

MINUTES

TOWN OF LEXINGTON PLANNING COMMISSION MEETING April 19, 2017

The Planning Commission held a meeting on April 19, 2017 at 8:00 AM 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, Sammy Hendrix and Jeannie Michaels.

Others in attendance were: Town Councilmember Kathy Maness, Town Administrator Britt Poole, Director of Planning, Building & Technology John Hanson, Chief Building Inspector Charly Thomas, Town Prosecutor Cliff Koon, Transportation Director Randy Edwards, Town Engineer Rosemarie Nuzzo, Parks and Sanitation Director Dan Walker, Digital Media Coordinator Darrell Pritchard and Assistant Municipal Clerk Karen Hanner. Five 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. Commissioner Gibson gave an invocation and Chairman Frost led in the Pledge of Allegiance.

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

DELETIONS TO THE AGENDA: Chairman Frost noted there were no deletions on today's 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 March 22, 2017 as submitted. The motion was unanimously carried.

OLD BUSINESS:

- 1. Rezoning of 124 Vera Road – Action Requested: Recommendation on Zoning Change.**
Director of Planning, Building and Technology John Hanson presented the request from Mr. Greg Wingard who last month requested to rezone 124 Vera Road from Protected Residential (PR) to Industrial (IND). The Commission recommended against zoning the property to Industrial (IND).
Town Council reviewed this request during their April meeting and requested the Commission consider a recommendation to zone the property General Commercial. He added that the property owner was at the Council meeting and agreed with that opinion.

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Properties across the street from this one are zoned Industrial. Vera Road is classified as a Local Road.

Vice Chairman Berry made a motion to recommend rezoning to General Commercial. Commissioner Bartlett seconded. There was no further discussion. The vote was unanimous in favor.

Vice Chairman Berry recused himself on Old Business Item 2.

2. Annexation of Lexington County Tax Map #5498003-022 Located Adjacent to 165 Zenker Road –Recommendation on Zoning and Road Classification.

Director of Planning, Building and Technology John Hanson presented the request from B & T Investments which owns 41.6 acres adjacent to 165 Zenker Road and has petitioned to annex the property. Great Southern Homes is planning to construct a 105 unit subdivision on the property. Properties in Town near this one are zoned Industrial (IND) and Zenker Road is classified as a Local Road.

This annexation was reviewed last month and the Commission recommended against annexing the property with Protected Residential 2 zoning. During their April meeting, Town Council referred this annexation back to the Commission for additional discussion.

Scott Morrison of Great Southern Homes introduced himself and stated they wanted to help the area transition from Industrial to Residential along the west and north of Industrial Drive. He stated the wetlands area along the east side of the parcel sets a nice area for the transition.

Chairman Frost noted that zoning transitions generally go from heavier Industrial zoning uses to lighter Commercial use to Residential. He added that this parcel is adjacent to Industrial zoned parcels and asked if there had been any discussion with the owners about a change to a Commercial zoning. Mr. Morrison stated he has not talked to those owners but he has contacts through the real estate agent for the owners of the other parcels.

Director Hanson suggested that since the subdivision plan may be considered next month and there isn't information from the adjacent property owners, the annexation request could be deferred to allow time for discussion with the adjacent property owners.

Chairman Frost stated that the discussion in Work Session was about recommending the adjacent parcels be zoned General Commercial and asked Mr. Morrison if he wanted to table this request to allow time for more discussion. Mr. Morrison stated he wanted to table this request until next month.

NEW BUSINESS

Chairman Frost noted Items 1 through 10 would be considered together as a single project.

1. **Annexation of a Portion of Lexington County Tax Map #3500-03-020 Located Adjacent to 4708 Sunset Boulevard – Recommendation on Zoning.**
2. **Annexation of a Portion of Lexington County Tax Map #3500-03-005 Located Adjacent to the Town of Lexington’s Millstream Pump Station – Recommendation on Zoning.**
3. **Annexation of Lexington County Tax Map #3500-03-122 Located at 237 Cascade Court – Recommendation on Zoning.**
4. **Annexation of Lexington County Tax Map #3528-01-145 Located Adjacent to the Town of Lexington’s Millstream Pump Station – Recommendation on Zoning.**
5. **Annexation of Lexington County Tax Map #3500-03-002 Located Along Corley Mill Road Near River Bluff High School – Recommendation on Zoning and Road Classification.**
6. **Annexation of Lexington County Tax Map #3500-03-156 Located Along Corley Mill Road Near River Bluff High School – Recommendation on Zoning and Road Classification.**
7. **Annexation of Lexington County Tax Map #3500-03-003 Located Along Corley Mill Road Near River Bluff High School – Recommendation on Zoning and Road Classification.**
8. **Annexation of Lexington County Tax Map #3500-03-162 Located Across Corley Mill Road From River Bluff High School – Recommendation on Zoning and Road Classification.**
9. **Annexation of Lexington County Tax Map #3696-06-005 Located at 320 Corley Mill Road – Recommendation on Zoning and Road Classification.**
10. **Annexation of Lexington County Tax Map #3696-06-006 Located Within the River Bluff High School Complex – Recommendation on Zoning.**

