

MINUTES

TOWN OF LEXINGTON PLANNING COMMISSION MEETING February 22, 2017

The Planning Commission held a meeting on February 22, 2017 at 8:00 a.m. 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, John Bartlett, Roscoe Caughman, Jamie Fite, Lisa Gibson and Jeannie Michaels. Commissioner Sammy Hendrix was absent (excused).

Others in attendance were: Town Councilmembers Kathy Maness and Ron Williams, Town Administrator Britt Poole, Director of Planning, Building & Technology John Hanson, Chief Building Inspector Charly Thomas, Town Attorney Brad Cunningham, Transportation Director Randy Edwards, Town Engineer Rosemarie Nuzzo, Digital Media Coordinator Darrell Pritchard and Assistant Municipal Clerk Karen Hanner. Three citizens were in attendance. No one was present from the news media.

CALL TO ORDER & INVOCATION: Chairman Keith Frost welcomed everyone to the meeting and introduced the Commissioners. He announced that the meeting was being broadcast live on the Town's Time Warner Channel 2 and would be replayed several times during the week. Commission members and Staff then introduced themselves. Vice-Chairman Berry gave an invocation and Chairman Frost led in the Pledge of Allegiance.

Chairman Keith Frost called meeting to order at 8:03.

DELETIONS TO THE AGENDA: There were no deletions of items on the agenda.

APPROVAL OF MINUTES: A motion was made by Vice-Chairman Berry and seconded by Commissioner Gibson to approve the Minutes from the Planning Commission Meeting on January 18, 2017 as submitted. The motion was unanimously carried.

OLD BUSINESS: none

NEW BUSINESS:

- 1. Annexation of Lexington County Tax Map #4496-02-117 Located at 108 Tom Corley Place - Action Requested: recommendation on Zoning and Road Classification.** Director of Planning, Building and Technology John Hanson presented the request from MWK Properties, LLC, who owns .62 acres located at 108 Tom Corley Place and has petitioned to annex the property. An office building is located on the property. Properties in Town near this one are zoned General Commercial and Tom Corley Place is classified as a Local Road.

MINUTES
TOWN PLANNING COMMISSION
FEBRUARY 22, 2017

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 Bartlett seconded. There was no further discussion. The vote was unanimous in favor.

2. Annexation of Lexington County Tax Map #3420-01-041 Located at 105 Pilgrim Point Drive - Action Requested: recommendation on Zoning and Road Classification.

Director of Planning, Building and Technology John Hanson presented the request from Linda and George Gee who own a lot located at 105 Pilgrim Point Drive and have petitioned to annex the property. Properties in Town near this one are zoned Protected Residential (PR) and Pilgrim Point Drive 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 property.

Vice-Chairman Berry asked how many parcels are left in the subdivision that are not annexed. Director Hanson responded there are two or three.

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

3. Annexation of Lexington County Tax Map #5497-02-013 Located at 5205 Augusta Road - Action Requested: recommendation on Zoning and Road Classification.

Director of Planning, Building and Technology John Hanson presented the request from George Lynn Addy who owns 3.8 acres located at 5205 Augusta Road and has petitioned to annex the property. Properties in Town near this one are zoned General Commercial (GC) and High Density Residential (HDR). Augusta Road is classified as an Arterial Road and Carlen Avenue is classified as a Local Road.

Due to the surrounding conditions and the use of the property the recommended zoning is General Commercial (GC) and the classification of both roads are recommended to stay the same.

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

4. Annexation of Lexington County Tax Map #4200-09-030, 028, 045, 099 and 006 Located at 1205 Old Cherokee Road - Action Requested: recommendation on Zoning and Road Classification.

Director of Planning, Building and Technology John Hanson presented the request from Mt. Horeb United Methodist Church which owns 87.7 acres on five parcels located at 1205 Old Cherokee Road and has petitioned to annex the property. Properties in Town

MINUTES
TOWN PLANNING COMMISSION
FEBRUARY 22, 2017

near this one are zoned Protected Residential (PR) and Protected Residential 2 (PR2). Old Cherokee Road is classified as a Collector road and Foxglen Road has not been classified.

