

MINUTES

TOWN OF LEXINGTON PLANNING COMMISSION MEETING September 20, 2017

The Planning Commission held a meeting on September 20, 2017 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 John Bartlett, Roscoe Caughman, Jamie Fite, Lisa Gibson, Sammy Hendrix and Jeannie Michaels. Commissioner Brian Amick was absent (excused).

Others in attendance were: Town Councilmember Kathy Maness, Assistant Town Administrator Stuart Ford, Director of Planning, Building & Technology John Hanson, Municipal Attorney Brad Cunningham, Town Engineer Rosemarie Nuzzo, Parks and Sanitation Director Dan Walker, Chief Building Inspector Charly Thomas, Digital Media Coordinator Darrell Pritchard and Assistant Municipal Clerk Karen Hanner. Three citizens were in attendance. No one was present from the news media.

CALL TO ORDER & INVOCATION: Chairman Keith Frost welcomed everyone to the meeting and introduced the Commissioners. He announced that the meeting was being broadcast live on the Town's Time Warner Channel 2 and 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 Keith Frost called meeting to order at 8:03 AM.

APPROVAL OF MINUTES: A motion was made by Commissioner Gibson and seconded by Commissioner Bartlett to approve the Minutes from the Planning Commission Meeting on August 23, 2017 as submitted. There was no further discussion. The motion was unanimously carried.

OLD BUSINESS: none

Vice-Chairman Berry recused himself on New Business Item 1.

NEW BUSINESS

1. **Sketch Plan Approval for Barr Lake Subdivision Phase III – *Consideration of the Site Plan.***

Director of Planning, Building and Technology John Hanson presented the request from Power Engineering who requested site plan approval for Phase Three of the Barr Lake Subdivision located on Wildlife and Barr Roads. Phase Three will add 89.8 acres to the subdivision with 237 additional lots. The project meets the density and lot size requirements for a subdivision with Protected Residential 2 zoning. However, it was

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withdrawn from the agenda last month after questions arose about the timeframe to provide the secondary access on Barr Road and construction of the amenity area as well as reconstruction of the Barr Lake dam.

Mr. David Parr from Power Engineering introduced himself and offered to answer any questions. Chairman Frost stated the Commission has a copy of the proposed timeframe for completing repairs and he noted it seemed to be a reasonable schedule. He cautioned that there is no control over government agencies or the weather. He observed that construction of the amenities was not included on the submitted timeframe. Mr. Parr responded that it would be done after the dam is constructed since that area will be the staging site for construction. Chairman Frost asked how long after the dam completion would the amenities be done.

Mr. John Stevenson introduced himself as one of the developers of Barr Lake and responded that the amenities would be started on completion of the dam and if on schedule, the amenity package should be open the next spring. He stated they were trying to modify the design of the staging area and get it online next summer. Chairman Frost acknowledged that the dam repair would be a large project. Mr. Stevenson explained that there is a limited space for the staging area with the pond on one side, wetlands behind and adjoining property that they do not own. He stated they are on schedule to submit plans to the County and DHEC next Friday.

Commissioner Gibson stated one of the other concerns was access. Mr. Stevenson responded that the construction entrance was opened last week. He said all construction activity for Phase 2 will be going through the new construction entrance. He noted some of the activity to Phase 1 will come off of Barr Road or Wildlife Road. Chairman Frost asked if the permit has been submitted to complete the tie in with a turn lane. Mr. Stevenson confirmed that is correct and they were working to obtain a driveway easement. He added it will be done soon after they obtain the permit.

Chairman Frost commented that given the extended schedule, if the Commission wanted to get updates as it moves forward, they could require this action to come back for the bonded and final plats. That way they could get an update on construction activities and amenities that the citizens were concerned about.

Commissioner Gibson asked about the second access. Mr. Stevenson clarified that the construction access will become the second access. He added that the two builders are having signs put up on Barr Road and Wildlife Road showing the construction access but it will later be a permanent access.

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Commissioner Michaels made a motion to approve the site plan. Commissioner Caughman seconded. Commissioner Gibson asked about amending the motion. Commissioner Michaels amended her motion to include a requirement that the item come back to the Commission for bonded and final plat approval. Commissioner Caughman agreed to the amended motion. There was no further discussion. The vote was seven in favor, none opposed and one recused.

REPORT FROM COUNCIL LIAISON OFFICER: Councilmember Maness thanked Commission members for their work and announced the first of five Lexington Live concerts at the Icehouse Amphitheater on September 21 at 6:30 to 9:30 PM. The Lexington Farmers Market continues on Saturday mornings from 9:00 AM to 12 noon through September 30. The Lexington Police Department Fall Fest is October 17 at the Lexington Municipal Complex.

ADJOURNMENT: There being no further business to come before the Planning Commission, Commissioner Gibson made a motion to adjourn. The motion was seconded by Commissioner Bartlett and unanimously carried.

The Planning Commission meeting adjourned at 8:14 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 requirements.