

**AN ORDINANCE OF THE TOWN OF LEXINGTON, SOUTH CAROLINA,
AUTHORIZING ESTABLISHMENT OF A PLANNED UNIT DEVELOPMENT ON A
PORTION OF LEXINGTON COUNTY TAX MAP PARCEL 4300-04-018 LOCATED ON
NORTHPOINT DRIVE**

**BE IT ORDERED AND ORDAINED BY THE TOWN COUNCIL OF THE TOWN
OF LEXINGTON, SOUTH CAROLINA, IN COUNCIL DULY ASSEMBLED AND BY
THE AUTHORITY THEREOF THAT THE TOWN OF LEXINGTON CODE OF
ORDINANCES IS HEREBY AMENDED TO ADD THE FOLLOWING:**


Section 1

§ _____ Planned Unit Development Established


The property identified in the attached exhibit, consisting of approximately 29.4 acres and being a portion of Lexington County Tax Map Parcel 004300-04-018, is hereby approved as a Planned Unit Development (PUD) for the purpose of establishing a 43-unit senior apartment complex. The attached PUD Description is hereby incorporated by reference.

This approval is based upon plans submitted to the Town of Lexington and approved by the Planning Commission, the plans and terms thereof also being incorporated herein by reference.

Section 2 The balance of the Code of Ordinances shall remain in full force and effect.



