

MINUTES
Town of Lexington
PLANNING COMMISSION MEETING
August 21, 2013

The Town of Lexington's Planning Commission held a meeting on August 21, 2013 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 and Commissioners Roscoe Caughman, Edwin Gerace, Lisa Gibson and Sammy Hendrix. Commissioners Brain Amick, Jamie Fite and John Bartlett were absent (excused).

Others in attendance were: Town Councilmember Kathy Maness, Town Administrator Britt Poole, Municipal Attorney Brad Cunningham, Director of Planning, Building and Technology John Hanson, Engineer Rosemarie Nuzzo, Network Administrator Darrell Pritchard and Assistant Municipal Clerk Karen Hanner.

Two citizens were in attendance. No one was present from the news media

INVOCATION AND CALL TO ORDER: Chairman Frost introduced himself and welcomed everyone to the Planning Commission meeting. 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 the invocation. Chairman Frost led in the Pledge of Allegiance and called the meeting to order at 8:03 a.m.

APPROVAL OF MINUTES

A motion was made by Commissioner Gibson and seconded by Commissioner Hendrix to approve the Planning Commission Minutes from July 10, 2013 as submitted. The vote on the motion to approve the Minutes was unanimous in favor.

OLD BUSINESS: None

NEW BUSINESS ITEMS:

1. Election of Officers

Director of Planning, Building and Technology John Hanson explained the requirement to hold an election of a Chairman and Vice-Chairman for the Planning Commission at the first meeting of the new fiscal year. He asked for nominations for Chairman of the Planning Commission. Commissioner Hendrix nominated Keith Frost as Chairman. Commissioner Berry seconded the nomination. There were no other nominations. All members present voted in favor. Mr. Hanson requested nominations for Vice-Chairman of the Planning Commission. Commissioner Hendrix nominated Frank Berry as Vice-Chairman. Commissioner Gibson seconded the nomination. There were no other nominations. All members present voted in favor.

2. Annexation of 5210 Augusta Road Lexington County Tax Map # 4498-01-051:

recommendation on zoning and road classification

Director of Planning, Building and Technology John Hanson presented the request from William and Susan McClam who own 1.8 acres located at 5210 Augusta Road and have petitioned for annexation. Southeastern Satellite is located on the property. Properties in Town near this property are zoned General Commercial (GC) and Augusta Road is classified as an Arterial Road. Due to the surrounding conditions and the use of the property, the same zoning and road classification is recommended for this property.

Chairman Frost clarified that the small square showing on the parcel map at the right rear is a separate parcel. Vice-Chairman Berry asked about the renovations done at that property and signage. Commissioner Gibson asked if there was a second business behind this property. Chairman Frost stated the consignment store is a part of the same building but there is another structure on the back corner of the property.

Commissioner Gerace made a motion to approve the annexation with zoning as General Commercial and road classification as Arterial. Vice-Chairman Berry seconded the motion. There was no further discussion. The vote was unanimous in favor.

3. Annexation of 811 East Main Street Lexington County Tax Map # 5423-03-010:

recommendation on zoning and road classification

Director of Planning, Building and Technology John Hanson presented the request from Barkley Properties, LLC, who owns .85 acres located at 811 East Main Street and has petitioned for annexation. Millcreek Animal Hospital is located on the property. Properties in Town near this property are zoned General Commercial (GC) or High Density Residential and East Main Street is classified as an Arterial 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 made a motion to approve the annexation with zoning as General Commercial and road classification as Arterial. Commissioner Gerace seconded the motion. There was no further discussion. The vote was unanimous in favor.

Chairman Frost asked Mr. Hanson about the triangle shaped parcel showing on the map. He stated it appears the entrance to the apartments is not in the Town. Administrator Poole stated there is a sign on the property and no services are provided. It is treated as being in Town.

4. Annexation of 4935 Sunset Boulevard Lexington County Tax Map # 4496-02-003:

recommendation on zoning and road classification

Director of Planning, Building and Technology John Hanson presented the request from MSC Lexington, LLC, who owns 7.2 acres located at 4935 Sunset Boulevard and has petitioned for annexation. Public Storage is located on the property. Properties in Town near this property are zoned General Commercial (GC) and Sunset Boulevard is classified as an

Arterial Road. Due to the surrounding conditions and the use of the property, the same zoning and road classification is recommended for this property.

Commissioner Gibson made a motion to approve the annexation with zoning as General Commercial and road classification as Arterial. Commissioner Caughman seconded the motion. There was no further discussion. The vote was unanimous in favor.

Director of Planning, Building and Technology John Hanson stated the next three items on the agenda relate to New Business Item 8, Dove Chase Subdivision Sketch Plan Approval. Chairman Frost asked Town Attorney Brad Cunningham if the Planning Commission could consider all three items with one vote since they are requesting the same classification and are part of the same project. Mr. Cunningham responded that it could be handled in that fashion as long as the vote is clear about addressing all five parcels and there was no request for them to be handled individually.

