

MINUTES

TOWN OF LEXINGTON PLANNING COMMISSION MEETING February 17, 2021

The Planning Commission held a meeting on February 17, 2021, at 8:00 AM in the Council Chambers at Town Hall, 111 Maiden Lane, Lexington, South Carolina. The meeting was attended by: Vice-Chairman Frank Berry, Commissioners Chris Brownlee, Roscoe Caughman, Jamie Fite, Jarett Harrelson and Sammy Hendrix. Chairman Keith Frost and Commissioners Brian Amick and Jeannie Michaels were absent (excused).

Others in attendance were Planning, Building and Technology Director John Hanson, Assistant Zoning Administrator Jessica Lybrand, Assistant Town Administrator Stuart Ford, Digital Media Coordinator Darrell Pritchard and Assistant Municipal Clerk Karen Hanner. Three citizens were present and no one was present from the news media.

CALL TO ORDER & INVOCATION: Vice-Chairman Frank Berry welcomed everyone to the meeting. He announced that the meeting is being broadcast on the Town's information cable channel 1301 and would also be available for viewing on the Town's website. Planning Commission members introduced themselves. Vice-Chairman Frank Berry gave an invocation and led the Pledge of Allegiance.

Vice-Chairman Frank Berry called the meeting to order at 8:03 AM.

DELETIONS: None

APPROVAL OF MINUTES: A motion was made by Commissioner Hendrix and seconded by Commissioner Harrelson to approve the Minutes from the Planning Commission Meeting on January 20, 2021, as submitted. There was no further discussion. The motion was carried unanimously in favor.

NEW BUSINESS:

1. Rezoning of a Portion of Lexington County Tax Map Number 4320-09-003 Located in the 100 Block of Addy Lane – Action Requested: Approval of the Sketch Plan

Planning, Building and Technology Director John Hanson presented the request from VVW Development to rezone approximately one acre of a parcel located in the 100 block of Addy Lane. The property is currently zoned General Commercial (GC). The applicant is requesting to rezone a rear portion of the property to Protected Residential 2 (PR2) to facilitate the development of a few single family residential homes.

Vice Chairman Berry asked how many homes were planned. Director Hanson said the sketch provided to staff shows four lots.

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Commissioner Harrelson asked about the driveway curb cuts and access to Addy Lane. Director Hanson stated Addy Lane is a State road and encroachment permits would be needed from SCDOT. He added he didn't think that process has moved forward at this time but the Town's Vision Plan indicated a desire to put Residential zoning in the downtown area. He reported that staff met with the applicant last week and expressed some concerns about curb cuts and stormwater detention for the development of up to four lots being proposed. Answers to those questions could be handled at a staff level.

Commissioner Hendrix acknowledged the subject of zoning but asked about plans for handling stormwater.

Mr. Howard Boyd introduced himself as an engineer working on this project. He stated regarding stormwater, he has done very preliminary research. He said the water would be coming from the back of the lots to the front and drain towards the street. He stated his concept is to put in some type of berm to direct the water and keep it from going into the road. Mr. Boyd said they would calculate infiltrative capacities and hold the water like a detention pond by way of this berm. He added the berm could probably incorporate the driveways. He said he could not know the actual effect of that berm until he could quantify the runoff. Mr. Boyd said aesthetically it would work pretty well and Lexington County requires it to be shown on the plat. He stated they work with the builder or the homeowner to understand exactly what it is and that it would be landscaped. He noted it would be functional to the development and couldn't be done away with. Mr. Boyd added he has not done the calculations and cannot say what size the berms would be but that is the concept at this time.

Vice Chairman Berry referred to the photo plat provided in the packet and noted the parked cars and the driveway. He asked what the impact would be on parking and access for 309 South Lake Drive. Mr. Vladimir Kublashvili introduced himself and stated his project is located on the back side of the parcel. Mr. Boyd noted the project parcel is about 120 feet deep coming from Addy Lane and does not encumber any of the parking. He stated the existing driveway is on Addy Lane and around the corner from their property so the driveway and their parking is not affected by the development.

Vice Chairman Berry asked if the zoning request is for the entire tract or only a portion. Mr. Hanson directed attention to the map provided in the package which shows the proposed portion of the parcel requested for rezoning highlighted in yellow.

Commissioner Harrelson noted that the size of the proposed parcel may not allow for the construction of four houses with required driveways and setbacks. Mr. Boyd acknowledged that issue and stated there had been conversations about possibilities with staff. He noted the limited frontage on the parcel and raised the idea of shared driveways but understood this is not allowed in the Town. Mr. Boyd stated his plan is to approach SCDOT for a variance to the required driveway separation because of the low traffic volume and a dead end street with shared driveways not allowed.

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Mr. Hanson asked Commissioner Harrelson if the question is regarding moving forward with rezoning the parcel if they are not able to develop the four lots as shown on the sketch. Commissioner Harrelson stated yes, that was his question. Mr. Kublashvili stated probably yes. Vice Chairman Berry stated developers may ask to rezone a property with a vision but no plan and the more information they have up front the better it is for them to make a good decision. Mr. Hanson added they want to encourage Residential downtown and remaining questions can be addressed at the staff level.

Mr. Boyd commented that Mr. Kublashvili is fine with moving forward on the rezoning since they question how much effort and money should be spent on the plan without the rezoning and he is flexible with an alternative development and wants the zoning done before they look at what they can do or not do.

Commissioner Caughman commented that projects normally have screening between Commercial and PR2 and asked, in this case, is that is the responsibility of the PR2. Mr. Hanson responded the buffer requirement in place between commercial and residential rests with commercial development. In this case commercial development is already there and they would not have to do anything to buffer between the new residential unless the property was redeveloped.

Commissioner Harrelson made a motion to approve the request for rezoning to Protected Residential 2. Commissioner Brownlee seconded the motion. There was no further discussion. The vote was unanimous in favor.

OTHER BUSINESS: Assistant Town Administrator Stuart Ford announced the completion of the Icehouse Amphitheater Pavilion which will provide a space for vendors during concerts and the Market at Icehouse. Gibson Pond Park is near completion and should be reopened soon. Applications for vendors who wish to participate in the Market at Icehouse which opens on May 22 are being accepted now. The Lexington County Chili Cookoff will be held at the Icehouse Amphitheater on Sunday, February 21 at 12:00 PM. The St. Patrick's Day Parade will be on March 13 at 2:00 PM followed by a concert at the Icehouse Amphitheater with the group SYR. On March 20, Tokyo Joe will play for the Lexington Firefighters Spring Festival. The Lexington Live concerts will begin on Thursdays in April.

PUBLIC COMMENTS: None.

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ADJOURNMENT: Commissioner Hendrix made a motion to adjourn. Commissioner Harrelson seconded. The motion carried unanimously in favor. The meeting adjourned at 8:20 AM.

Respectfully Submitted,



Karen Hanner
Assistant Municipal Clerk

APPROVED:



Keith Frost
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 requirement