

MINUTES

TOWN OF LEXINGTON PLANNING COMMISSION MEETING October 19, 2016

The Planning Commission held a meeting on October 19, 2016 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, Commissioners Brian Amick, John Bartlett, Roscoe Caughman, Jamie Fite, Lisa Gibson, Sammy Hendrix and Jeannie Michaels. Vice-Chairman Frank Berry was absent (excused).

Others in attendance were: Town Councilmembers Kathy Maness and Ron Williams, Director of Planning, Building & Technology John Hanson, Municipal Attorney Brad Cunningham, Chief Building Inspector Charly Thomas, Engineer Rosemarie Nuzzo, Parks and Sanitation Director Dan Walker, Network Administrator Darrell Pritchard and Assistant Municipal Clerk Karen Hanner. No 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. Commissioner Gibson gave an invocation and Chairman Frost led in the Pledge of Allegiance.

Chairman Keith Frost called meeting to order at 8:03.

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

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 September 21, 2016 as submitted. The motion was unanimously carried.

NEW BUSINESS:

1. Annexation of Lexington County Tax Map #5497-04-006 Located at 270 Bruner Road: *Recommendation on Zoning and Road Classification*

Director of Planning, Building and Technology John Hanson presented the request from Kellis Ventures, LLC who owns six acres located at 270 Bruner Road and has petitioned to annex the property. Nature Chem is planning an office and parking lot expansion on the property.

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Properties in Town near this one are zoned Protected Residential, Limited Commercial and General Commercial. Bruner Road is currently classified as a Limited Local road. The applicant has requested Industrial Zoning for the property. However, due to the surrounding conditions and the intended use of the property the recommended zoning is General Commercial. The recommended classification of Bruner Road is to change from Limited Local to Local road.

Commissioner Hendrix made a motion to approve the zoning as General Commercial and Local Road. Commissioner Bartlett seconded. There was no further discussion. The vote was unanimous in favor.

2. Annexation of Lexington County Tax Map #5497-04-035 Located Adjacent to 270 Bruner Road: Recommendation on Zoning and Road Classification

Director of Planning, Building and Technology John Hanson presented the request from Kellis Ventures, LLC who owns 10.6 acres located adjacent to 270 Bruner Road and has petitioned to annex the property. Nature Chem is planning an office and parking lot expansion on the property.

Properties in Town near this one are zoned Limited Commercial and General Commercial. Bruner Road is classified as a Limited Local road. The applicant has requested Industrial Zoning for the property. However, due to the surrounding conditions and the intended use of the property the recommended zoning is General Commercial. The recommended classification of Bruner Road is to change from Limited Local to Local road.

Commissioner Gibson made a motion to approve the zoning as General Commercial and Local Road. Commissioner Michaels seconded. There was no further discussion. The vote was unanimous in favor.

3. Annexation of Lexington County Tax Map #5423-02-004 Located at 210 Parker Street: Recommendation on Zoning and Road Classification

Director of Planning, Building and Technology John Hanson presented the request from Timothy Parcheta who owns .27 acres located at 210 Parker Street and has petitioned to annex the property. A single family home is located on the property.

Properties in Town near this one are zoned Protected Residential and Parker Street is classified as a Limited Local Road. Due to the surrounding conditions and the use of the property the same zoning and road classification is recommended for this annexation.

Commissioner Bartlett made a motion to approve as Protected Residential and Limited Local Road. Commissioner Hendrix seconded.

Chairman Frost commented that the Limited Local classification indicates a type of restriction or structural deficiency. Director Hanson noted that since there are a number of properties in the Town on the road it would be better to do a change of road classification as a separate agenda item. There was no further discussion. The vote was unanimous in favor.

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REPORT FROM COUNCIL LIAISON OFFICER: Councilmember Kathy Maness thanked the Commissioners for their work. She reminded everyone about the Lexington County Recreation and Aging Commission and Lexington County Public Library event at Virginia Hylton Park on October 22 called “So the Story Goes”. The Lexington Police Department will host the Fall Festival on October 25 and proceeds will benefit the Adopt a Cop program. The Town will host the Downtown Jam at the Icehouse Amphitheater on Thursday October 27 featuring the Root Doctors. The Lexington County Museum will host their Haunted Museum event on October 27 and 28. The Lexington Police Department is conducting a Fill the MRAP event at Walmart and Lowe’s collecting donations for flood relief in Nichols, SC. The Lexington County Recreation Movies in the Park will be held on Friday October 21 with Pooh’s Heffalump Movie at Virginia Hylton Park and on Friday, November 4 at the Gibson Road Soccer Complex for Indiana Jones and the Last Crusade.

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

The Planning Commission meeting adjourned at 8:14 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.