

MINUTES
Town of Lexington
Executive Session and
Special Council Meeting

February 19, 2019

1

Town Council held an Executive Session followed by a Saxe-Gotha Lexington Public Facilities Corporation Board Meeting (see separate Minutes), a Special Council Meeting and a Council Work Session (see separate Minutes) on February 19, 2019 at 6:00 p.m. in the Eli Mack Sr. Room located at 111 Maiden Lane, Lexington, South Carolina. The meetings were attended by: Mayor Steve MacDougall, Mayor Pro-Tem Hazel Livingston, Councilmembers Kathy Maness, Todd Carnes, Ron Williams, Steve Baker, and Todd Lyle.

Staff members present were: Town Administrator Britt Poole, Assistant Town Administrator Stuart Ford, Municipal Attorney Brad Cunningham, Transportation Director Randy Edwards, Police Chief Terrence Green, Planning, Building and Technology Director John Hanson, Community and Economic Development Johnny Jeffcoat, Utilities and Engineering Director Allen Lutz, Finance Director Kathy Pharr, Parks and Sanitation Director Dan Walker, Assistant Parks and Sanitation Director Johnny Dillard, Events and Media Coordinator Jennifer Dowden, Downtown Venue Promoter Walker Brewer, Digital Media Coordinator Darrell Pritchard, Assistant Municipal Clerk Karen Hanner, and Municipal Clerk Becky Hildebrand.

There were three (3) citizens present and no members of the news media were present.

CALL TO ORDER: Mayor MacDougall welcomed everyone to the meeting. Mayor MacDougall called the meeting to order at 5:58 p.m.

PUBLIC HEARINGS

Mayor MacDougall called the Public Hearing to order and requested that those wishing to speak limit their comments to five minutes.

1. **Final Reading** of an Ordinance to Annex Lexington County Tax Map #4300-04-018 located on Citizens Drive.
2. **Final Reading** of an Ordinance Approving a Planned Unit Development Consisting of an Age Restricted Apartment Complex with a Small Hair Salon for Residents Use.

There being no comments, Mayor MacDougall declared the Public Hearings closed.

OLD BUSINESS

1. **Final Reading of an Ordinance to Annex Lexington County Tax Map #4300-04-018 located on Citizens Drive:** PLCW Trust owns 2.94 acres located on Citizens Drive behind 919 North Lake Drive and petitioned to annex the property. A 43 unit age restricted apartment facility is being planned on the site. Properties in Town near this one are zoned General Commercial and High Density Residential. Citizens Drive is classified as a Collector road. The Planning Commission reviewed this annexation during their January meeting and recommended annexing the property with a High Density residential zoning classification and Planned Unit Development Special Overlay. (Ordinance attached.)

A motion was made by Mayor Pro-Tem Livingston and seconded by Councilmember Williams to approve Final Reading of an Ordinance to Annex Lexington County Tax Map #4300-04-018 located on Citizens Drive as stated. The motion was unanimously carried.

2. **Final Reading of an Ordinance Approving a Planned Unit Development Consisting of an Age Restricted Apartment Complex with a Small Hair Salon for Residents Use:** PLCW Trust and Terry Wayne Watt Trust requested approval of a Planned Unit Development (PUD) that consists of a 43 unit senior apartment complex with a small hair salon. The project will be located on 2.94 acres between Citizens Drive and Northpoint Drive. Access to the development will be available from both of these roads.

A Planned Unit Development approval was requested to allow variances in the traditional zoning requirements for multi-family developments. This project differs from the normal multi-family requirements in the following ways: (1) Parking is reduced from 86 spaces to 54 spaces; (2) Buffers are reduced from 100 feet to as low as 15 feet; (3) Setbacks are reduced from 150 feet to as low as 45 feet and density is increased from 11 units per acre to 14.6 units per acre. The Planning Commission reviewed this PUD during their January meeting and recommended approval of the project. (Ordinance attached.)

A motion was made by Councilmember Maness and seconded by Councilmember Williams to approve Final Reading of an Ordinance Approving a Planned Unit Development Consisting of an Age Restricted Apartment Complex with a Small Hair Salon for Residents Use as stated. Councilmember Williams wished to confirm that sidewalks are included in the project. Mr. Hanson confirmed that sidewalks are included and are shown on the new sketch plan that was given to him and is included in Council's

**MINUTES
SPECIAL COUNCIL MEETING**

February 19, 2019

package. Councilmember Williams stated that Council had some concerns about the developer maintaining the non-profit status for the project. He added that the developer had assured him that they had no intentions of changing from non-profit for at least 30 years.

Councilmember Carnes stated that State law should take care of that issue or does the Town need to place a restriction to that effect. Mr. Poole confirmed that State law essentially does because the program prohibits them from making any changes. He added that you can place restrictions on a PUD because you are giving up certain things, but if you had a standard complex that otherwise met the zoning restrictions, the item would not come before Council. Councilmember Carnes stated that issue should be duly noted so in the future Council could make reference to the non-profit restriction. Mr. Poole agreed and added that this PUD is restricted by the vehicle which provides the financing. He added that it is conceivable for Council to receive a PUD that is not financed by that same vehicle and Council could place restrictions on the development.

Councilmember Lyle stated that this is a great use of the property in terms of low traffic impact, because it could be a development that could make it worse. He added that the reduced setback on this property is nominal because of the shape of the property and Citizens Drive dead ends into the property.

There being no further comments, Mayor MacDougall called for the vote. The motion was unanimously carried.

PUBLIC COMMENTS: Mayor MacDougall welcomed the three citizens to the meeting and asked if they had any questions regarding the items on the agenda. One gentleman stated that his only comment was thank you.

QUESTIONS FROM THE NEWS MEDIA: None.

ADJOURNMENT: There being no further comments or questions, and without objection from Council, Mayor MacDougall adjourned the Council's Special meeting at 6:03 p.m.

Respectfully submitted by:

APPROVED BY:

Becky P. Hildebrand, CMC

Steve MacDougall, Mayor

MINUTES
SPECIAL COUNCIL MEETING
February 19, 2019

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 requirements.