

MINUTES

TOWN OF LEXINGTON PLANNING COMMISSION MEETING September 21, 2016

The Planning Commission held a meeting on September 21, 2016 at 8:00 a.m. in the Council Chambers at Town Hall, 111 Maiden Lane, Lexington, South Carolina. The meeting was attended by: Vice-Chairman Frank Berry, Commissioners John Bartlett, Roscoe Caughman, Jamie Fite, Lisa Gibson, Sammy Hendrix and Jeannie Michaels. Chairman Keith Frost and Commissioner Brian Amick were 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, Parks and Sanitation Director Dan Walker, Transportation Director Randy Edwards, Digital Media Coordinator Darrell Pritchard and Assistant Municipal Clerk Karen Hanner. Four citizens were in attendance. No one was present from the news media.

CALL TO ORDER & INVOCATION: Vice-Chairman Frank Berry 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 an invocation and Vice-Chairman Frank Berry led in the Pledge of Allegiance.

Vice-Chairman Frank Berry called meeting to order at 8:02.

DELETIONS TO THE AGENDA: Vice-Chairman Frank Berry noted no items have been deleted from today's agenda.

APPROVAL OF MINUTES: A motion was made by Commissioner Gibson and seconded by Commissioner Hendrix to approve the Minutes from the Planning Commission Meeting on August 17, 2016 as submitted. The motion was unanimously carried.

NEW BUSINESS:

- 1. Site Plan Approval for a Mixed Use Planned Development Located Near the Intersection of North Lake Drive and Old Cherokee Road - Action Requested:**
approval of the Site Plan pending Final Annexation of the property with the appropriate zoning classification

Director of Planning, Building and Technology John Hanson presented the request from Hagen Engineering for site plan approval for a mixed use project that includes a 234 unit apartment complex and two commercial outparcels. The project encompasses 24.4 total

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acres with 19.5 acres for the apartments, 1.82 acres for outparcel one and 3.09 acres for outparcel two. The project is being pursued as a Planned Development because conditions related to wetlands and stream buffers on the site make it difficult for the apartments to meet the traditional buffer, setback and parking requirements. Mr. Hanson noted the map provided in the packet shows the wetlands and stream buffers.

The project will be accessed by one primary driveway from North Lake Drive and a secondary drive through outparcel two for residents and service or emergency vehicles. A traffic impact study was not complete when packets were mailed but has been completed. At this time there is no information about the type of commercial projects being planned for the two outparcels.

The Commission should consider requiring the commercial outparcels to only utilize the shared driveways with the apartments and whether a second decel lane into the shared outparcel two/apartment drive is needed.

For the project to be approved in its current configuration the property will need to be annexed with the appropriate zoning classifications and a Planned Unit Special Overlay.

Mr. Brantley White of Ardmore Residential introduced himself as the developer of the apartment portion of this project. He described the project as a 234 unit, class A apartment community named Ardmore at the Lake. He displayed a slide with a building elevation showing an exterior of hardie siding and brick. The next slide showed a list of proposed amenities and unit appointments.

Mr. Barrett Hagen introduced himself as the civil engineer with Hagen Engineering for this project. He noted the displayed site plan which demonstrates the open space. He stated the 150 foot setback requirement would push the project towards the existing wetlands. They left a large buffer along the back property line.

Mr. Hagen stated they are asking for a reduction in the required number of parking spaces. He displayed a slide comparing the number of spaces required by other municipalities and the number provided on their recent projects. The chart shows the number of bedrooms as 426 and the number of spaces as 431. He noted that not everyone is home at the same time and not all residents in each bedroom would be driving age. Mr. Hagen stated they want to request a reduced number of parking spaces.

Mr. Mike Ridgeway of SRS Engineering introduced himself as the traffic engineer for this project. He stated two accesses would be required. One access on North Lake Drive would align with the access drive at Home Depot and the second would be located about 500 feet away between Home Depot and Old Cherokee Road. They recommended two right turn deceleration lanes partly due to the unknown commercial component and the expectation that most traffic would be oriented to Old Cherokee Road and would turn in from North Lake Drive.

