

MINUTES

TOWN OF LEXINGTON PLANNING COMMISSION MEETING July 24, 2019

The Planning Commission held a meeting on July 24, 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, Sammy Hendrix and Jeannie Michaels. Commissioners Jamie Fite and Jarett Harrelson 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, Parks and Sanitation Director Dan Walker, Town Engineer Rosemarie Nuzzo, Digital Media Coordinator Darrell Pritchard and Assistant Municipal Clerk Karen Hanner. No one was present from the news media.

CALL TO ORDER & INVOCATION: Chairman Keith 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 Frank Berry gave an invocation and Chairman Frost led in the Pledge of Allegiance.

Chairman Frost called the meeting to order at 8:01 AM.

DELETIONS TO THE AGENDA: None.

APPROVAL OF MINUTES: A motion was made by Vice Chairman Berry and seconded by Commissioner Hendrix to approve the Minutes from the Planning Commission Meeting on May 22, 2019, as submitted. There was no further discussion. The motion was unanimous in favor.

OLD BUSINESS: None

NEW BUSINESS:

- 1. Sketch Plan Approval for a Townhome Subdivision to be Located in the 100 Block of Parker Street - *Action Requested: Approval of Sketch Plan***
Planning, Building and Technology Director John Hanson presented the request from Kevin Steelman for sketch plan approval of a Townhome project being planned on two parcels located in the 100 block of Parker Street. The project will have 100 lots on 12.5 acres.

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would be parking on the streets in front to the houses. Mr. Steelman said yes, since they don't have driveway parking, that side of the street would have parallel parking. Chairman Frost asked if there was any restriction for residents parking along the street where there weren't lined spaces, which has been a significant issue on some of the narrow streets in Town. Mr. Steelman said that could be dealt with in the covenants. Chairman Frost asked how wide the streets will be. Mr. Steelman stated he didn't have that information but he felt they were wider than the average and he would check on that. Chairman Frost noted the street shown on the plan on the first left shows parallel parking and he asked about the width of the other streets. Mr. Steelman stated those have reduced right of way and wouldn't have parking on the street. Vice Chairman Berry asked if the alleys would be used for trash pickup and noted if one car was parked on the alley, it would block the trucks. Mr. Steelman stated the only thing to do would be a covenant enforcement and signage. He added that the alley loaded units would have a two car garage and driveway space for two cars. Mr. Steelman said the units on the perimeter that are front loaded would be one car garage and one car driveway. He said either the builder could build a product that is a two bedroom on those with two parking spaces or they would modify and go to a two car garage. He added the builder could also seek a variance.

Commissioner Hendrix asked about the recreation green space and the connection to the Town's trail. Mr. Steelman said the plan is for open green space with some landscaping and some sort of gazebo or gathering building and benches. He added they intend to provide a fenced dog park area and ultimately connect to the planned trail the Town is doing around the pond. Chairman Frost asked for clarification of how that fits into the active green space. Mr. Steelman responded that the open field is multi-purpose for children to play or adults to chip golf balls. He added that it would not be feasible to include a pool due to the cost. Chairman Frost noted the ordinance defines active green space as a pool, tennis courts or other amenity other than open space.

Vice Chairman Berry asked if an HOA would be maintaining the grounds. Mr. Steelman stated their plan is to attract buyers looking for a maintenance free lifestyle and they intend for the HOA to do landscaping maintenance of all the visible areas.

Commissioner Amick asked about improvements planned at the intersection with Parker Street. Mr. Steelman stated they had met with Transportation Director Randy Edwards to look at existing traffic problems. He added the preliminary thought, without input from a traffic study, would be to create a right turn lane onto SC 6 with a possible improvement at the intersection with Swartz. Commissioner Amick responded it would be beneficial for the Planning Commission to see what is being planned. Mr. Steelman stated they have traffic counts scheduled to be done after the start of school next month so they would be willing to come back after the traffic study is complete and they could also have a more developed plan for the amenities.

Commissioner Caughman asked if the water quality basin was within the 100 year flood plain. Mr. Steelman responded that it will be above that elevation. Chairman Frost noted the basin is identified as a water quality pond and stated he assumed that meant they had planned on the use of the mill pond for detention. Mr. Steelman stated he believed the

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property would be exempt from treating quantity but not quality for discharge into a water body. Chairman Frost noted that there is not a water body at this point in time. Mr. Steelman said he wasn't sure but what they designed may be big enough to do both. Director Hanson asked if that was included in the green space. Mr. Steelman stated that the basin is not included in the four acres of open space.

