

MINUTES

TOWN OF LEXINGTON PLANNING COMMISSION MEETING January 23, 2019

The Planning Commission held a meeting on January 23, 2019, at 8:00 AM 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 Roscoe Caughman, Jamie Fite, Jarett Harrelson, and Sammy Hendrix. Commissioners Brian Amick, John Bartlett and Jeannie Michaels were absent (excused).

Others in attendance were; Councilmember Kathy Maness, Town Administrator Britt Poole, Director of Planning, Building & Technology John Hanson, Assistant Zoning Administrator Jessica Lybrand, Town Attorney Brad Cunningham, Chief Building Inspector Charly Thomas, Parks and Sanitation Director Dan Walker, Transportation Director Randy Edwards, Town Engineer Rosemarie Nuzzo, Digital Media Coordinator Darrell Pritchard 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. He announced that the meeting is being broadcast on the Town's information cable channel and the video 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 AM.

DELETIONS TO THE AGENDA: None.

APPROVAL OF MINUTES: A motion was made by Vice Chairman Berry and seconded by Commissioner Hendrix to approve the Minutes from the Planning Commission Meeting on December 19, 2018 as submitted. There was no further discussion. The motion was unanimous in favor.

OLD BUSINESS: None

NEW BUSINESS:

- 1. Approval of a Planned Unit Development Consisting of an Age Restricted Apartment Complex with a Small Hair Salon – *Action Requested: Approval of the Site Plan Pending Final Annexation of the Property with the Appropriate Zoning Classification***

Planning, Building and Technology Director John Hanson presented the request from PLCW Trust and Terry Wayne Watt Trust for site plan approval for a Planned

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Development consisting of a 43 unit senior apartment complex with a small hair salon. The project will be located on 2.94 acres between Citizens Drive and Northpoint Drive. Access to the development will be available from both of these roads.

The project is requesting approval under the Planned Unit development rules to allow variances in the traditional zoning requirements for multi-family developments. The project differs from the multi-family requirements in the following ways: 1) parking is reduced from 86 spaces to 54 spaces, 2) buffers are reduced from 100 feet to 15 feet, 3) setbacks are reduced from 150 feet to 45 feet and density is increased from 11 units per acre to 14.6 units per acre.

Mr. Tim Harris of ASI Engineers, Inc. introduced himself and showed a layout of the proposed plan. He noted the unusual lot with a long drive on each side which reduced visibility and made it challenging for commercial development but would work fine for an apartment building. Mr. Harris added the strict zoning buffers and setbacks made the parcel an almost unbuildable lot. After working with staff, they devised a Planned Development district to alleviate some of the problems with the buffers and setbacks. He stated because the project is for seniors only they have requested a reduction in parking requirements and based on studies done in the southeast they are asking for 1.25 parking spaces per unit. Mr. Harris continued they are also asking for an increase in density to make the project financially feasible. He said during the workshop it was noted the project should be made more pedestrian friendly so they have included a sidewalk on Citizens Drive which will connect to an existing sidewalk on North Lake Drive and also one leading to Northpointe Road.

Chairman Frost noted the request included a plan for a hair salon and asked if it would be solely for the residents that live there. Mr. Harris responded they didn't have a problem with it being open to the public. Mr. Frost noted that a business open to the public in general is a parking issue. Mr. Harris said they would prefer it be open only to residents and felt it would be 95% that way. Mr. Frost agreed but noted another business could occupy the space at some other time. Mr. Harris agreed but stated the building is card access so a non-resident would have to acquire some type of temporary access. They would prefer the business be for residents only.

Commissioner Caughman asked if the stormwater management was detention or retention. Mr. Harris noted the full engineering has not been done yet but it would comply with required ordinances and there is an existing ditch on one side of the property.

Commissioner Hendrix made a motion to approve the site plan pending final annexation and appropriate zoning. Commissioner Harrelson seconded. There was no further discussion. The vote was unanimous in favor.

2. Annexation of Lexington County Tax Map #4300-04-018 Located on Citizens Drive
– *Action Requested: Recommendation on Zoning and Road Classification.*

Planning, Building and Technology Director John Hanson presented the request from PLCW Trust which owns 2.94 acres located on Citizens Drive behind 919 North Lake Drive and has petitioned to annex the property. A 43 unit age restricted apartment facility is being planned on the site. Properties in town near this one are zoned General commercial and High Density Residential. Citizens Drive is classified as a Collector road.

