

MINUTES

TOWN OF LEXINGTON PLANNING COMMISSION MEETING June 17, 2015

The Planning Commission held a meeting on June 17, 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 Jamie Fite, Lisa Gibson, Jeannie Michaels and Sammy Hendrix. Commission Members Brian Amick, John Bartlett and Roscoe Caughman were absent (excused).

Others in attendance were: Town Councilmembers Kathy Maness and Ron Williams, Town Administrator Britt Poole, Town Attorney Brad Cunningham, Director of Planning, Building & Technology John Hanson, Parks, Streets and Sanitation Foreman Johnny Dillard, Chief Building Inspector Charly Thomas, Director of Transportation Randy Edwards and Assistant Municipal Clerk Karen Hanner. Nine 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. Commissioner Gibson gave the invocation. Chairman Frost led in the Pledge of Allegiance.

Chairman Frost called the meeting to order at 8:05. He confirmed that there were no changes to items on the agenda.

APPROVAL OF MINUTES: A motion was made by Commissioner Gibson and seconded by Commissioner Fite to approve the Minutes from May 20, 2015 as submitted. The motion was unanimously carried.

NEW BUSINESS:

Vice Chair Berry submitted a Recusal Statement for Item 1.

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

Director of Planning, Building and Technology John Hanson presented the request from D.R. Horton - Crown LLC for 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. One hundred and fifty-six single family homes are being planned on the site.

MINUTES
TOWN PLANNING COMMISSION
June 17, 2015

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. The amount of open space provided meets the requirement of the ordinance with 10.17 acres.

Access: Access to the development will be obtained through a single entrance off of Pilgrim Church Road. The plan shows installation of turn lanes into and out of the subdivision. Last month the commission expressed concerns about reserving connectivity for access to the adjacent properties, installing traffic calming mechanisms on road one and widening road one to address residential parking on subdivision streets. The new plan adds a traffic circle on road one, increases the front yard setback to 30 feet on lots with frontage on road one, aligns road six with the entrance to the clubhouse area and reserves connectivity to adjacent properties at road four. The Commission will need to determine whether these enhancements resolve the concerns expressed last month.

Mr. Jordan Hammond of Crown Communities introduced himself and stated they felt the requests from last month were well thought out and would be appreciated by future homeowners. He showed a plan noting the entrance lane improvements with 100 ft storage and 150 ft taper with right and left lanes turning out. He showed the revised plan with the inclusion of a roundabout, the 30 ft setbacks on road one and the stub out to the adjoining property.

Commissioner Hendrix suggested that the asphalt at least to the roundabout should be 33 ft wide. He asked why roads two and four didn't intersect at the same location the way the other roads do. He said if the first road to the left and the first road to the right came together, there could be a traffic circle and it would make traffic flow simpler.

Chairman Frost asked if the decel lane of 100 foot with at 150 foot taper meets SCDOT requirements. Mr. Hammond confirmed that it did.

Commissioner Hendrix made a motion to approve with the two changes he asked about. Chairman Frost clarified that the approval would be with the stipulation that the main entrance road width is thirty three feet to the roundabout at the pool area and realigning roads two and four and adding a roundabout. Commissioner Gibson seconded.

MINUTES
TOWN PLANNING COMMISSION
June 17, 2015

Mr. Neil Koelbl of Crown Communities stated the thirty three foot request substantially changes the usability with the additional setback for right of way along the main road. Mr. Hanson clarified that there is a fifty foot right of way and the request is for thirty three feet of asphalt. Mr. Koelbl said they would lose space for utilities and engineering would have to look at that. Randy Edwards added that the typical standard is twenty five foot and staff discussed an additional eight feet for a thirty three foot back of curb in consideration of the single entrance to a 156 lot development and potential problems with parking along the street. The vote was five in favor with one recused.

2. **Annexation of Lexington County Tax Map #4319-06-009 Located at 601 Northwood Road:** *recommendation on zoning and road classification*

Director of Planning, Building and Technology John Hanson presented the request from Nichols Holdings LLC who owns 1 acre located at 601 Northwood Road and has petitioned to annex the property. A multi-tenant office building is located on the property. Properties in Town near this one are zoned Limited Commercial (LC), Office Commercial (OC), High Density Residential (HDR) and Protected Residential (PR). Northwood Road is classified as a Local Road and Round Knob Road is classified as a Limited Local Road. Due to the surrounding conditions and the use of the property the recommended zoning is Office Commercial (OC). The recommended classification of Northwood Road is Local and the recommended classification of Round Knob Road is Limited Local.

Commissioner Gibson made a motion to approve the recommendation. Commissioner Michaels seconded. There was no further discussion. The vote was unanimous in favor.

3. **Annexation of 213 Pilgrim Point Drive, Lexington County Tax Map #3420-01-061:** *recommendation on zoning and road classification*

Director of Planning, Building and Technology John Hanson presented the request from Charles and Carolyn Shields who own a lot located at 213 Pilgrim Point Drive and have petitioned to annex the property. Properties in Town near this one 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 same zoning and road classification is recommended for this property.

