

MINUTES

TOWN OF LEXINGTON PLANNING COMMISSION MEETING February 17, 2016

The Planning Commission held a meeting on February 17, 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, Vice-Chairman Frank Berry, Commissioners John Bartlett, Roscoe Caughman, Jamie Fite, Lisa Gibson, and Jeannie Michaels. Commissioners Brian Amick and Sammy Hendrix were absent (excused).

Others in attendance were: Town Councilmembers Kathy Maness and Ron Williams, Town Administrator Britt Poole, Director of Planning, Building & Technology John Hanson, Chief Building Inspector Charly Thomas, Engineer Rosemarie Nuzzo, Network Administrator Darrell Pritchard and Assistant Municipal Clerk Karen Hanner. One citizen was in attendance. One representative 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. Commissioner Gibson gave an invocation and Chairman Frost led in the Pledge of Allegiance.

Chairman Frost called the meeting to order at 8:05. He stated no items on the agenda have been deleted.

APPROVAL OF MINUTES: A motion was made by Vice-Chairman Frank Berry and seconded by Commissioner Gibson to approve the Minutes from January 20, 2016 as submitted. The motion was unanimously carried.

NEW BUSINESS:

Vice-Chairman Berry submitted a Recusal Statement for Items 1 and 2.

1. **Site Plan Approval for Barr Lake Subdivision Phase II** - *Action Requested: approval of the site plan.*

Director of Planning, Building and Technology John Hanson presented the request from Power Engineering for site plan approval for Phase Two of the Barr Lake subdivision located on Wildlife and Barr Roads. Phase Two of the subdivision will add 33 acres to the subdivision with sixty-seven additional lots.

Density: The allowable density of residential developments is determined by the classification of the street that provides access to the property. The Barr Lake subdivision currently is accessed by Wildlife Road. Phase Two will add an access point

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to the subdivision from Barr Road. Wildlife Road is already classified as a Collector which allows 8 units per acre. This phase will have slightly less than 2 units per acre.

Lot size: Properties with (PR2) zoning do not have a minimum lot size as long as the homes can meet the minimum setbacks and driveway requirements. This subdivision has a minimum lot area of 7,587 sqft. The average lot area 9,593 sqft and the maximum lot area is 17,210 sqft.

Open Space: The Town's Land Development Ordinance requires at least 20% of the project area to be open space with at least 50% of the open space being active recreation space with tennis courts, swimming pools or other approved amenities. The amount of open space provided meets the requirement of the Ordinance with 69% of the site being open space.

Access: Access to the subdivision will occur through an existing entrance on Wildlife Road and a new entrance from Barr Road that will be constructed as part of this phase. A new decel lane and left turn lane will be installed with the Barr Road access.

Chairman Frost clarified that this site is related to Item 2 on the agenda which is an annexation of a larger parcel and Phase Two only encompasses about half of that.

Commissioner Gibson made a motion to approve the site plan. Commissioner Michaels seconded. There was no further discussion. The vote was six in favor with one recused.

2. **Annexation of Lexington County Tax Map #5300-02-168 (formerly portions of 5300-02-006 & 028) Located in the 500 Block of Barr Road - Action Requested: recommendation on Zoning and Road Classification.**

Director of Planning, Building and Technology John Hanson presented the request from Barr Lake Associates who owns 61.4 acres located in the 500 block of Barr Road and has petitioned to annex the property. Phase Two of the Barr Lake subdivision is being planned on a portion of the site.

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 same zoning and road classification is recommended for this parcel.

Commissioner Gibson made a motion to approve as recommended. Commissioner Bartlett seconded. There was no further discussion. The vote was six in favor with one recused.

3. **Annexation of Lexington County Tax Map #4497-01-011 Located on Ginny Lane - Action Requested: recommendation on Zoning and Road Classification.**

Director of Planning, Building and Technology John Hanson presented the request regarding Lexington School District One which owns 77.3 acres on Ginny Lane and is considering annexation of the property. Meadow Glen Middle and Elementary Schools are located on the property. Staff is requesting a review and recommendation of this annexation in anticipation of a formal request from the school district.

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Properties in Town near this one are zoned Protected Residential 2 (PR2) and General Commercial (GC). Ginny Lane is classified as a Local Road. Due to the surrounding conditions and the use of the property, the recommended zoning for the property is Limited Commercial (LC) and the recommended classification of Ginny Lane is a Local Road.

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

OTHER BUSINESS: Vice-Chairman Frank Berry reported that the Traffic Committee will meet next week.

REPORT FROM COUNCIL LIAISON: Councilmember Kathy Maness thanked everyone for their service. She announced plans for the St. Patrick's Day Parade on Main Street on Saturday, March 12. The Father/Daughter Dance will be on Saturday, February 20, hosted by the Lexington Library. The Presidential Primaries will be held in South Carolina on February 20 and 27. The Race Against Hunger will be held on February 27.

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

The Planning Commission meeting adjourned at 8:13 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.