For the intended use of the property to be compliant with zoning requirements the property will need to be annexed with High Density Residential with a Planned Unit Development Special Overlay.

Commissioner Hendrix made a motion to approve the annexation as stated. Vice Chairman Berry seconded. There was no further discussion. The vote was unanimous in favor.

3. Rezoning of a Portion of Lexington County Tax Map #5596-02-032 Located in the 4800 Block of Augusta Road – *Action Requested: Recommendation on Zoning*

Planning, Building and Technology Director John Hanson presented the request from Wilson Shealy, LLC for rezoning a portion of a parcel located adjacent to 4863 Augusta Road. The entire 61 acre property is currently zoned General Commercial. The applicant is requesting to rezone 50.7 acres to Protected Residential 2 to accommodate a new 225 unit subdivision being planned by Mungo Homes.

Chairman Frost noted this item and the following item were linked and asked Mr. Dixon to comment on changes that have been made since the last time this project was considered when the Planning Commission recommended the parcel remain Commercial.

Mr. Bill Dixon of Mungo Homes introduced himself and said the major change to the new site plan is the addition of 14 acres which allows a connection to Dooley Road and provides a second entrance to the community. It increased the total number of lots but decreased the density while increasing the amount of open space. They added a pool facility and playground. Mr. Dixon stated they addressed some traffic issues by widening the main road in the community and adding traffic calming devices which are shown on the plan as traffic circles at some of the intersections. He added they have talked with Director Randy Edwards about a contribution to the traffic signal upgrade on US1 at two intersections and the entrance ramp to the interstate along with a right turn deceleration lane onto the entrance road.

Chairman Frost asked for his comments regarding the rezoning from General Commercial to a Residential property.

Mr. Dixon responded they considered the Comprehensive Plan which shows a commercial corridor on US1 stopping at I-20. He noted the property has been for sale

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for a long time as commercial and there is no demand for it and they felt residential was appropriate.

Mr. Patrick Chambers introduced himself as working for the Shealy family in trying to sell the property. He said they have unsuccessfully attempted to put retail on this site and noted a nearby office park has remained empty for several years. He stated he has spoken to retailers and they are looking at US378. He added it is next to impossible to get a retailer to want to pioneer on US1.

Mr. George Mathias introduced himself as an adjacent property owner. He stated he has no problems with what they want to do. He said someone looked at his property for a heavy equipment business and he told them the Shealy tract was also available. Mr. Mathias observed US1 seemed to be developing slower than US378 but he did not know why.

Mr. Mike Husman introduced himself and asked about stormwater management off of the property. He said it appeared to go underneath US1. Chairman Frost responded the two preliminary drawings showed two ponds on the site but that would be worked through with the county stormwater office. Mr. Husman asked how the final plan would be handled. Chairman Frost confirmed with Mr. Hanson that it would not come back to the Planning Commission but would be handled at staff level.

Commissioner Fite made a motion to not change the zoning and keep the property General Commercial. Commissioner Harrelson seconded. There was no further discussion. The vote was unanimous in favor. Chairman Frost noted this is a recommendation that will go to Town Council.

- 4. Sketch Plan Approval for a New Subdivision to be Located in the 4800 Block of Augusta Road – Approval of the Sketch Plan Pending Final Rezoning of the Property**
Planning, Building and Technology Director John Hanson noted that based on the recommendation for zoning the sketch plan would need to be denied.

Commissioner Hendrix made a motion to deny the sketch plan. Commissioner Fite seconded the motion. There was no further discussion. The vote was unanimous in favor.

- 5. Annexation of Lexington County Tax Map #5422-02-014 Located at 209-B Parker Street – Recommendation on Zoning and Road Classification**

Planning, Building and Technology Director John Hanson presented the request from IBEW Local Union 772 which owns .37 acres located at 209-B Parker Street and has petitioned to annex the property. A meeting office is located on the site. Properties in Town near this one are zoned Protected Residential and High Density Residential. Parker Street is classified as a Local road.

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Due to the surrounding conditions and character of the general area the recommended zoning for this parcel is Protected Residential. The recommended classification of Parker Street is a Local road.

Chairman Frost observed that the lot behind this one was recently annexed and seems to have a driveway that crosses through this property but there doesn't appear to be room for a different driveway. He asked if that would create an issue in the future. Mr. Hanson noted that would have been addressed by the County on approval of the plat amendment.