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

4. **Annexation of Lexington County Tax Map #4300-04-100 Located at 309 Cherokee Trail:** *recommendation on zoning and road classification*

Director of Planning, Building and Technology John Hanson presented the request from Brent and Amanda Caughman who own 2.3 acres located at 309 Cherokee Trail and have petitioned to annex the property. A single family residence is located on the property. Properties in Town near this one are zoned Protected Residential (PR) and

MINUTES
TOWN PLANNING COMMISSION
June 17, 2015

High Density Residential (HDR). Cherokee Trail is classified as a Local Road. Due to the surrounding Conditions and the use of the property the recommended zoning is Protected Residential (PR) and the recommended classification of Cherokee Trail is Local.

Commissioner Hendrix made a motion to approve the recommendation. Commissioner Gibson seconded. There was no further discussion. The vote was unanimous in favor.

5. **Annexation of Lexington County Tax Map #3447-01-010 Located at 101 Otto Hegman Court:** *recommendation on zoning and road classification*

Director of Planning, Building and Technology John Hanson presented the request from Nick McLendon who owns 1 acre located at 101 Otto Hegman Court and has petitioned to annex the property. The property is currently undeveloped. Properties in Town near this one are zoned Protected Residential (PR) and Pilgrim Church Road is classified as a Collector Road. Otto Hegman Court is not currently classified. Due to the surrounding conditions and the intended use of the property the recommended zoning is Protected Residential (PR). The recommended classification of Pilgrim Church Road is Collector and the recommended classification of Otto Hegman Court is RL2.

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

Vice Chair Berry submitted a Recusal Statement for Items 6, 7, 8, 9, and 10.

Director John Hanson stated that the next five annexation items are related and he pointed out all of the parcels on a map of the area (attached).

6. **Annexation of Lexington County Tax Map #5300-03-049 Located Adjacent to the Prescott Glen Subdivision:** *recommendation on zoning and road classification*

Director of Planning, Building and Technology John Hanson presented the request from Prescott Glen Subdivision who owns 17.98 acres of subdivision common area and has petitioned to annex 15.7 acres of the property. Properties in Town near this one are zoned Protected Residential 2 (PR2) and Barr Road is classified as a Collector Road. Due to the surrounding conditions and the intended use of the property the recommended zoning is Protected Residential (PR) and the recommended classification of Barr Road is Collector.

Chairman Frost asked if the group of annexations were only common areas or if they included any resident parcels and Mr. Hanson confirmed that they were not residences. Chairman Frost stated that he was personally concerned about the appearance of a shoestring annexation for a distance out of Town. He added that he was not sure of any benefit for the Town itself until reaching four parcels out there is a planned annexation of a portion of a subdivision and a proposed subdivision. He thought it was outside of the vision of the Comprehensive Plan and it creates concerns regarding provision of trash service and police service.

MINUTES
TOWN PLANNING COMMISSION
June 17, 2015

Commissioner Gibson asked for the best way to state a motion to not approve the annexation. Town Attorney Brad Cunningham advised that it is clearer to make a motion to approve and it fails.

Mr. Wade McGuinn introduced himself and stated he represented Rawl Road Development which is the last item in the series of annexations on today's agenda. He stated he understood the Town extended to Barr Lake and Vintner's Wood so services are already provided to the area. He added that these annexations bring in two subdivisions that are similar to Barr Lake.

Chairman Frost asked which two subdivisions were being considered. Mr. McGuinn stated they are Meadowview and Rawl Road Land Development which will be known as Pleasant Springs Subdivision. Chairman Frost commented that he had expressed concerns when the Vintner's Wood annexation was previously considered that the Town was extending out further than was beneficial. Mr. McGuinn responded that he felt there was a substantial gain for the Town.

Chairman Frost asked if this item was recommended against, should the rest be considered together as they would not be contiguous. Mr. Poole responded that each item should have a vote as a recommendation to Council.

Mr. McGuinn stated he would be willing to withdraw to allow more time to consider what is being requested. Chairman Frost said he felt it may be appropriate to move it forward and let Council take up the discussion. Commissioner Sammy Hendrix commented that he had mixed feelings and was not convinced either way. Commissioner Jamie Fite said she did not feel prepared to say yes or no to this. She added that she would like to see more information such as the other neighborhoods around this.

Chairman Frost asked if there was a time limit on making a recommendation. Town Attorney Cunningham responded the time limit is sixty days from the initial request.

Commissioner Hendrix made a motion to table Items 6 through 10. Commissioner Gibson seconded. Chairman Frost commented that they would like to see how these annexations fit into the Town's Master Plan and Comprehensive Plan, what the benefits would be for the Town and to show why the Town should extend that far. Mr. McGuinn said he would like a map showing what the area looks like and why the other parcels were brought in. The vote was unanimous in favor with one recused.

OTHER BUSINESS (INFORMATION ONLY): Vice Chair Berry stated the Traffic Committee met on Tuesday but there is nothing significant to report at this time

MINUTES
TOWN PLANNING COMMISSION
June 17, 2015

REPORT FROM COUNCIL LIAISON: Councilmember Maness thanked the Planning Commission members for all of their hard work. She reminded everyone that the Lexington Farmer's Market is being held every Saturday (except July 4) from 9 a.m. to 12 noon in Lexington Square.

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

The Planning Commission meeting adjourned at 8:41 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
 June 17, 2015

