

# MINUTES

## TOWN OF LEXINGTON PLANNING COMMISSION MEETING September 22, 2021

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The Planning Commission held a meeting on September 22, 2021 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 and Sammy Hendrix. Commissioners Brian Amick, Chris Brownlee, Jeannie Michaels and Joe Robertson were absent (excused).

Others in attendance were Town Administrator Britt Poole, Planning, Building and Technology Director John Hanson, Assistant Zoning Administrator Jessica Lybrand, Transportation Director Randy Edwards, Digital Media Coordinator Darrell Pritchard and Assistant Municipal Clerk Karen Hanner. Six citizens were present and no one was present from the news media.

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**CALL TO ORDER & INVOCATION:** Chairman Frank Berry welcomed everyone to the meeting. He announced that the meeting was being broadcast on the Town's information cable channel 1301 and would also be available for viewing on the Town's website. Planning Commission members introduced themselves. Chairman Berry gave an invocation and led the Pledge of Allegiance.

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

**DELETIONS:** None.

**APPROVAL OF MINUTES:** A motion was made by Commissioner Harrelson and seconded by Commissioner Hendrix to approve the Minutes from the Planning Commission Meeting on August 18, 2021, as submitted. There was no further discussion. The motion was carried unanimously in favor.

### **NEW BUSINESS:**

**1. Site Plan Approval of a Charter School Located at the Corner of South Lake Drive and Innovation Place – Action Requested: Approval of the Site Plan Pending Final Annexation**

Planning, Building and Technology Director John Hanson presented the request from Lexington Charter, LLC, which has submitted a site plan for a new Charter School that is being planned on approximately 42 acres located at the corner of South Lake Drive and Innovation Place. The project will be built in two phases and will eventually house a total of 1900 students from kindergarten through the 12<sup>th</sup> grade. The first phase will include a 950 student building for kindergarteners through tenth grade. Phase two will add a second building for an additional 950 students and two more grade levels along with associated

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athletic fields. Access to the project will occur from Innovation Place and Bruner Road. As presented the project meets all zoning requirements assuming the property is annexed with the appropriate zoning classification and the traffic improvement plan is finalized.

Mr. Andrew Allen introduced himself as the civil engineer with Seamon Whiteside working on this project. He stated they are working with Transportation Director Randy Edwards to address some concerns raised at the August Planning Commission meeting. Mr. Allen stated they have worked with Mr. Edwards on issues at the Bruner and Glassmaster intersection and while they haven't worked out everything, they have agreed to have improvements completed within two years after approval of the project and they will have a bond with the Town of Lexington on those improvements.

Vice-Chairman Harrelson asked about the students in Phase one and if 16 year old students would not be allowed to drive to school. Mr. Allen stated that is correct, there will be no student parking in Phase one.

Chairman Berry asked for clarification on the site plan of which building would be done in Phase one. Mr. Allen showed a drawing of the overall site plan and noted the second page showed the plan for Phase one. He stated the first building will have grades K through 10. Phase two will have a new elementary building and the existing building will transition to a high school.

Chairman Berry asked Director Edwards to address the traffic concerns covered in the August meeting. Director Edwards stated there were two main issues identified. One was the alignment at Bruner and Glassmaster and the number of trips to the school. Director Edwards stated they agreed that in order to move forward on the project, they will work with SCDOT to identify, design and fund the needed work and complete it within 24 months with a bond in place. Chairman Berry asked when that 24 months would start. Director Edwards responded on approval, it would start today. Director Edwards added that would be ample time to work through any land acquisition and to work with the Town to get the alignment approved to create a professional school access. He stated the details are still outstanding but the expectation is that there will be a truck capable T intersection at Glassmaster and Bruner Road. He continued there are significant utility issues there.

Director Edwards stated the second issue regarded changes for Innovation Place transitioning from a public road to private driveways. He stated they have agreed to a raised intersection speed table with a through movement and the two driveways would become stop controlled. Chairman Berry asked if that would be done as part of Phase one. Director Edwards confirmed that is part of Phase one.

Chairman Berry clarified that the entrance off of Bruner Road would be part of the bonded improvements. Director Edwards referred to the site drawing and noted the section of Bruner and Glassmaster below the school entrance driveway is the part being worked out. Chairman Berry confirmed that the back entrance is part of Phase one and the other intersection work is bonded with two years from approval to complete it. Director Hanson

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noted the Town Policy for bonded work is 150% of the construction value. Director Edwards added that land acquisition and engineering are part of it.

Director Edwards stated that another aspect that was tabled until Phase two is the potential to connect Bruner Road to Railroad Avenue as identified in the Traffic Study with 5% trips coming from there. He continued they would be able to best evaluate that when the school is established and they can determine the trips from that direction.

Chairman Berry asked about landscaping and buffering along Highway 6. Director Hanson stated the site plan meets the requirements for this use on General Commercial property.

Vice-Chairman Harrelson made a motion to approve and clarified the motion to state approval conditioned upon the inclusion of a bond to address the realignment of the Bruner Road and Glassmaster Road intersection in a 24 month time frame from the date of approval. Commissioner Hendrix seconded the motion. There was no further discussion. The vote was unanimous in favor.

**2. Annexation of Lexington County Tax Map Number #4496-02-153 Located at 2671 Mineral Springs Road – Action Requested: Recommendation on Zoning and Road Classification**

Planning, Building and Technology Director John Hanson presented the request from Todd R. Lyle who owns 2.58 acres located at 2671 Mineral Springs Road and has petitioned to annex the property. A single family home is being planned on the site. Properties in Town near this one are zoned Protected Residential and Protected Residential 2. Mineral Springs Road is classified as a Collector Road.

Due to the surrounding conditions and the intended use of the property the recommended zoning for this parcel is Protected Residential and the recommended classification of Mineral Springs Road is a Collector Road.

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

**OTHER BUSINESS:** Town Administrator Britt Poole announced the Lexington Live Concert on September 23 at the Icehouse Amphitheater beginning at 6:30 PM with Sol Fusion. The last Icehouse Market of the season is at the Pavilion on September 25 from 9 AM to 1 PM. There are two ticketed concerts are coming to the Icehouse Amphitheater, Fallapalooza on October 22 and a Tokyo Joe benefit concert on October 29. Details are available at icehouseamphitheater.com. The Traffic Committee will meet on September 29 at 8 AM in the Third Floor Conference Room.

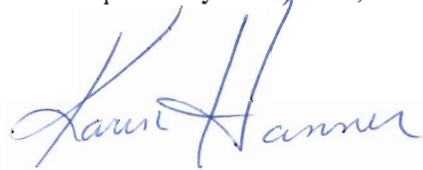
Assistant Zoning Administrator Jessica Lybrand announced there will be a Board Training session in November.

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**ADJOURNMENT:** Chairman Frank Berry thanked everyone for attending and announced a recording is available on the Town of Lexington information channel 1301 and on the website.

Vice-Chairman Harrelson made a motion to adjourn. Commissioner Fite seconded the motion. There was no objection. The meeting adjourned at 8:17 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*