

MINUTES

TOWN OF LEXINGTON PLANNING COMMISSION MEETING October 21, 2015

The Planning Commission held a meeting on October 21, 2015 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, Lisa Gibson, Sammy Hendrix and Jeannie Michaels.

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

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

Chairman Frost called the meeting to order at 8:04. He stated no items on the agenda have been deleted.

APPROVAL OF MINUTES: A motion was made by Commissioner Gibson and seconded by Vice-Chairman Berry to approve the Minutes from September 23, 2015 as submitted. The motion was unanimously carried.

NEW BUSINESS:

Vice-Chairman Frank Berry stated he would recuse himself from Items 1 through 5. (Recusal form attached.)

1. **Annexation of Lexington County Tax Map #4300-03-049 Located Adjacent to the Prescott Glen Subdivision** - *Action Requested: recommendation on zoning and road classification.*

Director of Planning, Building and Technology John Hanson stated this item is familiar to Commission members. He presented the request from Prescott Glen Homeowners Association which owns 17.98 acres of subdivision common area and petitioned to annex 15.7 acres of the property. This annexation was reviewed by the Commission in July and forwarded to Town Council. Last month, Town Council requested the

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Commission reconsider the previous recommendation in view of some changes that were made over the last several months.

Properties in Town near this one are zoned Protected Residential 2 (PR2) and Barr Road is classified as a Collector Road. Due to the surrounding conditions and the intended use of the Property the recommended zoning is Protected Residential (PR) and the recommended classification of Barr Road is Collector.

2. **Annexation of Lexington County Tax Map #5329-01-223 Located in the Prescott Glen Subdivision** - *Action Requested: recommendation on zoning and road classification.*

(Prescott Glen Homeowners Association owns 2 acres of subdivision common area and has petitioned to annex the property. The subdivision pool and clubhouse are located on the property. Properties in Town near this one are zoned Protected Residential 2 (PR2) and Presque Isle Road is currently unclassified. Due to the surrounding conditions and the use of the property the recommended zoning is Protected Residential (PR) and the recommended classification of Presque Isle Road is RL4.)

Director Hanson added that Items 1 through 5 go together and if one is not approved it would break the contiguity.

Chairman Frost commented that in addition to the changes that were made, Council would like the Planning Commission to revisit the Comprehensive Plan as it relates to this area out towards the Pleasant Hill School and Lexington High School.

Commissioner Hendrix asked what the process was for annexation by the homeowners of the subdivision. Chairman Frost stated that after approval, they would be contiguous to the Town and they could petition to annex. The Town, by policy, does not force annexation but they can go through the process.

Commissioner Gibson made a motion to approve as recommended. Chairman Frost asked Town Attorney Cunningham if they could combine the annexation items. Mr. Cunningham advised only combining items from the same owner. Commissioner Gibson amended the motion to approve Item 1 and Item 2 as recommended. Commissioner Bartlett seconded the motion. The vote was 6 in favor, 2 opposed (Caughman and Amick) and 1 recused (Berry).

3. **Annexation of Lexington County Tax Map #5333-01-063 Located in the Meadowview Subdivision** - *Action Requested: recommendation on zoning and road classification.*

(Meadowview Homeowners Association owns 7.7 acres of subdivision common area and has petitioned to annex the property. Properties in Town near this one are zoned Protected Residential 2 (PR2) and Merus Drive is currently unclassified. Due to the surrounding conditions and the use of the property the recommended zoning is Protected Residential 2 (PR2) and the recommended classification of Merus Drive is RL6.)

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Commissioner Gibson made a motion to approve as recommended. Commissioner Michaels seconded the motion. The vote was 5 in favor, 3 opposed (Caughman, Amick and Fite) and 1 recused (Berry).