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

6. Annexation of Lexington County Tax Map #3300-04-111 Located in the Sterling Bridge Subdivision – Recommendation on Zoning

Planning, Building and Technology Director John Hanson presented the request from Old Cherokee Investors which owns 19.37 acres located at the rear of the Sterling Bridge subdivision and has petitioned to annex the property. Phases 4 and 5 of the subdivision with 53 additional lots are planned on the site. Properties in Town near this one are zoned Protected Residential 2.

Due to the surrounding conditions and the intended use of the property the same zoning classification is recommended for this parcel.

Chairman Frost noted that this item and the next one represent the final two pieces of this subdivision. Director Hanson confirmed that is the case. Chairman Frost asked if there was anyone here representing the developer. Director Hanson noted the developer left after Item 4. Chairman Frost responded that he had some significant questions regarding access for a neighborhood with 225 units. Director Hanson stated the County's Land Disturbance Ordinance requires two access points for over 200 lots.

Chairman Frost asked if the request was time sensitive. Attorney Cunningham stated there is not a time limit on annexations. Director Hanson commented the site plan has been approved by the county and their Public Works office would address the access issue.

Chairman Frost noted there is a tentative solution at the back of the development through Woodbridge but it isn't known if that has been confirmed.

Commissioner Hendrix made a motion to table Items 6 and 7 until next month. Commissioner Fite seconded the motion. There was no further discussion. The vote was unanimous in favor.

7. Annexation of Lexington County Tax Map #3300-04-089 Located in the Sterling Bridge Subdivision – Recommendation on Zoning

Commissioner Hendrix made a motion to table Items 6 and 7 until next month. Commissioner Fite seconded the motion. There was no further discussion. The vote was unanimous in favor.

8. Amendment to Section 154.06.18 of the Land Development Ordinance – Dumpster Pads – Recommendation on Ordinance Amendment

Section 154.06.18 of the Land Development Ordinance requires dumpster pads to be tied to the sanitary sewer system. The treatment plant no longer accepts this type of effluent making it necessary to amend this Ordinance. The staff proposal is to amend the Ordinance so that it requires dumpster pad drains to include an approved filtering system that drains into the storm water system.

Chairman Frost asked how the filtering system would be maintained so it would not malfunction. Town Engineer Rosemarie Nuzzo reported there is a similar program with a filter system used for grease traps and the same type of filter could be used and monitored for the dumpster pads.

Vice Chairman Berry made a motion to approve as stated. Commissioner Hendrix seconded the motion. There was no further discussion. The vote was unanimous in favor.

9. Amendment to Section 155.03.08 of the Zoning Ordinance – Required Parking – Recommendation on Ordinance Amendment

Section 155.03.08 of the Zoning Ordinance allows up to 33% of the required parking spaces in a commercial development to be designated as compact spaces. These spaces are two feet narrower than the standard parking space. Often times a large number of compact spaces may go unused and has caused some complaint in certain developments. After discussing this issue during the Work Session last month it was proposed to limit the allowable number of compact spaces to no more than 10% of the required parking spaces.

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

OTHER BUSINESS: Town Administrator Poole reported the bid opening for the second phase of the Adaptive Signal system. He continued that the mast arm intersections are already part of the system. Most of the signals in the next phase are along US378 with some additional signals in the surrounding area.

Vice Chairman Berry asked about the removal of trees at the Chick-fil-A in front of Walmart on US378. Mr. Poole responded that as part of the redevelopment an added right turn deceleration lane is being constructed into that shopping center. Chairman Frost added

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kudos to the property owners who have been very willing to assist the Town with traffic improvements.

REPORT FROM COUNCIL LIAISON OFFICER: Councilmember Maness thanked the Commissioners for their work to benefit the citizens of the Town of Lexington. She announced the 4th Annual Lexington County Chili Cookoff will be taking place on Sunday, January 27 at the Icehouse Amphitheater from 12 to 5. Tickets are \$10. The Mayor will present the State of the Town Address at the Council Meeting February 4 at 6:30 PM. The Lexington County Museum will hold their Gala on Saturday, February 6 at Town Hall with a theme of “Letters from Veterans”. Town of Lexington offices will be closed on Monday February 18 to observe Presidents Day. The Council Work Session will be held on Tuesday, February 19 at 6:00 PM in the Eli Mack Room.

ADJOURNMENT: There being no further business to come before the Planning Commission, Commissioner Harrelson made a motion to adjourn seconded by Vice-Chairman Berry. There was no further discussion and the vote was unanimous in favor. The Planning Commission meeting adjourned at 8:40 AM.

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 requirement