

MINUTES
LEXINGTON COUNTY PLANNING COMMISSION
February 21, 2013

The Lexington County Planning Commission held its regular monthly meeting on Thursday, February 21, 2013, 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
Keith Myhand
Andy White
Pat Dunbar
Michael Shealy
Rock Lucas
David Laird

Staff Present:

Charlie Compton
Sharon Willis
Chris Folsom
Walt McPherson
Janet Turner
Rebecca Conway
Jack Maguire

Members Absent:

none

Others Present:

Miriam Y. Lovett
Ty Zeigler
Kim Stutts
Jordan Hammond

The meeting for February 21, 2013, was called to order at 8:00 a.m. by Chairman Rock Lucas. Robert Spires gave the invocation for the meeting.

Elections of Officers for 2013: Chairman Lucas stated that the first item on the agenda was the election of officers in accordance with the By-Laws at Tab A. The floor was opened for nominations. Charlie Compton stated that the Secretary position is appointed by the Commission and the Vice-Chairman and Chairman are elected. Robert Spires made the motion to appoint Charlie Compton as Secretary and Andy White seconded the motion. The motion was approved by the following unanimous vote:

In Favor: Dunbar
Matthews
Shealy
Cope
Lucas
Spires
Laird
Myhand
White

Opposed: none

Not Present: none

Chairman Lucas stated that they would next consider the position of Vice-Chairman. Pat Dunbar made the motion to nominate Andy White. Michael Shealy seconded the motion which was approved by the following unanimous vote:

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

Chairman Lucas stated that they would next consider the position of Chairman. Andy White made the motion to nominate Rock Lucas for Chairman and Pat Dunbar seconded the motion. The motion was approved by the following unanimous vote:

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

Minutes: Chairman Lucas stated that the next item on the agenda was the minutes from the December 2012 meeting at Tab B. Andy White made the motion to approve the December 2012 minutes and Pat Dunbar seconded the motion. There was no further discussion and the votes for approval of the December 2012 minutes were as follows:

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

Activity Reports: Chairman Lucas stated that the next items on the agenda were the Activity Reports at Tabs C, D, E, F, and G. Charlie Compton began by thanking those from the Department of Community Development that put together the Annual Activity for 2012. He explained that the information in that report is just for County-issued permits. Mr. Compton then noted that the on-line maps that show residential permits also include the activity within the municipalities.

Charlie Compton then referred to the monthly residential permit chart dating back to 1999. He stated that he residential permit numbers for the past two months were quite amazing with 76 site-built permits issued in December and 117 site-built permits in January. Mr. Compton added that during the first half of February 46 permits have been issued for site-built homes.

Zoning Map Amendment #M12-01 (Palms @ Rocky Point, Phase II): Chairman Lucas stated that the next item on the agenda was the Zoning Map Amendment #M12-01 at Tab H. Walt McPherson presented this to the Commission with map slides and ground photos of the area. He also stated that the applicants were not present at the meeting.

Mr. McPherson summarized the application as follows: The Palms at Rocky Point, Phase II, is located off of Rocky Point Drive. The current zoning classification is D (Development) and the proposed classification would be R3 (High Density Residential). Phase II has been approved for Residential Detached (single-family dwellings). The proposed change is to allow for Residential Attached (3 or more dwelling units). He noted that the public hearing was held on February 12th with six speaking in favor of the amendment application and nineteen speaking in opposition. Mr. McPherson then summarized the information shared with Council at the hearing.

After several clarifying questions Pat Dunbar stated that in his opinion this request is probably too dense for the area and that revising the already platted 26 lots presented some complications. He made the motion to recommend denial of the application and Roger Spires seconded the motion. There was no further discussion and the vote for recommending denial of the Zoning Map Amendment #M12-01 was as follows:

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

Charlie Compton noted this would be forwarded to County Council to add to their information to make a final decision.

Zoning Text Amendment #T11-03 (Airport District): Chairman Lucas stated that the next item on the agenda was Zoning Text Amendment #T11-03 at Tab I. Charlie Compton thanked the Committee comprised of Keith Myhand, Robert Spires, and Rock Lucas that met on January 17th for the purpose of reviewing various options described in the 2002 Noise Compatibility Study from the Columbia Metropolitan Airport Plan. Mr. Compton then detailed the recommendations of the Committee.

After questions and discussion Andy White made the motion for Charlie Compton to take this plan to the Airport Commission and the Airport Director to see if it fits well within their plans. Lee Matthews seconded the motion. There was no further discussion and the vote for approval of the motion was as follows:

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

Mr. Compton then stated that he would bring this back to the Planning Commission for final text revisions provided there was a favorable review by the Airport Commission.

Subdivision Bonds: Chairman Lucas stated that the next item on the agenda was Subdivision Bonds at Tab J. Janet Turner stated that there was a collection on a letter of credit in December 2012 for Phase 3 of Cobbs Hill. She added they were able to return the money to the developer for Phase I and Phase II which were completed. Mrs. Turner noted that two letters of credit were called in during the week of February 15th for Phase III of Regatta on the Chapin side of Lake Murray and Laurel Falls within the Town of Lexington. She stated that the number of bonded subdivisions is now down to 50 over the previous high of 150.

Road Classifications: Chairman Lucas stated that the next item on the agenda was the Road Classifications at Tab K. Charlie Compton stated that these classification requests were for Baneberry, Phase 3, and Persimmon Grove, Phase 8. He explained for the public that these projects have been developed according to existing zoning requirements and the staff recommendations are based on the County-approved design now implemented by the developer. Andy White made the motion to approve the road classifications as recommended and Warren Cope seconded the motion. With no further discussion the vote for approval of the road classifications was as follows:

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

Adjournment: With no further business or discussions the meeting was adjourned at 8:50 a.m.

Respectfully submitted,

(signed copy on file)

Charlie Compton
Secretary

Approved,

(signed copy on file)

Rock Lucas
Chairman