5. Annexation of Lexington County Tax Map # 4200-09-098 and 4200-09-097 Located off of Park Road: *recommendation on zoning and road classification*

Director of Planning, Building and Technology John Hanson presented the request from Rebecca and Gerald Starnes who own 12.6 acres on two parcels and have petitioned for annexation. A 100 unit residential subdivision is planned for these parcels as well as three others in the area. All of the properties are located off of Park Road and are accessible by Dove Chase Trail. Properties in Town near these properties are zoned Protected Residential (PR) or Protected Residential 2 (PR2) and Park Road is classified as a Local Road. Due to the surrounding conditions and the intended use of the properties the requested zoning is PR2 and the requested classification for Park Road is Local.

6. Annexation of Lexington County Tax Map # 4200-09-101 and 4200-09-100 Located off of Park Road: *recommendation on zoning and road classification*

Director of Planning, Building and Technology John Hanson presented the request from Micah C. Lindler who owns 12.6 acres on two parcels and has petitioned for annexation. A 100 unit residential subdivision is planned for these parcels as well as three others in the area. All of the properties are located off of Park Road and are accessible by Dove Chase Trail. Properties in Town near these properties are zoned Protected Residential (PR) or Protected Residential 2 (PR2) and Park Road is classified as a Local Road. Due to the surrounding conditions and the intended use of the properties the requested zoning is PR2 and the requested classification for Park Road is Local.

7. Annexation of Lexington County Tax Map # 4200-09-021 Located off of Park Road: *recommendation on zoning and road classification*

Director of Planning, Building and Technology John Hanson presented the request from the Dove Chase Property Owners Association who owns 1.66 acres near Park Road and has petitioned for annexation. This parcel is associated with the 100 unit residential subdivision planned for the area. Properties in Town near this property are zoned Protected Residential (PR) or Protected Residential 2 (PR2) and Park Road is classified as a Local Road. Due to

the surrounding conditions and the intended use of the properties the requested zoning is PR2 and the requested classification for Park Road is Local.

Vice-Chairman Frank Berry stated he would recuse himself on this matter.

Commissioner Roscoe Caughman asked about the drawing showing Dove Chase Trail going past the end of the parcel shown in the site plan. Chairman Frost stated that the road extends to the next property which is land locked. The annexation would be for a portion of the road.

Commissioner Sammy Hendrix made a motion to approve the annexation. Commissioner Lisa Gibson seconded. Chairman Frost clarified that the motion for approval was inclusive of all three applications for parcels TMS # 4200-09-097, 4200-09-098, 4200-09-100, 4200-09-101 and 4200-09-021 with a zoning of Protected Residential 2 and Park Road classification as a Local Road. There was no further discussion The vote was five in favor, none opposed with one recused.

8. Dove Chase: *sketch plan approval*

Director of Planning, Building and Technology John Hanson presented the request from LandTech, Inc, for sketch plan approval for a new residential subdivision. The name of the subdivision will be Dove Chase. One hundred single family cluster homes are planned on 26.76 acres being annexed into the Town. For the development to be placed on the site, the property will need to be annexed with Protected Residential 2 (PR2) zoning and a Residential Local 6 (RL6) street classification.

The allowable density of residential developments is determined by the classification of the street that provides access to the property. The Dove Chase property is accessed by Park Road which is classified as a Local Road. The allowable density of residential development on a Local Road is 6 units per acre. As proposed, the project will have 100 home sites on 26.76 acres yielding a density of 3.7 units per acre.

Property with a PR2 zoning does not have a minimum lot size as long as the homes being constructed can meet the minimum yard setbacks and driveway requirements. This subdivision has a minimum lot area of 5290 square feet. The average lot area is 5500 square feet and the maximum lot area is 8889 square feet.

The Town's Land Development Ordinance requires at least 20% of the project area to be open space. Additionally, the Ordinance requires at least 50% of the open space be improved active recreation space. The plan shows 8.53 acres or 31% of the property as open space. However, this calculation includes the stormwater detention area for the development. The plan also shows a portion of the open space having a walking trail, gazebo and playground but the amount of active recreation space is not calculated on the plan.

A staff review of the plan as presented yielded concerns about the following issues. The sidewalks shown on the plan are four feet wide. Section 154.06.11 of the Land Development Ordinance requires sidewalks to be five feet wide. It appears that some of the street dead ends may not include the required turn around areas. Finally, the amount of open space and

active open space on the plan should be updated to ensure it meets the amount required by the Land Development Ordinance.

Vice-Chairman Frank Berry stated he would recuse himself on this matter.

Commissioner Roscoe Caughman observed that the sketch plan description states the site is 26.76 acres but the annexations of 6.6 acres, 12.6 acres and 1.66 acres doesn't total the same. Chairman Frost said the discrepancy needs to be addressed and it could also change the density. Mr. Hanson said he would check on that.

