

MINUTES
Town of Lexington
PLANNING COMMISSION MEETING
February 19, 2014

The Town of Lexington's Planning Commission held a meeting on February 19, 2014 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 Brian Amick, John Bartlett, Roscoe Caughman, Jamie Fite, Edwin Gerace, and Lisa Gibson.

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

Five 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. Commissioner Berry gave the invocation. Chairman Frost led in the Pledge of Allegiance and called the meeting to order at 8:02 a.m.

APPROVAL OF MINUTES

A motion was made by Commissioner Gibson and seconded by Vice Chairman Berry to approve the Planning Commission Minutes from December 18, 2013 as submitted. The vote on the motion to approve the Minutes was unanimous in favor.

OLD BUSINESS: None

NEW BUSINESS ITEMS:

1. Annexation of 515 Northwood Road, Lexington County Tax Map # 4300-04-027:

recommendation on zoning and road classification

Director of Planning, Building and Technology John Hanson presented the request from Ruth W. Caughman who owns 26.6 acres located at 515 Northwood Road and has petitioned for annexation. A forty eight unit Senior Living Center with some additional office sites and a few single family sites are planned for the property. Properties in Town near this property are zoned Limited Commercial (LC) and Protected Residential (PR). Northwood Road and Cherokee Trail are classified as Local Roads. Round Knob Road is classified as a Limited Local Road.

Due to the surrounding conditions and the intended use of the property the recommended zoning is Neighborhood Commercial (NC), High Density Residential (HDR) and Protected Residential (PR), as shown on the attached exhibit. The recommended classification of

Northwood Road and Cherokee Trail is Local. The recommended classification of Round Knob Road is Limited Local.

Director Hanson noted a minor modification to information provided in the meeting packet due to a change in the site plan since the packet was prepared. A driveway for the apartments is planned between the two outparcels on Northwood Road but both outparcels are recommended to be Neighborhood or Office Commercial.

Municipal Attorney Brad Cunningham reported he had received a Recusal Statement from Commissioner Roscoe Caughman on this item and the following item due to a family relationship.

Chairman Frost asked if there was a representative from the Caughman estate to speak regarding the proposed zoning from Neighborhood Commercial to Office Commercial for the front outparcels. Mr. Kevin Connelly stated from discussions with the family he didn't know of a proposed use for the parcels but he thought they felt a commercial zoning would be the best use for the parcels. The parcels are not part of the proposed apartment development.

Vice Chairman Berry made a motion to approve the annexation with Office Commercial on the Northwood Road outparcels, High Density Residential in the center and Protected Residential zoning on the back portion as shown on the exhibit provided with the meeting materials including the discussed modifications and the road classification recommended by staff. Commissioner Gerace seconded the motion. There was no further discussion. The vote was unanimous in favor (Commissioner Caughman recused).

2. Connelly Builders Senior Living Center Located at 515 Northwood Road: *sketch plan approval*

Director of Planning, Building and Technology John Hanson presented the request from Mr. Kevin Connelly who has submitted a plan for a forty eight unit Senior Living Center to be located on a six acre portion of the property located at 515 Northwood Road. If the property is annexed with High Density Residential zoning, it appears the plan will meet all zoning requirements. Based on the preliminary plan that has been provided, the Commission should consider sketch plan approval for the project.

Chairman Frost asked if the setbacks along the Round Knob Road side of the project meet the zoning requirements. Director Hanson stated yes, the zoning ordinance requires a one hundred foot setback from right of way or one hundred fifty feet from a residence.

Chairman Frost asked Mr. Kevin Connelly what the plan is for stormwater. Mr. Connelly responded that stormwater would be retained on site with a portion probably to underground retention. He stated he is working with the Caughman family to develop the remainder of the property and there are plans to improve the existing pond. Chairman Frost asked about plans for the Protected Residential portion of the property. Mr. Connelly stated there are no definite plans at this time but a conservation easement might be beneficial for the family.

Commissioner Gibson asked if this development would be similar to the project on Old Bush River Road. Mr. Connelly confirmed that it would be very similar. The units are age restricted to over age fifty five with security access.

Commissioner Gibson made a motion to approve the sketch plan pending final annexation approval. Vice Chairman Berry seconded the motion. There was no further discussion. The vote was unanimous in favor (Commissioner Caughman recused).

3. Zoning Changes to the Icehouse Project Property: *recommendation on zoning*

In 2009 Town Council rezoned the Icehouse Project property by substituting the existing Downtown and Commercial Corridor Special overlays with a Planned Development Special overlay. This was done to accommodate a mixed use project planned for the site. Since the mixed use project is no longer being considered for the property, the Planning Commission is being asked to recommend elimination of the Planned Development Special overlay and placing the original zoning overlays back on the property. The Commission should also consider a recommendation to extend these overlays to include the 113 South Church Street property.

Commissioner Gerace made a motion to recommend restoring the original Downtown and Commercial Corridor Special overlay including the 113 South Church Street property. Vice Chairman Berry seconded the motion. There was no further discussion. The vote was unanimous in favor.

