

MINUTES

TOWN OF LEXINGTON PLANNING COMMISSION MEETING March 23, 2016

The Planning Commission held a meeting on March 23, 2016 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 Brian Amick, John Bartlett, Roscoe Caughman, Jamie Fite, Sammy Hendrix and Jeannie Michaels. Commissioner Lisa Gibson was absent (excused).

Others in attendance were: Town Councilmembers Kathy Maness and Ron Williams, Town Administrator Britt Poole, Director of Planning, Building & Technology John Hanson, Municipal Attorney Brad Cunningham, Chief Building Inspector Charly Thomas, Engineer Rosemarie Nuzzo, Transportation Director Randy Edwards, Network Administrator Darrell Pritchard and Assistant Municipal Clerk Karen Hanner. One citizen was 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 Berry gave an invocation and Chairman Frost led in the Pledge of Allegiance.

Chairman Frost called the meeting to order at 8:03. He stated Item 6, Resolution Recommending Adoption of the 2016 Comprehensive Plan Amendments to Town Council, will be deleted from today's agenda to allow further consideration.

APPROVAL OF MINUTES: A motion was made by Vice-Chairman Frank Berry and seconded by Commissioner Bartlett to approve the Minutes from February 17, 2016 as submitted. The motion was unanimously carried.

NEW BUSINESS:

1. **Site Plan Approval for Vintners Wood Subdivision Phase 8 and 9** - *Action Requested: consideration of the site plan.*

Director of Planning, Building and Technology John Hanson presented the request from The Mungo Company who requested site plan approval for Phase Eight and Nine of the Vintners Wood subdivision located on Bonhomme Richard Road. These Phases will add 24 acres with 64 additional lots completing the subdivision with the 290 lots that were planned when the subdivision began in Lexington County.

MINUTES
TOWN PLANNING COMMISSION
MARCH 23, 2016

Density: The allowable density of residential developments is determined by the classification of the street that provides access to the property. The Vintners Wood subdivision is accessed by Barr Road and Bonhomme Richard Road. Barr Road is classified as a Collector under the Town Zoning Ordinance and Bonhomme Richard Road is classified as a Collector by the County Zoning Ordinance. Collector roads in the Town have an allowable density of 8 units per acre. The density of these phases is approximately 2.6 units per acre.

Lot size: Properties with (PR2) zoning do not have a minimum lot size as long as the homes can meet the minimum setbacks and driveway requirements. These phases have a minimum lot of approximately 9600 sqft. The average lot area is 9750 sqft and the maximum lot area is over 14,000 sqft.

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 31% of the site being open space.

Access: Access to the subdivision will occur through existing entrances on Barr Road and Bonhomme Richard Road.

Vice-Chairman Berry made a motion to approve the site plan. Commissioner Fite seconded. There was no further discussion. The vote was unanimous in favor.

2. **Annexation of Lexington County Tax Map #5300-02-166 Located Adjacent to Phase 7 of the Vintners Wood Subdivision - Action Requested: recommendation on Zoning and Road Classification.**

Director of Planning, Building and Technology John Hanson presented the request from Mungo Homes who owns 24 acres located adjacent to Phase 7 of the Vintners Wood subdivision and has petitioned to annex the property. Phases 8 and 9 of the subdivision are being planned on the site.

Properties in Town near this one are zoned Protected Residential 2 (PR2) and the Vintners Wood subdivision roads are classified as RL-4. Due to the surrounding conditions and the intended use of the property the same zoning and road classification is recommended for this parcel.

Commissioner Michaels made a motion to approve as recommended. Vice-Chairman Berry seconded. There was no further discussion. The vote was unanimous in favor.

MINUTES
TOWN PLANNING COMMISSION
MARCH 23, 2016

3. **Site Plan Approval for Madison Park Subdivision** - *Action Requested: consideration of the site plan.*

Director of Planning, Building and Technology John Hanson presented the request from The Mungo Company for site plan approval of a new subdivision located at 281 Highway 378 West. The project includes 201 single family lots on 64.6 acres.

Density: The allowable density of residential developments is determined by the classification of the street that provides access to the property. A single entrance off of Highway 378 West is classified as an Arterial Road. Arterial roads in the Town have an allowable density of 12 units per acre. The density of this project is 3.1 units per acre.

