

MINUTES

TOWN OF LEXINGTON PLANNING COMMISSION MEETING JANUARY 23, 2008

The Planning Commission met in the Town Hall at 8:00 a.m. with the following members present: Chairman Keith Frost, Vice-Chairman Frank Berry, Brian Amick, Roscoe Caughman, Henry Dingle and Sammy Hendrix. Mayor Randy Halfacre was also in attendance. The following members were absent: Richard Davis and Donna Miranda (both excused).

Others in attendance were Town Administrator Jim Duckett, Town Attorney Brad Cunningham, Assistant Town Administrator Britt Poole, Zoning Administrator Leah Davis, Director of Parks, Streets & Sanitation Dan Walker, Engineer Rosemarie Nuzzo, Council Liaison Richard Thompson, Central Midlands Advisor Wayne Shuler, Assistant Town Clerk Beverly Moore, and Network Administrator Darrell Pritchard. Approximately 20 citizens were in attendance. No one was present from the news media.

CALL TO ORDER & INVOCATION: Chairman Keith Frost called the meeting to order, led in the Pledge of Allegiance and gave the invocation.

MINUTES: The November 21, 2007 and the December 19, 2007 Planning Commission minutes were unanimously approved as submitted.

NEW BUSINESS:

1. **Zoning District & Road Classification for Annexation of Laurel Falls Subdivision:** The owners of the thirty-nine lots in the Laurel Falls residential development have petitioned for annexation. The requested zoning district is Protected Residential (PR). The recommended road classification is Residential Local 4 (RL4). This neighborhood has received approval in the County and construction is under way on some of the homes already. A list of individual properties will be attached to the minutes.

Chairman Frost asked if the development met Town requirements. The Director of Parks, Streets & Sanitation stated that the landscaping met Town standards but the roads were built to County standards and there are no sidewalks. The Assistant Town Administrator confirmed that the roads would be private and maintained by the homeowners association.

Mr. Dingle made a motion recommending Council approval to annex Laurel Falls subdivision with a zoning district of Protected Residential and road classification as RL 4. Vice-Chairman Berry seconded the motion and it was carried with one opposed (Chairman Frost).

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- 2. Zoning District & Road Classification for Annexation of Sutton Marine:** Mr. Ed Woltz, who owns 1.35 acres at 159 Highway 378, has petitioned for annexation. This parcel was formerly home to Sears; Mr. Woltz plans to use the parcel as a boat dealership. The requested zoning district is General Commercial (GC). Highway 378 is an arterial road.

Mr. Hendrix made a motion recommending Council approval to annex Sutton Marine with zoning of General Commercial and Highway 378 as an Arterial road. Vice-Chairman Berry seconded the motion and it was unanimously carried.

- 3. Zoning District & Road Classification for Annexation of 101 Bickley Road:** TECC Properties, LLC, which owns 1.52 acres at 101 Bickley Road (at corner of Bickley Road and Gibson Road), has petitioned for annexation. The requested zoning district is Limited Commercial (LC). Bickley Road is classified as a Local road; Gibson Road is classified as a Collector road. The prospective use of this land is unknown at this time; however, any future use would be required to meet all zoning requirements prior to approval.

The Zoning Administrator established the fact that the property had access to Gibson Road. Some of the surrounding properties are zoned Limited Commercial and the owner is looking at professional services for the property. Chairman Frost noted that commercial properties were beginning to encroach on existing residential development on Bickley Road.

Mr. Dingle made a motion recommending Council approval to annex 101 Bickley Road with zoning of Limited Commercial, Gibson Road classified as a Collector and that access be from Gibson Road. Mr. Dingle seconded the motion and it was carried with one opposed (Chairman Frost).

- 4. Zoning District & Road Classification for Annexation of Palmetto Plaza:** Palmetto Plaza Associates, which owns 2.29 acres at 5140 Sunset Blvd., is expected to submit a petition for annexation soon. A strip mall, Palmetto Plaza, is located on this parcel. The requested zoning district will be General Commercial (GC). Highway 378 is an Arterial road.

Vice-Chairman Berry made a motion recommending Council approval to annex Palmetto Plaza with zoning of General Commercial, Highway 378 classified as an Arterial road and to request that the current flashing signage conform to Town standards by 2010. Mr. Amick seconded the motion and it was unanimously carried.

- 5. Zoning District & Road Classification for Annexation of Riverchase Self Storage:** Riverchase Self Storage, LLC, which owns 4.44 acres at TMS #003698-03-080, has petitioned for annexation. A self storage facility is located on the site. The requested zoning district is General Commercial (GC). Riverchase Way is not classified in the Town yet; the recommended classification of Riverchase Way is as a Local road.

Mr. Hendrix made a motion recommending Council approval to annex Riverchase Self Storage with zoning of General Commercial, Riverchase Way classified as a Local road and to request that the current flashing signage conform to Town standards by 2010. Vice-Chairman Berry seconded the motion and it was unanimously carried.

