

# MINUTES

## LEXINGTON COUNTY PLANNING COMMISSION

May 1, 2014

The Lexington County Planning Commission held its regular meeting on Thursday, May 1, 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  
David Laird  
Pat Dunbar  
Lee Matthews  
Andy White

**Staff Present:**

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

**Members Absent:**

Michael Shealy

**Others Present:**

Sally Newell

The meeting for May 1, 2014, 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 January meeting at Tab I. Pat Dunbar made the motion to approve the January minutes and Warren Cope seconded the motion. There was no further discussion and the vote for approval of the January minutes was as follows:

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

**Activity Reports:** Chairman Lucas stated that the next items on the agenda were the Activity Reports at Tabs J, K, L, M and N. Charlie Compton noted that the Annual Activity Report for 2013 from Community Development was included with the other activity reports. He also noted that he had prepared a map location of new projects and showed the Commission the quarterly trends on residential permits. Mr. Compton stated that new residential site-built permit numbers for January 2014 were 112, for February 2014 were 105, and for March were 135. He added that for the first 15 days of April County-issued permits totaled 79.

**Private Road Subdivision – Hummingbird Hill Lane (Warren White/applicant):** Chairman Lucas stated that the Private Road Policy, for reference only, is located at Tab O and the next item on the agenda was the request for a private road subdivision involving the property of

Warren E. and Harriet J. White at Tab P. Janet Turner presented this request to the Commission. Mrs. Turner also stated that Mr. White was not present at the meeting.

Mr. and Mrs. White own approximately 56.5 acres on the north side of Sherwood Drive near Lexington. Recently, a 1.55-acre lot was subdivided out for their son and his plat was approved with a 50-foot wide access easement. Mr. and Mrs. White also divided out a 7.35-acre lot on which their home is located for tax purposes to retain agricultural tax status on the remaining acreage. This 7.35-acre lot contains the 50-foot easement to his son’s lot and the proposed private road. Mr. and Mrs. White request approval to subdivide another 1.55-acre lot for their daughter with a 20-foot wide access easement extending from the 50-foot wide private road which will add the 3<sup>rd</sup> lot using the same access, thus creating a private road. Also, the proposed private road is just over the 1500-foot limit on the length from the Planning Commission’s Policy which is the limit of staff approval. There are sufficient cleared areas for turning around on Mr. White’s property adjacent to the proposed private road.

The existing 8-foot wide sand drive is well-maintained with no apparent drainage issues at this time. There are no sight distance issues at the intersection of Sherwood Drive. Ms. Turner concluded that the request is to make what has been a driveway named Hummingbird Hill Lane into a private road. There is a private road maintenance agreement that needs some additional work and Mr. White is willing to make those changes.

Andy White stated that subject to the changes that Mrs. Turner described with the road maintenance agreement he moved to approve the private road subdivision request and Pat Dunbar 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 Laird White Dunbar Matthews Spires Myhand	<u>Opposed:</u> none	<u>Not Present:</u> Shealy
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**Private Road Subdivision – Harbor Heights Drive (Susan H. Wade/applicant):** Chairman Lucas stated that the next item on the agenda was the request for a private road subdivision involving the property of Susan H. Wade at Tab Q. Janet Turner presented this request to the Commission with ground photos, aerials, and maps. Mrs. Turner also stated that Sally Newell was present at the meeting representing Ms. Wade.

Susan Hite Wade currently owns approximately 3.5 acres on Harbor Heights Drive near Lexington. A portion of the road is a paved private road and a portion is a State-maintained road. Ms. Wade would like to subdivide this property into four lots, three of which will have access only from the private road. There are currently at least 10 or 11 lots using this private road. Ms. Wade owns a portion of Harbor Heights Drive which has a 30-foot easement for the private road. One of the proposed lots (B) will be a flag lot, and its driveway will be adjacent to another flag lot on the south side whose driveway serves as an easement to a 2<sup>nd</sup> lot, therefore

resulting in a pairing of flag lots that will require a variance of the Planning Commission’s Access Policy (Item # 12) in addition to the private road request.

A subdivision plat of six lots on the peninsula was recorded back in 1978 with a statement signed by all property owners recognizing private maintenance of the 15-foot roadway. In 1993 these same property owners signed and recorded a “Road Easement and Maintenance Agreement” for the 15-foot wide roadway. In 2008 the Planning Commission approved the subdividing of TMS#003324-01-020 (Tract G) into two lots which has been platted and recorded, but the new lot has never been sold. The approval of Ms. Wade’s request will make a total of 13 lots accessing this privately maintained road. The existing 11-foot wide paved road is in fair condition with no apparent drainage issues. There are also no sight distance issues.

Mrs. Turner stated that she had included the section of the Access Policy concerning flag lots since the Commission’s decision would also need to include the request for this variance. Adjacent to Ms. Wade’s proposal there are two lots using a flag driveway. She stated that there does not seem to be any safety issues involved with the request.

Andy White stated he would make a motion to approve the private road subdivision request and Access Policy variance and Pat Dunbar 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 Laird White Dunbar Matthews Spires Myhand	<u>Opposed:</u> none	<u>Not Present:</u> Shealy
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**Zoning Text Amendment #T14-01 (Communication Towers):** Chairman Lucas stated that the next item on the agenda was Text Amendment #T14-01 at Tab R. Charlie Compton presented this item to the Commission. He stated that as they had covered earlier there were still no new options that might serve as better designs for residential areas. Mr. Compton explained that based on that information County Council desired to proceed with the rezoning option contained in this text amendment.

Andy White made the motion to proceed with the changes that Mr. Compton had outlined in the discussion and David Laird seconded the motion. There was no further discussion and the vote for approval of the changes requested was as follows:

<u>In Favor:</u>	Lucas Cope Laird White Dunbar Matthews Spires Myhand	<u>Opposed:</u> none	<u>Not Present:</u> Shealy
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**Zoning Text Amendment #T14-03 (Advertising Signs):** Chairman Lucas stated that the next item on the agenda was Text Amendment #T14-03 at Tab S. Charlie Compton presented this to the Commission. He stated that since no additional options had come forward County Council wished to proceed with this text alternative to achieve more compatibility with the municipalities in the County.

Pat Dunbar made the motion to approve the changes to the amendment for advertising signs and Andy White seconded the motion. With no further discussion the vote for approval of the changes was as follows:

<u>In Favor:</u>	Lucas Cope Laird White Dunbar Matthews Spires Myhand	<u>Opposed:</u> none	<u>Not Present:</u> Shealy
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**Subdivision Bonds:** Chairman Lucas stated that the next item on the agenda was Subdivision Bonds at Tab T. Janet Turner presented this to the Commission. She stated that the Public Works Stormwater Division had collected funds for two subdivisions and is now in the process of completing those. Lexington County is down to 40 bonded subdivisions at this time.

**Road Classifications:** Chairman Lucas stated that the next item on the agenda was Road Classifications shown at Tab U and V. Andy White made the motion to approve the February and March road classifications as listed and Pat Dunbar seconded the motion. With no further discussion the vote for approval of the road classifications was as follows:

<u>In Favor:</u>	Lucas Cope Laird White Dunbar Matthews Spires Myhand	<u>Opposed:</u> none	<u>Not Present:</u> Shealy
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**Adjournment:** With no further business the meeting was adjourned at 8:40 a.m.

Respectfully submitted,

Approved,

*(signature on file)*  
Charlie Compton  
Secretary

*(signature on file)*  
Rock Lucas  
Chairman