

MINUTES

TOWN OF LEXINGTON PLANNING COMMISSION MEETING March 18, 2015

The Planning Commission held a meeting on March 28, 2015 at 8:00 a.m. in the Council Chambers at Town Hall, 111 Maiden Lane, Lexington, South Carolina. The meeting was attended by: Vice-Chair Frank Berry, Commissioners Brian Amick, John Bartlett, Roscoe Caughman, Jamie Fite, Lisa Gibson, and Sammy Hendrix.

The following members were absent: Chair Keith Frost (excused) and Commission Member Jeannie Michaels (excused).

Others in attendance were: Town Council Members Kathy Maness and Ron Williams, Town Attorney Brad Cunningham, Director of Planning, Building & Technology John Hanson, Director of Parks, Streets and Sanitation Dan Walker, and Municipal Clerk Becky Hildebrand. No citizens were in attendance. No one was present from the news media.

CALL TO ORDER & INVOCATION: Vice-Chair Berry welcomed everyone to the meeting and introduced the Commissioners. He announced that the meeting was not being broadcast live on the Town's Time Warner Channel 2. He extended condolences to Town Administrator Poole in the recent loss of his mother. Commissioner Gibson gave the invocation and Vice-Chair Berry led in the Pledge of Allegiance. Vice-Chair Berry called the meeting to order at 8:05. He confirmed that there were no Deletions to the agenda; no Public Presentations and no Old Business.

APPROVAL OF MINUTES: A motion was made by Commissioner Bartlett and seconded by Commissioner Gibson to approve the Minutes from February 18, 2015 as submitted. The motion was unanimously carried by all those present.

NEW BUSINESS:

Mr. Hanson requested that the following items #1 through #4 be approved by Consent Agenda in that annexations, road classifications and recommended zoning were the same. (*All matters listed within the Consent Agenda were distributed to members of the Planning Commission and considered routine and similar in nature.*) Mr. Hanson provided two maps showing the annexation of the property as a whole and a second map indicating recommended zoning.

1. **Annexation of Lexington County Tax Map #500-03-151 Located off of Darby Ambrose Road:** Ms. Ann Koch owns 9.09 acres on Darby Ambrose Road and petitioned to annex the property. The parcel is one of nine being annexed where a 340 unit apartment complex and 46 unit single family subdivision are being planned. Properties in Town near this are zoned General Commercial (GC) and Protected

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Residential (PR). Darby Ambrose Road is currently classified as a Limited Local Road. Due to the intended use of the property, the recommended zoning is High Density Residential (HDR) with a Planned Development Special Overlay. The recommended classification of the unpaved portion of Darby Ambrose Road is Limited Local. The recommended classification of the paved portion of this road is Collector.

2. **Annexation of Lexington County Tax Map #3500-03-152 Located off of Darby Ambrose Lane:** Ms. Brenda Speer owns 9.09 acres on Darby Ambrose Lane and petitioned to annex the property. This parcel is one of nine parcels where a 340 unit apartment complex and 46 unit single family subdivision is being planned. Properties in Town near this are zoned General Commercial (GC). Due to the intended use of the property, the recommended zoning is High Density Residential (HDR) with a Planned Development Special Overlay.
3. **Annexation of Lexington County Tax Map #3500-03-153 Located off of Darby Ambrose Lane:** Mr. George Drafts owns 9.09 acres located on Darby Ambrose Lane and petitioned to annex the property. This parcel is one of nine parcels where a 340 unit apartment complex and 46 unit single family subdivision is being planned. Properties in Town near this are zoned General Commercial (GC). Due to the intended use of the property, the recommended zoning is for High Density Residential (HDR) with a Planned Development Special Overlay.
4. **Annexation of Lexington County Tax Map #3500-03-012 Located off of Darby Ambrose Road:** Ms. Trudy Wales owns 1 acre on Darby Ambrose Road and petitioned to annex the property. This is one of nine parcels where a 340 unit apartment complex and 46 unit single family subdivision is being planned. Properties in town near this are zoned General Commercial (GC). Due to the intended use of the property the recommended zoning is High Density Residential (HDR) with a Planned Development Special Overlay.

A motion was made by Commissioner Hendrix and seconded by Commissioner Gibson to approve the recommendations for items #1 through #4 under Consent Agenda for annexation, High Density Residential (HDR) with a Planned Development Special Overlay and road classification of the unpaved portion of Darby Ambrose Road as Limited Local and the paved portion of this road as Collector. The motion was unanimously carried by all those present.

