

MINUTES

LEXINGTON COUNTY PLANNING COMMISSION

August 20, 2015

The Lexington County Planning Commission held its regular meeting on Thursday, August 20, 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:

Megan Hutto
Michael Shealy
Andy White
Keith Myhand
Robert Spires
Pat Dunbar
Lee Matthews
Rock Lucas

Staff Present:

Charlie Compton
Sharon Willis
Janet Turner
Walt McPherson
Charles Garren
Robbie Derrick
Ralph Ford
Rebecca Conway

Members Absent:

David Laird

Others Present:

Wyman Kleckley

The meeting for August 20, 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 June 18, 2015, meeting at Tab N. Andy White made the motion to approve the minutes and Pat Dunbar seconded the motion. There was no further discussion and the vote for approval of the June 18, 2015, minutes was as follows:

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

Activity Reports: Chairman Lucas stated that the next items on the agenda were the Activity Reports at Tabs O, P, and Q. Charlie Compton presented the activity reports to the Commission with charts and graphs for site-built and manufactured housing permits. He stated that for July there were 124 site-built permits issued and 106 issued in June. These numbers are down a little but still ahead of a year ago. For the halfway portion of August we have issued 74 site-built permits. Continuing at this rate August could be the highest month since the recession except for June of 2009 which was due to a code change July 1st.

Mr. Compton concluded with the pipeline lots stating that two more projects were added in July with 60 new lots. These were another phase of Banberry and also Bluefield West.

Access Policy Variance: Property of Wyman Kleckley – Corley Mill Road: Chairman Lucas stated that the next item on the agenda was the access policy variance, property of Wyman Kleckley – Corley Mill Road at Tab S. Janet Turner presented this item to the Commission along with photos, aerials, and maps. She stated that Wyman Kleckley was present for any questions regarding the access policy variance request.

Mrs. Turner explained that Mr. Wyman Kleckley currently owns 10.64 acres on Corley Mill Road near Lexington. In 1997 and 2013 Mr. Kleckley cut out two 1.99-acre lots with one going to his daughter and one sold to Dr. Edward Tillitz which included the 20-foot wide flag lot driveway. Dr. Tillitz granted Mr. Kleckley and his daughter easements over the driveway to access their lots and they all signed an agreement to address future use and maintenance although this is not a County requirement for a driveway. Mr. Kleckley only uses the easement to access his barn. He would now like to subdivide a 4.74-acre lot out of his 10.64 acres using the same driveway and has made an agreement with Dr. Tillitz for future improvements and maintenance. Per the agreement, Mr. Kleckley will add an additional 10 feet to the existing driveway easement for a total width of 30 feet. An Access Policy variance is needed for the 2nd lot using the same access easement as another lot (Access Policy #2) Also the easement is 30 feet wide and the Access Policy (#6) requires 50 feet for subdividing a lot two acres or larger. The driveway agreement states that the driveway is only to serve the three lots and no more.

Andy White stated to Chairman Lucas that he would have to recuse himself from the voting for this Access Policy Variance due to his involvement in property that adjoins Mr. Kleckley’s property.

After a brief discussion Michael Shealy made the motion to approve the Access Policy Variance request and Pat Dunbar 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 Hutto Myhand Matthews Shealy	<u>Opposed:</u> none	<u>Not Present:</u> Laird
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Zoning Text Amendment #T15-03 – Neighborhood Appearance District: Chairman Lucas stated that the next item on the agenda was the Zoning Text Amendment #T15-03 regarding the creation of a Neighborhood Appearance District at Tab U. Zoning Ordinance section(s) that are affected are: Article 1 – General Provisions and Article 5 – Drainage and Flood Plain District. The amendment allows the option to create a Neighborhood Appearance District which would be the new Article 5 which is no longer needed in the Zoning Ordinance. Charlie Compton presented this new proposed text to the Commission and used photos of several neighborhoods as a reference for the various categories of regulations.

After a brief discussion of the material Andy White made a motion to endorse the concept and methodology of County Council in addressing this issue. Keith Myhand seconded the motion. Chairman Lucas stated that the Commission would certainly be willing to look at additional

details or review any other changes County Council might propose. With no further discussion the vote on the motion for Zoning Text Amendment #T15-03 was as follows:

<u>In Favor:</u> Spires Dunbar Lucas White Myhand Matthews Shealy	<u>Opposed:</u> Hutto (opposed to the section on landscaping)	<u>Not Present:</u> Laird
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Zoning Text Amendment #T15-05 – Educational Campus Signs: Chairman Lucas stated that the next item on the Agenda was the Zoning Text Amendment #15-05 – Educational Campus Signs at Tab V. Sections of the Zoning Ordinance that are affected are Article 2 – Application of Regulations and Chapter 5, Signs. The amendment was filed to allow the opportunity for educational campuses to create signage using the same restrictions as Commercial Centers that are often located in the same areas. Charlie Compton presented this proposal to the Commission outlining the reason the discrepancy was discovered and explaining how the proposed amendment would address such signage over the entire County.

After a brief review Andy White made the motion to recommend approval to County Council of the draft dated August 10, 2015. Pat Dunbar seconded the motion. With no further discussion the vote for the request for Zoning Text Amendment #T15-05 was as follows:

<u>In Favor:</u> Spires Dunbar Lucas White Hutto Myhand Matthews Shealy	<u>Opposed:</u> none	<u>Not Present:</u> Laird
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Zoning Map Amendment #M15-06 – Irmo Middle and High School Property: Chairman Lucas stated that the next item on the Agenda was the Zoning Map Amendment #M15-06 – Irmo Middle and High School Property at Tab W. The address of the property for which the amendment is requested is 6671, 6949 St. Andrews Road and 6501 Wescott Road. The Zoning Classifications are currently R1 (Low Density Residential) and C1 (Neighborhood Commercial). The proposed classification is C2 (General Commercial). The tax map number for the request is 002797-02-007, 002797-03-001, 004 and the property owner is Lexington Richland School District 5.

The reason for the request is that the existing zoning was put in place in 1974 and the C2 zoning is currently a more suitable zoning classification than the restrictive R1 zoning for Community Education and Group Assembly activities.

Walt McPherson presented this to the Commission using photos, aerials and maps.

After a brief discussion Andy White made the motion to recommend approval of Zoning Map Amendment #M15-06. Pat Dunbar seconded the motion and the vote for request of this Map Amendment was as follows:

<u>In Favor:</u> Spires Dunbar Lucas White Hutto Myhand Matthews Shealy	<u>Opposed:</u> none	<u>Not Present:</u> Laird
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Subdivision Bonds: Chairman Lucas stated that the next item on the agenda was Subdivision Bonds at Tab X. Rebecca Conway indicated that this was for information only.

Road Classifications: Chairman Lucas stated that the next item on the agenda was road classifications for June 2015 and July 2015 at Tab Y and Tab Z. Andy White made the motion to approve the road classifications as recommended. Pat Dunbar 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 Matthews Shealy	<u>Opposed:</u> none	<u>Not Present:</u> Laird
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Adjournment: With no further business the meeting was adjourned at 10:04 a.m.

Respectfully submitted,

Approved,

(signature on file)
Charlie Compton
Secretary

(signature on file)
Rock Lucas
Chairman