

MINUTES

LEXINGTON COUNTY PLANNING COMMISSION

June 18, 2015

The Lexington County Planning Commission held its regular meeting on Thursday, June 18, 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
Pat Dunbar
Rock Lucas
Andy White
Megan Hutto
Keith Myhand

Staff Present:

Alison Sengupta
Sharon Willis
Janet Turner
Walt McPherson
Robbie Derrick
Rebecca Conway
Ralph Ford
Kimberly Brown
Vance Vollmer

Members Absent:

David Laird
Lee Matthews
Michael Shealy

Others Present:

Paul Meeh
Stephen Hearne

The meeting for June 18, 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 May 21, 2015, meeting at Tab N. Andy White made the motion to approve the minutes and Keith Myhand seconded the motion. There was no further discussion and the vote for approval of the May 21, 2015, minutes was as follows:

In Favor: Spires
Dunbar
Lucas
White
Hutto
Myhand

Opposed: none

Not Present: Laird
Matthews
Shealy

Activity Reports: Chairman Lucas stated that the next items on the agenda were the Activity Reports at Tabs O, P, and Q. Alison Sengupta presented the activity reports to the Commission with charts and graphs for site-built and manufactured housing permits. She stated that March, April, and May of 2015 are remaining constant and steady with permit numbers. In May there were 135 site-built permits issued and 24 mobile home permits issued. This resulted in another strong month. The chart showing the residential permits by quarters showed 266 permits issued during the first two months of this quarter. Adding the 51 site-built permits from the first fifteen days of June brings the total to 317. Mrs. Sengupta concluded with the pipeline lots for May showing the submission of 25 new lots in Congaree Bluff located on the eastern edge of the County.

Private Road Subdivision: Baldwin Estates – Baldwin Cove Court: Chairman Lucas stated that the next item on the agenda was the Baldwin Estates Private Road Subdivision proposal. Janet Turner presented this item to the Commission along with photos, aerials, and maps. She stated that Paul Meeh and Stephen Hearne were present for any questions regarding the proposed subdivision.

Mrs. Turner added that Phillip and Valerie Baldwin currently own approximately 30+ acres on Wessinger Road in the Chapin area, on Lake Murray. They would like to divide the property among family members creating four additional lots. There is a 16-foot wide paved driveway with a turn-around which would be converted to a private road with a 30-foot dedicated right-of-way for access to the lots. Although the driveway is paved, it was not constructed to County standards for a private road and Planning Commission approval is necessary for the subdividing. Mrs. Turner also stated that before the meeting she was informed that the applicants have decided to combine lot 4a and lot 4b in to one lot which changes the proposal to only three lots instead of four.

The Lexington County Stormwater Division has visited the site where it is proposed to turn an existing driveway into a private road. The existing driveway is paved and in good condition with no drainage issues. The existing driveway does not meet county standards, as it is less than the standard 11-foot driving lanes and is proposed to utilize a reduced right-of-way width of 30 feet. Signage will need to be placed at the entrance to the road.

After a brief discussion Pat Dunbar made the motion to approve the Baldwin Estates private road subdivision request with the exceptions to the Commission’s Private Road Policy and Andy White seconded the motion. There was no further discussion and the vote for approval of the request was as follows:

<u>In Favor:</u> Spires Dunbar Lucas White Hutto Myhand	<u>Opposed:</u> none	<u>Not Present:</u> Laird Matthews 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 indicated that this was for information only.

Road Classifications: Chairman Lucas stated that the next item on the agenda was road classifications at Tab U. Andy White made the motion to approve the road classifications as recommended. Keith Myhand seconded the motion. There was no further discussion and the vote for approval of the road classifications was as follows:

<u>In Favor:</u> Spires Dunbar Lucas White Hutto Myhand	<u>Opposed:</u> none	<u>Not Present:</u> Laird Matthews Shealy
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Adjournment: With no further business the meeting was adjourned at 9:07 a.m.

Respectfully submitted,

Approved,

(signature on file)
Alison Sengupta
for Charlie Compton
Secretary

(signature on file)
Rock Lucas
Chairman