5. **Annexation of Darby Ambrose Lane Lexington County Tax Map #3500-03-155:** Mr. Trudy Wales et al. Own 1.2 acres and petitioned to annex the property. This parcel is a private road owned by several family members. It is one of nine parcels where a 340 unit apartment complex and 46 unit single family subdivision is being planned. Properties in Town near this are zoned General Commercial (GC). Due to the intended use of the property, it is recommended that this parcel be split zoned to correspond with the approved development with High Density Residential (HDR)

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and Protected Residential 2 (PR2) zoning and a Planned Development Special Overlay. It is also recommended that the extension of Northside Boulevard be classified as a Collector Road once it is constructed on the parcel.

Mr. Hanson stated that this property should be voted on separately due to the split zone recommendation. Town Attorney Cunningham confirmed that there would be a change in ownership of the road. Mr. Hanson stated that during last month's Planning Commission discussion it was determined that the developer would take ownership of the road as part of the project. Vice-Chair Berry stated that Darby Ambrose Road would not exist as we now know it.

A motion was made by Commissioner Gibson and seconded by Commissioner Bartlett to approve the recommendation for the parcel to be split zoned to correspond with the approved development with High Density Residential (HDR) and Protected Residential 2 (PR2) zoning and a Planned Development Special Overlay; and that the extension of Northside Boulevard be classified as a Collector Road once it is constructed on the parcel. The motion was unanimously carried by all those present.

Mr. Hanson requested that the following items #6 through #9 be approved by Consent Agenda in that annexations, road classifications and recommended zoning were the same. Mr. Hanson confirmed that there is not a road adjacent to these properties. (*All matters listed within the Consent Agenda were distributed to members of the Planning Commission and considered routine and similar in nature.*)

6. **Annexation of a Portion of Lexington County Tax Map #3500-03-154 Located off of Darby Ambrose Lane:** Ms. Trudy Wales owns 9.09 acres on Darby Ambrose Lane and petitioned to annex 2.5 acres (See Exhibit) of the property. This is one of nine parcels where a 340 unit apartment complex and 46 unit single family subdivision is being planned. Properties in Town near this are zoned General Commercial (GC). Due to the intended use of the property, the recommended zoning for this parcel is Protected Residential 2 (PR2) with a Planned Development Special Overlay.
7. **Annexation of Lexington County Tax Map #3500-03-065 Located off of Darby Ambrose Lane:** Mr. Trudy Seybt owns .93 acres located on Darby Ambrose Lane and petitioned to annex the property. This is one of nine parcels where a 340 unit apartment complex and 46 unit single family subdivision is being planned. Properties in Town near this are zoned General Commercial (GC). Due to the intended use of the property, the recommended zoning for this parcel is Protected Residential 2 (PR2) with a Planned Development Special Overlay.
8. **Annexation of Lexington County Tax Map #3500-03-052 Located off of Darby Ambrose Lane:** George and Sandra Drafts own .69 acres located on Darby Ambrose Lane and petitioned to annex the property. This is one of nine parcels where a 340 unit apartment complex and 46 unit single family subdivision is being

planned. Properties in Town near this are zoned General Commercial (GC). Due to the intended use of the property, the recommended zoning for this parcel is Protected Residential 2 (PR2) with a Planned Development Special Overlay.

9. **Annexation of a Portion of Lexington County Tax Map #3500-03-011 Located off of Darby Ambrose Lane:** Mr. George Drafts owns 4.9 acres on Darby Ambrose Lane and petitioned to annex 4.2 acres (See Exhibit) of the property. This is one of nine parcels where a 340 unit apartment complex and 46 unit single family subdivision is being planned. Properties in Town near this are zoned General Commercial (GC). Due to the intended use of the property, the recommended zoning for this parcel is Protected Residential 2 (PR2) with a Planned Development Special Overlay.

A motion was made by Commissioner Gibson and seconded by Commissioner Hendrix to approve the recommendations for items #6 through #9 under Consent Agenda for annexation and zoning of Protected Residential 2 (PR2) with a Planned Development Special Overlay. The motion was unanimously carried by all those present.

OTHER BUSINESS (INFORMATION ONLY): None.

REPORT FROM COUNCIL LIAISON: Councilmember Maness thanked the Planning Commissioners for the work they do in serving the Town. She announced the 5th Annual Flashlight Easter Egg Hunt and Carnival to be held this Friday at 6:00 p.m. at the Gibson Road Soccer Complex. She also announced that March 28th will be Special Needs Community Day in Virginia Hylton Park from 10:00 a.m. to 4:00 p.m. where citizens can come out and meet local public safety officers.

ADJOURNMENT: There being no further business to come before the Planning Commission, Commissioner Hendrix made a motion to adjourn. The motion was seconded by Commissioner Gibson and unanimously carried by all those present.

The Planning Commission meeting adjourned at 8:16 a.m.

Respectfully Submitted,

Becky P. Hildebrand, CMC
Municipal Clerk

APPROVED:

Frank Berry
Vice-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.