Director of Planning, Building and Technology John Hanson directed attention to a map of the area under consideration (attached). Item 1 is the thirty foot strip of Corley property and is recommended to be General Commercial. Item 2 is the thirty foot strip of Hunley Property and is recommended to be Limited Commercial. Item 3 is the parcel owned by the Town and is the site of the Millstream Subdivision pump station. It is recommended to be Protected Residential. Item 4 is the Lexington County owned parcel which is the site of the Millstream Subdivision detention pond and is recommended to be Protected Residential. These parcels do not have any road frontage. Item 5 is the 227 acre parcel owned by Lenna C. Young and Cindy C. Waters associated with the Planned Unit Development consisting of a mixture of uses including 312 single family homes, a 292 unit apartment complex, a 115 acre conservation easement as well as some small limited or office commercial areas with recommended zoning shown on the attached map. Item 6 is a 4.2 acre parcel owned by Lenna C. Young and Cindy C. Waters and is associated with the Planned Development. The recommended classification of Corley Mill Road is Collector. Item 7 is a 3.9 acres parcel owned by Merry Land Clay Land LLC and is recommended as Limited Commercial with Corley Mill Road as a Collector.

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Item 8 is a 32.6 acre parcel owned by FBF Holdings, LLC, being developed as a 58 home subdivision. The recommended zoning is Protected Residential 2 with the recommended classification of Corley Mill Road as a Collector Road and all internal streets in the subdivision as RL4. Item 9 is the 146.1 acre parcel owned by Lexington County School District One and is the site of River Bluff High School. The recommended zoning is Limited Commercial. Item 10 is 1.7 acres on two parcels owned by Mount Zion Church which contain two cemeteries. The recommended zoning for the property is Limited Commercial.

Commissioner Gibson clarified that Items 1 through 10 would be considered together. Chairman Frost confirmed that all of these parcels and Item 11 are related to the TIF project.

Vice-Chairman Berry stated he would recuse himself on Items 1 through 10.

Commissioner Gibson commented that there was discussion during the Work Session on Tuesday night and before this meeting concerning safety and traffic in this area.

Commissioner Gibson made a motion to approve the annexations and recommendations on zoning as stated. Commissioner Michaels seconded. The vote was unanimous with one recused.

11. Approval of a Planned Unit Development to be Located on Lexington County Tax Map #3500-03-002 & 156 – Recommendation on the Planned Unit Development Plan

Director of Planning, Building and Technology John Hanson presented the request from Mr. Craig Waites and Mr. David Tuttle who have submitted a request for approval of a Planned Unit Development on two parcels located on Corley Mill Road across from River Bluff High School. The development will encompass 232 acres of property with a mixture of uses including up to 312 single family homes, a 292 unit apartment complex, a 115 acre conservation easement as well as some small limited or office commercial areas. The purpose for the Planned Development overlay is to allow flexibility in the traditional zoning requirements as they relate to the proposed apartment complex. The apartments will have smaller buffer and setbacks as well as fewer parking places than required. Otherwise, the development proposes to adhere to all other traditional zoning requirements including updating the traffic impact study once formal plans are submitted for the remainder of the property. He added there are conceptual maps in the packet but layout plans have not been submitted. Chairman Frost clarified that the request is for approval of the concept of the Planned Unit Development but the only site plan available at this time is for the apartments. Director Hanson confirmed that but added each additional project could come to the Planning Commission or to staff for approval.

Vice-Chairman Berry recused himself on Item 11.

Commissioner Hendrix asked if the traffic study considered in their Work Session was for this project. Director Hanson stated the traffic study submitted was for the apartment complex and up to 100 residential homes. Commissioner Hendrix asked if each

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additional project would come back with a traffic study. Director Hanson agreed that could be a recommendation from the Commission as future plans have not been determined at this point and traffic patterns could be very different for various types of developments.

Commissioner Bartlett asked if the Planned Development included everything on the referenced map except the yellow parcels. Director Hanson clarified that the yellow is included with the Planned Development but not the school properties which are part of the TIF district being considered by Council. Commissioner Bartlett asked if changes regarding the site plan for the apartment should be included in the motion for the Planned Development. Director Hanson clarified that they have been presented together and approval would apply to the Planned Development and the apartment site plan.

