

MINUTES

TOWN OF LEXINGTON PLANNING COMMISSION MEETING May 20, 2015

The Planning Commission held a meeting on May 20, 2015 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, Commissioners John Bartlett, Roscoe Caughman, Jamie Fite and Sammy Hendrix. Commission Members Brian Amick and Lisa Gibson were absent (excused).

Others in attendance were: Town Councilmember Ron Williams, Town Administrator Britt Poole, Town Attorney Brad Cunningham, Director of Planning, Building & Technology John Hanson, Director of Parks, Streets and Sanitation Dan Walker, Chief Building Inspector Charly Thomas, Director of Transportation Randy Edwards and Assistant Municipal Clerk Karen Hanner. Twelve citizens were in attendance. No one was present from the news media.

CALL TO ORDER & INVOCATION: Chairman Frost welcomed everyone to the meeting and introduced the Commissioners. 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 Frank Berry gave the invocation. Chairman Frost led in the Pledge of Allegiance.

Chairman Frost called the meeting to order at 8:02. He confirmed that there were no Deletions on the agenda but there is a change to the order of the agenda; Item 1 will be moved to follow Item 4 to allow time for an individual to arrive.

APPROVAL OF MINUTES: A motion was made by Vice-Chairman Frank Berry and seconded by Commissioner Hendrix to approve the Minutes from March 18, 2015 as submitted. The motion was unanimously carried.

NEW BUSINESS:

- 2. Annexation of Lexington County Tax Map #3500-03-092, 054 and a portion of #3500-03-015 &116 Located at the Intersection of Park Place Trail and Darby Ambrose Road: *recommendation on zoning and road classification***

Director of Planning, Building and Technology John Hanson presented the request from Mr. Kenneth Shuler who owns 4.47 acres on four parcels and has petitioned to annex the property. A cosmetology training center and future office building are being planned on the site. Properties in Town near these properties are zoned General Commercial (GC) and Protected Residential (PR). Park Place Trail is classified as a Collector Road and Darby Ambrose Road is classified as a Limited Local Road.

MINUTES
TOWN PLANNING COMMISSION
May 20, 2015

Due to the surrounding conditions and the intended use of the property it is recommended that the parcels be split zoned with Limited Commercial and Office Commercial, as shown on the attached drawing. It is also recommended that Park Place Trail and Darby Ambrose Road continue with their current road classifications.

Mr. Hanson added that the Commission could consider a recommendation to annex the portion of parcels 116 and 015 that are not being developed in order to avoid the creation of a donut hole. Chairman Frost inquired if anyone was here to speak to the annexation. There was not.

Chairman Frost asked what the recommended zoning would be on the portions of the parcels being considered. Mr. Hanson responded that the corresponding parcel portion zoning would keep it consistent but there are wetlands issues with the portion of 116 which is partly why it was not included in the development plan.

Commissioner Hendrix made a motion to approve with the recommendation of Limited Commercial on parcels 092, 054 and 015 with Office Commercial on 116 for the large parcel. Vice Chair Berry seconded. There was no further discussion. The vote was unanimous in favor.

3. **Site Plan Approval of a New Training Center Located at Park Place Trail and Darby Ambrose Road:** *approval of the site plan pending final annexation of the property with the appropriate zoning designation*

Director of Planning, Building and Technology John Hanson presented the request from Mr. Charlie Deep who has submitted a site plan for a training center on 4.4 acres located at the corner of Park Place Trail and Darby Ambrose Road. The plan includes an 8160 square foot training center designed to accommodate 80 students, a parcel intended for a 2400 square foot office building and an outparcel for future development. Assuming the property is annexed with the appropriate zoning designations, the plan appears to meet the Town's requirements except for needing five foot sidewalks along the perimeter instead of the four foot sidewalks shown. However, the Commission should consider requiring the applicant to bring Darby Ambrose Road up to County standards at least to the limit of the development. Additionally, the Commission should consider requiring both curb cuts for the training center to be moved. One of the cuts is shown on a curve along Darby Ambrose Road and should be moved to align with the curb cut for the office building. The other curb cut along Park Place Trail should be moved away from the adjacent neighborhood entrance sign to avoid traffic conflicts with the sign.