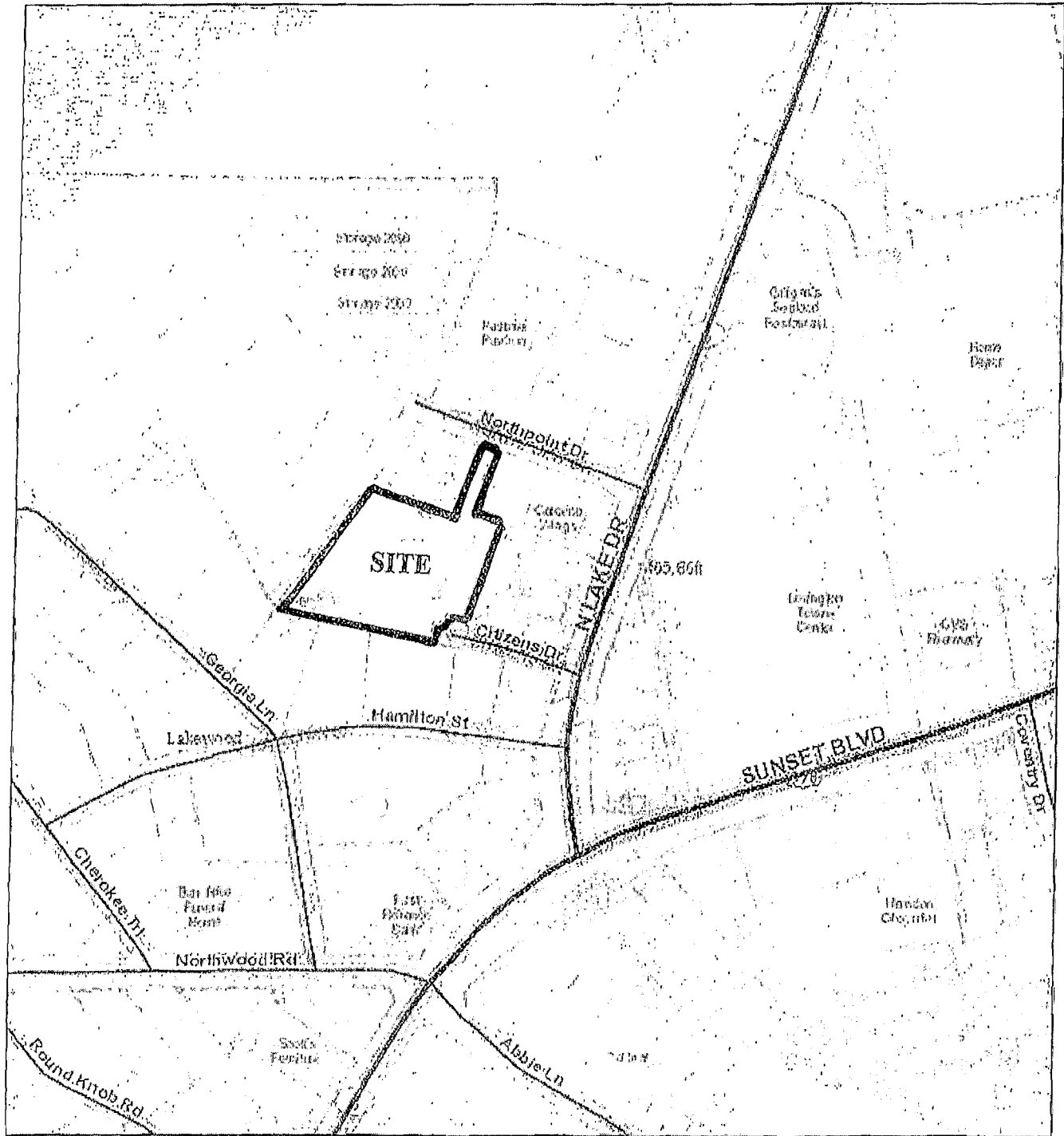
Mayor

Attest: 

Municipal Clerk

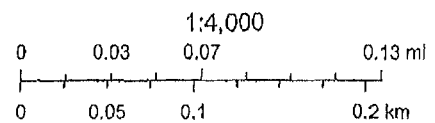
First Reading Approval: February 4, 2019
Final Reading Approval: February 19, 2019
Public Hearing: February 19, 2019

Lexington County Map



1/3/2019, 2:02:48 PM

Level_12	Level_7	Level_4	Interstate Hwy
Arterial	Arterial	Arterial	Level_2
Arterial	Collector	Collector	Arterial
Collector	Local	Interstate	Interstate Hwy
Local	Interstate	Level_3	Parcels
Interstate	Arterial		



**VILLAS AT NORTHLAKE
PLANNED DEVELOPMENT DISTRICT**

**PREPARED FOR
PLCW TRUST &
TERRY WAYNE WATT TRUST**

**303 Devenshire Lane
Columbia, SC 29212**

**PREPARED BY
ASI ENGINEERS, INC.
1304 Professional Drive, Suite D
Myrtle Beach, SC 29577
(843) 692-9998**

January, 2019

Statement of Intent

The Villas at Northlake Planned Development District is proposed to allow the development of a three story 43 unit seniors only (55 and above) affordable apartment building with a small hair salon for residents use only on the second floor on property at Citizens Drive and Northpoint Drive in Lexington County. The property is currently in unincorporated Lexington County, but the owner is petitioning for annexation into the Town of Lexington.

1. Site Description

The site is a portion of TMS # 004300-04-018. It is a 2.94 acre parcel located east of North Lake Road and north of Northpoint Drive. The property has access to Northpoint Drive and North Lake Road via Citizens Drive. A location map is included as Exhibit "A". The property is presently lightly wooded with existing water, sanitary sewer and storm sewer on the south and west side of the parcel. The properties to the north are restaurants. The property to the east is a bank. The property to the south is single family residential and the property to the west is multi-family residential.

2. Project Description

It is proposed to construct an approximate 56,000 SF three story building with 43 seniors only (age 55 and above) affordable residential units. There will be 37 two bedroom units and 6 one bedroom units. There will be an on-site management office, multi-purpose room with kitchenette, equipped exercise room, on-site laundry facility and an equipped computer center. There will also be a small hair salon for the use of residents only. The site will have a gazebo with seats for residents to meet and will of course have parking, sidewalks, a screened double dumpster for solid waste, a stormwater pond, landscaping and utilities. A reduced copy of the proposed site plan is attached as Exhibit "B".

3. Justification for Planned Development District

This property has been on the market for at least 15 years. There have been several interested buyers for traditional commercial uses, but none have gone forward due to the limited visibility from the major roads. This property has a long narrow access to Northpoint Road between two restaurants that limits visibility from the south. Although the property has access to Citizens Drive, this is a minor street. The visibility from North Lake Road to the west is also limited because of the adjacent bank and single family residences on either side of Citizens Drive. This limited visibility makes the property undesirable for traditional commercial uses. Apartments are not as dependent on drive-by traffic, so this is not a liability for this proposed use. Affordable senior housing is also a high priority for most areas. This will create an opportunity for the infill development of a needed service at a parcel that otherwise would certainly remain vacant, creating tax benefits to the Town of Lexington.

