

**PLANNING and ADMINISTRATION COMMITTEE  
MINUTES  
DECEMBER 10, 2013**

The Planning and Administration Committee met on Tuesday, December 10, 2013 in the Committee Room, located on the second floor of the Administration Building, beginning at 1:50 p.m. Ms. Summers, Committee Chair, presided.

Members Attending:

Debra B. Summers, Chair	M. Kent Collins, V Chairman
James E. Kinard, Jr.	K. Brad Matthews
M. Todd Cullum	

Also attending: Joe Mergo, III, County Administrator; Chris Folsom, Deputy County Administrator; Randy Poston, Chief Financial Officer; Jeff Anderson, County Attorney; other staff members, citizens of the county and representatives of the media.

In accordance with the Freedom of Information Act, a copy of the agenda was sent to radio and TV stations, newspapers, and posted on the bulletin board located in the lobby of the County Administration Building.

**Community Development Acquisition and Rehabilitation Program (Goal 1) - Community Development - Ron Scott, Director** - Mr. Scott presented a request to appropriate funds already allocated in this year's budget. Staff recommends allocating \$150,000 in HOME Program funds to Community Assistance Provider, Inc. for expansion of the Lloydwoods Subdivision Project and \$185,000 in CDBG Program funds to Mary's Lighthouse for eligible housing activities in Lexington County.

A motion was made by Mr. Cullum, seconded by Mr. Kinard to recommend full Council approve staff's recommendations.

Mr. Scott confirmed these are federal funds that will be repaid to the County.

In Favor:	Ms. Summers	Mr. Cullum
	Mr. Kinard	Mr. Collins
	Mr. Matthews	

**Zoning Map Amendment Application #M13-03 - 2<sup>nd</sup> Reading (Goal 2) - Community Development - Walt McPherson, Zoning Administrator** - Mr. McPherson presented the Planning Commission's recommendation for second reading of Zoning Map Amendment Application #M13-03. He reported the Planning Commission met on November 21, 2013 and voted 5-0 to approve as a R3 instead of C2 to better match the existing zoning classification and requests that the applicant communicate which of the outparcels actually need a C2 classification. Mr. McPherson said the original request was for a C2 - General Commercial. Mr. Brant Taylor, applicant, provided a brief overview of the homeowners

meeting held Monday, December 9, 2013. He said per the meeting they have agreed to provide a conservation easement of approximately three acres that will buffer the project (apartment complex) from the neighborhood in question, Brittany II. He said this will provide a 200-foot barrier between the project and neighborhood and they have agreed to a living fence on the project side of the conservation easement. Mr. Taylor said the property owners agreed to withdraw their opposition and now need to complete a legal agreement for the conservation easement. The Committee discussed moving forward with second reading and if it is not complete by the third reading then it dies.

A motion was made by Mr. Cullum, seconded by Mr. Kinard to recommend full Council approve second reading as submitted by staff through the Planning Commission's recommendation which would include a R3 designation as opposed to a C2 contingent on completion of the legal agreement between the developer and homeowners.

In Favor:        Ms. Summers                Mr. Cullum  
                      Mr. Kinard                     Mr. Collins  
                      Mr. Matthews

**New Business - Rural Transportation** - Mr. Ron Scott reported Community Development has been tasked to coordinate public transit activities for Lexington County. He said the Central Midlands Council of Governments (COG) has been successful in obtaining a grant in the amount of \$80,000 to do a rural transit study for the Midlands area. The Richland County Council Chairman invited Lexington County staff to a meeting last week that was attended by key staff from Lexington and Richland counties and the South Carolina Department of Transportation (SCDOT). Mr. Reginald Simmons, COG Director of Transportation/Deputy Director, presented a request asking for Lexington County's participation in the study since public transit has been an important issue for the County over the past few years. He said they were looking at an opportunity to put forth a regional coordination plan to assess the Midlands area to determine what types of transit needs would best serve Lexington County. Mr. Scott reported SCDOT has contributed \$80,000 with \$20,000 from the COG and they are requesting \$12,500 each from Lexington and Richland counties. He said funds were available that have been set aside for public transit.

A motion was made by Mr. Kinard, seconded by Mr. Cullum to recommend to full Council to approve the request for Lexington County to participate in the study and contribute \$12,500 from available public transit funds.

In Favor:        Ms. Summers                Mr. Kinard  
                      Mr. Cullum                     Mr. Collins  
                      Mr. Matthews

**New Business - Brant Taylor** - Mr. Jeffcoat wanted to recognize Mr. Brant Taylor, applicant and one of the developers/partners in the previous project presented, and to commend him and the neighbors in working out a compromise for both sides.

**Old Business - None.**

There being no further business, the meeting was adjourned.

Respectfully submitted,

Judy R. Busbee  
Assistant to the Clerk

Debra B. Summers  
Chairman

Diana W. Burnett  
Clerk