** Councilmember Maness thanked the Commission for their work and announced that the Market at the Icehouse continues on Saturday mornings from 9:00 AM to 12:00 noon. There is a concert on Friday night at the Icehouse Amphitheater with Interstate Exiles. The Lexington Live Concert Series begins Thursday, September 12 at 6:00 PM with the Swingin' Medallions. She reminded everyone of the new policy against folding lawn chairs at the Amphitheater and noted it was due to a concern for safety. School is back in session and everyone needs to be extra careful. Chairman Frost thanked Council for their vision in supporting the redevelopment of the downtown area.

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**ADJOURNMENT:** There being no further business, Chairman Frost stated that without objection, the Planning Commission meeting would adjourn at 8:26 AM.

Respectfully Submitted,



Karen Hanner  
Assistant Municipal Clerk

APPROVED:



Keith Frost  
Chairman

*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*