

MINUTES

LEXINGTON COUNTY PLANNING COMMISSION

January 21, 2016

The Lexington County Planning Commission held its regular meeting on Thursday, January 21, 2016 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
Rock Lucas
Lee Matthews

Staff Present:

Holland Leger
Sharon Willis
Janet Turner
Walt McPherson
Robbie Derrick
Ralph Ford
Chris Stone

Members Absent:

Keith Myhand
Andy White
Pat Dunbar

Others Present:

Will Cheatham
Stacey Tokar
Wilma Howard
Hue Bailey
John Joyner
Chris Farley

The meeting for January 21, 2016 was called to order at 9:00 a.m. by Chairman Rock Lucas. Robert Spires gave the invocation for the meeting.

Election of Officers: Chairman Lucas stated that the first item on the agenda was the election of officers for 2016 at Tab A. Mr. Lucas asked for nominations for Chairman. Michael Shealy made the motion to re-elect Rock Lucas for Chairman and Lee Matthews seconded the motion. Chairman Lucas asked for nominations for Vice-Chairman. Robert Spires made the motion to re-elect Andy White for Vice-Chairman and Megan Hutto seconded the motion. Mr. Lucas stated that the Secretary is generally the Director of Planning. Therefore Rock Lucas made the motion to appoint Holland Leger as Secretary and Robert Spires seconded the motion. There was no further discussion and the unanimous vote for approval of the 2016 election of officers was as follows:

In Favor: Spires
Lucas
Hutto
Matthews
Shealy

Opposed: none

Not Present: Dunbar
White
Myhand

Minutes: Chairman Lucas stated that the next item on the agenda was the minutes from the December 17, 2015, meeting at Tab B. Lee Matthews made the motion to approve the minutes and Michael Shealy seconded the motion. There was no further discussion and the unanimous vote for approval of the December 17, 2015, minutes was as follows:

In Favor: Spires
Lucas
Hutto
Matthews
Shealy

Opposed: none

Not Present: Dunbar
White
Myhand

Activity Reports: Chairman Lucas stated that the next few items on the agenda were the Activity Reports at Tabs C, D, and E. Holland Leger presented this to the Commission. Before starting with the activity reports, Mr. Leger introduced Chris Lashley as the newest member of the staff, joining us as the Planning and GIS Technician I and serving to fill the position vacated by Alan Rickenbaker upon his promotion to Chief 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 for the month of December we had 98 single family residential site built home permits and 26 manufactured home permits for a total of 124 residential home permits. Also, there were over 1500 inspections and over 300 other building permits issued. Additional history shows in September there were 147 total residential permits, in October there were 104 total residential permits and November there were 129 total residential permits. Mr. Leger stated that the numbers are holding steady with regards to long term numbers. The County Administrator recently held the Council retreat in Clemson and presented the following numbers to the Council members. In 2011 there were a little over 800 site built residential permits issued. In 2012 there were a little over 1000 site built residential permits issued. In 2013 there were a little over 1100 site built residential permits issued. In 2014 there were a little over 1200 site built residential permits issued. In 2015 there were a little over 1300 site built residential permits issued which is demonstrating a continual increase. We hope to see this continue over the next year.

In regards to the Pipeline lots, Riverside Subdivision off of Corley Mill Road near the high school has 61 lots.

Access Policy Variance: Chairman Lucas stated that the next item on the agenda was the Access Policy Variance; property of Wilma Howard at Tab F. Janet Tuner presented this item to the Commission along with photos, aerials and maps. Mrs. Turner stated that Wilma Howard and Stacey Tokar were present and available for any questions.

Stacey Tokar currently lives in a manufactured home on the rear of Ms. Wilma Howard’s lot on Beckman Road, a paved County maintained road, in the West Columbia area. Ms. Howard would like to deed Stacy the lot that she lives on and grant a 20 foot-wide easement across her existing driveway for access. Ms. Howard’s driveway, where the easement would be located is approximately 20 – 30 feet from the next flag lot therefore requiring a variance to the Planning Commission’s Access Policy (#13) which requires 100’ separation from single or paired flag lots.