Chairman Frost asked if they were constructing something to connect to the Town's trail or would it just be open space. Mr. Steelman responded they will do whatever the Town needs and would help with a possible temporary trail until the Town project is complete. Commissioner Michaels asked if that was something they would deed over to the Town. Mr. Steelman said a deed or an easement would be given. Chairman Frost asked if that space was included in the greenspace calculation so if it was deeded to the Town, it would no longer meet the ordinance requirements. Mr. Steelman stated he didn't think so. He added they are here to be the Town's partner and do whatever is needed to do to get that trail built.

Administrator Poole asked if they were here for information because there are other things that are needed for the Planning Commission to consider. Mr. Steelman agreed they are looking for feedback and they are willing to defer to obtain the traffic study and amenity plan. Mr. Poole requested to add a list of things to be included: 1) identify parking specifically for each unit with the number of bedrooms for that unit, 2) indicate areas where parking restrictions would be in place to allow police enforcement, 3) more specifics on green space showing the location of the dog park and what is not counted in the total green space area, 4) show the connection or multiple connections to the trail, and 5) work with staff to determine the visibility of the pump station which is shown on the sketch plan at the end of a hammerhead. Mr. Steelman commented that the location of the pump station is flexible and there are multiple possible locations at that elevation.

Chairman Frost added that in addition to identifying the green space he requested the plan show what will meet the requirements of active green space and the plan for road improvements and stormwater management. He also wanted to look at the unit size with the number of bedrooms as it relates to the parking.

Transportation Director Edwards described the 2017 Local Transportation Improvement Plan as identifying thirty locations in the Town including a right turn from Parker Street at South Lake Drive in addition to intersection improvements at Parker Street at Swartz Road. He noted the project traffic study will look at what their impact may be and how some of that may need to be addressed with a focus on South Lake Drive.

Chairman Frost noted there are several things the Planning Commission would like to see and asked Mr. Steelman if he intended to withdraw the submittal. Mr. Steelman stated yes, they would withdraw and come back with the requested information at a later time.

Commissioner Caughman noted there are three different widths of road right of ways noted on the sketch plan. He requested the actual road width. Mr. Steelman stated on the next submittal they would note the actual pavement width and each different right of way.

2. Annexation of Lexington County Tax Map #4323-05-011 Located at 702 West Main Street - Action Requested: Recommendation on Zoning and Road Classifications

Planning, Building and Technology Director John Hanson presented the request from Marshall Davis who owns .69 acre located at 702 West Main Street and has petitioned to annex the property. A custom home builder is planning to construct a model home/sales office on the site. Properties in Town near this one are zoned General Commercial and West Main Street is classified as an Arterial Road. Due to the surrounding conditions and the intended use of the property the same zoning and road classification is recommended for this project.

Chairman Frost noted most properties adjacent to this parcel are General Commercial but this proposed project seems to be appropriate for Office Commercial.

Commissioner Michaels made a motion to recommend Office Commercial zoning. Vice Chairman Berry seconded the motion. There was no further discussion. The vote was unanimous in favor.

3. Annexation of Lexington County Tax Map #3420-01-046 Located at 116 Pilgrim Point Drive - Action Requested: Recommendation on Zoning and Road Classifications

Planning, Building and Technology Director John Hanson presented the request from Henry Vinson who owns a parcel located at 116 Pilgrim Point Drive and has petitioned to annex the property. A single family home is being constructed on the site. Properties in Town near this one are zoned Protected Residential and Pilgrim Point Drive is classified as an RL-6 Road.

Due to the surrounding conditions and the use of the property the same zoning and road classification is recommended for this parcel.

Vice Chairman Berry made a motion to recommend as stated. Commissioner Hendrix seconded the motion. There was no further discussion. The vote was unanimous in favor.

4. Annexation of Lexington County Tax Map #5497-01-027 Located at 224 Autumn Lane - Action Requested: Recommendation on Zoning and Road Classifications

Planning, Building and Technology Director John Hanson presented the request from Charles Harmon and Rachel Allen who own 1.22 acres located at the corner of Autumn Lane and Christie Street and have petitioned to annex the property. A single family home is being planned on the site. Properties in Town near this one are zoned Industrial. Autumn Lane and Christie Street are not currently classified.

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Due to the surrounding conditions and the intended use of the property the recommended zoning is Protected Residential. The recommended classification of both roads is Limited Local.

Commissioner Hendrix made a motion to recommend as stated. Commissioner Michaels seconded the motion. There was no further discussion. The vote was unanimous in favor.

