

# MINUTES

## TOWN OF LEXINGTON PLANNING COMMISSION MEETING January 18, 2017

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The Planning Commission held a meeting on January 18, 2017 at 8:00 a.m. 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, John Bartlett, Roscoe Caughman, Jamie Fite and Sammy Hendrix. Commissioners Lisa Gibson and Jeannie Michaels were absent (excused).

Others in attendance were: Town Councilmember Ron Williams, Town Administrator Britt Poole, Director of Planning, Building & Technology John Hanson, Chief Building Inspector Charly Thomas, Town Attorney Brad Cunningham, Parks and Sanitation Director Dan Walker, Network Administrator Darrell Pritchard and Assistant Municipal Clerk Karen Hanner. One citizen was in attendance. No one was present from the news media.

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**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 8:02.

**DELETIONS TO THE AGENDA:** There were no deletions of items on the agenda.

**APPROVAL OF MINUTES:** A motion was made by Vice-Chairman Berry and seconded by Commissioner Bartlett to approve the Minutes from the Planning Commission Meeting on November 23, 2016 as submitted. The motion was unanimously carried.

**OLD BUSINESS:** none

**NEW BUSINESS:**

**1. Annexation of Lexington County Tax Map #5496-01-011 Located at 235 Barr Road - Action Requested: recommendation on Zoning and Road Classification.**

Director of Planning, Building and Technology John Hanson presented the request from The Lexington County Recreation and Aging Commission who owns 33.5 acres located at 235 Barr Road and has petitioned to annex the property. A single family home is currently on the property. The Commission intends to develop it with soccer fields, a basketball facility and possibly some picnic shelters. Properties in Town near this one

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are zoned General Commercial (GC). Barr Road is classified as a Collector road and Satcher Road is currently unclassified.

Due to the surrounding conditions and the intended use of the property the recommended zoning is Limited Commercial. The recommended classification of Barr Road is a Collector and the recommended classification of Satcher Road is Local.

Commissioner Amick expressed a concern about residents on Satcher Road adjacent to this property and the protection they would have under a Limited Commercial zoning. Director Hanson stated the buffer requirement is based on the use of the property and not the zoning. The adjacent residence is not in the Town limits. If the house is more than fifty feet from the property line there would be a minimal buffer. If it is closer than fifty feet, there would need to be a fifty foot buffer. Mr. Hanson added that there is no design for the intended development of the property yet but if there is lighting they would need a photometric plan.

Commissioner Bartlett said when his kids were involved in a big event there it seemed to have inadequate parking. Mr. Hanson responded the code requires one space for four users but no design has been proposed at this time.

Commissioner Hendrix made a motion to approve as recommended. Commissioner Fite seconded. There was no further discussion. The vote was unanimous in favor.

**2. Annexation of Lexington County Tax Map #4300-08-002 Located at the Corner of Chariot Street and West Main Street - Action Requested: recommendation on Zoning and Road Classification.**

Director of Planning, Building and Technology John Hanson presented the request from Harmon Investment Properties who owns a small parcel located at the corner of Chariot Street and West Main Street and has petitioned to annex the property. This is one of two parcels where Goodwill is planning to construct a new store. Properties in Town near this one are zoned General Commercial (GC). West Main Street is classified as an Arterial Road and Chariot Street is classified as a Limited Local Road.

Due to the surrounding conditions and the intended use of the property the recommended zoning is General Commercial and recommended classification of West Main Street is Arterial. Chariot Street was classified as a Limited Local road before it was paved. The commission should consider changing this classification to Local now that the road has been improved.

Chairman Frost asked about the long narrow strip of property and the area towards Hendrix Street. Mr. Poole stated it was used as overflow parking for the recreation complex.

Commissioner Bartlett made a motion to approve as recommended. Commissioner Fite seconded.

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Commissioner Caughman asked if that included the classification of Chariot Street as a Local road. Commissioner Bartlett asked if the road reclassification could be done with the annexation recommendation. Director Hanson responded that this section was in the Town and could be changed with the annexation. Commissioner Bartlett amended his motion to include the reclassification of Chariot Street as a Local Road. Commissioner Fite concurred. The vote was unanimous in favor.

**3. Annexation of Lexington County Tax Map #4300-08-009 Located at the Corner of Chariot Street and West Main Street - Action Requested: recommendation on Zoning and Road Classification.**

Director of Planning, Building and Technology John Hanson presented the request from Sarah Katherine Storey who owns 3.5 acres located at the corner of Chariot Street and West Main Street and has petitioned to annex the property. This is one of two parcels where Goodwill is planning to construct a new store. Properties in Town near this one are zoned General Commercial (GC) and West Main Street is classified as an Arterial road.

Due to the surrounding conditions and the intended use of the property the recommended zoning is General Commercial and recommended classification of West Main Street is Arterial.

Commissioner Bartlett made a motion to approve as recommended. Vice Chairman Berry seconded. There was no further discussion. The vote was unanimous in favor.

**REPORT FROM COUNCIL LIAISON OFFICER:** Councilmember Ron Williams thanked the Commission for their time and announced the Lexington County Public Safety Chili Cook-off being held at the Icehouse Amphitheater on January 29 from noon to 5:00 PM. The Mayor will give the State of the Town address at the February 6 Council Meeting beginning at 6:00 PM.

**ADJOURNMENT:** There being no further business to come before the Planning Commission, Commissioner Hendrix made a motion to adjourn. The motion was seconded by Vice-Chairman Berry and unanimously carried.

The Planning Commission meeting adjourned at 8:12 a.m.

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.*