Mr. Charlie Deep of 4D Engineering introduced himself and apologized that Mr. Shuler was unable to attend. He said they have addressed the sidewalks to five foot wide. They have been working with Lexington County on the roads and understand that the roads are Town owned but County maintained. Mr. Deep stated that at this time Darby Ambrose Road is not paved past their driveway radius but it is on the agenda for paving in the near future by the County. They would not be opposed to paving up to the property line or discussing it with the County to resolve that issue.

**MINUTES
TOWN PLANNING COMMISSION
May 20, 2015**

Mr. Deep stated the other driveway location is close to the sign but there are separation requirements regarding the intersection and they have tried to maintain the best balance to keep the location useable with the terrain on the site.

Commissioner Hendrix stated he had a problem with the curb cut on the curve and the safety standpoint. He felt it should be moved to line up with the proposed office development across Darby Ambrose.

Chairman Frost stated they all want to work to optimize the use of the property but there are some safety concerns with sight distances and sight lines.

Mr. Deep stated the sight distance is three hundred thirty feet to the intersection on the right. To the left is not good currently but with some clearing could be improved.

Vice Chairman Berry noted the recent approval of a site plan for an apartment complex of 340 units and a subdivision of 46 single family residences contributing a possible 700 vehicles along that intersection which creates a safety concern.

Chairman Frost referred to Commissioner Hendrix's suggestion of aligning the entrance with the development across the street but there are issues with the slope and sight distance. He asked about considering changing it to the back corner of the parcel.

Mr. Deep responded it would limit the visibility on the right with the curve and the steep grade. There is limited width of visibility to the left.

Chairman Frost stated he has a concern with the curb cut being on the curve and in view of the topography, moving it north appears the safest alternative. He asked about moving the curb cut at Park Place Trail which is very close to the sign.

Mr. Deep agreed that moving it north would be the most viable option. He stated the grade prevented moving it to the west. He stated there are wetlands issues at the bottom of the property.

Chairman Frost asked what the thought would be regarding moving the Darby Ambrose curb cut north. Mr. Deep said it may be a possibility. They have worked with Mr. Shuler for some time to make the site plan fit his vision. He will discuss moving it with him.

Commissioner Bartlett asked if Mr. Shuler requested two entrances. Mr. Deep confirmed that as a request.

Chairman Frost asked if there had been any discussion regarding straightening Darby Ambrose to reduce the impact of the curb cut. Mr. Deep stated that had been considered with staff and the owner but was determined to be cost prohibitive even with the projected road pavement.

MINUTES
TOWN PLANNING COMMISSION
May 20, 2015

Commissioner Hendrix asked about the curb cut on the curve. Chairman Frost stated he understood that they would consider moving the Darby Ambrose curb cut to the rear property line and would need to have a discussion with his client. He added that there really isn't anywhere to go with the cut on Park Place. The plan could be approved with a stipulation to pave the road to the back property line and the curb cut is moved. Mr. Deep clarified that the pavement would be to the proposed project limit.

Commissioner Bartlett stated that this one is difficult to put stipulations on and it may need to be brought back. There are issues with both entrances.

Chairman Frost stated safety is paramount and this plan doesn't seem workable. They would like to see the relocated driveway on the plan with some sight distances.

Mr. Deep agreed to work with staff to look at other options. Commissioner Hendrix asked if the plan was being withdrawn to come back later. Mr. Deep said that would be fine.

