

**MINUTES**  
***Town of Lexington***  
**PLANNING COMMISSION MEETING**  
November 19, 2014

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The Town of Lexington's Planning Commission held a meeting on November 19, 2014 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 and Commissioners Brian Amick, Roscoe Caughman, Jamie Fite, Lisa Gibson, Sammy Hendrix and Jeannie Michaels. Commissioner John Bartlett was absent (excused).

Others in attendance were: Town Councilmember Ron Williams, Assistant Town Administrator Stuart Ford, Town Attorney Brad Cunningham, Planning, Building and Technology Director John Hanson, Chief Building Inspector Charly Thomas, Parks, Streets and Sanitation Director Dan Walker, Network Administrator Darrell Pritchard and Assistant Municipal Clerk Karen Hanner.

There were no members of the public in attendance. No one was present from the news media

**INVOCATION AND CALL TO ORDER:** Chairman Keith Frost introduced himself and welcomed everyone to the Planning Commission meeting. 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 Frank Berry gave the invocation. Chairman Frost led in the Pledge of Allegiance and called the meeting to order at 8:02 a.m.

**APPROVAL OF MINUTES**

A motion was made by Commissioner Hendrix and seconded by Vice-Chairman Frank Berry to approve the Planning Commission Minutes from September 17, 2014 as submitted. The vote on the motion to approve the Minutes was unanimous in favor.

Chairman Frost advised the Commission that New Business Item 1 has been postponed until the December meeting.

**OLD BUSINESS:** None

**NEW BUSINESS ITEMS:**

**1. Request to Rezone 409 Scotland Drive:** (postponed until December meeting)

Vice-Chairman Frank Berry stated he would recuse himself from Items 2, 3 and 4 due to his business connection to the applicant (recusal form attached).

**2. Annexation of a Portion of Lexington County Tax Map #5496-01-029: recommendation on zoning and road classification**

Director of Planning, Building and Technology John Hanson presented the request from Mathew and Sara Hendrix who own 32 acres on Wildlife Road and have petitioned to annex a portion of the property (thirty foot strip). The property is undeveloped but is associated with the Barr Lake subdivision currently under construction in the area. Properties in Town near this property are zoned Protected Residential (PR) and Wildlife Road is not currently classified.

Due to the surrounding conditions and the intended use of the property the recommended zoning is Protected Residential (PR) and Wildlife Road is recommended to be classified as a Collector Road.

Commissioner Gibson made a motion to approve the annexation with the recommended zoning and road classification. Commissioner Michaels seconded the motion.

Commissioner Hendrix asked what classified a road as a Collector. Mr. Hanson explained the road connects Local roads to Arterial roads. Chair Frost added Park Road would be a good example of a Collector as it functions to funnel traffic from a number of smaller roads to a larger one.

Commissioner Caughman asked about connectivity to Town of Lexington property. Director Hanson stated the Town maps and County maps show the Gibson Pond property connecting to the Hendrix parcel. Dan Walker agreed that the Town owned Gibson pond property abuts the Hendrix tract. Mr. Hanson noted the map in the meeting packet shows the Town owned parcel next to the Hendrix Part A parcel.

The vote was unanimous in favor (Berry recused).

**3. Annexation of Barr Lake, Lexington County Tax Map #5300-02-118: recommendation on zoning and road classification**

Director of Planning, Building and Technology John Hanson presented the request from The Barr Lake Homeowners Association that owns 124.2 acres on Wildlife Road and has petitioned to annex the property. The lake of the Barr Lake Subdivision is located on this property. Properties in Town near this one are zoned Protected Residential (PR) and Wildlife Road is not currently classified.

Due to the surrounding conditions and the planned use of the property, the recommended zoning is Protected Residential 2 (PR2) and Wildlife Road is recommended to be classified as a Collector Road.

Commissioner Gibson made a motion to approve the annexation with the recommended zoning and road classification. Commissioner Fite seconded the motion. There was no further discussion. The vote was unanimous in favor (Berry recused).

**4. Annexation of Barr Lake Subdivision, 69.9 Acres Primarily Located on Lexington County Tax Map #5300-02-007: recommendation on zoning and road classification**

Director of Planning, Building and Technology John Hanson presented the request from Barr Lake Associates, LLC who owns 69.9 acres along Wildlife Road and has petitioned to annex

the property. The Barr Lake Subdivision is currently under construction on the property. One hundred and forty-eight homes are planned for this phase of the development. Properties in Town near this one are zoned Protected Residential (PR) and Wildlife Road is not currently classified.

Due to the surrounding conditions and the use of the property the recommended zoning is Protected Residential 2 (PR2). Wildlife Road is recommended to be classified as a Collector Road and the internal roads of the subdivision are recommended to be classified as RL4 roads once complete.

The developer has also requested approval to obtain permits to construct several model homes in the subdivision. The Planning Commission is authorized to allow model home construction for up to 2 homes prior to bonded plat approval under section 154.03.04 of the Land Development Ordinance.

Chairman Frost asked why the recommendation for PR2 zoning. Director Hanson responded that the homes planned for this subdivision would have setbacks of 10, 5 and 5 which is defined under the PR2 zoning. Chairman Frost clarified that these homes are not attached. Mr. Hanson agreed that they are not and would be similar to Cherokee Village with smaller side yards.

Chairman Frost asked about the model homes. Director Hanson responded that they wished to obtain approval without coming back to the Commission at a later time and the homes would be reviewed and permitted as model homes.

Commissioner Michaels made a motion to approve the annexation with the recommended zoning and road classification with the model home approval. Commissioner Gibson seconded the motion. There was no further discussion. The vote was unanimous in favor (Berry recused).

**OTHER BUSINESS:** (Information Only)

Chairman Frost reminded Commissioners that there will be a meeting of the Planning Commission in December.

Vice Chairman Berry reported there was not a meeting of the Traffic Committee in November.

Chairman Frost reminded everyone about the upcoming events for the Snowball Festival on December 5, 6 and 7 with details available on the Town web site.

**ADJOURNMENT:** There being no further comments or questions, a motion was made by Commissioner Gibson and seconded by Commissioner Fite to adjourn the Planning Commission meeting. The vote on the motion was unanimous in favor. The Planning Commission meeting was adjourned at 8:18 a.m.

Chairman Frost thanked everyone for attending the Planning Commission meeting and stated that it would be replayed on the Town's Channel 2 several times during the week.

Respectfully submitted,

Karen Hanner  
Assistant Municipal Clerk

APPROVED:

Keith Frost  
Chairman