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Commissioner Hendrix asked if the left turn from Old Cherokee Road onto North Lake Drive would require a left turn signal. Mr. Ridgeway responded that they did not recommend that in the study. He stated the traffic count showed 82 turning in the afternoon and the project would add an additional 43. The study did not indicate that a left turn signal was needed at this time.

Vice-Chairman Berry asked about the proposed decel lane at the second entrance and the existing driveway. Mr. Ridgeway said they would look at that but the decel lane was 100 foot with a 180 foot taper.

Vice-Chairman Berry referred to the request for reduced parking spaces. He asked Mr. Hanson about the number of parking spaces requested and the requirement. Mr. Hanson stated the requirement is two spaces for one and two bedroom units and three spaces for three bedroom units. There are 234 units in this plan and 498 spaces would be required. The site plan shows 445 spaces. Mr. White distributed copies of the Parking Analysis study to the Commissioners.

Commissioner Hendrix asked about the connectivity to property at the lower corner of the site plan. Mr. Hagen responded that a stream runs between the site and that property and the development stops at the stream. Vice-Chairman Berry confirmed that there is no intent to connect to that property and asked about the connectivity with the three parcels not included in the PUD. Mr. White responded that it would be an issue for the landowner and it would make sense for the second entrance to also access that property but they are not involved in that property. Vice Chairman Berry confirmed that the parcels are not being purchased. Mr. White stated they are not.

Commissioner Hendrix stated he liked the site plan and he sees that the two commercial parcels are part of the PUD. He stated he would like to see a master site plan to see how that would work with traffic flow and interconnectivity.

Mr. White agreed that they could work to get that information but it was not part of their project. They could find out about access but what would be put there was not determined at this point. Vice-Chairman Berry stated the concern was connectivity and avoiding additional curb cuts. Mr. White said they could get that information. Mr. Ridgeway stated that was one of their recommendations in the traffic study. Commissioner Hendrix stated that they would like to see a master plan showing connectivity.

Mr. Tom Wingard introduced himself as a representative of the property owners. He stated the section near Old Cherokee Road is planned for the detention pond and only a fifty foot section is usable for something like a sign.

Mr. Hagen stated the three parcels to the north of the colored outparcels are not controlled by the seller but they would be willing to stub an entrance off of the entrance drive in the event that the parcel is developed and would use their access.

Commissioner Hendrix made a motion to approve to approve the site plan with the addition of the stub to the adjacent property for access. Commissioner Gibson seconded the motion. There was no further discussion. The vote was unanimous in favor.

2. Annexation of Lexington County Tax Map #4300-04-018 Located Near the Intersection of North Lake Drive and Old Cherokee Road - Action Requested: recommendation on Zoning and Road Classification.

Director of Planning, Building and Technology John Hanson presented the request from PLCW Trust which owns 58.75 acres located near the intersection of North Lake Drive and Old Cherokee Road and has petitioned to annex 55.8 acres of the property. This is one of four parcels included in a 234 unit apartment complex proposal with two commercial out parcels.

Properties in Town near this one are zoned Protected Residential, High Density Residential, General Commercial and Limited Commercial. North Lake Drive is classified as an Arterial road and Old Cherokee Road is classified as a Collector road. Due to the intended use of the property the recommended zoning is to split zone it with a combination of High Density Residential, General Commercial, and Limited Commercial classifications as shown on the attached exhibit. A portion of the property would also need a Planned Unit Special overlay for the proposed project to be approved. The recommended classification for North Lake Drive is Arterial and the recommended classification of Old Cherokee Road is a Collector.

Mr. Hanson noted the packet exhibit map shows Protected Residential in bright yellow, the dark yellow is High Density Residential where the apartment complex will go, the dark red parcels are General Commercial and the red parcel at Old Cherokee Road would be Limited Commercial.

Commissioner Caughman asked about the 2.9 acres on the same Tax Map Number and how that is separated out. Mr. Hanson responded that the property owner said they would acquire the new Tax Map Number for the 2.9 acres which is separately delineated in the deed and not included in the annexation. It is shown as a white parcel on the exhibit map.