4. Description of Allowable Uses

The property will be used only for affordable residential apartments for 55 and older seniors with the amenities described in the Project Description section. There will also be a small commercial hair salon for the use of residents only.

5. Development Standards

In the following sections, the development standards being requested for the Planned Development will be compared to the development standards of Residential Multiple zoning, the only other zoning that allows multi-family residential use.

6. Access

Section 155.03.09 C requires Residential Multiple to have access to a collector road. Both North Lake Road and Northpoint Drive are collector roads, so no deviation from the requirements is requested.

7. Density

Section 155.05-01 allows a density of 11 units per acre on Residential Multiple on a collector road. 11 units per acre on a 2.94 acre parcel would allow 32 units. For the Planned Development, we are requesting 43 units (14.6 units per acre) in addition to the amenities described in the Project Description section.

8. Setbacks

Section 155.03.09 C requires Residential Multifamily to have a 150' setback to adjacent property lines and a 100' setback to road rights-of-way. For the Planned Development, we are requesting a 45' setback to the adjacent property line and 15' from the road right-of-way.

9. Buffers

Section 155.03.09 C requires Residential Multifamily to have a 100' buffer to adjacent property lines. For the Planned Development, we are requesting a 15' buffer except at the tie-in at Citizens Drive and the drive connection to Northpoint Drive.

10. Building Height

Section 155.03.05 sets out the requirements for building height. The Height Ratio for Residential Multiple is 1:1. The closest distance to a property line is 15'. Using the 1:1 Height Ratio with the Intensive rules gives an allowable height of 45'. The proposed building will be 42'-7", so no deviation from the requirements is requested.

11. Parking

Section 155.03.09 C requires 2 spaces per unit for one and two bedroom units. There are 43 one and two bedroom units, requiring 86 parking spaces. Because the apartments will

be limited to 55 and older seniors, we are requesting the parking requirement be lowered to 1.25 spaces per unit.

The developer of this project has built and managed dozens of senior only apartments all across the southeast. Due to the funding of the projects, they are required to maintain ownership of the projects for a minimum of 30 years. Because of this, they have become fully familiar of any problems that might occur in the developments. The summary attached as Exhibit "C" documents many of these apartment. The parking ratio varies from a high of 1.67 spaces per unit to as low as 0.33 spaces per unit with an overall average of 1.11 spaces per unit. The provided parking has been found to be adequate for all locations.

In addition to this, the South Carolina State Finance and Development Authority in its Low-Income Housing Tax Credit Manual, Section III-17 states that for developments for older persons, the minimum requirement for parking is one-half (0.5) space per unit for locations that do not have regulatory codes or requirements.

We feel the above demonstrates that the current Town of Lexington parking requirements are too high for senior only apartments. Although an argument could be made to reduce this even more, we are requesting a decrease to 1.25 per unit, or 54 spaces for the proposed 43 units.

It should also be noted that the reduction in parking can be considered a Low Impact Development Technique due to the reduction of impervious surfaces, thus reducing the stormwater runoff.

12. Sanitary Sewer

Sanitary sewer service will be provided via a service line to an existing 8" sewer main in a 15' easement owned and operated by the Town of Lexington along the southern property line.