OTHER BUSINESS:

Director Hanson reported there was discussion at the Planning Commission Work Session regarding revisions to the Land Development Ordinances. Administrator Poole stated Council has tasked staff to come up with an RFP for experts to do a study of the Land Use and Zoning Ordinance and make recommendations for dealing with growth and the impacts of growth. He expects that to be done in the next few months. Council has asked the Planning Commission to look at any small changes that could be done during this process. Chairman Frost noted there are some things that staff could look at and bring back to the Commission and added their representation would be that any future projects brought into the Town at this point be limited to PR1 until they learn more from the consultant.

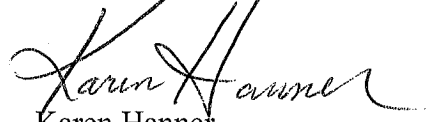
Director Hanson stated the developer with the Barr Lake Subdivision came to the Planning Commission and provided an update on the dam reconstruction and amenity area last year. The Commission required periodic updates when final plats were ready. He noted they are proposing to final the plat for Phase 2 and provided a copy of an update that was submitted to residents (attached). He said the dam construction is underway and expected to be completed this fall and the amenity area is expected to be completed in the spring or summer of 2020. Director Hanson said staff would approve the final plat for Phase 2 unless the Commission requested a more detailed update. Chairman Frost noted there was no objection.

Town Administrator Britt Poole announced that Councilmember Kathy Maness was representing the Town at a National League of Cities event and he thanked the members for their service. He announced the Flannel Fest will be held at the Icehouse Amphitheater on Friday, July 26 at 5 PM. On Friday August 2, Casablanca will be shown starting at 8 PM. The Let's Get Loud Battle of the Bands will be on Friday August 9 benefitting the Muscular Dystrophy Association Summer Camp Program. The Interstate Exiles will play on Friday August 30. The Market at the Icehouse takes place every Saturday morning until September 28. Commissioner Hendrix commented that he was at the Market this past Saturday and several vendors said how nice the Town of Lexington is with the Market event and expressed their appreciation for the Town's staff.

ADJOURNMENT: There being no further business, Chairman Frost stated that without objection, the Planning Commission meeting would adjourn at 8:55 AM.

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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

Barr Lake

Homeowners Association

Memorandum

To: Barr Lake Homeowners
From: Barr Lake Homeowners Association
Date: June 21, 2019
Re: Update on Dam and Amenity Center

The Developer of the Barr Lake Community has asked that we provide the attached projected schedule for the completion of the re-build of the Barr Lake Dam. As with any project, especially one this large, any projected schedule is subject to change for a number of reasons and changes in circumstances. Once the dam is completed, it is the Developer's plan to commence construction of the amenity center, with an expected completion date sometime in the Spring or Summer of 2020. The Developer also indicated that, to date, they have spent roughly \$400,000.00 on the restoration of the dam.