4. **Annexation of Lexington County Tax Map #5422-02-004 & 013 Located at 141 Parker Street:** *recommendation on zoning and road classification*

Director of Planning, Building and Technology John Hanson presented the request from Epworth Children's Home who owns 13.08 acres on two parcels located at 141 Parker Street and has petitioned to annex the property. A single family home is currently on one parcel. A single family neighborhood is being contemplated for the site although no plans have been submitted at this time. Properties in Town near these properties are zoned General Commercial (GC), High Density Resident (HDR) and Protected Residential (PR). Parker Street is classified as a Local Road.

Due to the surrounding conditions and the intended use of the property the recommended zoning is Protected Residential 2 (PR2) and the recommended classification of Parker Street is Local.

Commissioner Bartlett asked if there would be a problem with the Protected Residential 2 (PR2) zoning here. Chairman Frost agreed that PR2 is a higher density and on a road that has existing traffic concerns. Staff will work with the developer to possibly make road improvements to help some of the traffic issues in that area. Mr. Hanson added that Parker Street will remain classified as a Local Road which will impact the density allowed.

Commissioner Bartlett made a motion to approve the recommendation. Vice Chair Berry seconded. There was no further discussion. The vote was unanimous in favor.

At this time, Chairman Frost directed everyone to Item 1 on the agenda. Town Attorney Brad Cunningham stated that there are signed Recusal Statements on this issue from Vice Chair Berry and Commissioner Caughman.

1. **Sketch Plan Approval for a New Subdivision to be Located Near the Intersection of Pilgrim Church Road and Cherokee Trail:** *consideration of Sketch Plan*

Director of Planning, Building and Technology John Hanson presented the request from D. R. Horton-Crown LLC who has requested preliminary sketch plan approval for a new single family subdivision to be located near the intersection of Pilgrim Church Road and Cherokee Trail. The subdivision will be located on 50.6 acres of the Wingard and Cushfield properties currently being annexed. One hundred and fifty six single family homes are being planned on the site.

Density: The allowable density of residential developments is determined by the classification of the street that provides access to the property. Pilgrim Church Road is classified as a Collector which allows 8 units per acre in cluster developments. The proposed development will have slightly more than 3 units per acre.

Lot size: Properties with PR2 zoning do not have a minimum lot size as long as the homes being constructed can meet the minimum setbacks and driveway requirements. The subdivision has a minimum lot area of 5531 sft. The average lot area is 7974 sft and the maximum lot area is 13,331 sft.

Open space: The Town's Land Development Ordinance requires at least 20% of the project area to be open space with at least 50% of the open space being active recreation space with tennis courts, swimming pools or other approved amenities. To meet this requirement the project would need 10.1 total acres of open space with 5.06 acres of active recreational space. The amount of open space provided meets the requirement of the Ordinance with 10.17 acres but the Commission will need to determine whether the mulched walking trail and pond area with a dock is acceptable active space for the project to meet the active space requirement.

Access: Access to the development will be obtained through a single entrance off of Pilgrim Church Road. The plan doesn't show any improvements to Pilgrim Church Road or additional exit lanes from the development although the traffic impact study recommends these enhancements. The Commission should discuss the existing traffic conditions on Pilgrim Church Road and consider requiring improvements to the subdivision entrance as well as possibly requiring an additional access point prior to approving this project.

Mr. Hanson distributed copies to the Commission of the submitted Road Widening Plan that was received after packet materials had been distributed (attached). There is a short deceleration lane and an additional lane for left hand turns on Pilgrim Church Road and a left turn lane coming out of the subdivision.

**MINUTES
TOWN PLANNING COMMISSION
May 20, 2015**

Chairman Frost asked if staff has had a chance to review the Road Widening Plan and if the improvements meet the standards expected by the Town. Mr. Hanson responded that the plan he looked at showed the decel lane at 50 foot storage and 50 foot taper which he didn't feel would be long enough to meet requirements. Traffic Director Randy Edwards added it did not appear to meet the requirements from SCDOT.