13. Water

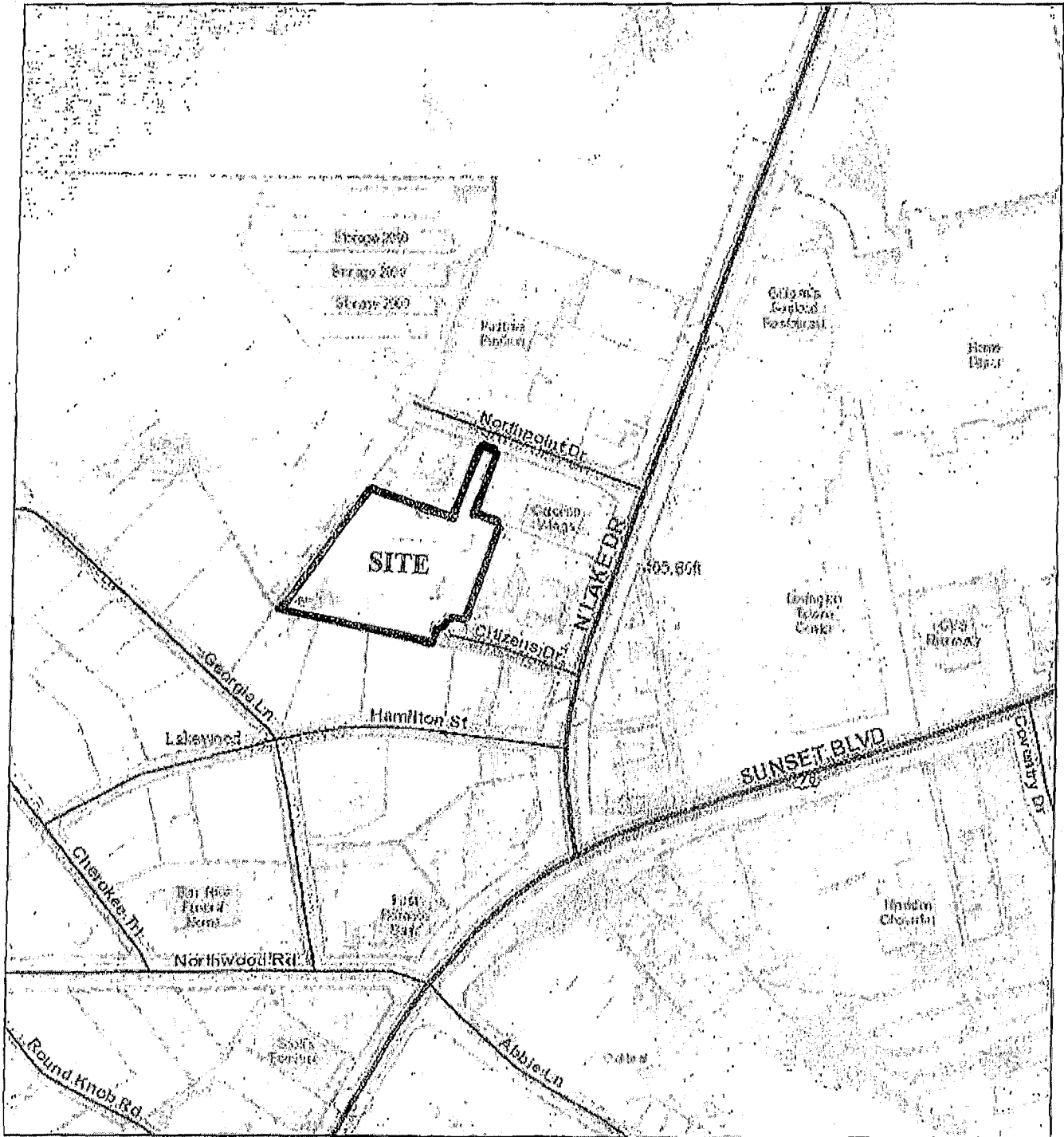
Domestic and fire sprinkler water will be provided from an existing 6" water line in a 15' easement owned and operated by the Town of Lexington on the southwest corner of the parcel and the access to Northpoint Drive.

14. Stormwater Management

Runoff from the site will be directed to a proposed stormwater pond on the southeast corner of the parcel. This pond will provide storage capacity sufficient to keep stormwater quantity and quality to Town of Lexington and DHEC standards. The pond will overflow into an existing ditch along the eastern side of the parcel.

EXHIBIT "A"
Project Location

Lexington County Map



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Level_12	Level_7	Level_4	Interstate Hwy
Arterial	Arterial	Arterial	Level_2
Collector	Collector	Collector	Arterial
Local	Local	Interstate	Interstate Hwy
Interstate	Interstate Level_3	Arterial	Parcels

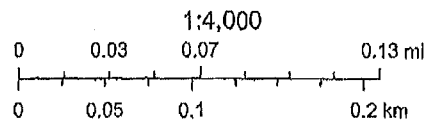


EXHIBIT "B"
Proposed Site Plan

David Lingen

20-10-19
SHEET NUMBER
1 OF 1

RECEIVED
FEB 20 1968
U.S. AIR FORCE
AIR MAIL
MAIL ROOM
OFFICE OF THE
DIRECTOR
HEADQUARTERS
U.S. AIR FORCE
WASHINGTON, D.C.