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6. **Revised Zoning Districts for Annexation & Sketch Plan for “The Madison at Riverchase” Planned Development:** Mr. Dick Edwards of Edwards Place, LLC, would like to develop a mixed residential/commercial project on Riverchase Way (TMS #003698-03-101). This project, which is designed as a Planned Development, is midway through the annexation process. The Planning Commission recommended a zoning district of High-Density Residential in October. The developer has amended his requested zoning to include a General Commercial component on the front of the parcel and a Planned Development Special Overlay District on the entire parcel. Thus, the Planning Commission needs to make a recommendation to Town Council about the General Commercial zoning district for the front portion of the parcel and about the Planned Development Special Overlay District on the entire parcel. The overlay district would allow a mixed residential/commercial project as shown on the sketch plan, with minor modifications allowed by approval of the Approving Authority.

The Planning Commission needs to consider the sketch plan for approval. Because this sketch plan would be associated with a Planned Development overlay district, the requirements in the Town’s land use ordinances (for example, the Zoning Ordinance, Landscaping and Tree Ordinance, and so forth) do not apply; instead, the project would be built as shown on the sketch plan, with minor modifications allowed with approval of the Approving Authority.

Mr. Dick Edwards was present to answer any questions from the Planning Commission, as was Mr. Randy Caldwell of Reagan Smith Land Planners. There were several residents of the adjacent development (Royal Oaks) in attendance to speak of their concerns with the project. The residents who access Corley Mill Road had concerns with traffic issues relative to the development and Riverchase Way. Mr. Edwards and Mr. Caldwell explained that SCDOT would not allow a signal at Riverchase Way and Corley Mill due to concerns with traffic backing up to I-20. Instead of a traffic signal the developer has indicated that, once the development is complete, he would pay for and be contractually obligated to place a police officer at the intersection of Riverchase Way and Corley Mill in the mornings until such time as a light is allowed or other improvements are made. Because the developer would like to help fund traffic improvements within the Town of Lexington, a development agreement will be required as part of the Planned Unit Development (PUD). Additionally, the developer is working with the County and SCDOT to screen and beautify the commercial properties between Riverchase Way and Hwy 378. The development agreement will require that this be done if SCDOT and the County will allow it.

Residents of the adjacent subdivision were also concerned about setbacks and buffering between the two developments. The developer stated that he had allotted a landscaping budget of \$765,000 to berm and buffer his project from the existing neighborhood. The Zoning Administrator stated that State law covering Planned Unit Developments allows municipalities to oversee and guide the development and that minor changes in the sketch plan could be approved by staff. Any major changes would have to be brought back to the Planning Commission.

Mr. Dingle made a motion recommending Council approval to annex the proposed “The Madison at Riverchase” (TMS #003698-03-101) with a General Commercial zoning district for the front portion of the parcel and the Planned Development Special Overlay District on the entire parcel. Vice-Chairman Berry seconded the motion and it was unanimously carried.

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Chairman Frost made a motion recommending Council approval of the sketch plan for Planned Development (approval contingent upon creation of Planned Development Special Overlay District) contingent on completing all SCDOT requirements and landscaping requirements with staff approval prior to occupancy. Vice-Chairman Berry seconded the motion and it was unanimously carried.

- 7. Sketch Plan for Planned Development & Rezoning from Protected Residential to Protected Residential with a Planned Development Special Overlay District for Olde Village at Lexington Planned Development:** Mr. Robert B. Lewis of Lewis/Co., LLC, would like to build a Planned Development community at 201 Meetze Avenue, at the corner of West Butler, Meetze, and Fox streets. It would consist of an existing historic home, which would be renovated according to the U.S. Department of the Interior's Guidelines for Restoration of Historic Structures, as well as seven traditional single-family homes and eight townhouses. The principal objective of the project, according to the application, is to build a new "in-fill" development that is designed to look appropriate and compatible with the surrounding properties and residential buildings. This parcel is currently zoned PR (Protected Residential). In order to build the Planned Development on site, the parcel must be rezoned as PR with a Planned Development Special Overlay District. Thus, the Planning Commission is being asked for a recommendation about the creation of this overlay district as well as to consider the sketch plan for approval, which would be contingent upon the creation of the overlay district by Town Council.

Mr. Robert Lewis was present to answer any questions from the Planning Commission. Commission members had concerns about the density of the project for the size of the lot. Also discussed was the number of driveways that would access Butler, Meetze and Fox streets. Chairman Frost asked if area residents, who would be impacted by the project, had been notified and was told by the Zoning Administrator that it had not been posted at this point. The Planning Commission asked Mr. Lewis if he was willing to go before the Historic Preservation Review Board to get their input on the project and find other ways to bring this project to downtown and Mr. Lewis agreed to the proposal.

Mr. Berry made a motion recommending that Mr. Lewis bring the Old Village project before the Historic Preservation Review Board and bring the request back to the Planning Commission. The motion was seconded by Mr. Amick and carried with one opposed (Mr. Dingle).

OTHER BUSINESS: INFORMATION ONLY

- 1. Scheduling of Workshops in February:** The Planning Commission will have Workshops at 6:00 p.m. on February 19th and at 7:30 a.m. on February 20th, during which it will discuss the comprehensive plan and upcoming agenda items.

ADJOURNMENT: There being no further business to come before the Planning Commission Mr. Dingle made a motion to adjourn and was seconded by Vice-Chairman Berry. The motion was carried by those members present and the meeting adjourned at 10:30 a.m.

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Respectfully Submitted,

Beverly Moore
Assistant Town Clerk

APPROVED:

Keith Frost
Chairman