

MINUTES
LEXINGTON COUNTY PLANNING COMMISSION
March 19, 2015

The Lexington County Planning Commission held its regular meeting on Thursday, March 19, 2015, at 9:00 a.m. in the Council Chambers on the second floor of the County Administration Building. Attendance for the meeting was as follows:

Members Present:

Robert Spires
Rock Lucas
David Laird
Lee Matthews
Pat Dunbar
Megan Hutto

Staff Present:

Charlie Compton
Sharon Willis
Janet Turner
Walt McPherson
Charles Garren
Robbie Derrick
Chris Stone
Rebecca Conway
Laura Haney

Members Absent:

Michael Shealy
Andy White
Keith Myhand

Others Present:

Dan Creed
Don Lovett
Craig Waites
R. B. Gallup
Bridgette Staley
Pendleton Grove

The meeting for March 19, 2015, was called to order at 9:00 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 February 19, 2015, meeting at Tab O. Pat Dunbar made the motion to approve the minutes and Robert Spires seconded the motion. There was no further discussion and the vote for approval of the February 19, 2015, minutes was as follows:

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

Activity Reports: Chairman Lucas stated that the next items on the agenda were the Activity Reports at Tabs P, Q, R, and S. Charlie Compton stated that Andy White lost his father the previous weekend and services would be March 22nd.

Mr. Compton presented the activity reports to the Commission with charts and graphs for site-built and manufactured housing permits. He stated that February was another strong month with 104 site-built permits issued and 32 mobile home permits issued. For the first fifteen days of

March, 60 site-built permits have already been issued. Mr. Compton reminded everyone that these permits are the ones issued from the County and does not include the municipal permits. He continued with the annual activity report summary for 2014 that is provided by the Department of Community Development and concluded with the pipeline locator map that showed no new lots proposed during February.

Private Road Subdivision: Coy Lane – Ruth Corina Jackson Property (Ruth Jackson /applicant): Chairman Lucas stated that the next item on the agenda was the Coy Lane private road subdivision proposal with Ruth Jackson as the applicant. Janet Turner presented this item to the Commission along with photos, aerials, and maps. She stated that Bridgette Staley was present for any questions regarding the proposed subdivision. Mrs. Turner added that Ms. Staley is representing her grandmother, Ruth Corina Jackson, who currently owns two parcels off Augusta Highway near Lexington. One of the parcels consisting of one acre is accessed by a privately maintained dirt road named Coy Lane which comes off of Augusta Highway. Ms. Jackson would like to subdivide the one-acre lot into two lots for family members, one of whom is Ms. Bridgette Staley. All of the property owners on this road are family members. This would create the 6th lot accessing Coy Lane.

Mrs. Turner reported that the existing dirt and gravel drive has a few pot holes with some standing water, primarily due to the recent unusually wet weather and due to the very flat topography. There are no sight distance issues at the intersection of Augusta Highway.

The existing Road Maintenance Agreement does not contain essential language as required by the Planning Commission. They have prepared an addendum to include those essential items while omitting those that do not apply in family situations as previously allowed by the Planning Commission. This addendum has been signed by four of the five property owners.

After a brief discussion Pat Dunbar made the motion to approve the private road subdivision request for Coy Lane and Robert Spires seconded the motion. There was no further discussion and the vote for approval of the request was as follows:

<u>In Favor:</u> Lucas Laird Spires Matthews Dunbar Hutto	<u>Opposed:</u> none	<u>Not Present:</u> Shealy White Myhand
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At this point in the meeting a presentation was held to recognize retired Planning Commissioner Warren Cope. Councilman Jim Kinard presented Mr. Cope with a plaque and thanked him for his 12 years of service and dedication to the Commission.

Flood Elevation Variance, 159 Sylvan Street, Chapin (Chris Tisdale/applicant): Chairman Lucas stated that the next item on the agenda was the Flood Elevation Variance, 159 Sylvan Street, Chapin S.C. (Chris Tisdale/applicant) at Tab V. Chris Stone presented this to the Commission along with photos, aerials, and maps. He also stated that Mr. R. B. Gallup was present for any questions concerning the flood elevation variance.

The property owner recently added a garage with a room over attached to the existing dwelling by a breezeway. The existing home is in the flood zone for Lake Murray (362.5 MSL). According to the Lexington County Stormwater Ordinance governing substantial improvement, the homeowner is required to bring the existing home up to current floodplain requirements. This will require flood vents being installed in the existing home and the HVAC unit to be elevated to 364.5. After elevating, the current HVAC unit is at 362.77. Although this is above the base flood elevation (362.5) for Lake Murray, it is 1.75 feet below the freeboard requirement for all mechanical equipment servicing the home. Since the unit as installed is above the flood level, the owner and contractor are asking for a variance to the two-foot freeboard requirement to avoid the unit from being elevated above the sill level of the windows on that side of the house.

After a brief discussion Pat Dunbar made the motion to approve the floodplain elevation variance request and Lee Matthews seconded the motion. There was no further discussion and the vote for approval of the floodplain elevation variance was as follows:

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

Zoning Map Amendment #M15-01, 2122 Lake Murray Boulevard (TMS#001800-05-009): Chairman Lucas stated that the next item on the agenda was the Zoning Map Amendment #M15-01, 2122 Lake Murray Boulevard, at Tab W. Walt McPherson presented this to the Commission along with photos, aerials, and maps. The zoning map amendment application #M15-01 is for the property located at 2122 Lake Murray Boulevard. The zoning classification is currently R1 (Low Density Residential) and C1 (Neighborhood Commercial). The Proposed classification is R3 (High Density Residential) and C2 (General Commercial). The TMS # is 001800-05-009 and the property owner is DBC-Irmo, LLC. The reason for the request is to allow for a proposed residential attached (three or more units) activity and commercial use along the frontage. A public hearing was held on March 10, 2015, in which 22 spoke in favor of the zoning request and seven spoke against the request. Mr. McPherson also stated that Dan Creed, Don Lovett, and Craig Waites were present to answer any questions.

After a brief discussion Pat Dunbar made the motion to recommend approval of Zoning Map Amendment #M15-01. David Laird seconded the motion. There was no further discussion and the vote for recommending approval of the Zoning Map Amendment #M15-01 was as follows:

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

Subdivision Bonds: Chairman Lucas stated that the next item on the agenda was Subdivision Bonds at Tab X. Janet Turner indicated that this was for information only.

Road Classifications: Chairman Lucas stated that the next item on the agenda was road classifications for March 2015 at Tab Y. Robert Spires made the motion to approve March 2015 road classifications as recommended. Lee Matthews seconded the motion. There was no further discussion and vote for approval of the road classifications was as follows:

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

Adjournment: With no further business the meeting was adjourned at 9:35 a.m.

Respectfully submitted,

Approved,

(signature on file)

(signature on file)

Charlie Compton
Secretary

Rock Lucas
Chairman