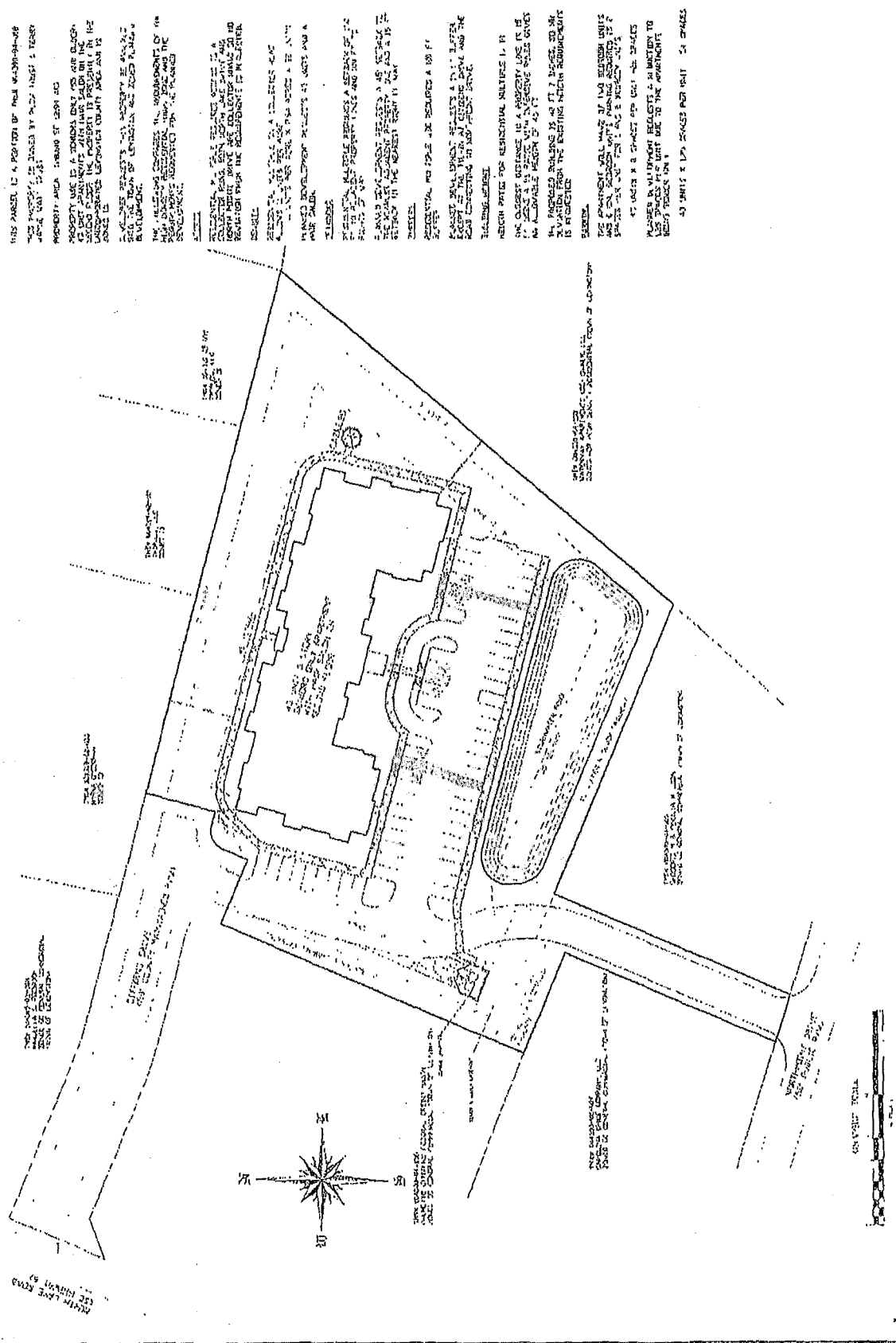
