

MINUTES

TOWN OF LEXINGTON PLANNING COMMISSION MEETING July 22, 2015

The Planning Commission held a meeting on July 22, 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, Commissioners Brian Amick, John Bartlett, Roscoe Caughman, Jamie Fite, Lisa Gibson, Jeannie Michaels and Sammy Hendrix. Vice-Chairman Frank Berry was 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, Director of Parks, Streets and Sanitation Dan Walker, Chief Building Inspector Charly Thomas, Town Engineer Rosemarie Nuzzo and Assistant Municipal Clerk Karen Hanner. Two 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 deletions of items on the agenda.

APPROVAL OF MINUTES: A motion was made by Commissioner Hendrix and seconded by Commissioner Gibson to approve the Minutes from June 17, 2015 as submitted. The motion was unanimously carried.

NEW BUSINESS:

1. **Site Plan Approval for a New Automobile Dealership to be Located at 4838 Sunset Boulevard:** *approval of the site plan pending final annexation of the property with General Commercial zoning*

Director of Planning, Building and Technology John Hanson presented the request from JT's Chrysler who submitted a site plan for a new car dealership to be located at 4838 Sunset Boulevard. The dealership will consist of approximately 39,000 square feet of showroom and repair space and 727 parking spaces on 9.3 acres. The site has 156 parking spaces dedicated to customer or employee parking and the remaining 571 spaces are designated as inventory spaces. Some of the inventory spaces may be located on a grass field on the rear portion of the site. Access to the site will occur through a shared driveway with the Tomlinson's project that is planned on the adjacent parcel. According

to the site plan the dealership will own the driveway. It appears the plan meets all zoning requirements presuming it is annexed with General Commercial zoning.

Chairman Frost asked if they have indicated connectivity to the adjacent parcels that are not yet developed. Mr. Hanson stated the connectivity is shown on the site plan through an internal driveway that traverses the front of the dealership.

Commissioner Amick asked about stormwater drainage for the site. Mr. Hanson explained there is a detention pond for the entire area including the Tomlinson's in the rear of the project. It is not shown on that site plan because it is a common detention pond. Chairman Frost asked if the County would review, approve and manage that detention pond. Mr. Hanson confirmed that as correct.

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

2. **Annexation of Lexington County Tax Map # 3500-03-161 Located at 4838 Sunset Boulevard:** *recommendation on zoning and road classification*

Director of Planning, Building and Technology John Hanson presented the request from JTMG, LLC who owns 9.3 acres located at 4838 Sunset Boulevard and has requested to begin the annexation process. A 39,000 square foot auto dealership is being planned on the property. Properties in Town near this one 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 as recommended. Commissioner Michaels seconded. There was no further discussion. The vote was unanimous in favor.

3. **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 Homeowners Association 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 stated there has been a lot of discussion as to whether growth in this part of the county is in the Town's long range vision. They will be looking to Town Council to provide a framework for the Commission to work towards in the future.

Commissioner Hendrix asked if the neighborhood wanted to annex. Mr. Hanson stated the Homeowner's Association signed the petition for the annexation. Commissioner Fite clarified that this was only for the common area, not the entire neighborhood. Mr. Hanson added that each individual property owner in the neighborhood would have to petition for annexation.

Commissioner Michaels made a motion to deny annexation. Commissioner Gibson seconded. Chairman Frost stated a concern that this is not an area that was addressed in the Comprehensive Plan and it seems to be outside the vision that they have had for the Town. He said the Commission needs Council to provide a clear decision and vision on whether this is an area to grow. There was no further discussion. The vote was seven in favor of the denial and one opposed (Frost).

4. **Annexation of Lexington County Tax Map #5329-01-223 Located in the Prescott Glen Subdivision:** *recommendation on zoning and road classification*

Director of Planning, Building and Technology John Hanson presented the request from Prescott Glen Homeowners Association who owns 2 acres of subdivision common area and has petitioned to annex the property. The subdivision pool and clubhouse are located on the property. Properties in Town near this one are zoned Protected Residential 2 (PR2) and Presque Isle Road is currently unclassified. Due to the surrounding conditions and the use of the property the recommended zoning is Protected Residential (PR) and the recommended classification of Presque Isle Road is RL4.