Commissioner Hendrix asked what the SCDOT requirement would be. Mr. Todd Salvagin of SRS Engineering introduced himself and referred to the Traffic Impact study which suggested a 100 foot right turn lane with a 150 foot taper for a total of 250 feet impact area based on the speed limit of that road.

Chairman Frost asked if the traffic impact study assessed impacts where Catawba Trail, Old Cherokee Road and Pilgrim Church Road come together. Mr. Salvagin responded no, when they talked to SCDOT to set the study area, DOT set the intersections that are included in the report, the site access point plus Cherokee Trail at Pilgrim Church Road. SCDOT acknowledged issues at the Old Cherokee intersection but did not include it in this study. Chairman Frost stated traffic does back up on Old Cherokee Road and Pilgrim Church Road in the afternoons. Mr. Salvagin responded there is a note about that in the study.

Chairman Frost asked if an additional outlet could be an improvement due to the difficulty of turning left out of this development at peak times. Mr. Salvagin acknowledged the difficulty and stated the planned addition of a left turn lane on the opposite side would create a reservoir for a two stage left turn. He added that a second access would be a design issue. From an operational standpoint it can accommodate the number of units.

Commissioner Hendrix asked what the number of vehicles per day is expected to be based on the number of units. Mr. Salvagin stated the traffic study was prepared for a maximum of 199 units adding up to 1960 trips per day, two way. Chairman Frost asked how many of those would be making a left hand turn out. Mr. Salvagin said it would be approximately 50-50.

Mr. Jordan Hammond of Crown Communities introduced himself and said as a Lexington resident, he understood traffic concerns. He introduced Neil Koelbl and used a map of the planned development to show the existing pond and the property being retained by the sellers along Old Cherokee Road. He pointed out that there is no access between the planned development and Old Cherokee Road. Chairman Frost clarified that there are two larger parcels that are both being portioned to create the new development. David Parr with Powers Engineering introduced himself and showed on the map the portion being purchased from each owner and the part being retained along Old Cherokee Road.

Chairman Frost stated he was concerned about the additional traffic being added to an already failing intersection and he was trying to understand what would be the best way to get traffic in and out safely. Mr. Jordan stated the wetlands and creek contributed to the

**MINUTES
TOWN PLANNING COMMISSION
May 20, 2015**

reason why there is not a secondary entrance. Chairman Frost asked if the owners had been approached about purchasing additional property. Mr. Jordan stated the owners were not inclined to sell additional, potentially commercial, property to them.

Commissioner Hendrix asked about the width of the main entrance road. Mr. Parr responded 25 ft. Chairman Frost noted that a PR2 zoning would have a smaller required setback and there is a concern about problems caused by parking on the street. Chairman Frost asked if they would be willing to widen the road. Mr. Neil Koelbl asked about the standard for road width. Mr. Edwards stated Lexington County standards would apply and he clarified that this question refers to the trunk road. Mr. Koelbl felt that the covenants and restrictions could try to enforce no parking on the street. He said it was something they could consider and they would be flexible within reason.

Chairman Frost asked if they had considered any impediments to speed on a long straight road. Mr. Koelbl stated several squeeze points could be done to bring attention to the road and reduce speeds. Commissioner Hendrix stated you are going to have vehicles blocking the street. Mr. Koelbl mentioned raising the road to create a table in the road. Chairman Frost asked if they had considered the traffic circle such as the one recently done in Whiteford which seems to provide a good way to slow traffic down. Mr. Koelbl expressed concerns about lots connecting to the roundabout and difficulty backing a trailer. Chairman Frost described a four way stop as a suggestion which is not observed. Mr. Poole commented on the Whiteford traffic circle as being within a 50 foot right of way using a roll top curb on the inside with an apron and has been very successful.

Chairman Frost asked about the deceleration lane. Mr. Koelbl said it would be built to the SCDOT standard.

Commissioner Bartlett asked about planning for the possibility of interconnectivity with the remaining parcel. Mr. Koelbl said they would work on a plan for interconnectivity perhaps with a time frame for its usefulness. It would be more important if that becomes a residential use. Mr. Hanson stated that would be very difficult to administer.