Mr. Willis Jordan of 206 Hendrix Street asked to speak to this item. He asked if the Town owned both of these properties. Chairman Frost confirmed that the Town owns the entire project area. Mr. Jordan asked if the Town had requested the re-zoning. Chairman Frost confirmed that the Town was requesting a zoning change on the property. Mr. Jordan asked what the property is going to be used for. Administrator Poole responded there are plans for construction of an amphitheater in the lower section, sale of the frontage along West Main Street and South Church Street for commercial use such as restaurants and shops with parking in the center area. Mr. Jordan asked if there were any considerations for the low area. Mr. Poole stated there aren't wetlands, only the creek and the Corps of Engineers would need to approve any plans for that area. Mr. Jordan asked if the Icehouse was being torn down and if there were any considerations of the problems it might hold. Mr. Poole responded that an asbestos survey was completed. Mr. Jordan asked about the parking for the area. Chairman Frost stated that the Commission was addressing the zoning issue and asked Mr. Jordan to set up a meeting with Mr. Poole and Mr. Hanson to address other questions. He said the final project plans will come back before the Commission and that may be the time to ask questions about the project. Mr. Jordan asked if there was any consideration for the noise. Mr. Poole responded that the noise ordinance would apply to the property. Chairman Frost thanked Mr. Jordan.

4. Annexation of 359 Porsche Drive, Lexington County Tax Map # 5498-05-029:

recommendation on zoning and road classification

Director of Planning, Building and Technology John Hanson presented the request from Monkey Wrench, LLC, who owns .59 acres located at 359 Porsche Drive and has petitioned for annexation. A small auto repair shop is located on the property. Properties in town near this property are zoned Industrial (IND) and Porsche Drive is classified as a Local Road. Due to the surrounding conditions and the use of the property, the recommended zoning is Industrial (IND) and the recommended classification of Porsche Drive is a Local Road.

Vice Chairman Berry made a motion to approve the annexation with the requested zoning and road classification. Commissioner Gibson seconded the motion. There was no further discussion. The vote was unanimous in favor.

5. Annexation of 121 Pilgrim Point Drive, Lexington County Tax Map #3420-01-048:

recommendation on zoning and road classification

Director of Planning, Building and Technology John Hanson presented the request from Larry R. and Karen R. Hughes who own a parcel located at 121 Pilgrim Point Drive and have petitioned for annexation. A single family home is planned for the property. Properties in Town near this property 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 recommended zoning for this parcel is Protected Residential (PR) and the recommended classification of Pilgrim Point Drive is RL-6.

Commissioner Gerace made a motion to approve the annexation with the requested zoning and road classification. Commissioner Gibson seconded the motion. There was no further discussion. The vote was unanimous in favor.

6. Annexation of 4884 Sunset Boulevard, Lexington County Tax Map # 3500-03-096:

recommendation on zoning and road classification

Director of Planning, Building and Technology John Hanson presented the request from Larry G. and Theresa Jo Sligh who own 2 acres located at 4884 Sunset Boulevard and have petitioned for annexation. A small commercial center 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 recommended zoning is General Commercial (GC) and the recommended classification of Sunset Boulevard is an Arterial Road.

Commissioner Gibson made a motion to approve the annexation with the requested zoning and road classification. Vice Chairman Berry seconded the motion. Commissioner Caughman asked why that section of Sunset Boulevard appeared on the map to be out of town. Mr. Hanson stated the property across the street has not been annexed. There was no further discussion. The vote was unanimous in favor.

7. Annexation of 4886 Sunset Boulevard, Lexington County Tax Map # 3500-03-130:

recommendation on zoning and road classification

Director of Planning, Building and Technology John Hanson presented the request from Sunset Commercial Development, Inc. who owns 1.83 acres located at 4886 Sunset Boulevard and has petitioned for annexation. A small commercial center 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 recommended zoning is General Commercial (GC) and the recommended classification of Sunset Boulevard is an Arterial Road.

Vice Chairman Berry made a motion to approve the annexation with the requested zoning and road classification. Commissioner Bartlett seconded the motion. There was no further discussion. The vote was unanimous in favor.

COMMENTS

Administrator Poole reported on the Traffic Committee meeting. There was discussion regarding the Penny Tax projects and the Vision Plan projects. Water lines are being replaced at US 6 and Maiden Lane and along the 100 block of Main Street.

Councilmember Kathy Maness reminded everyone about the two Special Elections coming up. The first election is on March 4 with two candidates on the ballot and two additional candidates with a write-in campaign. The next election will be April 8 to fill the remaining council seat. She announced the date of the upcoming Wine Walk on May 10.

ADJOURNMENT: There being no further comments or questions, a motion was made by Commissioner Gibson and seconded by Vice Chairman Berry to adjourn the Planning Commission meeting. The vote on the motion was unanimous in favor. The Planning Commission meeting was adjourned at 8:28 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.