

MINUTES

TOWN OF LEXINGTON PLANNING COMMISSION MEETING February 20, 2019

The Planning Commission held a meeting on February 20, 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 Brian Amick, Roscoe Caughman, Jarett Harrelson, Sammy Hendrix and Jeannie Michaels. Commissioners John Bartlett and Jamie Fite were absent (excused).

Others in attendance were; Town Administrator Britt Poole, Director of Planning, Building and Technology John Hanson, Assistant Zoning Administrator Jessica Lybrand, Town Attorney Brad Cunningham, Chief Building Inspector Charly Thomas, Transportation Director Randy Edwards, Town Engineer Rosemarie Nuzzo, 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: Chairman Frost welcomed everyone to the meeting. He announced that the meeting is being broadcast on the Town's information cable channel 1301 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 8:02 AM.

DELETIONS TO THE AGENDA: None.

APPROVAL OF MINUTES: A motion was made by Commissioner Harrelson and seconded by Commissioner Hendrix to approve the Minutes from the Planning Commission Meeting on January 23, 2019 as submitted. There was no further discussion. The motion was unanimous in favor.

Commissioner Brian Amick recused himself on Old Business 1 and 2.
Vice Chairman Berry recused himself on New Business 1.

OLD BUSINESS:

- 1. Annexation of Lexington County Tax Map #3300-04-111 Located in the Sterling Bridge Subdivision – *Action Requested: 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

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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. Director Hanson noted this item and Old Business 2 were deferred at last month's Planning Commission meeting because there were questions about the completion of the subdivision.

Mr. Bill Dixon of Mungo Homes introduced himself. Chairman Frost noted there were questions about access once the subdivision grew to more than 200 lots. Mr. Dixon stated the sketch plan submitted with the previous annexation request of the first portion of Sterling Bridge shows a connection to Woodbridge Drive. He noted 200 lots is the point that would require the second access for the subdivision. He stated that prior to reaching 200 lots they would design a phase of the neighborhood that would make that connection.

Chairman Frost asked if they have approached SCDOT or Lexington County about making that connection. Mr. Dixon stated SCDOT was provided the sketch plan when they designed the main entrance across from Yachting Road. They had conversations with the Public Works Director at that time in Lexington County about that connection.

Chairman Frost asked if anyone had talked to the residents of the subdivision. Mr. Dixon said they have received calls from a few of them concerning the connection. He continued they proposed to Lexington County a gated emergency only access but that is not allowed under their Ordinances. He stated that was their preference, to keep the neighborhood separate. Chairman Frost asked if the callers were not thrilled about the additional traffic through their neighborhood. Mr. Dixon agreed the callers would rather not have the connection but understood it was a requirement.

Chairman Frost asked if there had been consideration of access to Old Cherokee Road. Mr. Dixon stated they got approval from the school district to create a driveway through the school property but the Public Works Director said that would not qualify as a secondary access. Chairman Frost asked if they owned the property next to Old Cherokee Road. Mr. Dixon responded no, there is a storage facility under construction on the parcel between their property and Old Cherokee Road. Chairman Frost noted there appeared on the plan to be a flag that extended to Old Cherokee Road. Mr. Dixon stated that was part of the parent tract and existed at one time. Chairman Frost asked if they had talked to SCDOT about connecting to Old Cherokee Road before that parcel was sold. Mr. Dixon stated they were not supportive of even a right in right out there because of another cross street which was off set from that location. He stated they approved the storage facility with the expectation of very low traffic impact. Chairman Frost asked if they discussed aligning an entrance with Foxglen Road. Mr. Dixon stated they considered that option but the adjacent property owner was not interested in selling any property to allow for the new connection.

Vice Chairman Berry asked about making any road improvements at Woodbridge. Mr. Dixon stated Lexington County did require some improvements to the road that would

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be connected. Vice Chairman Berry said he thought that road was the tar and gravel type. Mr. Dixon said they would probably do some repair work as well as an overlay. Mr. Berry asked if the Town would be taking over maintenance. Mr. Hanson stated it was in the Lexington County system.

Commissioner Michaels asked if this was the only option they considered. Mr. Dixon stated it was not their preference but their idea of a gated entrance was not allowed. He continued that in many jurisdictions, the gated entrance does count as a second entrance that would allow exceeding 200 lots because it is primarily for emergency purposes. Mr. Dixon said they talked to the Public Safety officer about a siren activated gate but it is not allowed under the Ordinance. Vice Chairman Berry commented that if they do not connect to that road they cannot build over 200 lots. Mr. Dixon confirmed that was the case and they could not go above 199 without a connection. Vice Chairman Berry asked for the total count on the plan. Director Hanson stated it shows 250.

Chairman Frost stated from his perspective it seems that this is another project that was permitted and started in the County and is being annexed but presents concerns and issues that they have no control over at this point which is frustrating. He noted he was not comfortable with or pleased that this will be shoved through an existing neighborhood and it doesn't appear that they have had any say in the matter. He stated he thought there was a preference to get out to Old Cherokee Road which is more of a Collector road and that he felt that would be better suited to this. He hoped there would be communication with Lexington County to rectify this in the future.

Commissioner Michaels made a motion to approve with PR2 zoning and with connectivity to Old Chapin Road through Woodbridge prior to construction of 200 homes. Commissioner Harrelson seconded the motion. There was no further discussion. The vote was six in favor with one recused (Amick).

