

MINUTES
LEXINGTON COUNTY PLANNING COMMISSION
December 19, 2013

The Lexington County Planning Commission held its regular monthly meeting on Thursday, December 19, 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
Keith Myhand
Rock Lucas
Robert Spires
Michael Shealy
Pat Dunbar
David Laird

Members Absent:

Lee Matthews
Andy White

Staff Present:

Charlie Compton
Sharon Willis
Jack Maguire
Rebecca Conway
Walt McPherson
Janet Turner
Ralph Ford
Synithia Williams
Chris Folsom
Joe Mergo
Ron Scott
Chris Stone
Sheri Armstrong

Others Present:

Frank Townsend
Darcy Templeton

The meeting for December 19, 2013, 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 on the agenda was the minutes from the October meeting at Tab V. Robert Spires made the motion to approve the November minutes and Keith Myhand seconded the motion. There was no further discussion and the vote for approval of the November minutes was as follows:

In Favor: Lucas
Cope
Myhand
Shealy
Dunbar
Laird
Spires

Opposed: none

Not Present: White
Matthews

Activity Reports: Chairman Lucas stated that the next items on the agenda were the Activity Reports at Tabs W and X. Charlie Compton stated that site-built residential permitting was down perhaps a little more than is normal this time of year. The numbers appear to be following the

trend Andy White had predicted at the November meeting. The updated quarterly chart showed that 215 site-built permits have been issued through the first two months of this quarter. Mr. Compton stated that those numbers could still be ahead of the fourth quarter a year ago, which would have 2013 well ahead of 2012.

Private Road Subdivision Property of Sandra W. Shealy (Sandra W. Shealy/applicant):

Chairman Lucas stated the next item on the agenda was the request for a private road subdivision involving the property of Sandra W. Shealy at Tab Y. Janet Turner presented this request to the Commission with ground photos, aerials, and maps. Mrs. Turner also stated that Ms. Shealy was not present for the meeting however her attorney, Darcy Templeton, was available for questions.

Ms. Sandra W. Shealy currently owns two lots totaling four acres off Sandy Bank Drive, a County-maintained dirt road off the north side of Highway #1, west of Lexington. Ms. Shealy has health issues which have forced her to settle her estate as soon as possible. These two lots are accessed by a 25-foot wide easement which runs from Sandy Bank Drive across the Conyers' property (TMS#133), Ms. Shealy's two lots and accesses one or two residences on a 6.54 acre tract (TMS#084) at the end. Ms. Shealy would like to divide her two lots into three lots in order to sell one of the lots, and leave the other two to her children. There appears to be at least seven residences on four existing lots currently using the 25-foot wide easement. No new residences are proposed at this time.

The existing dirt drive is approximately eight feet wide with a smooth riding surface. There was no standing water at the time of site visit and there are no sight distance issues at the intersection of Sandy Bank Drive. Currently, there is no signage at the intersection of Sandy Bank Drive.

Pat Dunbar made a motion to approve the private road subdivision request and Michael Shealy seconded the motion. There was no further discussion and the vote for approval of the private road subdivision request was as follows:

<u>In Favor:</u>	Lucas Cope Myhand Shealy Dunbar Laird Spires	<u>Opposed:</u>	none	<u>Not Present:</u>	White Matthews
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Subdivision Bonds: Chairman Lucas stated that the next item on the agenda was Subdivision Bonds at Tab Z. Janet Turner stated that this was information only.

Updates on Issues and Projects: Chairman Lucas stated that Charlie Compton would be addressing the Commission on this topic. Mr. Compton stated that there were a number of things that could be discussed, but he wanted to concentrate this morning primarily on Article 8 of the Zoning Ordinance concerning Mining Operations. He gave a brief history of Lexington County's interaction with mining operations over the last 40 years. Mr. Compton stated that because mineable materials are not located everywhere, and because of the value through reduced

transportation costs of having so many construction type materials located in Lexington County, emphasis has always been on the need for complete compatibility of mining operations with surrounding properties. He expressed extreme concern that recent activity indicates that the bare minimum in compatibility design elements is being touted as achieving utmost compatibility.

Mr. Compton reviewed a series of changes to the Zoning Ordinance that would hopefully insure an approach to mining activities that should be voluntarily occurring. The Commission asked for clarification on a few of the design issues. Michael Shealy emphasized the need to address the access route to any mining activity to insure that the best, shortest, and/or safest route is used and not simply one dictated by the mandatory use of a specific road classification.

Michael Shealy made a motion to submit the proposals as a Zoning Text Amendment to County Council. David Laird seconded the motion. There was no further discussion and the vote for the recommended revisions was as follows:

<u>In Favor:</u>	Lucas Cope Myhand Shealy Dunbar Laird Spires	<u>Opposed:</u>	none	<u>Not Present:</u>	White Matthews
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Adjournment: With no further business the meeting was adjourned at 9:15 a.m.

Respectfully submitted,

Approved,

(signature on file)
Charlie Compton
Secretary

(signature on file)
Rock Lucas
Chairman