

# PLANNING COMMISSION MEETING MINUTES

**Tuesday February 1, 2022  
4:00 P.M.**

**Town Hall**

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**Members Present:** Vice Chair Rae Davis, Member Jeff Grover, Chair Zack Haney, 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 4:12 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:** Chairman Haney made the motion to approve the January 4, 2022 meeting minutes as presented. Member Banks seconded the motion. Motion passed unanimously.

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

## **Public Comments:**

Leisha Huffstetler addressed the planning commission regarding potential new development. She stated the applicant requesting a rezone of property in town limits was a part of the leadership team for NHE for low-income development. She questioned whether the potential development for the rest of the parcel would be considered for affordable housing. She stated that another development in town limits would add more cars to the traffic problem in town and wanted to bring that to the attention of the PC.

With permission from Chair Haney, ZA Singletary stated the town has not received any applications or had discussions about the development for the remainder of the property.

## **New Business**

**Recommendation to approve zoning map amendment (rezoning) application:** ZA Singletary informed the PC of a rezone application from RS-1 to General Commercial (GC) for a property near 837 Chapin Road. There are 21.28 acres on this property, but the rezone application is only for 2.85 acres fronting Chapin Road for a potential dentist office. Current zoning would not allow for the development of a dentist office and the parcel would have to be subdivided to accommodate. ZA Singletary stated that the platting is still in process and a plat for approval would be provided to council. Concerns were raised over landlocking the remainder of the parcel. ZA Singletary stated he would not approve a plat that would landlock a parcel and the developer would have to be aware of Lexington County's regulations as well as demonstrate that property has legal access to the road. He also noted that a GC zoning for this property would be appropriate for this development and access to the remainder of the parcel would have to be established before approved.

Chair Haney made the motion to approve the rezone request for a portion of the property near 837 Chapin Road as presented. Vice Chair Davis seconded the motion. No further discussion was had. Motion passed unanimously.

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

**Adjournment:** Chair Haney made the motion to adjourn the meeting. Member Bancks seconded the motion. The meeting was adjourned at 4:32 p.m.

PC APPROVED (Date): March 1, 2022