Due to the surrounding conditions, the use of the property and the additional land available to expand the current activities, the recommended zoning is General Commercial (GC). The recommended classification of Old Cherokee Road is a Collector and the recommended classification of Foxglen Road is a Local road.

Chairman Frost noted there is undeveloped property associated with the church and the surrounding parcels other than the daycare is primarily residential. He said he was concerned about General Commercial in this area and felt Limited Commercial would be sufficient and provide the church with the room it needs for growth. Rezoning could be considered in the future should that be necessary.

Vice Chairman Berry stated he agreed and made a motion to approve as Limited Commercial and the road classification as recommended. Commissioner Gibson seconded and asked if the Town would take over Foxglen Road. Chairman Frost clarified that the roads are county or state maintained but would be in the Town. Administrator Poole asked if the Limited Commercial zoning would affect the church's signage. Director Hanson stated it would not. There was no further discussion. The vote was unanimous in favor.

5. Final Plat Approval for Dove Chase Phases 1, 2A and 2B – Action Requested: final plat approval.

Director of Planning, Building and Technology John Hanson presented the request from Landtech, Inc. for final plat approval for Dove Chase Phases 1, 2A and 2B. Phase 1 consists of 26 lots. Phase 2-A consists of 17 lots and Phase 2-B consists of 9 lots. These phases include installation of sidewalks, a neighborhood walking rail constructed of landscape timbers and wood chips, a gazebo and a playground. When complete the neighborhood is intended to have a total of 100 residential lots.

Commissioner Caughman asked if this is the final phase. Director Hanson said no, this is the first three phases with several more planned phases for this project.

Commissioner Gibson made a motion to approve. Commissioner Fite seconded. There was no further discussion. The vote was unanimous in favor.

6. Site Plat Approval for Athletic Fields at Northside Baptist Church – Action Requested: site plan approval

Director of Planning, Building and Technology John Hanson presented the request from Northside Baptist Church for site plan approval for a planned expansion of their athletic fields on Ginny Lane. The project will be developed in three phases beginning with a concession stand and a baseball field. Future phases will include the development of a football field with a track, five soccer fields, a softball field, a sports pavilion and

**MINUTES
TOWN PLANNING COMMISSION
FEBRUARY 22, 2017**

associated parking. He stated it was his understanding that prior to the development of the new parking lots, parking at the school will be utilized.

The submitted plan does not include sidewalks on Ginny Lane, information about the planned number of participants, the total number of parking spaces being proposed or depict a connection back to the existing parking at the school. Director Hanson added that some of these issues have been addressed since the packet was printed.

Additionally, given the traffic concerns that already exist in this area the Commission may want to consider requesting a traffic impact study for this project so any needed improvements to Ginny Lane may be considered.

Mr. Gerald Lonon of Pace Engineering, Mr. Scott Crede and Mr. Mark Horne of Northside Baptist Church introduced themselves.

Chairman Frost noted the three phases shown on the plan with the first phase a baseball field and concession stand but no parking indicated. Mr. Lonon stated there is already athletic activity on the site with a driveway and parking fields on the twenty acres. The baseball field is near completion and the football field is approved for construction. He added they will have more than three phases with the first two for baseball and football. The football parking was approved to be on the soccer field area and other open areas. Mr. Lonon said the planned third phase will add the first designated parking lot. He added that peak usage will have enough spaces as shown on the Master Plan and includes three soccer fields. Peak usage is for soccer on Saturday mornings

Commissioner Michaels asked if any studies had been done to look at traffic on Ginny Lane during rush hours and if there would be morning, afternoon or evening games. Mr. Lonon responded that nothing specific was done and the soccer games appeared to produce the peak traffic which is always on Saturdays. Commissioner Michaels asked about football games being held on weekday evenings. Mr. Lonon stated games would likely start at 7:00 or 7:30 so there would be less traffic.