Joey Pfrommer introduced himself and stated he works with LandTech. Commissioner Hendrix requested clarification on the 20 versus 26 acres for the site. He also stated that the sidewalks, as mentioned in the staff review, showing four feet wide must be corrected to five feet wide. Mr. Pfrommer said they can correct that. Mr. Hendrix pointed out that the ends of the streets shown on the plan do not seem to allow room for trucks such as a fire truck or trash truck to operate. Mr. Pfrommer said he would consult the Lexington County manual for the turn-around requirements. Chairman Frost clarified that although the County handles the roads, the Town imposes additional restrictions for streets such as the sidewalks. He added that Town would want access for garbage trucks, EMS vehicles, fire trucks etc. to turn around without having to back up on a street.

Chairman Frost asked about the percentage of green space. Mr. Pfrommer introduced Jeremy Lechner of Civil Engineering of Columbia. Mr. Lechner commented that the detention area was not considered part of the open space. He stated that there was 21% open space. He added that the east side of the project is considered active open space with walking trails, benches, a playground and gazebo.

Chairman Frost asked about access to the open space. He said it appears the only access to the open space is at the front and rear of the project. Mr. Lechner pointed out a ten foot access next to Lot 18 connecting to the playground area.

Mr. Pfrommer commented on access to the property behind the project. He stated a lot at the end of Dove Chase Trail would be deeded to the owner of that parcel. Chairman Frost asked the width of the lot. Mr. Pfrommer responded that the width is fifty feet. Mr. Frost asked if there were plans to continue the development on that parcel. Mr. Pfrommer responded that they were not under contract at this time.

Commissioner Hendrix clarified that the Town requirements for the road end turnarounds, such as a cul-de-sacs, are different than the Lexington County. Chairman Frost added there was discussion about changing to cul-de-sacs or curves and more information may be needed.

Commission Gibson asked about the pond and whether it would be usable green space area. Mr. Lechner stated it would be a temporary sediment basin and water quality pond and not considered active open space.

Chairman Frost asked if there was any way to align the Dove Chase entrance road to Park Meadow Drive which is nearby on the other side of Park Road. Mr. Pfrommer stated they couldn't be aligned due to a creek and buffers. Mr. Frost asked if there were discussions about an entrance being that close to another one. Mr. Pfrommer stated they have had meetings on that subject with Lexington County. Dan Walker clarified that some of Park Road is SCDOT but this portion is Lexington County.

Chairman Frost stated there were still several issues that need to be addressed. Mr. Pfrommer stated they are nearing the end of their due diligence period on this property and were hoping for approval even if conditional on working with staff to correct the design issues. Commissioner Hendrix stated his concern about the correct acreage on the project. Mr. Hanson clarified that the 26 acre figure is correct. Chairman Frost said the end of road turnarounds could not be stubs but must be cul-de-sacs or curves so vehicles would not need to back up. Mr. Pfrommer said they would need to get it on paper but they want to work with the Town to meet any requirements.

Commissioner Gibson made a motion to approve the plan with the contingency that an acceptable solution is worked out with the staff to meet the road curve or cul-de-sac requirements, the five foot wide sidewalks and the required amount of green space. Commissioner Gerace seconded. There was no further discussion. The vote was five in favor, none opposed with one recused.

Chairman Frost stated **New Business Item 9, Recommendation from the Historic Preservation Board to Apply a Historic Special Overlay to 18 Properties Along Creps, Butler and Efirid Streets, and New Business Item 10, Amendment Restricting the Location Items Defined in the Town's Drug Paraphernalia Ordinance Can Be Sold**, will be deferred to a later meeting in order to obtain additional information. The Comprehensive Land Use Plan review has been completed and will be on the next month's agenda.

COMMENTS

Commissioner Gibson gave a traffic report. The Phase I project is 35% complete. A press conference on Monday announced the plans for installation of the InSync traffic signaling system. Administrator Poole explained the plan to install mast arms for the signals and cameras which will improve the operating efficiency of the InSync system. He stated the work being done on Sunset Boulevard at Corley Mill Road is in conjunction with the plan to improve the intersection but is separate from the traffic circle project.

Commissioner Sammy Hendrix announced that this will be his last meeting on the Planning Commission. He has accepted an appointment to the Lexington County Capital Projects Commission. Mr. Hendrix said he has enjoyed working with the staff and the Planning Commission and will miss it.

Councilmember Kathy Maness thanked Commissioner Hendrix for his long service with the Planning Commission and conveyed the confidence of the Council that he will serve in the best interest of the Town on the Capital Projects Commission. She reminded everyone that school

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has started back. The Farmer's Market continues on Saturdays from 9 a.m. to 1 p.m. until October. The Boards and Commissions Oyster Roast is scheduled for October 10. The Big Thursday event will be on October 24.

Commissioner Lisa Gibson wished Chairman Frost a happy birthday.

ADJOURNMENT: There being no further comments or questions, a motion was made by Commissioner Gibson and seconded by Commissioner Gerace to adjourn the Planning Commission meeting. The vote on the motion was unanimous in favor.

The Planning Commission Meeting was adjourned at 8:53 a.m.

Chairman Frost thanked everyone for attending the Planning Commission meeting and stated that it would be replayed on the Town's Channel 2 several times during the week.

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.