

MINUTES

TOWN OF LEXINGTON PLANNING COMMISSION MEETING July 18, 2018

The Planning Commission held a meeting on July 18, 2018, at 8:00 AM in the Council Chambers at Town Hall, 111 Maiden Lane, Lexington, South Carolina. The meeting was attended by: Commissioners Brian Amick, John Bartlett, Roscoe Caughman, Jarett Harrelson and Sammy Hendrix. Chairman Keith Frost, Vice-Chairman Frank Berry, Commissioners Jamie Fite and Jeannie Michaels were absent (excused).

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

CALL TO ORDER & INVOCATION: Commissioner Hendrix welcomed everyone to the meeting. He announced that the meeting is being broadcast on the Town's information cable channel and the video would be replayed several times during the week. Commission members and Staff then introduced themselves. Commissioner Bartlett gave an invocation and Commissioner Hendrix led in the Pledge of Allegiance.

Commissioner Hendrix called the meeting to order at 8:02 AM.

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

APPROVAL OF MINUTES: A motion was made by Commissioner Jarett Harrelson and seconded by Commissioner Bartlett to approve the Minutes from the Planning Commission Meeting on June 20, 2018 as submitted. There was no further discussion. The motion was unanimously carried.

Planning, Building and Technology Director John Hanson reported that during the Planning Commission Work Session Commissioner Hendrix was appointed by consensus as Temporary Chairman in the absence of Chairman Frost and Vice Chairman Berry.

OLD BUSINESS: None

NEW BUSINESS:

1. Sketch Plan Approval for a New Subdivision to be located at 191 Caughman Farm lane – Action Requested: consideration of the Sketch Plan pending rezoning of the property.

Planning, Building and Technology Director John Hanson presented the request from Springdale Development who asked for sketch plan approval for a single family subdivision being planned at 191 Caughman Farm Road. The project was discussed at the June Planning Commission meeting. Two issues were brought up which led to the project request being withdrawn. Mr. Hanson noted one issue was a couple of flag lots and he distributed copies of an updated sketch plan which eliminates those flag lots (attached). He added the other issue was a concern about left turns off of Caughman Farm Lane onto Sunset Boulevard. Mr. Hanson said he has had several conversations with Mr. Rockwell who has shared the emails from Kohl's regarding the easement. Mr. Hanson stated Mr. Rockwell expects to be able to get an easement for access to the stoplight. He asked the Commission to entertain the proposal and approve the subdivision pending submittal and staff review and approval of the easement to move it forward.

Commissioner Harrelson noted it was stated last month that the development would be age restricted and asked if that was still the case. Mr. Hanson stated that was his understanding and that was the direction they would ask for approval.

Mr. Tom Rockwell with Springdale Development introduced himself and asked to comment. He stated the discussions last month included a traffic survey which looked at Lexington Villas as a comparable development. He continued it was assumed Lexington Villas was age restricted but he has verified it is not. It is an age targeted development with largely senior citizens living there. Mr. Rockwell noted the goal has been to emulate the success of the Lexington Villas development and they are going forward to obtain the access easement from Kohl's. Commissioner Hendrix clarified that Mr. Rockwell wished to change the statement from an age restricted development to an age targeted development. Mr. Rockwell stated that was correct. Mr. Hanson commented that it would be up to the Commission to determine if further consideration was needed based on the traffic impact of an age restricted development versus a regular development. Commissioner Bartlett noted it was an issue at the prior meeting and asked if Transportation Director Randy Edwards would need more time for study to determine the difference. Mr. Edwards noted the study that was done was not a Traffic Impact Analysis but was geared specifically towards an age restricted or targeted community. He added there would be an average of six trips per day for an age targeted development versus a standard development where the number increases to nine or ten. Mr. Edwards continued it also changes the times those trips would occur. If it is age restricted, those trips would largely be made off peak. Mr. Edwards stated there is a difference in deeded, age restricted and marketed development in the long term. He stated they don't have the information for what would be the impact using the standard ITE rate of 9.4 or 9.7 trips per day. Commissioner Bartlett responded that if they make that change they need to understand what the traffic impact would be and that would

MINUTES
TOWN PLANNING COMMISSION
JULY 18, 2018

take some time. Mr. Edwards said in the current age targeted model they shouldn't have 47 trips and the number shown by the study was around 30.

Commissioner Harrelson asked the status of the Kohl's easement. Mr. Rockwell stated they have been successful in speaking with their people at the corporate level. He said they asked for a draft of the easement. He added they have reviewed the documents regarding the Kohl's outparcels which feed into the same easement area. Mr. Rockwell said they have been very favorably received in regards to access with an easement. Commissioner Hendrix stated he thought they were okay with that.

Commissioner Amick stated he felt there was still a concern about the age restricted aspect of the community because that was their impression at the previous meeting and he wasn't sure if the change would require an additional traffic study to make their decision.

Mr. Rockwell said that this seems to be a point of contention and he will make a decision right now. He stated he would go on record and keep it age restricted.

Commissioner Bartlett made a motion to approve the sketch plan pending the approval of the easement with Kohl's. Commissioner Harrelson seconded. There was no further discussion. The vote was unanimous in favor.

Mr. Hanson said he wanted to mention to the Planning Commission that Margie Jeffcoat, the Permit Administrative Assistant, has worked for the Town for over twenty years and though she doesn't usually attend Planning Commission meetings, members have worked with her over the years. She is retiring on August 1. Mr. Hanson commented that she is one of the most dedicated and happy employees that he has had the pleasure of working with. Commissioner Hendrix thanked and congratulated Margie. Ms. Jeffcoat thanked the Commission for their kindness.

REPORT FROM COUNCIL LIAISON OFFICER: Councilmembers Maness thanked the Commissioners for everything they do and reported the fall schedule for the Icehouse Amphitheater will be announced this Friday and will be on Facebook or the Icehouse webpage. The Farmers Market is on Saturdays from 9AM to Noon at Lexington Square. The Lexington Community Fun Day will be held on August 4 from 3 PM to 9 PM on Duffie Drive. She added that at the Council Meeting on Monday night Councilmembers donated school supplies for this event. The National Night Out is Tuesday August 7 from 5 PM to 8 PM at Lexington Square. Movies in the Park will show the Darkest Hour on August 24 and Coco on August 17. She added that more than 800 people attended the movie The Greatest Showman at the Icehouse Amphitheater in June and encouraged everyone to come.

MINUTES
TOWN PLANNING COMMISSION
JULY 18, 2018

ADJOURNMENT: There being no further business to come before the Planning Commission, Commissioner Amick made a motion to adjourn seconded by Commissioner Bartlett. There was no further discussion and the vote was unanimous in favor. The Planning Commission meeting adjourned at 8:19 AM.

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 requirement

