

PLANNING COMMISSION WORK SESSION MINUTES

Tuesday February 7, 2023
3:00 P.M.

Town Hall

Members Present: Member Caleb Pozsik, Member Yvonne Hudson, Chair Rae Davis, Member Clay Cannon, Member Laura Cannon

Staff Present: Planning & Zoning Manager Kevin Singletary, Town Clerk Shannon Bowers

Call to Order: Chair Davis called the meeting to order at 3:03 p.m., determined there was not a quorum, and confirmed the appropriate notifications in compliance with the SC Freedom of Information Act had been met.

Discussions:

Road naming in association with the S-48 Project: Mr. Singletary explained that the Planning Commission (PC) would need to come up with a list of road names for the S-48 project (New Road 1, New Road 2, Iceway, Columbia Ave connector). He explained that any names decided on by the PC would then be submitted to Lexington County and SCDOT for final approval. He explained Lexington County's criteria for naming roads, road names that are not allowed for use, approved suffixes, and size restrictions for signs. He also provided suggestions to the PC to help with the discussion. Possible names discussed by the PC were: Heritage (Drive, Pass, Road, etc.), Purple Martins Crossing – New Road 1, Arches Trail – Columbia Avenue Connector, Bucks Bend and White Tail Trail – Iceway. Mr. Singletary noted that through conversations with Lexington County, he also suggested making the 1300 block, nearest the new traffic circle, a continuation of Crooked Creed Road. He also suggested, if East Boundary Street needed to be renamed, that the Boundary Street area be renamed to North and South Boundary. Mr. Singletary noted that he would compile the list of potential names.

Interpretation of measurement to be used for cigar stores, tattoo parlors, and unlighted, regulation-size, or par 3 golf courses: Mr. Singletary explained there are three uses in the zoning ordinance that identify a distance requirement that these business must be from other business types to be in compliance. The current ordinance does not specify a means by which this distance is to be measured. An application for a special exception use for a cigar store had recently applied with a different interpretation of measurement than that of Mr. Singletary's interpretation. He explained the means by which his professional experience would measure this distance and asked the PC to deliberate. He did note that this would be an element that could be included in the UDO process, but wanted the PC's interpretation of the current conditions for the record. Mr. Singletary cautioned against making the regulations impossible for anything to develop.

Open discussion for PC and Staff:

Adjournment: The meeting was adjourned at 4:21 p.m.

PC APPROVED (Date): _____

Rae Davis, PC Vice Chairman

ATTEST: _____
Shannon Bowers, Town Clerk