Lot size: The lot sizes proposed for this project indicate that a PR2 zoning classification will be required. Properties with PR2 zoning do not have a minimum lot size as long as the homes can meet the minimum setbacks and driveway requirements. The minimum lot area for this project is 6875 sqft. The average lot area is 7150 sqft and the maximum lot area is 18,904 sqft.

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 exceeds the amount required with 29% of the area being dedicated to open space. Six and a half acres of active open space is provided for this project including a walking trail, swimming pool, cabana and outdoor cooking station.

Access: Access to the subdivision will occur through a single entrance off of Highway 378 West. The Town's Transportation Director has noted a concern about the high number of homes being proposed using a single access point. Additionally, the Commission may want to consider requiring some configuration changes to the intersection of Highway 378 West and Gibson Road due to the number of peak hour vehicles that will be added as a result of this project. (See attached handout.)

Mr. Bill Flowers of Civil Engineering of Columbia introduced himself as the engineer for the Mungo Company on this project.

Commissioner Sammy Hendrix questioned the width of the entrance road especially at Lot 1 and 2. He stated any problem at that location would make it difficult for emergency equipment to get in or out. He asked if there could be a modification there to accommodate emergency equipment. Mr. Flowers responded that it could be considered. He added that each lane is eighteen feet wide. Commissioner Hendrix said parked cars on the street at Lot 1 and 2 could block the access and he was concerned about safety for the rest of the homes. Mr. Flowers responded that they could take a look at what could be done there.

Commissioner Bartlett asked about the road width inside the subdivision. Mr. Flowers responded that the roads beyond the entrance are standard 25 foot back to back curb and gutter roadways.

**MINUTES
TOWN PLANNING COMMISSION
MARCH 23, 2016**

Chairman Frost stated he had a concern about the 22 foot width of asphalt and cars parked on the road which could limit traffic moving through safely. With 200 homes and a single access point subdivision the narrow roads seem to create a safety issue as well as a traffic flow issue. He asked about consideration of wider roads, perhaps 30 feet.

Mr. Flowers responded that he could have that discussion with the Mungo Company. He pointed out on the site plan that the only place with one way in or out is at the entrance. There are multiple ways to get around in the neighborhood.

Chairman Frost commented that the first left past the entrance would carry approximately 70% of the traffic in the subdivision. They could look at the circle being classified as a Collector since it would carry the majority of traffic in and out which requires a 33 foot road. He added it is a concern that there is adequate emergency access for safety. Mr. Flowers stated he understood.

Chairman Frost asked about setbacks. Mr. Flowers stated they planned 20 foot front yard setbacks.

Chairman Frost asked about average home size. Mr. Flowers said he wasn't sure but believed it to be 2000 + sqft.

Vice-Chairman Berry asked if sidewalks would be on one side or both sides of streets. Mr. Flowers stated he thought the plan was for one side.

Chairman Frost asked about side and back setbacks. Mr. Flowers responded a minimum of 5 ft side setback and 20 ft rear.

Chairman Frost referred to a discussion with Director of Transportation Randy Edwards about possible improvements for the intersection of Highway 378 and Gibson Road and the rendering of a design option taking into consideration the increased traffic from the new subdivision. Mr. Flowers stated he would get with the Mungo Company and come up with a price tag to discuss.

Commissioner Amick asked about the length of the decel lane at the entrance to the subdivision. Mr. Flowers responded that the storage is about two cars long. He said they met with SCDOT regarding the decel lane. There is a guard rail and a steep drop off there and that is physically all the room available. SCDOT stated they felt it would be adequate.

Chairman Frost asked if this was in the 45 mph or 55 mph zone. Mr. Flowers responded he believed it was in the 45 mph zone. Mr. Frost asked if they had asked about possible moving that sign a little. Mr. Flowers stated they did not but he could bring that up.

**MINUTES
TOWN PLANNING COMMISSION
MARCH 23, 2016**

Commissioner Hendrix asked if there had been a traffic study on this project. Mr. Flowers said they had met with SCDOT about the project and they said since it was a fully developed five lane, the decel lane would be all they would require.

Chairman Frost stated the group has some concerns about items within the footprint of the development and the impacts on intersections nearby. Mr. Flowers stated it would better for him to talk to his client and bring it back. Chairman Frost encouraged him to work with Mr. Hanson and Mr. Edwards to find ways to answer the concerns from today.

