

MINUTES
LEXINGTON COUNTY PLANNING COMMISSION
January 16, 2014

The Lexington County Planning Commission held its regular monthly meeting on Thursday, January 16, 2014, 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
Lee Matthews

Members Absent:

David Laird
Andy White

Staff Present:

Charlie Compton
Sharon Willis
Walt McPherson
Rebecca Conway
Chris Stone
Janet Turner
Ralph Ford
Synithia Williams

Others Present:

Clyde S. Sanders
James Sanders
Jeannie Chewning
Liliana Johnson

The meeting for January 16, 2014, was called to order at 8:00 a.m. by Chairman Rock Lucas. Robert Spires gave the invocation for the meeting.

Election of Officers for 2014: Chairman Lucas stated that the first item on the agenda was the election of officers for 2014 at tab A. Mr. Lucas reminded everyone that the Commission officers are a secretary, chairman, and vice-chairman. Pat Dunbar made the motion to continue with the persons currently filling those offices with the Commission. They are Rock Lucas, Chairman; Andy White, Vice-Chairman; and Charlie Compton, Secretary. Warren Cope seconded the motion. There was no further discussion and the vote for the elections of officers for 2014 was as follows:

In Favor: Lucas
Cope
Myhand
Shealy
Dunbar
Matthews
Spires

Opposed: none

Not Present: White
Laird

Minutes: Chairman Lucas stated that the next item on the agenda was the minutes from the December meeting at Tab B. Robert Spires made the motion to approve the December minutes

and Keith Myhand seconded the motion. There was no further discussion and the vote for approval of the December minutes was as follows:

<u>In Favor:</u> Lucas Cope Myhand Shealy Dunbar Matthews Spires	<u>Opposed:</u> none	<u>Not Present:</u> White Laird
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Activity Reports: Chairman Lucas stated that the next items on the agenda were the Activity Reports at Tabs C and D. Charlie Compton stated that residential permits during this quarter, October, November, and December of 2013, were lower than the last quarter of 2012. He noted that this is the first time in 2½ years that we have had a drop in the number of permits. For the first 14 days of January 46 site-built permits were issued and only seven manufactured housing permits were issued. He added that these numbers look good when compared to the month of December where we only had 49 total permits issued for the month.

Access Policy Variance – Property of James and Clyde Sanders (James and Clyde Sanders/applicants): Chairman Lucas stated that the next item on the agenda was the request for an access policy variance involving the property of James and Clyde Sanders at Tab F. Janet Turner presented this request to the Commission with ground photos, aerials, and maps.

Mr. and Mrs. James Sanders own a 10.49-acre tract off of Will Dent Road, a County dirt road off Highway 378 near Lexington, which they would like to subdivide to make more marketable. The 50-foot wide driveway portion of the 10.49-acre tract currently has a 3rd lot using the same driveway. Since this driveway does not meet the design criteria for a road where safety could be an issue (i.e. intersection separation, sight distance, angle of intersection), staff felt like it would be best for the applicant to request an Access Policy Variance to allow two lots to share the same easement over a 3rd lot and remain a driveway instead of creating a private road. This tract is Lot 4 in a previously approved subdivision known as Estates at Hollow Creek which has restrictive covenants prohibiting further subdividing without the approval of two-thirds (4 out of 5) of the property owners. This will need to be a condition for approval of any subdividing.

Michael Shealy made a motion to approve subdividing the one lot into two lots. Pat Dunbar seconded the motion. There was no further discussion and the vote for approval of the access policy variance request was as follows:

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

Road Classifications: Chairman Lucas stated that the next item on the agenda was Road Classifications at Tab H. Robert Spires made the motion to approve the road classifications as listed 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>	Lucas	<u>Opposed:</u>	none	<u>Not Present:</u>	White
	Cope				Laird
	Myhand				
	Shealy				
	Dunbar				
	Matthews				
	Spires				

Adjournment: With no further business the meeting was adjourned at 8:15 a.m.

Respectfully submitted,

Approved,

(signature on file)
Charlie Compton
Secretary

(signature on file)
Rock Lucas
Chairman