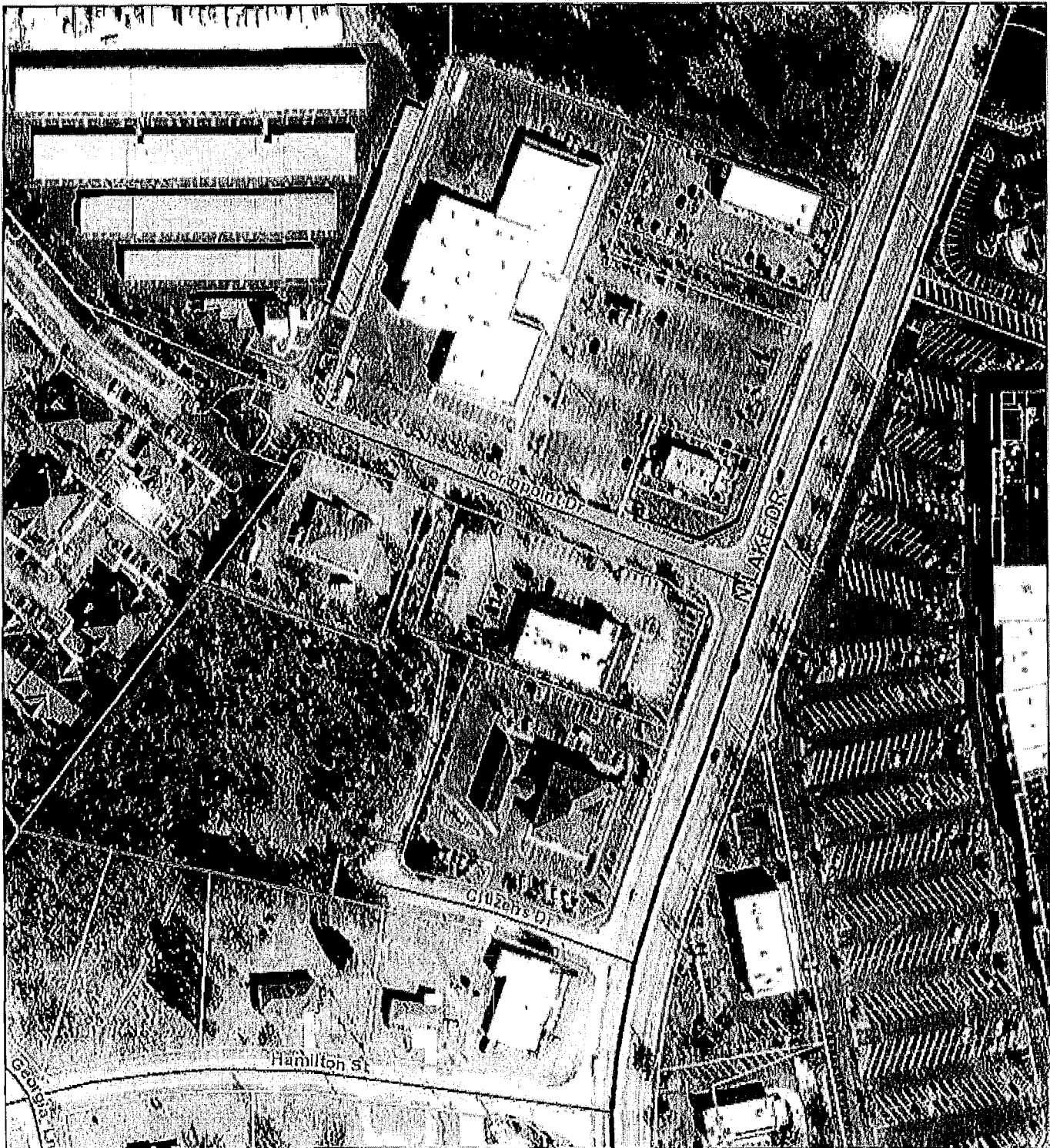