Commissioner Bartlett commented on the discussion of their concerns at their Work Session meeting on Tuesday. The Commission continues to see the same development in the Town with a lot of lots with narrow roads and one or maybe two entrances. He stated it is becoming a safety issue. If an ambulance is needed on one of these back lots and there are cars parked on one or both sides of the road, they can't get there. As a Town, he felt that we need to make some changes to PR and PR2 designations to correct that situation. He added they have tried to lay out the multiple things that need to happen in this subdivision to accomplish that.

Commissioner Hendrix asked for clarification regarding the width of the entrance road and the other subdivision roads. Chairman Frost stated that based on their discussions he thought the Commission was looking for 30 foot roads throughout the subdivision. If some of the roads were classified as Collectors that would mean 33 feet. He asked Mr. Flowers to work with Mr. Hanson and Mr. Edwards. There are serious safety concerns with 22 or 24 foot wide roads.

Mr. Flowers agreed to withdraw the request to consult and bring back at a later time.

4. Annexation of Lexington County Tax Map #4200-02-112 Located at 284 Highway 378 West - Action Requested: recommendation on Zoning and Road Classification.

Chairman Frost referred to a letter from the owner that indicated they would only want to proceed with this annexation if the related site plan was approved.

At this point, the item was withdrawn until a revised site plan is brought back.

5. Annexation of Lexington County Tax Map #4319-02-008 Located Adjacent at 905 North Lake Drive - Action Requested: recommendation on Zoning and Road Classification.

Director of Planning, Building and Technology John Hanson presented the request from Marcella Fiebrich who owns .48 acres located at 905 North Lake Drive and has petitioned to annex the property. A small commercial center is located on the site. Properties in Town near this one are zoned General Commercial (GC) and Office Commercial (OC). North Lake Drive is already classified as an Arterial Road. Citizens Drive and Hamilton Street are already classified as Local roads. Due to the surrounding

**MINUTES
TOWN PLANNING COMMISSION
MARCH 23, 2016**

conditions and the use of the property the recommended zoning is General Commercial (GC) and the road classifications are recommended to remain as they are currently.

Commissioner Hendrix made a motion to approve as recommended. Commissioner Bartlett seconded. There was no further discussion. The vote was unanimous in favor.

6. Resolution Recommending Adoption of the 2016 Comprehensive Plan Amendments to Town Council

This item was deleted to allow for further consideration.

OTHER BUSINESS: Vice-Chairman Frank Berry reported that Traffic Committee met on March 15, 2016. He stated the installation of the Insync Signal System is continuing. Administrator Poole added that five signals are operating now and the remaining signals in Phase I are having fiber installed. Phase II of the system is now with SCDOT for Right of Way acquisition. Chairman Frost said he has noticed improvement in traffic movement in Town and he implored citizens to be careful and mindful of the light sequence which can change. Administrator Poole noted that it may take a little longer on side streets to get into the main system but the overall length of the trip will be shorter. There has been an 18% increase in throughput with just three signals operating. Commissioner Hendrix stated he wanted the citizens to be aware that the Town is not responsible for the delay of Phase II. SCDOT did not complete the engineering portion by the expected time.

REPORT FROM COUNCIL LIAISON: Councilmember Kathy Maness thanked everyone for their service. She reminded everyone that Town Hall will be closed Friday, March 25, 2016. The FFA at the Lexington Technology Center is holding a Spring Plant Sale from 8:30 to 3:00. The Lexington County Museum will hold their Spring Open House on May 1 from 2:00 to 5:00. She added that next week is Spring Break so watch out for the students who will be out and about. Last night, Meg Huggins from River Bluff High School was named the new Lexington One Teacher of the Year. The current Teacher of the Year, Ms. Sheryn Billue from Lexington High School was named as one of the five finalists for South Carolina Teacher of the Year. She wished everyone a Happy Easter.

Chairman Frost expressed condolences on behalf of the Commission to John Hanson and his wife Anne Marie and their family on the loss of her mother.

MINUTES
TOWN PLANNING COMMISSION
MARCH 23, 2016

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 Gibson and unanimously carried.

The Planning Commission meeting adjourned at 8:13 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.