

MINUTES

TOWN OF LEXINGTON PLANNING COMMISSION MEETING May 18, 2016

The Planning Commission held a meeting on May 18, 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 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, 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. Two citizens were 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. Commissioner Gibson gave an invocation and Chairman Frost led in the Pledge of Allegiance.

Chairman Frost called the meeting to order at 8:02.

APPROVAL OF MINUTES: A motion was made by Vice-Chairman Frank Berry and seconded by Commissioner Hendrix to approve the Minutes from the Planning Commission Meeting on April 20, 2016 as submitted. The motion was unanimously carried.

A motion was made by Vice-Chairman Frank Berry and seconded by Commissioner Gibson to approve the Minutes from the Planning Commission Work Session on April 27, 2016 as submitted. The motion was unanimously carried.

NEW BUSINESS:

1. **Annexation of Lexington County Tax Map #4200-02-112 Located at 284 Highway 378 West** - *Action Requested: recommendation on Zoning and Road Classification.*
Director of Planning, Building and Technology John Hanson presented the request from Chad Counts who owns 64 acres located at 284 Highway 378 West and has petitioned to annex the property. Mungo Homes is planning a 201 unit subdivision on the property.

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Properties in Town near this one are zoned Protected Residential and Protected Residential 2 (PR2) and Highway 378 West is classified as an Arterial Road. At the April 20, 2016 Planning Commission meeting, a recommendation was made for PR1 zoning. During the April 27, 2016 Work Session the Commission voted to reconsider this recommendation after some revisions were made to the development being planned on the property.

Vice-Chairman Frank Berry made a motion to approve the annexation with PR2 zoning and Highway 378 West as an Arterial road. Commissioner Hendrix seconded. There was no further discussion. The vote was unanimous in favor.

2. **Site Plan Approval for the Madison Park Subdivision - Action Requested:** *Consideration of Site Plan.*

Director of Planning, Building and Technology John Hanson presented the request from The Mungo Company for site plan approval of a new subdivision located at 281 Highway 378 West. The project includes 201 single family lots on 64.6 acres.

This project was reviewed by the Commission during the March and April meetings. The requested revisions agreed to during the April 27th Work Session have been included in the plan. These revisions include a 25 foot front yard setback on all lots and a 30 foot road width on the more heavily travelled roadways.

Vice-Chairman Frank Berry made a motion to approve the site plan. Commissioner Gibson seconded. There was no further discussion. The vote was unanimous in favor.

OTHER BUSINESS: Town Administrator Poole reported that Tuesday's Traffic Committee meeting discussed the Public Information Session about the One Way Pairs Project to be held on June 2 at 6:00 p.m. here at Town Hall.

REPORT FROM COUNCIL LIAISON OFFICER: Councilmember Kathy Maness announced the Farmers Market has a new name, The Village Market, and it is held every Saturday from 9 to 2 at the Lexington Square. She added the Big South Tournament will begin on May 24 at the Lexington County Stadium. The Lexington Community Band will have their Spring Concert on May 25 at 7:30 at the Lexington One Performing Arts Center at Lexington High School. The Lexington Police Department is holding the Special Needs Community Day on Saturday, May 28 at Virginia Hylton Park from 9 to 12.

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.

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The Planning Commission meeting adjourned at 8:09 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.