

**MINUTES**  
*Town of Lexington*

**COUNCIL WORK SESSION**

November 18, 2013

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Town Council held a Council Work Session preceded by an Executive Session and a Special Called Council Meeting on November 18, 2013 at 6:00 p.m. in the Eli Mack Sr. room. The meetings were attended by: Mayor Pro-Tem Hazel Livingston, Council Members Kathy Maness, Ted Stambolitis, Todd Shevchik, and Steve MacDougall. Mayor Halfacre and Councilmember Danny Frazier were absent.

Staff members present were: Town Administrator Britt Poole, Assistant Town Administrator Stuart Ford, Municipal Attorney Brad Cunningham, Police Chief Terrence Green, Community and Economic Catalyst Johnny Jeffcoat, Utilities and Engineering Director Allen Lutz, Finance Director Kathy Roberts, Director of Parks, Streets and Sanitation Dan Walker, Planning, Building and Technology Director John Hanson, Events and Media Coordinator Jennifer Dowden, I.T. Manager Josh Emory, Assistant Municipal Clerk Karen Hanner, and Municipal Clerk Becky Hildebrand.

There were approximately six (6) citizens present and one member from the news media.

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**APPROVAL OF MINUTES:** A motion was made by Councilmember Shevchik and seconded by Councilmember Stambolitis to approve the minutes as submitted for the October 21, 2013 Council Work Session. The motion was unanimously carried by all those present.

**PRESENTATIONS**

1. **McGuinn Holding – Mr. Wade McGuinn** (Discussed during Executive Session.)
  
2. **4800 Sunset Boulevard Project – Mr. Tony Berry:** Mr. Berry and two associates from Berry and Company updated Council on the plans for the mixed use 70 acres Corley tract of property on Sunset Boulevard (Highway 378). He confirmed that Stone Theatre wants to locate to the property with IMAX capability and a 20 acre class A apartment complex. He stated that future retail stores and restaurants were planned, but none were yet confirmed. He added that they had recently met with SCDOT to propose a new signal and two left turn deceleration lanes. He confirmed that the goal is to not stop traffic on Highway 378.

Mayor Pro-Tem Livingston stated that she understood it to be a right-in right-out on the north end and full service at the south end. Mr. Hanson stated the traffic plan would include the entire project. Councilmember Stambolitis requested a copy of the traffic plan and asked if more right-of-way would be needed. He

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also questioned if the new synchronized traffic lights would be included at this location. Councilmember Stambolitis was concerned that the entire frontage of the project would have to be rebuilt. Mr. Hanson stated that the traffic plan would be a requirement of the Planning Commission and they must comply with adaptive signaling and mast arms.

Mr. Berry stated that they are committed to connectivity in the area and they estimated traffic at the theater to be more on the weekends. He added that 40,000 moving cars on Highway 378 each day and 70% are east bound. He stated that the theater and the apartments would have minimal impact on traffic during peak hours. Mr. Berry stated that the apartments would be three stories, have elevators, secure key card access and security cameras. He added that apartments are needed in the area in that 12 area apartments are 97% to 98% occupied, plus there have been three new schools built in the area. Mr. Berry stated that they plan to do the project in phases, starting with the theater and the apartments, but they have had a great response on inquiries from retail stores and restaurants. He added that they would be happy to come back to Council and report their progress.

Mayor Pro-Tem Livingston was concerned, as she had seen in the past that the theater and the apartments would get done and the rest of the project would never be completed. She would also like to have a steak house restaurant. Mr. Berry stated that they had not come before Council before and he hoped to have final commitments after the first of the year. He stated that site work could start as soon as June of next year with completion of the theater and apartments by 2015. He stated that they would not have to haul dirt offsite. He added that the way the property is elevated; you will be able to see the theater once you turn onto Highway 378 from I-20. He confirmed that they would do everything required by SCDOT. Mr. Berry stated that they had completed a similar project in Rock Hill and Mount Pleasant.

Councilmember Maness asked what was the definition of a Class A apartment complex. Mr. Berry stated that they are not a tax credit apartment, and they target young professionals with rent ranging from \$800 to \$900 a month. He added that they are 1300 square feet apartments with three bedrooms and nine foot ceilings. Mr. Berry presented a package of information on the project to each Councilmember for their review. (Copy attached.)

