

MINUTES
LEXINGTON COUNTY PLANNING COMMISSION
November 17, 2011

The Lexington County Planning Commission held its regular monthly meeting on Thursday, November 17, 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:

Robert Spires
Andy White
Michael Shealy
Pat Dunbar
David Laird
Keith Myhand
Lee Matthews

Staff Present:

Charlie Compton
Jack Maguire
Bruce Hiller
Janet Turner
Walt McPherson
Chris Stone
Sharon Willis

Members Absent:

Warren Cope
Rock Lucas

Others Present:

Matt Arnold
Brad Arnold
Aaron Pazarena

The meeting for November 17, 2011, was called to order at 8:00 a.m. by Vice Chairman Andy White. Robert Spires gave the invocation for the meeting.

Minutes: Vice Chairman White stated that the first item for approval would be the minutes at Tab P. Pat Dunbar made the motion to approve the October 2011 minutes and David Laird seconded the motion. Robert Spires stated that there was a correction needed on the voting concerning the Review of Waterfront Heights Restrictions. He noted that he had voted against the motion until a further review could be completed, but the minutes instead showed that Micheal Shealy had voted against the motion. The correction was noted and changed in the October minutes. There was no further discussion and the vote for approval was as follows:

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

Activity Reports: Vice Chairman White stated that the next item on the agenda was the Activity Report at Tab Q. Charlie Compton stated that permitting is moving along pretty well compared to last year. Mr. White asked if there were any note worthy commercial projects going on at this time. Bruce Hiller stated that the available commercial activity is listed in the Development Activity Report.

Floodplain Elevation Variance 682 Lockner Road (Aaron Pazarena/applicant): Vice Chairman White stated that the next item on the agenda was the Floodplain Elevation Variance for 682 Lockner Road located at Tab S. Chris Stone presented this to the Commission and stated that Aaron Pazarena was in attendance if there were any questions for him.

The property owner’s home is currently under construction at 682 Lockner Road with the previous home destroyed by fire. The entire lot is in the floodplain of Kinley Creek and the 100-year Base Flood Elevation for the property is 212.0 feet (MSL). According to the County Stormwater Ordinance, the finished floor of the home should be elevated to at least 214.0 feet or two feet above the base flood elevation. At this time the finished floor of the home is 213.63 feet. The owner and contractor are asking for a variance to the two-foot freeboard requirement. Mr. Stone continued with the presentation using maps, photos, and aerials of the location.

Pat Dunbar made the motion to approve the Floodplain Elevation Variance and Michael Shealy seconded the motion. With no further discussion the vote was as follows:

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| <u>In Favor:</u> | Dunbar Laird Myhand Shealy Spires White Matthews | <u>Opposed:</u> none | <u>Not Present:</u> Lucas Cope |
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Private Road Subdivision – Glasgo Lane (Matthew Arnold/applicant): Vice Chairman White stated that the next item on the agenda is the Private Road Subdivision for the Glasgo Lane at Tab T. Janet Turner presented this to the Commission and stated that Matt Arnold and Brad Arnold were in attendance if there were any questions for them.

Matthew J. Arnold owns Lot 6 (one acre) in a subdivision on Glasgo Lane, a privately-maintained dirt road on the north side of Augusta Highway near Lexington. Since he purchased the property in a foreclosure sale in 1994, he added a mobile home onto the property. Mrs. Darriel Gardner lives in the existing house on the property and was the original owner of Lot 6. She has the opportunity to purchase the property where she lives, but cannot purchase the entire lot with the mobile home on it. Mr. Arnold wants to subdivide the one acre lot into two lots so that Mrs. Gardner can buy her home. Mrs. Turner continued with the presentation using maps, photos, and aerials of the location.

Michael Shealy made a motion to approve the request for subdividing the Glasgo Lane property and David Laird seconded the motion. With no further discussion the vote was as follows:

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| <u>In Favor:</u> | Dunbar Laird Myhand Shealy Spires White Matthews | <u>Opposed:</u> none | <u>Not Present:</u> Lucas Cope |
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Zoning Text Amendment #T11-02 (Communication Towers): Vice Chairman White stated that the next item on the agenda is the Zoning Text Amendment #T11-02 at Tab U. This was introduced to the Commission to make them aware that the issue of communication towers is being addressed by County Council again. Charlie Compton said that the Amendment would be placed on a future agenda once there had been a sufficient opportunity to address the many issues that are on the table. Mr. White suggested that the issue of speculative towers be considered with any new changes or additions to this amendment. There was no vote needed for this item.

Subdivision Bonds: Vice Chairman White stated that the next item on the agenda was Subdivision Bonds at Tab V. Janet Turner stated that a letter of credit was collected for Whispering Glen in the amount of \$29,678.82. She stated that this was an older subdivision started by Tim Fry and Alex Meetze.

Road Classifications: Vice Chairman White stated that the next item on the agenda was the Road Classifications at Tab W. Robert Spires made the motion to approve the Road Classifications as recommended and Lee Matthews seconded the motion. With no further discussion the vote was as follows:

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