EXHIBIT "C"
Documentation of Parking at Senior Only Apartments

**SUMMARY OF PARKING SPACES PER UNIT
VARIOUS SENIOR ONLY APARTMENTS IN THE SOUTHEAST
DECEMBER, 2018**

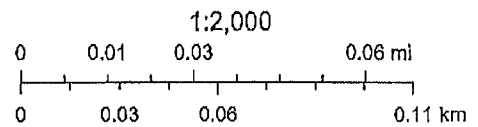
Facility	Location	Units	Parking Spaces	Spaces per unit
Mountain Springs	Asheville, NC	44	53	1.20
Overlook Apartments	Asheville, NC	48	26	0.54
Villas at Forest Park	Kannapolis, NC	64	96	1.50
Villas at Long Garden	Concord, NC	44	55	1.25
Villas at Northview	Hickory, NC	48	35	0.73
Compton Place	Asheville, NC	40	55	1.38
Larchmont	Asheville, NC	60	72	1.20
Glen Rock	Asheville, NC	60	100	1.67
Cedar Hill Apartments	Brevard, NC	33	50	1.52
Hillside Commons	Hendersonville, NC	36	52	1.44
Parkside Commons	Hendersonville, NC	25	37	1.48
Sugar Hill Apartments	Hendersonville, NC	40	63	1.58
Lexington Park	Lexington Park, MD	110	140	1.27
Laurel Oaks	Greenville, SC	66	41	0.62
Swansgate I & II	Myrtle Beach, SC	58	43	0.74
Swansgate III	Myrtle Beach, SC	64	21	0.33
Alliance Inn	Myrtle Beach, SC	54	51	0.94
Crescent Villas	Florence, SC	48	60	1.25
Total		942	1050	1.11

Villas at Northlake



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|------------|------------|------------|----------------|
| Level_12 | Level_7 | Level_4 | Interstate Hwy |
| Arterial | Arterial | Arterial | Level_2 |
| Collector | Collector | Collector | Arterial |
| Local | Local | Interstate | Interstate Hwy |
| Interstate | Interstate | Level_3 | Parcels |
| | | Arterial | |





South Carolina
County of Lexington

Data last updated: 01/03/2019

TMS#: <u>004300-04-018</u>	Show Map
TAX YEAR: 2018	
OWNER: PLCW TRUST & TERRY WAYNE WATT TRUST	
ADDRESS: 303 DEVONSHIRE LN	
COLUMBIA, SC 29212	
PROPERTY ADDRESS: N LAKE DRIVE	
LEGAL DESCRIPTION: & SLIDE 748-3 4300-4-17 WETLANDS C/B/W 4	
300-4-18	
DEED BOOK & PAGE: <u>18518-163</u>	
PLAT: 11813-198	
LAND USE: 0003:GENERAL COMMERCIAL - UNIMPROVED	
TAX DISTRICT: 1	

<u>ASSESSMENT INFORMATION</u>	<u>BUILDING INFORMATION</u>
LOTS:	SQUARE FOOT LIVING AREA:
ACRES: 58.75	UNFINISHED AREA:
TAXABLE LAND: 1234700	YEAR BUILT:
TAXABLE BUILDING: 0	NUMBER OF BEDROOMS:
ASSESSMENT LAND: 390	NUMBER OF FULL BATHS:
ASSESSMENT BUILDING: 0	NUMBER OF HALF BATHS:
HOMESTEAD EXEMPT ASSESSMENT: 0	HEATING SYSTEM:
TAX RELIEF EXEMPT ASSESSMENT: 0	HEAT:

SALES INFORMATION

<u>SALE DATE</u>	<u>SELLER</u>	<u>BUYER</u>	<u>PRICE BOOK/PAGE</u>
07/13/2016	PLCW TRUST & TERRY W WATT REVOCABLE TRUST	PLCW TRUST & TERRY WAYNE WATT TRUST	5 <u>18518-163</u>
06/13/2014	WINGARD, PATTY C & WATT, TERRY W SR TRUS	PLCW TRUST & TERRY W WATT REVOCABLE TRUST	1 <u>17029-155</u>
12/19/2007	WINGARD, HENRY C & WATT, TERRY W SR TRUS	WINGARD, PATTY C & WATT, TERRY W SR TRUS	1 <u>12563-272</u>
03/06/2007	WINGARD, HENRY C & WATT,	WINGARD, HENRY C & WATT,	5 <u>11813-196</u>