**BUSINESS ITEMS:** (For Discussion and Recommendation for Council Meeting on December 9, 2013.)

1. **2014 Comprehensive Land Use Plan Update – Director of Planning, Building and Technology John Hanson:** The South Carolina Comprehensive Planning Act suggests that local governments update their Comprehensive Plans every five years and requires local governments to update them every ten years. Over the last ten months, the Planning Commission worked to update the 2008 Town of Lexington Comprehensive Plan. The updates include: updating Census data from the 2010

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Census, updating maps to reflect the changes that have occurred in and around Town and including many of the ideas from the Vision Plan into the document. Last month the Planning Commission passed a Resolution recommending Council adopt this plan.

A motion was made by Councilmember MacDougall and seconded by Councilmember Stambolitis to place the item on Council's December 9, 2013 agenda for consideration. Councilmember Maness requested several corrections on the plan. The motion was unanimously carried by all those present.

2. **Pilgrim Point Subdivision Street Lights – Finance Director Kathy Roberts:** For three of the past four years the Town has paid a portion of the street light bill for Pilgrim Point subdivision residents. In accordance with the Town's Residential Street Light Ordinance, the Pilgrim Point Homeowner's Association requested that the Town again pay a pro rata share of their street light bill. (A copy of their letter is attached.) There are 48 lots in Pilgrim Point and the Town Ordinance states that the Town would be responsible for one (1) street light per six (6) lots, which equals eight (8) lights. The total requested is \$1,669 ( $\$17.39 \times 8 \times 12$ ). Funds would come from Parks, Streets and Sanitation budget, account #100-5-660-520.

A motion was made by Councilmember Shevchik and seconded by Councilmember MacDougall to place the item on Council's December 9, 2013 agenda for consideration. The motion was unanimously carried by all those present.

**FOR YOUR INFORMATION**

1. **Tax Increment Financing for Downtown Redevelopment – Assistant Town Administrator Stuart Ford:** Tax Increment Financing ("TIF") is one anticipated funding source for Project Icehouse and other downtown redevelopment. In order to issue TIF Bonds, the Town will have to follow State law to establish a TIF District. The requirements include in part the following:

- Preparation of a Redevelopment Plan.
- The TIF District must qualify as a "blighted area", a "conservation area", an "agricultural area", or some combination of these categories.
- TIF funding may be used only for capital improvements.
- All projects financed with TIF funding must be "publicly owned".
- The participation of the County and School District requires their consent.

The Redevelopment Plan is being developed with estimated project costs and revenues. The County and School District must be given forty-five (45) days to review the Redevelopment Plan prior to the required public hearing (notice of which must be published fifteen (15) days prior). If no objections are filed by the overlapping districts, they are assumed to have consented to the Redevelopment Plan. The Redevelopment Plan is anticipated to be completed by the end of the

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year. The formal process for establishing the TIF District is anticipated to begin in January.

Mr. Ford stated that he hoped to bring the item to Council in January. He wanted them to know the process and procedure prior to that time. He added that the Bond Attorneys are assisting with the process. Councilmember Stambolitis confirmed that the exact area for the TIF had not yet been finalized. Mr. Poole confirmed that there would be no change in the tax bills and when the County assesses the property, the milage goes into the TIF District. Mr. Ford confirmed that the TIF District may start in the spring, following notice to the County and School District and a public hearing.

**COUNCIL/STAFF COMMENTS**

**Mayor Pro-Tem Livingston** confirmed that there would not be a Council Work Session in December.

**Councilmember Shevchik** stated that Lexington Life magazine was doing an article on the Town's Dog Park. He added that in order to take pictures they held a soft opening and the park is already a big hit.

**Town Administrator Poole** gave a brief update on the Pennies for Progress stating that the deadline to submit projects is January 20, 2014. It was requested that Council send project ideas to Mr. Poole. He added that there would be a separate meeting in December for Council to review all submitted projects.

**Events and Media Coordinator Dowden** gave an update on this year's Snowball Festival schedule. Mayor Pro-Tem Livingston suggested that the tree lighting be held earlier in the evening next year in order to accommodate small children.

**QUESTIONS FROM THE NEWS MEDIA:** None.

**PUBLIC COMMENTS:** None.

**ADJOURNMENT:** There being no further comments or questions, a motion was made by Councilmember Shevchik and seconded by Councilmember MacDougall to adjourn the Council's Work Session at 7:34 p.m. The motion was unanimously carried by all those present.

Respectfully submitted,

Becky P. Hildebrand, CMC  
Municipal Clerk

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APPROVED:

Steve MacDougall  
Mayor

*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.*