

MINUTES

LEXINGTON COUNTY PLANNING COMMISSION

May 19, 2011

The Lexington County Planning Commission held its regular monthly meeting on Thursday, May 19, 2011, at 8:00 a.m. in the Council Chambers on the second floor of the County Administration Building. Attendance for the meeting was as follows:

Members Present:

Warren Cope
Lee Matthews
Robert Spires
Andy White
Keith Myhand
Pat Dunbar
David Laird
Rock Lucas

Staff Present:

Charlie Compton
Sharon Willis
Jack Maguire
Walt McPherson
Bruce Hiller
Janet Turner
Ralph Ford

Members Absent:

Michael Shealy

Others Present:

Sonya McCullough
Danny McCullough
Scott Crapps

The meeting for May 19, 2011, was called to order at 8:00 a.m. by Chairman Rock Lucas. Robert Spires gave the invocation for the meeting.

Minutes: Chairman Lucas stated that the first item for approval would be the minutes at Tab U. Robert Spires made the motion to approve the April 2011 minutes and Pat Dunbar seconded the motion. There was no discussion and the vote for approval was as follows:

<u>In Favor:</u> Cope	<u>Opposed:</u> none	<u>Not Present:</u> Shealy
Dunbar		
Laird		
Lucas		
Matthews		
Myhand		
Spires		
White		

Activity Reports: Chairman Lucas stated that the next item on the agenda was the Activity Report at Tab V. Charlie Compton stated that the numbers for the activity report showed a good spring and summer trend. In March Lexington County permitted 77 site-built homes and in April that number rose to 92. Also in March, 27 manufacturing housing permits were issued and in April that number was 35. During the first 15 days of May the County permitted 42 site-built residences and 12 manufacturing housing units. Mr. Compton indicated that the real test of a turn-around could come from the level of sales over the summer.

Mr. Compton continued with a brief announcement that Jack Maguire may be able to have a presentation at the June meeting on the ESRI Free Image Library photography from 1975 to 2005. He also mentioned that we are still waiting on the delivery of LiDAR data which will greatly enhance our topographic activities, to include flood mapping.

Mr. Compton then recognized the Saluda River Club for creating a very successful version of Traditional Neighborhood Development (TND) with their Village District. He also noted that the handling of amenities and neighborhood identity is superb, even in the more conventional River District. He recommended that everyone should take time to check out the model homes open for viewing the coming weekend.

Access Policy Variance – Scott F. Crapps Property (Sonya McCullough/applicant):
Chairman Lucas stated that the next item on the agenda was the Access Policy Variance at Tab X. Janet Turner presented this to the Commission. She stated that Sonya McCullough, Danny McCullough, and Scott Crapps were in attendance to answer any questions.

Scott F. Crapps inherited a 51.6-acre tract and a 69.67-acre tract on Ethan Cook Road, a County-maintained dirt road near Batesburg-Leesville. Scott wishes to give his cousin, Sonya McCullough, a 7.84-acre tract out of the 51.6-acre tract from a portion which was left to Sonya's mother who is deceased.

There is an existing 50-foot wide access easement which provides access to a 23.23-acre tract which was cut out of the family's original 92.9-acre tract. Scott would like to grant Sonya a 50-foot wide easement over this existing easement and does not want to create a private road which would require signage which they are afraid would open the driveway up to trespassing and vandalism. The family wants to leave the remaining 69.67 acres as wooded for recreational hunting. The 23.23-acre tract is only used for recreational purposes by its owner also. Sonya and her husband want to build a house on the 7.84-acre tract and would be the only residents using the driveway at this time.

The Planning Commission's Access Policy allows only one lot to have an easement across another lot. This proposal would require a variance to allow three lots to share the easement.

Mrs. Turner continued to describe the area with slides, maps, and some ground photos. Chris Stone was unable to attend the meeting to discuss the condition of the roads, however Janet explained to them that the existing 12-foot dirt driveway does need some grading and compacting. There are some low areas where a cross line pipe may be needed in order to insure proper drainage and eliminate washing of the access. The site distances on Ethan Cook Road are safe.

Andy White made the motion to approve the request stating that if another home is to be built the road will need to become a private road. Pat Dunbar seconded the motion. There was no further discussion and the vote for approval of the motion was as follows:

<u>In Favor:</u> Cope Dunbar Laird Lucas Matthews Myhand Spires White	<u>Opposed:</u> none	<u>Not Present:</u> Shealy
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Subdivision Bonds: Chairman Lucas stated that the next item on the agenda was Subdivision Bonds at Tab Y. Janet Turner stated that there was one collection made for the Kaminer Subdivision by Jeff Phillips. The lender was BB&T and the collection was in the amount of \$15,648.28. She added that this should be enough to complete the improvements.

Road Classifications: Chairman Lucas stated that the next item on the agenda was Road Classifications at Tab Z. Robert Spires made a motion to approve the road classifications as submitted and Andy White seconded the motion. There was no further discussion and the vote for approval was as follows:

<u>In Favor:</u> Cope Dunbar Laird Lucas Matthews Myhand Spires White	<u>Opposed:</u> none	<u>Not Present:</u> Shealy
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Charlie Compton did advise the Planning Commission that the Public Service Sign issue would be up for second reading with County Council next Tuesday, May 24, 2011.

Adjournment: With no further business or discussions the meeting was adjourned at 8:25 a.m.

Respectfully submitted,

Approved,

(signed copy on file)
Charlie Compton
Secretary

(signed copy on file)
Rock Lucas
Chairman