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

3. Annexation of Lexington County Tax Map #4300-04-024 Located Near the Intersection of North Lake Drive and Old Cherokee Road - Action Requested: recommendation on Zoning and Road Classification.

Director of Planning, Building and Technology John Hanson presented the request from Georgia Berger Wingard who owns two acres located near the intersection of North

Lake Drive and Old Cherokee Road and has petitioned to annex the property. This is one of four parcels included in the 234 apartment complex proposal with two commercial outparcels.

Properties in Town near this one are zoned General Commercial and North Lake Drive is classified as an Arterial Road. Due to the intended use of the property the recommended zoning is General Commercial as shown on the attached exhibit. The property would also need to be included as part of the Planned Unit Special overlay to approve the proposed project. The recommended classification for North Lake Drive is an Arterial road.

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

4. Annexation of Lexington County Tax Map #4300-04-023 Located Near the Intersection of North Lake Drive and Old Cherokee Road - Action Requested: recommendation on Zoning and Road Classification.

Director of Planning, Building and Technology John Hanson presented the request from Wingard Family Properties, LLC which owns .93 acres located near the intersection of North Lake Drive and Old Cherokee Road and has petitioned to annex the property. This is one of four parcels included in the 234 unit apartment complex proposal with two commercial outparcels.

Properties in Town near this one are zoned General Commercial. North Lake Drive is classified as an Arterial road. Due to the intended use of the property the recommended zoning is General Commercial as shown on the packet exhibit. The property would also need to be included as part of the Planned Unit Special overlay to approve the proposed project. The recommended classification for North Lake Drive is Arterial.

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

5. Annexation of Lexington County Tax Map #4300-04-022 Located Near the Intersection of North Lake Drive and Old Cherokee Road - Action Requested: recommendation on Zoning and Road Classification.

Director of Planning, Building and Technology John Hanson presented the request from Wingard Family Properties, LLC which owns .56 acres located near the intersection of North Lake Drive and Old Cherokee Road and has petitioned to annex the property. This is one of four parcels included in the 234 unit apartment complex proposal with two commercial outparcels.

Properties in Town near this one are zoned General Commercial. North Lake Drive is classified as an Arterial road. Due to the intended use of the property the recommended zoning is General Commercial as shown on the packet exhibit. The property would also need to be included as part of the Planned Unit Special overlay to approve the proposed project. The recommended classification for North Lake Drive is Arterial.

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

6. Annexation of Lexington County Tax Map #5498-05-003 Located in the 300 Block of Porsche Drive - Action Requested: recommendation on Zoning and Road Classification.

Director of Planning, Building and Technology John Hanson presented the request from Extreme Holdings, LLC who recently purchased 6.2 acres located in the 300 block of Porsche Drive and has petitioned to annex the property. A towing and automotive repair business is being planned on the site. Properties in Town near this one are zoned Industrial and Porsche Drive is classified as a Local road.

Due to the surrounding conditions and the intended use of the property the recommended zoning for the property is Industrial and the recommended classification of Porsche Drive is a Local road.

Vice Chairman Frank Berry asked about screening for the property. Mr. Dan Walker answered that landscaping will be done on the front.

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

REPORT FROM COUNCIL LIAISON OFFICER: Councilmember Kathy Maness thanked everyone for the work they do. She reminded Commission members about the Boards and Commissions Dinner being held on October 6. The Lexington County Fire Service is hosting a Fallen Firemen 5K held October 1 at 8:00 a.m. The Town is holding a ribbon cutting for the Icehouse Amphitheater on Tuesday, October 11 at 10:00 a.m. Saturday, October 15 is the Lexington Craft Beerfest. The Town is hosting the Downtown Jam on October 27 from 6:00 to 9:00 p.m. It will be a family friendly free concert with the Root Doctors. October 25 will be the Police Department Fall Fest.

Mr. Brad Cunningham noted there will be more information provided to the Planning Commission with some suggestions regarding the temporary sign ordinance based on the Supreme Court ruling.

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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 8:37 a.m.

Respectfully Submitted,

Karen Hanner
Assistant 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.

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