Commissioner Gibson made a motion to deny annexation. Commissioner Fite seconded. There was no further discussion. The vote was seven in favor of the denial and one opposed (Frost).

5. **Annexation of Lexington County Tax Map #5333-01-063 Located in the Meadowview Subdivision:** *recommendation on zoning and road classification*

Director of Planning, Building and Technology John Hanson presented the request from Meadowview Homeowners Association who owns 7.7 acres of subdivision common area and has petitioned to annex the property. Properties in Town near this one are zoned Protected Residential 2 (PR2) and Merus Drive is currently unclassified. Due to the surrounding conditions and the use of the property the recommended zoning is Protected Residential 2 (PR2) and the recommended classification of Merus Drive is RL6.

Commissioner Bartlett made a motion to deny annexation. Commissioner Gibson seconded. There was no further discussion. The vote was seven in favor of the denial and one opposed (Frost).

6. **Annexation of Lexington County Tax Map #5300-03-019 Located at 609 Rawl Road:** *recommendation on zoning and road classification*

Director of Planning, Building and Technology John Hanson presented the request from Meadowview Development Group LLC, who owns 14.09 acres located at 609 Rawl Road and has petitioned to annex the property. Phase two of the Meadowview subdivision is being developed on the property with 79 additional lots. Properties in

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Town near this one are zoned Protected Residential 2 (PR2) and Rawl Road is currently unclassified. Due to the surrounding conditions and the intended use of the property the recommended zoning is Protected Residential 2 (PR2). The recommended classification for all internal roads is RL6 and the recommended classification of Rawl Road is a Collector.

Commissioner Gibson made a motion to deny annexation. Commissioner Bartlett seconded. There was no further discussion. The vote was seven in favor of the denial and one opposed (Frost).

7. Annexation of Lexington County Tax Map #5300-07-012 Located at 600 Rawl Road: *recommendation on zoning and road classification*

Director of Planning, Building and Technology John Hanson presented the request from Rawl Road LLC who owns 10.99 acres located at 600 Rawl Road and has petitioned to annex the property. A seventy-six unit single family subdivision is being planned on the property. Properties in Town near this one are zoned Protected Residential 2 (PR2) and Rawl Road is currently unclassified. Due to the surrounding conditions and the intended use of the property the recommended zoning is Protected Residential 2 (PR2). The recommended classification of the internal subdivision streets is RL6 and the recommended classification of Rawl Road is a Collector.

Commissioner Caughman made a motion to deny annexation. Commissioner Fite seconded. There was no further discussion. The vote was seven in favor of the denial and one opposed (Frost).

Chairman Frost commented that the Commission needs very clear guidance from Council as to where the Town is growing. He encouraged everyone to attend the Public Hearing on August 17 to hear the discussion. Commissioner Gibson added that the Commission is for the growth of Lexington but they take great pride in Lexington in being a better Town.

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 from 9 a.m. to 12 noon in Lexington Square. Councilmember Maness stated the second phase of the Vision Plan is underway with a plan to help alleviate some of the problems with traffic using the Hospitality Tax. There will be a Public Education Session on August 10 at 6:00 pm, a First Reading at the Council meeting on August 17 at 6:30, a Public Education Session on August 24 at 6:00 before the Public Hearing and Final Reading at the Council meeting on September 8 at 6:30.

Commissioner Hendrix added that he applauds Town Council for their efforts. He said he has lived here all his life and he has seen many plans to solve the traffic problem discarded. He added that the Penny Tax was voted down so Council made this decision and he applauds them.

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Mr. Wade McGuinn thanked the Commissioners for the process and expressed his appreciation. He added that it was clear that this was outside of the current planning and was a bit of a stretch. He said he would provide any information needed to help in the decision process.

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.

The Planning Commission meeting adjourned at 8:28 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.