Chairman Frost asked if the baseball field was nearing completion since they are just now looking at the plan. Mr. Lonon confirmed that and said that they went through the process for the baseball and football fields but for the third phase staff indicated a Master Plan was needed.

Chairman Frost asked if there was ample space for parking next to the baseball field so there wasn't a concern about parking along Ginny Lane. Mr. Lonon stated there should be plenty of parking and he didn't think that would be an issue. Chairman Frost asked if there is only one entrance. Mr. Lonon confirmed that they will continue the existing access and they are working with SCDOT to upgrade and pave that entrance.

**MINUTES
TOWN PLANNING COMMISSION
FEBRUARY 22, 2017**

Commissioner Gibson asked if a traffic study should be requested. Chairman Frost commented that there are concerns about potential conflicts with school traffic and he didn't see that this complex plan would generate the amount of traffic that the two schools would.

Commissioner Bartlett asked if the baseball field and football field were approved at staff level and the Master Plan was submitted for approval because of the other additions. Director Hanson responded that is correct.

Commissioner Fite asked if sidewalks are needed. Director Hanson stated they would be required on Ginny Lane. They are already on Northside Boulevard. Mr. Lonon stated it would be best if they paid the sidewalk fee.

Vice Chairman Berry asked if they currently have games at the Middle School on Thursday and if they have a single entrance there. Chairman Frost commented that he expected there wouldn't be as many attending as at a River Bluff High School game and he felt one entrance would be sufficient.

Chairman Frost asked about the construction of the original buildings and the portable classrooms that were indicated as temporary until the larger building was completed. Mr. Crede stated they would love to get rid of the portables but as the church and school and church have grown, they have continued to utilize the space. Chairman Frost noted certain exemptions were granted from Architectural Review standards based on the fact that those were temporary.

Chairman Frost noted the foot trail leading from the church to this area and the indication on the plan labeled "future road" near Soccer Field 1. Mr. Lonon responded that buffer was defined by the Corps of Engineers and the church asked for a gap at that time.

Transportation Director Randy Edwards was asked to comment. He stated the Northside area is already significantly over capacity and the Town is making some road improvements but not everything that is indicated by the traffic study. He added that the invitation for more traffic and growth without a consideration for what's going on around the site is short sighted. Chairman Frost asked if activities occurring outside of peak traffic times would ease some of the concern. Mr. Edwards responded that nothing prevents them from scheduling an event that coincides with a Meadow Glen school event. He said the comprehensive study that has been done shows that road improvements are warranted at the Northside and Ginny Lane intersection. The study shows traffic over capacity. As the church and school continue to grow without any area improvements and no data to show the impact, there is no way to indicate a suggested contribution. Mr. Edwards noted that a traffic impact study focused only on Saturday would probably yield no needed contributions.

**MINUTES
TOWN PLANNING COMMISSION
FEBRUARY 22, 2017**

Chairman Frost asked if the School District was contributing to traffic improvements. Mr. Edwards said the district is a contributor to the Corley Mill Gateway project and is making improvements on Ginny Lane.

Commissioner Bartlett noted this is the same discussion they had when the church was built originally; that church would be on Sundays and that has not turned out to be the case.

Director Edwards commented that there has been a lot of work done at the Northside and 378 intersection. The combination of Northside and Meadow Glen parents dropping off at the schools has created a mess with traffic from both schools colliding at the same time. He noted the Ginny Lane and Highway 378 project is starting soon and will help the backup there which will improve the Northside traffic. He added it is planned to be completed this year.

