

**PLANNING and ADMINISTRATION COMMITTEE
MINUTES
MARCH 27, 2012**

The Planning and Administration Committee met on Tuesday, March 27, 2012 in the Committee Room, located on the second floor of the Administration Building beginning at 2:50 p.m. Ms. Summers, Committee Chairman, presided.

Members Attending:

Debra B. Summers, Chairman	George H. Davis, V Chairman
James E. Kinard, Jr.	K. Brad Matthews
M. Todd Cullum	

Also attending: Joe Mergo, III, Interim County Administrator; Larry Porth, Finance Director/Assistant County Administrator; 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.

Board of Assessment Appeals - Rules and Procedures - Assessor - Rick Dolan, Director of Assessment - Mr. Dolan presented an update on the revisions for the Board of Assessment Appeals' Rules and Procedures. He reported the board members were provided an updated portion of the Rules of Procedures as set by the South Carolina Revenue Procedures Act, Chapter 60, Section 12-60-2530 with a copy to Jeff Anderson, County Attorney. The Committee requested to review the revised copy as well. Mr. Dolan reported that one of the noticeable changes was now it allows a quorum to be made up of three board members. However, if only one board member is present for an appeals meeting, as long as the petitioner agrees to proceed with one member representing a quorum, the meeting can go forward. Mr. Anderson confirmed that this is set by state law and Council cannot change.

The Committee asked if the soil types tested for agriculture use are still set by the state. Mr. Dolan confirmed and said the values have not changed since 1991. The Committee asked what is the percentage of agricultural land in Lexington County. Staff will forward this information to the Committee. No actions taken, for information only.

How Golf Courses are Appraised in Lexington County - Assessor - Rick Dolan, Director of Assessment - Mr. Dolan presented information on how Lexington County golf courses are appraised including a PowerPoint presentation. He recited State Codes SC 12-27-930 regarding all properties and SC 12-43-365 regarding golf courses. Mr. Dolan outlined the three basic approaches used to value golf courses; 1) cost, 2) sales comparison, and 3) income comparison. He said staff normally uses the cost approach. Mr. Dolan introduced two staff members, George Wise and Craig McFarland, both are certified general appraisers who have been tasked with researching the market on golf courses. Staff presented examples of golf courses in Lexington County including their values and course layout. The

Committee requested to review the previous evaluations with the current evaluations. Currently, there are three golf courses under appeal; Timberlake, Lexington, and Charwood. Staff requested to forward information on whether the values went down or up in the appeals process. No action taken, for information only.

Meeting of January 10, 2012 - Approval of Minutes - A motion was made by Mr. Matthews, seconded by Mr. Cullum to approve the January 20, 2012 minutes as submitted.

The vote in favor was unanimous.

Old Business/New Business - Additional Language/Information (Pennington) for Communication Towers - 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