

MINUTES
TOWN OF LEXINGTON
PLANNING COMMISSION MEETING
August 23, 2023

The Planning Commission held a meeting on August 23, 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 Brian Amick, Roscoe Caughman, Jamie Fite, Sammy Hendrix, Jeannie Michaels and J. T. Stephenson. Commissioner Joe Robertson was absent.

Others in attendance were Interim Town Administrator Stuart Ford, Planning, Building and Technology Director John Hanson, Assistant Zoning Administrator Jessica Lybrand, Town Attorney Brad Cunningham, Assistant to the Town Administrator Wesley Crosby, Parks and Sanitation Director Dan Walker, Town Engineer Rosemarie Nuzzo, Digital Media Coordinator Michael Tolbert and Assistant Municipal Clerk Karen Hanner. No 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 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 AM.

DELETIONS: None.

APPROVAL OF MINUTES: A motion was made by Commissioner Hendrix and seconded by Vice-Chairman Harrelson to approve the Minutes from July 19, 2023 as submitted. There was no discussion. The vote was unanimous in favor.

NEW BUSINESS:

- 1. Annexation of Lexington County Tax Map #5497-04-001 and 5497-04-029 Located at 108 Railroad Avenue – Action Requested: Recommendation on Zoning and Road Classification**
Planning, Building and Technology Director John Hanson presented the request from McCutchan Holdings, LLC, which owns approximately 12.58 acres on two parcels located at 108 Railroad Avenue and has petitioned to annex the property. An electrician's office is being planned on the site. Properties in Town near this one are zoned General Commercial and High Density Residential. Railroad Avenue is classified as a Local Road.

Due to the surrounding conditions and the intended use of the property, General Commercial zoning is recommended for the property and Local Road classification is recommended for Railroad Avenue.

Chairman Berry commented that the discussion at the Work Session indicated support for Limited Commercial Zoning. Vice-Chairman Harrelson asked if an electrician's office was included in that intended use. Director Hanson confirmed that the electrician's office would be allowed in Limited Commercial.

Commissioner Michaels made a motion to approve as Limited Commercial and Local Road classification. Vice-Chairman Harrelson seconded the motion. There was no further discussion. The vote was unanimous in favor.

2. Proposed Ordinance Amendment Creating Special Requirements Related to Car Wash Locations - Action Requested: Recommendation on Zoning Ordinance Amendment

Planning, Building and Technology Director John Hanson stated over the last few years, they have seen a significant increase in the number of automated car washes being proposed in the Town. He said they currently have two on the drawing board that have been proposed. These businesses utilize loud buzzers to signal equipment start-up, have large blowers to dry cars and outdoor vacuums that operate the entire time the business is open. These features present unique opportunities for noise complaints if the business is located too close to residential properties. The Commission may wish to consider an amendment to the Zoning Ordinance requiring these businesses to be located at least 500 feet from any residential property line.

Vice-Chairman Harrelson asked if this was consistent with other businesses or construction. Director Hanson explained that there are several instances where specific businesses are highlighted such as; tobacco and vape shops are only in Industrial Zoning, climate-controlled storage can only be in Industrial Zoning, and bail bondsmen can be in Office Commercial but must be within 1500 feet of the jail. The 500-foot recommendation is consistent with the Noise Ordinance related to construction activities in close proximity to residential areas.

Commissioner Hendrix asked if the two businesses proposed are closer than 500 feet. Director Hanson responded no, the two mentioned are not within 500 feet of residential and it would not apply. He added there is one concept that hasn't been done yet or submitted that would be impacted by this. Chairman Berry asked if the proposed business on Augusta Road near Wolf's was near residential. Director Hanson confirmed there are no residential areas around that proposal and it is already approved by Architectural Review. Chairman Berry noted there was another one already approved on Mineral Springs Road.

Commissioner Michaels asked if it could be more than 500 feet. Director Hanson said the recommendation was up to the Commission but the 500 feet proposed was consistent with other areas of the Ordinance.

Vice-Chairman Harrelson made a motion to recommend an Amendment to the Zoning Ordinance to not locate these businesses within 500 feet of a residential property line going forward. Commissioner Hendrix seconded the motion. Chairman Berry asked if this would now go to Council. Director Hanson said yes but it had been discussed and Council had expressed support for it. There was no further discussion. The vote was unanimous in favor.

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OTHER BUSINESS: Interim Town Administrator Stuart Ford announced the Love of Hops Craft Beer Festival at the Icehouse Amphitheater on Saturday, August 26 at 6:00 PM. The Icehouse Live fall concert series begins with The Hitmen on Thursday, August 31 at 6:30 PM. The Market at Icehouse is every Saturday from 9 AM until 1 PM through September. He reported filing to run for the Town elections in November for Mayor and three Council seats opened on Wednesday August 16 and continues until Wednesday, August 30 at noon.

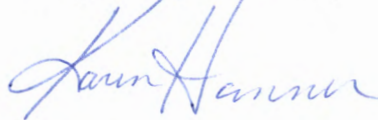
PUBLIC COMMENTS: None.

ADJOURNMENT: Vice-Chairman Harrelson made a motion to adjourn. Commissioner Hendrix 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 YouTube page.

The meeting adjourned at 8:11 AM.

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.