Mr. Crede said the property at Northside is being developed in two separate pieces, the recreation fields and the church. There are no changes planned at the church and the recreation fields have been utilized for fifteen years. He noted they have 430 students at their school. He didn't feel it was a fair comparison with the middle school and the high school. Chairman Frost noted that new facilities like baseball and football fields would probably lead to increased utilization. Mr. Crede said they hope so but the highest traffic would be on Saturdays. Vice Chairman Berry asked if they would play on any other day. Mr. Crede said baseball games would be during the week but he guessed it would bring in 50 to 100 people. A football game would be a couple of hundred. Chairman Frost asked if the fields would be lighted. Mr. Crede confirmed that. He added that they are regulated by SCISA and games would be 7:30 or 7:45 PM.

Chairman Frost asked if a traffic analysis or impact study had been done. He stated he felt they needed to look at that. Vice-Chairman Berry noted the existing congestion at the intersection of Ginny Lane and Highway 378 along with the staff recommendation, he agreed they need to see some type of study to show the additional impact. Chairman Frost added that the study needed to look at peak traffic times and not just peak times for the recreational activities.

Commissioner Gibson asked about practice times. Mr. Crede stated practices would be a 3:15 or 3:30 during the specific season but those students will be walking from the church to the recreational fields.

Chairman Frost asked if the school had bus service. Mr. Crede said no. Chairman Frost noted students would need to come by car.

MINUTES
TOWN PLANNING COMMISSION
FEBRUARY 22, 2017

Commissioner Michaels made a motion to approve the site plan as submitted. Commissioner Caughman seconded the motion. Vice Chairman Berry asked if that gave consideration for a traffic study. Chairman Frost noted the motion was to approve the plan as submitted with no requirement for a traffic study. Commissioner Gibson asked to amend the motion. Commissioner Michaels asked how long a traffic study would take. Chairman Frost commented a study could be requested without an approval and the plan could be brought back. He felt they should move it forward or ask for the traffic impact study. Commissioner Michaels withdrew her motion.

Chairman Frost asked how long they felt it would take to do a study. Mr. Lonon stated it could take a couple of months. They would need to get a firm to do that. Chairman Frost asked Director Edwards if there was information already obtained and publicly available. Administrator Poole confirmed the Town would share that information. Chairman Frost stated that should speed up the process.

Commissioner Bartlett noted that the project is being done in phases and one phase is already underway which should give time for the study to be done. Mr. Lonon stated that the football field location has an issue with the Ginny Lane right of way buffer requirement and would need to be moved from what was the original plan. That part of the project would need to be put on hold to do a traffic study. The issue would remain unresolved until the Master Plan is approved.

Chairman Frost said this is the first time the Planning Commission has seen this plan. Mr. Lonon stated the Phase 1 baseball field is being finalized and they are ready to start Phase 2. He added that the project became big enough that staff said it required a Master Plan. Mr. Lonon asked that the requirement of a traffic study not be related to Phase 1 or 2 but attached as a Phase 3 issue. Chairman Frost noted that the Phase 1 and 2 fields would create the most traffic and coincide with school hours and events and are the cause of concern. He added the school district is contributing towards solutions to improve traffic and the Town is also working to alleviate traffic concerns. As this school continues to grow it is necessary to go through the same exercise and evaluate the impact.

Commissioner Bartlett made a motion to table the request to next month and allow time for a traffic study. Vice-Chairman Berry seconded the motion. There was no further discussion. The vote was unanimous in favor.

REPORT FROM COUNCIL LIAISON OFFICER: Councilmember Maness thanked the Commissioners for their hard work. She reminded everyone about Coffee with a Cop on Friday, February 24 at the Chick-Fil-A Saluda Point. The March for Meals kickoff will be held at the Icehouse Amphitheater on March 1 at 10:30. The second annual St. Patrick's Day Parade and Carnival is Sunday, March 12 at 3:00 PM.

MINUTES
TOWN PLANNING COMMISSION
FEBRUARY 22, 2017

ADJOURNMENT: There being no further business to come before the Planning Commission, Commissioner Gibson made a motion to adjourn. The motion was seconded by Vice-Chairman Berry and unanimously carried.

The Planning Commission meeting adjourned at 8:42 a.m.

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 requirements.