Chairman Frost stated there is the significant concern that there is one entrance to a subdivision of 150 units that is going to access a roadway that is failing from a traffic movement standpoint.

Mr. Parr asked if the mulched walking trail would allow that area to be an active recreational space. Chairman Frost stated that had not been an issue and he felt it would meet the greenspace requirements.

Mr. Koelbl commented that the parcel near the two owner reserved parcels property line could be stubbed out for a potential second access in the future. He stated they didn't have an issue with a possible traffic circle and they are agreeable with looking at the next width of pavement down the main road or increasing the setback. He added they will comply with the SCDOT decel lane as outlined in their traffic study.

Chairman Frost stated that the plan they have been given without some of these concerns addressed and nailed down causes some reservation. He asked if they could bring a more detailed plan that highlights some of the things that are worked through. Mr. Koelbl stated he thought that could be done but wanted to be sure of the expectations. He said he was concerned about access to the other road. Chairman Frost asked them to continue to seek a dialogue with the property owners regarding access and finding a reasonable spot. He asked if they would be willing to withdraw and come back. Mr. Koelbl said that they would do that.

5. Amendment to Ordinance 97.03 - Non-Operating, Wrecked or Junked Vehicles:
recommendation on Ordinance Amendment

Director of Planning, Building and Technology John Hanson presented an item from the last Commission Work Session where there was discussion about amending the Town's Non-Operating Vehicles Ordinance. The current Ordinance does not limit the number of these vehicles that can be stored on residential property, requiring them to only be covered with a custom car cover. Recently, the Town has begun to receive complaints about residential properties where multiple non-operating cars are being stored. The proposal that was agreed on during the last Work Session recommends amending the Ordinance to require a residential property where more than one non-operating vehicle is stored to store the vehicles in a manner so they remain unseen from the street or other public or private property.

Mr. Hanson added the discussion regarding the proposed change in the definition of a non-operating vehicle from meeting two criteria to meeting only one.

Vice Chair Berry made a motion to recommend as stated. Commissioner Fite seconded. There was no further discussion. The vote was unanimous in favor.

OTHER BUSINESS (INFORMATION ONLY): None.

REPORT FROM COUNCIL LIAISON: Councilmember Williams reminded everyone that the Lexington Farmer's Market would be held on Saturday from 9 a.m. to 12 noon in Lexington Square. He added that Town Hall will be closed on Monday for the Memorial Day holiday.

MINUTES
TOWN PLANNING COMMISSION
May 20, 2015

Chairman Frost added he wanted to commend this group for the time and effort to work for the Town. They have spent a lot of time evaluating not only the current impacts but looking for the future which he felt was the biggest part of what they do. He thanked them all.

ADJOURNMENT: There being no further business to come before the Planning Commission, Vice Chairman Berry made a motion to adjourn. The motion was seconded by Commissioner Michaels and unanimously carried.

The Planning Commission meeting adjourned at 9:19 a.m.