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

Planning, Building and Technology Director John Hanson presented the request from Mungo Homes Properties, LLC which owns 36.5 acres located at the rear of the Sterling Bridge subdivision and has petitioned to annex the property. The remaining phases of the subdivision 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.

Vice Chairman Berry made a motion to approve as stated. Commissioner Harrelson seconded the motion. There was no further discussion. The vote was six in favor with one recused (Amick).

NEW BUSINESS:

1. Reconsideration of a Sketch Plan for a New Subdivision to be Located at 191 Caughman Farm Road – *Action Requested: Consideration of the Sketch Plan Pending Rezoning of the Property*

Planning, Building and Technology Director John Hanson presented the request from Springdale Development which requested reconsideration of a sketch plan approved in July for an age restricted single family subdivision on Caughman Farm Road. The subdivision will have 47 lots on 17.75 acres. Since the project was initially approved the required rezoning has been completed and a recorded access has been finalized. The developer is requesting reconsideration of the age restricted requirement for the subdivision.

Mr. Tom Rockwell stated that when the project started the intent was to emulate Lexington Villas, an age targeted active adult lifestyle community development. Through the approval process, several different terms have been associated with the Crosscreek Villas Development. He listed age targeted, age restricted and information on traffic patterns that describe Crosscreek Villas as senior housing. Mr. Rockwell stated he hoped to clarify their intent. He noted they followed through on the recommendation to obtain a recorded easement from Kohl's which will allow the residents of Crosscreek Villas to exit onto Sunset Boulevard at the Golden Hills signal. He stated he wanted to clarify the characterization of the Crosscreek Villas community as an age targeted active adult lifestyle community.

Chairman Frost asked if he was asking to remove the age restricted requirement which would limit marketing to age 55 and older to occupy the homes to be built. Mr. Rockwell said yes. Chairman Frost stated he was not at the last meeting but he understood that the question was asked whether the intent of the project was still proposed to be an age restricted community and that was confirmed.

Mr. Rockwell confirmed that the intent has not deviated from when they first came and the Crosscreek Villas concept was well received and it was their intent to compare to Lexington Villas which is an active adult lifestyle development. The issue regarding traffic and the left hand turn onto Sunset Boulevard was followed up with Kohl's to obtain the easement. He stated they would like to go back to the original plan for an age targeted active adult lifestyle community.

Commissioner Harrelson noted the original plan in the presentation was referred to as age restricted and the traffic impact study provided was produced for the 47 lots under age restriction travel times and specifically targeted this age group.

Mr. Rockwell noted they first looked at traffic habits at Lexington Villas because that was what they were trying to emulate and he thought it was an age restricted community. He later learned Lexington Villas is an age targeted active adult lifestyle community. His comments at the initial meeting were made when all the facts were not known but

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they tried to present good information regarding the traffic habits of the Lexington Villas because they felt that would be the type of residents at Crosscreek Villas.

Commissioner Hendrix stated he understood what was being said about age restricted and age targeted but he felt that in order to obtain approval they would need to have another traffic study done based on adult and not age restricted for 47 units. Changing to adult targeted would be a different traffic study.

Chairman Frost commented it would change the time of day for traffic. Most of the occupants of an age restricted community would not be traveling at 7 to 8 in the morning. He added there is not a definition for age targeted.

Director Hanson confirmed the Trip Generation Manuals only have the two designations for age restricted or not age restricted.

Chairman Frost added that if the age restriction is removed it becomes like any other subdivision from a traffic pattern standpoint and they would look at the potential worst case scenario.

Commissioner Michaels asked if the plan was for patio homes and 2, 3, or 4 bedrooms. Mr. Rockwell said both and on one level.

Transportation Director Randy Edwards commented they received the traffic analysis based on senior housing which is generally very light and has less of an impact at peak times. He stated from a traffic standpoint they do not have any issues with the age restricted plan. He added they would request a new traffic study for regular housing because ten years from now a family of four with possible teenagers in a four bedroom unit would mean a lot more trips. It presents a completely different dynamic at that intersection with no mitigation factors done at the time of approval. Mr. Edwards said there are some key peak hour mitigation factors that would need to occur with lifting that restriction.

Commissioner Harrelson made a motion to deny but withdrew the motion.

Commissioner Hendrix stated he felt they could approve the sketch based on the original age restriction with an easement for access to the signal but a change would require another traffic study.

Mr. Rockwell said he would make several comments and not go further with this. He stated the traffic study, after digging into this, followed the habits of Lexington Villas. Chairman Frost stated they would need updated numbers in order to remove the age restricted requirement. Mr. Rockwell stated he would stay age restricted. Chairman Frost clarified that he was withdrawing this request to remove that stipulation. Mr. Rockwell confirmed he was staying age restricted and withdrawing the request.

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OTHER BUSINESS: Vice Chairman Berry noted the Traffic Committee did not meet in February and only meets every other month.

Town Administrator Poole stated Councilmember Maness was under the weather today but he thanked the Commissioners for their service. He announced the Lexington One Showcase will be held on March 5 at 1:00 at the Icehouse Amphitheater. The St. Patrick's Shamrock Parade and Festival is on March 9. On March 15, Movies in the Park at the Icehouse Amphitheater will show Jumanji and on March 29 the movie is Peter Rabbit.

ADJOURNMENT: There being no further business to come before the Planning Commission, Vice-Chairman Berry made a motion to adjourn seconded by Commissioner Harrelson. There was no further discussion and the vote was unanimous in favor. The Planning Commission meeting adjourned at 8:31 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