4. **Annexation of Lexington County Tax Map # 5300-03-019 Located at 609 Rawl Road - Action Requested: recommendation on zoning and road classification.**

(Meadowview Development Group LLC, owns 14.09 acres located at 609 Rawl Road and has petitioned to annex the property. Phase two of the Meadowview subdivision is being developed on the property with 79 additional lots. Properties in Town near this one are zoned Protected Residential 2 (PR2) and Rawl Road is currently unclassified. Due to the surrounding conditions and the intended use of the property the recommended zoning is Protected Residential 2 (PR2). The recommended classification for all internal roads is RL6 and the recommended classification of Rawl Road is a Collector.)

Commissioner Gibson made a motion to approve as recommended. Commissioner Bartlett seconded the motion. The vote was 5 in favor, 3 opposed (Caughman, Amick and Fite) and 1 recused (Berry).

5. **Annexation of Lexington County Tax Map 5300-07-012 Located at 600 Rawl Road - Action Requested: recommendation on zoning and road classification.**

(Rawl Road LLC owns 10.99 acres located at 600 Rawl Road and has petitioned to annex the property. A seventy-six unit single family subdivision is being planned on the property. Properties in Town near this one are zoned Protected Residential 2 (PR2) and Rawl Road is currently unclassified. Due to the surrounding conditions and the intended use of the property the recommended zoning is Protected Residential 2 (PR2). The recommended classification of the internal subdivision streets is RL6 and the recommended classification of Rawl Road is a Collector.)

Commissioner Gibson made a motion to approve as recommended. Commissioner Michaels seconded the motion. The vote was 5 in favor, 3 opposed (Caughman, Amick and Fite) and 1 recused (Berry).

Mr. Wade McGuinn asked permission to make a comment. Chairman Frost consented. Mr. McGuinn said he had been at this thirty years and he hoped for another ten or fifteen years to go. He said he wanted to say two things; one, thank you for allowing the process to take place, so far, it's not done yet. It was interesting how the processes work and he appreciated everybody's willingness to listen and to hear each other and for it to work out to where it is right now. The second thing he thinks is important to say based on the vision, the mission of his company. He said Danny Frazier helped him with this and there has been a lot of phone calls and backlash because of that. He wanted to tell the Commission, and he will tell the Town Council the same thing, Danny is a friend of his. He has been a consultant working with their company for a long time. Certainly he pled guilty in the last week or two to some charges and he's been sentenced for that. Mr. McGuinn said he doubts seriously that anybody in the room doesn't have something in their past that they regret. He said he

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certainly did. He said Danny has done a lot of good for him and their company. He thought he has done a lot of good for the Town. He thought if you weighed it out, probably more good than bad. He said he just didn't want that to go unsaid. He added he did appreciate this committee and the vote today and he looks forward to getting with the Town Council and seeing it to its conclusion and continuing to grow the Town and do good business; thank you.

6. **Annexation of Lexington County Tax Map #5496-04-004 Located at 142 Industrial Drive - Action Requested: recommendation on zoning and road classification.**

Director of Planning, Building and Technology John Hanson presented the request from Southcable Services who owns 10.8 acres located at 142 Industrial Drive and has petitioned to annex the property. Hickory Hill Mobile Home Park is located on the site. The Park has 47 mobile home sites with approximately 30 of them currently being occupied. Properties in Town near this one are zoned Industrial (IND) and Industrial Drive is already classified as an Arterial Road. Due to the surrounding conditions and the use of the property the same zoning and road classification is recommended for this property.

Chairman Frost asked if Residential can be put into Industrial zoning. Mr. Hanson responded that Industrial zoning has flexibility for appropriate uses.

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

OTHER BUSINESS: (Information Only)

Director of Planning, Building and Technology John Hanson reminded Commission members of the annual training meeting which will be held on November 9 at 6:00 PM.

REPORT FROM COUNCIL LIAISON: Councilmember Maness announced the Veteran's Day Parade will be held on November 1 at 3:00 PM. The Snowball Festival will be on December 4 to 6. She reminded everyone that Halloween is next week and look out for the children who will be trick or treating in the Town. Councilmember Maness thanked the Planning Commission members for all of their hard work.

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

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The Planning Commission meeting adjourned at 8:18 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.