

# MINUTES

## LEXINGTON COUNTY PLANNING COMMISSION

April 18, 2013

The Lexington County Planning Commission held its regular monthly meeting on Thursday, April 18, 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  
David Laird

**Staff Present:**

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

**Members Absent:**

Rock Lucas

**Others Present:**

Annabel Welch-Linn  
R J Hammond

The meeting for April 18, 2013, 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 on the agenda was the minutes from the March meeting at Tab T. Pat Dunbar made the motion to approve the March minutes and Warren Cope seconded the motion. There was no further discussion and the votes for approval of the March minutes were as follows:

In Favor: Dunbar  
Matthews  
Shealy  
White  
Laird  
Spires  
Myhand  
Cope

Opposed: none

Not Present: Lucas

**Activity Reports:** Vice Chairman White stated that the next items on the agenda were the Activity Reports at Tabs U and V. Charlie Compton stated that the numbers for March permits were very good with 89 site-built homes permitted along with 36 manufactured housing permits. For the first fifteen days of April he reported that 56 permits had already been issued for site-built homes which looks really good for the month of April also.

**Private Road Subdivision Big "T" Estates, Phase 3, Lot 13 (Annabel Welch-Linn/applicant):** Vice Chairman White stated that the next item on the agenda was the Private Road Subdivision Big "T" Estates, Phase 3, Lot 13 with Annabel Welch-Linn as applicant. Janet Turner presented this to the Commission with map slides and ground photos of the area. She also stated that Mrs. Welch-Linn was in attendance to answer any questions.

Mrs. Annabel L. Welch-Linn is the owner of a 2.7 acre lot (#13) in the Big "T" Estates, phase 3, private road subdivision, on Sonny Boy Poole Road, a privately-maintained unpaved road located off Fallaw Road, a state-maintained paved road near Gaston. Mrs. Welch-Linn wants to subdivide her lot in order to deed the rear portion to her son who has special needs. Mrs. Welch-Linn will live on the front portion and provide a 20-foot easement across her lot to access the rear lot for her son. This would create the 16<sup>th</sup> lot using this unpaved road for access. Mrs. Turner stated that Chris Stone had visited the site and reported that the existing road is very passable but does have a few rough places and areas for water to pond. There are no site distance issues at the intersection with Fallaw Road.

Because of the family nature of this request Pat Dunbar made the motion to approve this private road subdivision request. Warren Cope seconded the motion and with no further discussion the vote for the approval of Big "T" Estates, phase 3, lot 13, was as follows:

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

**Subdivision Bonds:** Vice Chairman White stated that the next item on the agenda was Subdivision Bonds at Tab Y. Janet Turner stated that the report was for information only.

**Road Classifications:** Vice Chairman White stated that the next item on the agenda was the Road Classifications at Tab Z. Robert Spires made the motion to approve the road classifications as recommended and David Laird seconded the motion. With no further discussion the vote for approval of the road classifications was as follows:

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

**Adjournment:** With no further business Pat Dunbar made the motion to adjourn the meeting and Michael Shealy seconded the motion. The meeting was adjourned at 8:10 a.m.

Respectfully submitted,

Approved,

*(signature on file)*  
Charlie Compton  
Secretary

*(signature on file)*  
Andy White  
Vice Chairman