Mr. Craig Waites of Collier International in Columbia introduced himself and stated he represents the Corley family and the 230 acres on Corley Mill Road. He stated he and the Town's staff have been working together for eighteen months to come up with a plan that would be compatible and promote green space with lower density but still economically feasible. He stated they have two projects, the conservation easement and the apartment complex. They have worked 24 months with the Corps of Engineers and have obtained preliminary approval on the conservation easement but it will be another 12 months before that is final. Mr. Waites stated it was too early for the Limited Commercial and single family project plans. He added they wanted to progress the multifamily component and the master plan for the entire property with set parameters. They would be happy to come back to the Planning Commission as additional projects are added.

Mr. Waites stated the traffic study was done with 100 single family homes but that has not been finalized at this time. The TIF is part of the solution to the traffic situation along with some significant engineering and traffic consultants. The tax proceeds will go to road improvements.

Commissioner Gibson asked if part of the development went to a non-profit, would they be responsible for that tax. Mr. Waites responded that the multi-family component is the largest tax portion and the annual tax is estimated around \$700,000 which was a major consideration for the creation of the TIF. He added that an agreement will be executed with the Town and the County that it will not become a non-taxable property. Director Hanson confirmed that Council has had a First Reading on the Development Agreement.

Commissioner Bartlett stated the Commission would like to see a decel lane at the main entrance to the project. Mr. David Tuttle noted the main entrance will be used for the single family project and the multifamily combined. He added that they would defer to the overall traffic plan developed by the Town and the County. He stated that SCDOT approval would also be needed. Chairman Frost commented that the Commission felt a signal would probably be warranted considering the development entrance is across from the high school. He added that he thought the decel lane had been discussed and it seemed appropriate to put it in now rather than doing construction on Corley Mill Road

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with future development. Mr. Tuttle stated it could be sited differently depending on which plan the Town goes forward with and the traffic study showed the multifamily development had minimal impact on current conditions on Corley Mill Road. Chairman Frost agreed but noted it is already a congested and hazardous area. He added they wanted to do what they could to avoid creating additional issues.

Mr. Randy Edwards, Director of Transportation, stated they had looked at decel lanes on a two lane road with different scenarios. The study showed it as less than warranted from that direction on that plan. The development of Limited Commercial or additional Residential properties could change the result.

Chairman Frost stated a recommendation could be made that traffic impacts be considered as development moves forward and as additional phases are determined. Commissioner Bartlett asked about the site plan approval for the apartments and the entrance for the homes. Chairman Frost clarified that development of additional homes or the Limited Commercial would come back to the Planning Commission for approval and there are no plans for additional curb cuts on Corley Mill Road.

Commissioner Amick asked about plans for stormwater on the apartment site. Mr. Tuttle stated that the plans for stormwater management haven't been engineered yet. They wanted to plan the entire project area as a whole for a centralized stormwater area.

Commissioner Gibson made a motion to recommend to Council approval of the Planned Development and the site plan for the apartment complex but also with the concerned discussion of possible decel lanes and their recommendation and study on that. And also to include that as each new project is added to this site plan, that a traffic study be updated. She added "It is our concern for the safety of the students and new homeowners and the citizens and I think that will help us assist in this traffic improvement in the long run." Also as the new projects come, they would like those projects to come back to Planning Commission for approval.

She summarized the three points as:

- 1) look at some decel lanes and safety for that area
- 2) get a traffic study for each project
- 3) return each new project to the Planning Commission for approval.

Commissioner Hendrix seconded the motion. Commissioner Caughman stated this sounded like two approvals, the Planned Unit Development concept and the site plan for the apartments. Chairman Frost confirmed that it was approval for both. The vote was unanimous in favor with one recused.

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12. Annexation of Lexington County Tax Map #4200-02-085 Located at 136 Nightingale Court- Action Requested: recommendation on Zoning and Road Classification.

Director of Planning, Building and Technology John Hanson presented the request from Christopher and Sherri Tracy who own .79 acres located at 136 Nightingale Court and have petitioned to annex the property. A single family home is being constructed on the site. Properties in Town near this one are zoned Protected Residential and Protected Residential 2. Nightingale Court is classified as a Local Road.

Due to the surrounding conditions and the use of the property the recommended zoning is Protected Residential and the recommended classification of Nightingale Court is a Local Road.

Vice-Chairman Berry made a motion to approve as recommended. Commissioner Hendrix seconded. 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 and their concern for safety of the citizens and students in Lexington. She announced the Thursday night Lexington Live series at the Icehouse Amphitheater from 6:30 to 9:30 PM. Kids Day is Saturday, April 29 from 10:00 AM to 2:00 PM here at Town Hall. The Lexington Community Band will perform at the Amphitheater on Sunday, April 30 at 2:00 PM. The Lexington Wine Walk is back on Saturday May 13 from 6:00 to 10:00 PM at the Amphitheater. Chairman Frost asked if there are vendors at the Lexington Live events. Councilmember Maness confirmed that food and beverages are available for sale.

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

The Planning Commission meeting adjourned at 8:45 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.

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