Respectfully Submitted,

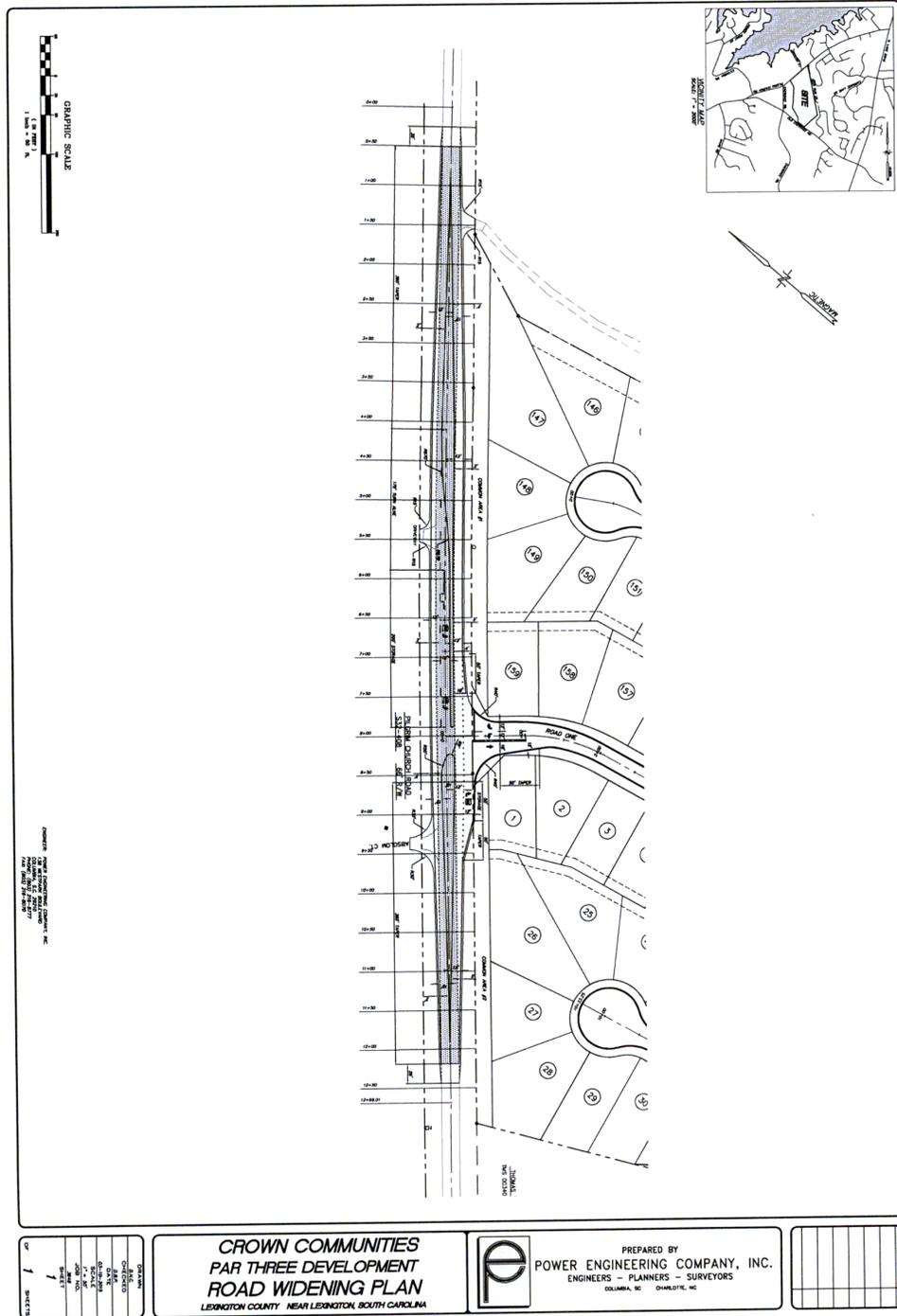
Karen Hanner
Assistant Municipal Clerk

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.

MINUTES
 TOWN PLANNING COMMISSION
 May 20, 2015



DATE	1/15/15
SHEET	1
PROJECT	CROWN COMMUNITIES
CLIENT	PAR THREE DEVELOPMENT
DESIGNED BY	W. J. HARRIS
CHECKED BY	J. HARRIS
DATE	JAN 15, 2015
SCALE	AS SHOWN

**CROWN COMMUNITIES
 PAR THREE DEVELOPMENT
 ROAD WIDENING PLAN**
 LEXINGTON COUNTY NEAR LEXINGTON, SOUTH CAROLINA


 PREPARED BY
POWER ENGINEERING COMPANY, INC.
 ENGINEERS - PLANNERS - SURVEYORS
 COLUMBIA, SC CHARLOTTE, NC

REVISIONS	BY