

MINUTES

LEXINGTON COUNTY PLANNING COMMISSION

June 16, 2011

The Lexington County Planning Commission held its regular monthly meeting on Thursday, June 16, 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
Michael Shealy
Pat Dunbar
David Laird
Rock Lucas

Staff Present:

Charlie Compton
Sharon Willis
Jack Maguire
Walt McPherson
Bruce Hiller
Chris Stone
Robbie Derrick
Chris Broome
Sheri Armstrong
Mike Moore
John Fecht

Members Absent:

Keith Myhand

Others Present:

Greg Boyd
Brian Yarborough
Jeffrey Salters

The meeting for June 16, 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 V. Robert Spires made the motion to approve the May 2011 minutes and Andy White seconded the motion. There was no discussion and the vote for approval was as follows:

In Favor: Cope
Dunbar
Laird
Lucas
Matthews
Shealy
Spires
White

Opposed: none

Not Present: Myhand

Activity Reports: Chairman Lucas stated that the next item on the agenda was the Activity Report at Tab W. Charlie Compton stated that as we carefully track permits we have to consider the more important issue of homes sales. Unfortunately May residential permits were lower than April and the first 14 days of June show only 32 site-built permits and nine manufactured housing permits.

Floodway Encroachment Variance – (155 Ramblin Road, Gregory Boyd applicant): Chairman Lucas stated that the next item on the agenda was the Floodway Encroachment Variance at Tab Y. Mr. Lucas reminded the Commission members of the variance guidelines before them from the FEMA regulations which are to be followed as we consider this request.

Chris Stone presented the request to the Commission. He stated that Greg Boyd was in attendance to answer any questions. Mr. Stone also stated that Chris Broome from the Stormwater Division of the Department of Public Works was also in attendance to answer any questions since he was the first employee to address this issue with the permit applicant. Brian Yarborough arrived after introductions were made.

Mr. Boyd and his contractor, Brian Yarborough of Yarborough Construction, have erected a 480-square-foot detached storage building in the floodway at 155 Ramblin Road. The Lexington County Design Manual, Chapter 6, Section **6-10-e, 1** states: “No encroachments, including fill, new construction substantial improvements, or other development shall be permitted in the floodway.”

Mr. Stone continued to describe the area with maps and photographs. Chris Broome shared with the Commission the conversation he had with the applicant stated that they should talk with Chris Stone since the proposed building appears to have flood issues. Mr. Boyd and Mr. Yarborough then shared with the Commission that they reduced the size of the building to 480 square feet since the Building Code does not require a permit for buildings smaller than 500 square feet.

Andy White moved that the request be tabled to allow an opportunity for the applicant to attempt to meet the requirements of item c (“A determination that the granting of the variance will not result in increased flood height, additional threats to public safety, extraordinary public expense, create nuisance, cause fraud or victimization of public, or conflict with existing local laws or ordinance.”). Robert Spires seconded the motion and the vote was as follows:

<u>In Favor:</u> Cope Dunbar Laird Lucas Matthews Spires White	<u>Opposed:</u> Shealy	<u>Not Present:</u> Myhand
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Update on School District #1 projects: Chairman Lucas stated that the next item on the agenda was an update of District #1 projects with Mr. Jeff Salters, Chief Operations Officer. Charlie Compton introduced Mr. Salters and spoke about his accomplishments with the District.

Mr. Salters stated that Lexington County District #1 now has 27 school sites with a few more on the way. Approximately 22,000 students attend the schools within the district which makes Lexington District #1 the largest district in the County. Mr. Salters addressed the growth of the District and updated the Commission on all of the existing construction projects. Chairman Lucas thanked Mr. Salters for coming and sharing this information and expressed appreciation for his hard work on behalf of Lexington County.

Subdivision Bonds: Chairman Lucas stated that the next item on the agenda was Subdivision Bonds at Tab Z. Bruce Hiller noted that this was for information only.

Adjournment: With no further business or discussions the meeting was adjourned at 9:10 a.m.

Respectfully submitted,

Approved,

(signed copy on file)

Charlie Compton
Secretary

(signed copy on file)

Rock Lucas
Chairman