After a brief discussion Michael Shealy made the motion to approve the Access Policy Variance proposal and Megan Hutto seconded the motion. With no further discussion the unanimous vote for approval of the Access Policy Variance proposal was as follows:

<p><u>In Favor:</u> Spires Lucas Hutto Matthews Shealy</p>	<p><u>Opposed:</u> none</p>	<p><u>Not Present:</u> Dunbar White Myhand</p>
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Private Road Subdivision: Chairman Lucas stated that the next item on the agenda was the private road subdivision of Willow Drive; Will Cheatham/applicant located at Tab H. Janet Turner presented this to the Commission along with photos, aerials and maps. Mrs. Turner stated that Mr. Cheatham is present and available for any questions.

Will Cheatham (Coatham, LLC) is requesting that he be allowed to record a plat of 7.82 acres, half of the 15.66 acres on Willow Drive previously inherited by Fred and James George jointly. In 1991, Fred and James divided the property by deeds only and never had a plat approved by the Planning Commission for further subdividing on a private dirt road. Mr. Cheatham is now trying to purchase the Fred George half of 7.82 acres and needs his plat approved. A variance to the Access policy (#7) will also be needed for the 20' wide easement across James George's lot. The standard requirement for an easement accessing a lot over 2 acres is 50 feet.

After discussion Michael Shealy made a motion to approve the proposal of the private road subdivision of Willow Drive subject to both parties signing the road maintenance agreement. Mrs. Turner stated that Mr. James George had not signed the road maintenance agreement. Mr. Cheatham stated that he had mailed the agreement to Mr. George who now resides in Wisconsin and he had agreed to sign the road maintenance agreement. Mr. Shealy then stated that he will let the motion stand as originally proposed. Megan Hutto seconded the motion. With no further discussion the unanimous vote for approval of the private road subdivision proposal for Willow Drive was as follows:

<p>In Favor: Spires Lucas Hutto Matthews Shealy</p>	<p><u>Opposed:</u> none</p>	<p><u>Not Present:</u> Dunbar White Myhand</p>
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Private Road Subdivision: Chairman Lucas stated that the next item on the agenda was the private road subdivision proposal for Cooper Estate; John Joyner/applicant at Tab I. Janet Turner presented this to the Commission along with photos, aerials and maps. Mrs. Turner stated that Hue Bailey and John Joyner were present and available for any questions.

Three members of the Cooper family currently own a 129.51 acre tract in the Gaston area off of Athens School Road, a County maintained dirt road. The only access to this property is a very long 10 foot-wide access road. A plat of 4 lots called the Noel Sharpe Estate (Exhibit A) was recorded in 1960 when there were no subdivision regulations and the quality of the plat does not meet today's standards of surveying (dashed property lines, no metes and bounds on internal lines). The Cooper family wants to divide it into 3 equal lots of 43.17 acres each and has presented a 3 lot plat to the County for approval.

After discussion Michael Shealy made a motion to approve the private road subdivision proposal of Cooper Estate and Lee Matthews seconded the motion. With no further discussion the unanimous vote for approval of the private road subdivision proposal for Cooper Estate was as follows:

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

Private Road Subdivision: Chairman Lucas stated that the next item on the agenda was the private road subdivision proposal for Dogwood Hollow; Branded, LLC/applicant at Tab J. Mrs. Turner presented this to the Commission with photos, aerials and maps. Mrs. Turner stated that Chris Farley was present and available for any questions.

Christopher Farley (Branded, LLC) wants to purchase a 3 lot subdivision, Dogwood Hollow, off Dogwood Trail, a State maintained paved road, near the Town of Lexington, and create a 6 lot private road subdivision. Darla Cain and her family want to buy at least 4 of the 6 lots to live on. They propose a 50 foot-wide right-of-way and a turnaround all constructed with crushed milling.

After discussion Megan Hutto made a motion to approve the private road subdivision proposal of Dogwood Hollow and Robert Spires seconded the motion. With no further discussion the unanimous vote for approval of the private road subdivision proposal for Dogwood Hollow was as follows:

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

Subdivision Bonds: Chairman Lucas stated that the next item on the agenda was Subdivision Bonds at Tab L. 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 December 2015 at Tab M. Robert Spires made the motion to approve the road classifications as recommended. Megan Hutto 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> Dunbar
Lucas		White
Hutto		Myhand
Matthews		
Shealy		

Adjournment: With no further business the meeting was adjourned at 9:50 a.m.

Respectfully submitted,

(signature on file)
Holland Leger, AICP
Secretary

Approved,

(signature on file)
Rock Lucas
Chairman