

# MINUTES

## LEXINGTON COUNTY PLANNING COMMISSION

October 15, 2015

The Lexington County Planning Commission held its regular meeting on Thursday, October 15, 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  
Robert Spires  
Pat Dunbar  
Lee Matthews  
Rock Lucas

**Staff Present:**

Holland Leger  
Sharon Willis  
Janet Turner  
Walt McPherson  
Charles Garren  
Robbie Derrick  
Ralph Ford  
Alison Sengupta  
Rebecca Conway  
Alan Rickenbaker

**Members Absent:**

Andy White  
Keith Myhand

**Others Present:**

Patricia Burgess  
Chris Moran

The meeting for October 15, 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 September 17, 2015, meeting at Tab H. Pat Dunbar made the motion to approve the minutes and Lee Matthews seconded the motion. There was no further discussion and the vote for approval of the September 17, 2015, minutes was as follows:

<u>In Favor:</u> Spires	<u>Opposed:</u> none	<u>Not Present:</u> White
Matthews		Myhand
Dunbar		
Lucas		
Hutto		
Shealy * (raised his hand in approval as he arrived to his seat)		

Chairman Lucas stated that before continuing with the other items, he wanted to welcome Holland Leger as our new director and look forward to working with him during the years ahead.

**Activity Reports:** Chairman Lucas stated that the next items on the agenda were the Activity Reports at Tabs I, J, and K. Holland Leger stated that before presenting the activity reports he wanted to thank all of the GIS staff for providing services to the County and residents during the recent flooding. Mr. Leger also introduced Alan Rickenbaker as the new Planning / GIS Analyst.

Mr. Leger continued with the activity reports to the Commission displaying charts and graphs for site-built and manufactured housing permits. He stated that during the month of June there were 106 single family dwelling permits issued and 35 mobile home permits issued. During the month of July there were 124 single family dwelling permits issued and 34 mobile home permits issued. Also, during the month of August there were 146 single family dwelling permits issued and 21 mobile home permits issued. For September, there was a small drop resulting in 118 single family dwelling permits issued and 29 mobile home permits issued. The total residential permits

issued for September were 147. The permitting continues to grow and we look forward to more growth during the upcoming months. Mr. Leger concluded that there were no new pipeline lots added for September therefore that number remains the same as August.

**Private Road Subdivision:** Chairman Lucas stated that the next item on the agenda was the private road subdivision proposal at Trinity Lee Lane with the property owner of Patricia Burgess at Tab L. Janet Turner presented this item to the commission along with photos, aerials and maps. Mrs. Turner stated that Patricia Burgess and her Attorney Christopher Moran were present for any questions regarding the proposed subdivision.

Ms. Patricia Burgess currently owns a 6.13 acre flag lot (Lot 10) in Brittany Falls, Phase 2A Subdivision located off Hwy. 6 south of Lexington. She would like to give a 1.23 acre lot to her daughter so she and her family can move there. There is an existing easement across Ms. Burgess’s lot to a lot (Lot 9) in the rear. This request is to allow a 3<sup>rd</sup> lot to use the same access, thus creating the need for a private road. Planning Commission approval is required since it is a dirt road coming off of a paved road.

The existing dirt road is in fair condition. It will need maintenance in the event of a heavy rain. There are no sight distance issues at the intersection of Highway 6.

Ms. Burgess has submitted a draft Road Maintenance Agreement which is tailored to a family situation as has previously been allowed by the Planning Commission.

After discussion by members of the Commission Pat Dunbar made the motion to approve the private road subdivision proposal and Lee Matthews seconded the motion. The vote for approval of the private road subdivision at Trinity Lee Lane was as follows:

<u>In Favor:</u> Spires	<u>Opposed:</u> Hutto	<u>Not Present:</u> White
Matthews		Myhand
Dunbar		
Lucas		
Shealy		

**Subdivision Bonds:** Chairman Lucas stated that the next item on the agenda was Subdivision Bonds at Tab M. 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 September 2015 at Tab N. Robert Spires 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	<u>Opposed:</u> none	<u>Not Present:</u> White
Matthews		Myhand
Dunbar		
Lucas		
Hutto		
Shealy		

**Adjournment:** With no further business the meeting was adjourned at 9:27 a.m.

**October 15, 2015**

**Page 3**

Respectfully submitted,

Approved,

*(signature on file)*

*(signature on file)*

Holland Leger  
Secretary

Rock Lucas  
Chairman