

# PLANNING COMMISSION MEETING MINUTES

Tuesday April 5, 2022  
4:00 P.M.

Town Hall

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**Members Present:** Chair Zack Haney, Vice Chair Rae Davis (arrived at 4:09 p.m.), Member Jeff Grover, and Member Charlie Banks

**Members Absent:** Member William Lynch

**Staff Present:** Zoning Administrator (ZA) Kevin Singletary and Town Clerk Shannon Bowers

**Call to Order:** Chair Haney called the meeting to order at 4:05 p.m., determined there was a quorum, and acknowledged the appropriate notifications in compliance with the SC Freedom of Information Act had been met.

**Approval of Minutes:** Member Banks made the motion to approve the March 1, 2022 Regular Meeting minutes as presented. Member Grover seconded the motion. No further discussion was had. Motion passed unanimously.

Chair Zack Haney	Yes	Member Charlie Banks:	Yes
Member Jeff Grover:	Yes		

Member Grover made the motion to approve the March 1, 2022 work session minutes as presented. Member Banks seconded the motion. Discussion followed.

Member Grover moved to amend the minutes under the capital investments discussion, in the section where he commented on infrastructure to read, *“the town should take the recently approved Lexington County Lake District densities into account and revisit the Wood Company sewer system utilization projections before deciding on such expansions.”*. Chair Haney seconded the motion to approve the amendment. Motion to amend passed unanimously.

Chair Zack Haney	Yes	Member Charlie Banks:	Yes
Member Jeff Grover:	Yes		

No further discussion was had regarding the work session minutes. Chair Haney clarified the motion on the table as a motion to approve as amended. Motion passed unanimously.

Chair Zack Haney	Yes	Member Charlie Banks:	Yes
Member Jeff Grover:	Yes		

**Public Comments related to agenda items:**

There were no public comments.

**New Business**

**Zoning Ordinance Recommendation – Amending Articles 2 and 5, sections 201 and 518 of the Zoning Ordinances to include axe throwing venues and cigar stores:**

ZA Singletary explained the changes to these articles are not currently included in the zoning ordinances and developed based on the Planning Commission’s (PC) recommendations from the work session in March. These changes will add the definitions of axe throwing venues and cigar stores to article 2 and NAICS codes to the use table for the appropriate zoning in article 5. The

PC directed ZA Singletary to amend the definition of axe throwing venues to include fixed or temporary, and include duplex in the use table under special exception use.

Chair Haney made the motion to approve the recommendation amending articles 2 and 5, sections 201 and 518 of the zoning ordinances with amendments, as presented. Vice Chair Davis seconded the motion. Motion passed unanimously.

Chair Zack Haney	Yes	Member Charlie Banks:	Yes
Vice Chair Rae Davis	Yes		
Member Jeff Grover:	Yes		

**Ordinance Recommendation – Annexation petition #22-02-14-001 of a 5.14 Acre Tract (TMS 000700-01-017) of land including adjacent and abutting rights-of-way to be zoned General Commercial (GC):**

ZA Singletary explained this a 5.14-acre tract located in the Boulevard overlay district. Current zoning is GC and he recommends the zoning stay GC. The property is adjacent to Town and needs utilities. He noted that this petition, along with annexation petition #22-03-04-002 are both 100% petitions with the same lot size with a potential shared access in between. He also recommended this and the adjacent property be considered in the Boulevard overlay district. Questions were asked of the preliminary design and ZA Singletary noted that since designs were preliminary in nature, the focus would be on the future land use map and how it applies to the annexation petition.

Chair Haney made the motion approving the recommendation to council for annexation petition #22-02-14-001 of a 5.14 Acre Tract (TMS 000700-01-017) of land including adjacent and abutting rights-of-way to be zoned General Commercial (GC). Member Banks seconded the motion. No further discussion was had. Motion passed unanimously.

Chair Zack Haney	Yes	Member Charlie Banks:	Yes
Vice Chair Rae Davis	Yes		
Member Jeff Grover:	Yes		

**Ordinance Recommendation – Annexation petition # 22-03-04-002 of a 5.14 Acre Tract (TMS 000700-01-004) of Land Including Adjacent and Abutting Rights-of-Way to be Zoned General Commercial (GC):**

Chair Haney made the motion approving the recommendation to council for annexation petition #22-03-04-002 of a 5.14 Acre Tract (TMS 000700-01-004) of land including adjacent and abutting rights-of-way to be zoned General Commercial (GC). Member Banks seconded the motion. No further discussion was had. Motion passed unanimously.

Chair Zack Haney	Yes	Member Charlie Banks:	Yes
Vice Chair Rae Davis	Yes		
Member Jeff Grover:	Yes		

**Ordinance Recommendation – Annexation petition # 22-03-23-001 of a .75 Acre Tract (TMS 000723-04-002) of Land Including Adjacent and Abutting Rights-of-Way to be Zoned General Commercial (GC):**

ZA Singletary explained this was located at 1611 Chapin Rd. and the property owner plans to renovate the current building for office space. The property is adjacent to Town and needs utilities.

Member Banks made the motion approving the recommendation to council for annexation petition #22-03-23-001 of a .75 Acre Tract (TMS 000723-04-002) of land including adjacent and abutting rights-of-way to be zoned General Commercial (GC). Member Grover seconded the motion. No further discussion was had. Motion passed unanimously.

Chair Zack Haney	Yes	Member Charlie Banks:	Yes
Vice Chair Rae Davis	Yes		
Member Jeff Grover:	Yes		

**Ordinance Recommendation – Annexation petition # 22-03-28-001 of a 5.08 Acre Tract (TMS 000700-09-12) of Land Including Adjacent and Abutting Rights-of-Way to be Zoned Neighborhood Commercial (NC):**

ZA Singletary explained this was located at the intersection of Amicks Ferry Road and Broomstraw Road. This property is adjacent to Town and needs utilities. The future land use map shows this property as NC and he recommends this zoning designation.

Chair Haney made the motion approving the recommendation to council for annexation petition #22-03-28-001 of a 5.08 Acre Tract (TMS 000700-09-12) of land including adjacent and abutting rights-of-way to be zoned Neighborhood Commercial (NC). Vice Chair Davis seconded the motion. No further discussion was had. Motion passed unanimously.

Chair Zack Haney	Yes	Member Charlie Banks:	Yes
Vice Chair Rae Davis	Yes		
Member Jeff Grover:	Yes		

**Adjournment:** Chair Haney made the motion to adjourn the meeting. Member Grover seconded the motion. The meeting was adjourned at 4:53 p.m.

PC APPROVED (Date):                     May 3, 2022