

MINUTES

LEXINGTON COUNTY PLANNING COMMISSION

September 18, 2014

The Lexington County Planning Commission held its regular meeting on Thursday, September 18, 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:

Keith Myhand
Rock Lucas
Robert Spires
Pat Dunbar
David Laird

Staff Present:

Charlie Compton
Sharon Willis
Walt McPherson
Rebecca Conway
Charles Garren
Synithia Williams
Ralph Ford

Members Absent:

Michael Shealy
Andy White
Lee Matthews

Others Present:

Beth DeRidder

The meeting for September 18, 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 August 21, 2014, meeting at Tab A. Robert Spires made the motion to approve the minutes and David Laird seconded the motion. There was no further discussion and the vote for approval of the August 21, 2014, minutes was as follows:

In Favor: Lucas
Spires
Laird
Myhand
Dunbar

Opposed: none

Not Present: Shealy
White
Matthews

Activity Reports: Chairman Lucas stated that the next items on the agenda were the Activity Reports at Tabs B, C, and D. Charlie Compton presented the chart for site-built and manufactured housing to the Commission. The chart showed that site-built permits issued were slower in August with only 80 versus 120 in July. Mr. Compton stated that looking ahead, September may be better with 48 permits already issued during the first fifteen days of the month. He also added that the records for the County and other publications indicate that sale prices and value of homes have been rising.

Mr. Compton noted the new lots on the pipeline chart show August is down in lots compared to July. Chairman Lucas asked if a location map could be added for the "pipeline lots." The staff indicated that the map would be added for the next meeting.

Zoning Map Amendment #M14-04: Chairman Lucas stated that the next item on the agenda was Zoning Map Amendment #M14-04 at Tab E. Walt McPherson presented this to the Commission with ground photos, aerial photography and charts. He also stated that Beth DeRidder was present for any questions concerning the request.

Mr. McPherson reported that the property owners are Michaels Garden, LLC, and the location of the property is 201 St. Andrews Road. The property is 275’x275’ and a portion of TMS#002822-04-015. The current zoning is R1 (Low Density Residential) and the proposed zoning is RA (Recreational /Agricultural). He presented a comparison of the allowed uses in these two zoning districts. Mr. McPherson also report that no one objected to proposed use of the property. The objections were to possible more intense uses that could occur at that location in the future.

After a brief discussion Pat Dunbar made the motion to recommend approval of Zoning Map Amendment #M14-04 and David Laird seconded the motion. With no further discussion the vote for approval of the motion was as follows:

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

Subdivision Bonds: Chairman Lucas stated that the next item on the agenda was Subdivision Bonds at Tab F. Rebecca Conway indicated that this was for information only.

Road Classifications: Chairman Lucas stated that the next item on the agenda was Road Classifications shown at Tab G. Robert Spires made the motion to approve the September road classifications as listed and Keith Myhand seconded the motion. With no further discussion the vote for approval of the September road classifications was as follows:

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

New Business: Pat Dunbar made the motion to recommend that the Planning Commission meetings be held at 9 a.m. instead of 8 a.m. beginning with the next scheduled meeting. David Laird seconded the motion. Charlie Compton stated that he would notify those members absent today for feedback on the meeting time. With no further discussion the vote for approval of the recommendation to start the meeting at 9 a.m. was as follows:

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

Adjournment: With no further business the meeting was adjourned at 8:20 a.m.

Respectfully submitted,
(signature on file)

Approved,
(signature on file)

Charlie Compton
Secretary

Rock Lucas
Chairman