

PLANNING COMMISSION MEETING MINUTES

**Tuesday July 12, 2022
4:00 P.M.**

Town Hall

Members Present: Chair Rae Davis, Vice Chair Charlie Banks, Member Caleb Pozsik, Member William Lynch

Members Absent: Member Yvonne Hudson

Staff Present: Zoning Administrator (ZA) Kevin Singletary, Public Affairs Director Nicholle Burroughs, and Town Clerk Shannon Bowers

Guests: Robbie Derrick, Director of Community Development and Rebecca Conway, Development Manager – Lexington County

Call to Order: Chair Davis called the meeting to order at 4:08 p.m., determined there was a quorum, and acknowledged the appropriate notifications in compliance with the SC Freedom of Information Act had been met.

Before the meeting proceeded, Chair Davis moved to include a presentation by Lexington County Community Development to agenda item 5 (new business). Member Pozsik seconded the motion. No further discussion. Motion to add the agenda item passed unanimously.

Chair Rae Davis:	Yes	Vice Chair Charlie Banks:	Yes
Member Caleb Pozsik:	Yes	Member William Lynch:	Yes

Approval of Minutes: Before approving the minutes, Chair Davis requested several important points to be included in the minutes. In the July 12, 2022 work session minutes, the presenter indicated that the development is typically a high end product (referenced products in Florida and Charleston) and indicated the site choice was due to the proximity of the Publix and Lowes Foods, a majority of the units would be 2-bedroom units with a maximum height of 3 stories, at the time of the preliminary review developers had not yet purchased the parcels, and that the developer was willing to work with the Town over time with the commercial elements to include more local businesses. Vice Chair Banks also requested to add that the developers stated that there would be on-site management of the property. Vice Chair Banks made the motion to approve the July 12, 2022 work session and July 12, 2022 regular meeting minutes, including the above stated additions. Member Pozsik seconded the motion. No further discussion was had. Motion passed unanimously.

Chair Rae Davis:	Yes	Vice Chair Charlie Banks:	Yes
Member Caleb Pozsik:	Yes	Member William Lynch:	Yes

Public Comments related to agenda items:

There were no public comments.

New Business

Robbie Derrick, Director of Community Development for Lexington County, gave a brief presentation to the Planning Commission (PC) on updates to the county zoning over the last 12 months. He included population maps highlighting past, present, future, and long-term projections for the growth in Lexington County. He noted that there has been an increase in site-built and mobile homes in the last few years with a significant spike of site-built homes that were completed or applied for in 2020 and 2021. He also explained that a majority of homes being built were already in the pipeline for development before any changes had been implemented. He then explained changes to county zoning ordinances:

- 20-18: Amendments to the County zoning ordinance at the direction of County Council on May 11, 2021,
- Ordinance 21-02: Moratorium on new development in unincorporated Lexington County,
- Ordinance 2108: Zoning Map amendment to update and change street classifications for development control that passed on September 28, 2021,
- Ordinance 21-13 that created the Lake Murray Residential District designed to help protect the lake district that passed on November 30, 2021,
- Ordinance 21-14 Amending the County Landscape and open space ordinance that passed on November 30, 2021, and
- Ordinance 21-19 that amended the County Land Development manual to limit disturbed acreage during construction that is currently under review by County Council.

He also stated that during this process, Lexington County updated their comprehensive plan that passed on June 7, 2022. Currently staff at the County are working towards an update to the Land Development manual at the direction of County Council, and Mr. Derrick anticipates that to be a 2–3-year process. Mr. Derrick will provide staff with a copy of the presentation to be included with the minutes for this meeting.

Staff and PC members thanked Mr. Derrick for the information and staff expressed their desire for future workings with the County.

Adjournment: Vice Chair Banks moved the adjourn the meeting. Member Pozsik seconded the motion. The meeting was adjourned at 4:47 p.m.

PC APPROVED (Date): September 13, 2022