CONSTRUCTION SCHEDULE

PLAN

C.N.A. Contracting

| TASK DESCRIPTION | PLAN START | PLAN END | Duration | 2018 | | | | | | | | | | | | 2019 | | | | | | | | | | | |
|---------------------------|------------|------------|----------|------|---|---|---|---|---|---|---|---|---|---|---|------|---|---|---|---|---|---|---|---|---|---|---|
| | | | | J | F | M | A | M | J | J | A | S | O | N | D | J | F | M | A | M | J | J | A | S | O | N | D |
| Barr Lake Dam | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CLEARING | 10/10/2018 | 10/30/2018 | 20 | | | | | | | | | | | | | | | | | | | | | | | | |
| SITE PREP RETAINING WALL | 11/1/2018 | 12/1/2018 | 30 | | | | | | | | | | | | | | | | | | | | | | | | |
| RETAINING WALL A. FOOTING | 12/1/2018 | 1/1/2019 | 31 | | | | | | | | | | | | | | | | | | | | | | | | |
| RETAINING WALL A. WALLS | 1/1/2019 | 2/15/2019 | 45 | | | | | | | | | | | | | | | | | | | | | | | | |
| RETAINING WALL B. FOOTING | 2/15/2019 | 3/15/2019 | 28 | | | | | | | | | | | | | | | | | | | | | | | | |
| RETAINING WALL B. WALLS | 3/15/2019 | 4/30/2019 | 46 | | | | | | | | | | | | | | | | | | | | | | | | |
| WATER PROOFING | 5/1/2019 | 5/15/2019 | 14 | | | | | | | | | | | | | | | | | | | | | | | | |
| SITE PREP FOR SPILLWAY | 5/15/2019 | 6/15/2019 | 31 | | | | | | | | | | | | | | | | | | | | | | | | |
| FOOTER FOR SPILLWAY | 6/15/2019 | 7/30/2019 | 45 | | | | | | | | | | | | | | | | | | | | | | | | |
| SPILLWAY RETAINING WALL | 7/30/2019 | 10/1/2019 | 63 | | | | | | | | | | | | | | | | | | | | | | | | |
| CONCRETE SPILLWAY AREA | 10/1/2019 | 10/20/2019 | 19 | | | | | | | | | | | | | | | | | | | | | | | | |
| BACKFILL AND COMPACTING | 6/15/2019 | 11/1/2019 | 139 | | | | | | | | | | | | | | | | | | | | | | | | |
| EARTH DAM | 6/15/2019 | 11/15/2019 | 153 | | | | | | | | | | | | | | | | | | | | | | | | |
| AUXILIARY SPILLWAY | 10/15/2019 | 11/15/2019 | 31 | | | | | | | | | | | | | | | | | | | | | | | | |
| CATWALK ON ALL STRUCTURES | 11/1/2019 | 12/1/2019 | 30 | | | | | | | | | | | | | | | | | | | | | | | | |
| REMOVE TEMPORARY DAM | 11/20/2019 | 11/30/2019 | 10 | | | | | | | | | | | | | | | | | | | | | | | | |
| TOPSOIL AND GRASSING | 12/1/2019 | 12/15/2019 | 14 | | | | | | | | | | | | | | | | | | | | | | | | |
| RAIN DAYS | | | 45 | | | | | | | | | | | | | | | | | | | | | | | | |
| Task 19 | | | 0 | | | | | | | | | | | | | | | | | | | | | | | | |
| Task 20 | | | 0 | | | | | | | | | | | | | | | | | | | | | | | | |
| Task 21 | | | 0 | | | | | | | | | | | | | | | | | | | | | | | | |
| Task 22 | | | 0 | | | | | | | | | | | | | | | | | | | | | | | | |
| Task 23 | | | 0 | | | | | | | | | | | | | | | | | | | | | | | | |
| Task 24 | | | 0 | | | | | | | | | | | | | | | | | | | | | | | | |
| Task 25 | | | 0 | | | | | | | | | | | | | | | | | | | | | | | | |
| Task 26 | | | 0 | | | | | | | | | | | | | | | | | | | | | | | | |
| Task 27 | | | 0 | | | | | | | | | | | | | | | | | | | | | | | | |
| Task 28 | | | 0 | | | | | | | | | | | | | | | | | | | | | | | | |
| Task 29 | | | 0 | | | | | | | | | | | | | | | | | | | | | | | | |
| Task 30 | | | 0 | | | | | | | | | | | | | | | | | | | | | | | | |
| Task 31 | | | 0 | | | | | | | | | | | | | | | | | | | | | | | | |
| Task 32 | | | 0 | | | | | | | | | | | | | | | | | | | | | | | | |
| Task 33 | | | 0 | | | | | | | | | | | | | | | | | | | | | | | | |
| Task 34 | | | 0 | | | | | | | | | | | | | | | | | | | | | | | | |
| Task 35 | | | 0 | | | | | | | | | | | | | | | | | | | | | | | | |
| Task 36 | | | 0 | | | | | | | | | | | | | | | | | | | | | | | | |
| Task 37 | | | 0 | | | | | | | | | | | | | | | | | | | | | | | | |
| Task 38 | | | 0 | | | | | | | | | | | | | | | | | | | | | | | | |
| Task 39 | | | 0 | | | | | | | | | | | | | | | | | | | | | | | | |
| Task 40 | | | 0 | | | | | | | | | | | | | | | | | | | | | | | | |
| Task 41 | | | 0 | | | | | | | | | | | | | | | | | | | | | | | | |
| Task 42 | | | 0 | | | | | | | | | | | | | | | | | | | | | | | | |
| Task 43 | | | 0 | | | | | | | | | | | | | | | | | | | | | | | | |
| Task 44 | | | 0 | | | | | | | | | | | | | | | | | | | | | | | | |
| Task 45 | | | 0 | | | | | | | | | | | | | | | | | | | | | | | | |
| Task 46 | | | 0 | | | | | | | | | | | | | | | | | | | | | | | | |
| Task 47 | | | 0 | | | | | | | | | | | | | | | | | | | | | | | | |
| Task 48 | | | 0 | | | | | | | | | | | | | | | | | | | | | | | | |
| Task 49 | | | 0 | | | | | | | | | | | | | | | | | | | | | | | | |
| Task 50 | | | 0 | | | | | | | | | | | | | | | | | | | | | | | | |