

MINUTES

LEXINGTON COUNTY PLANNING COMMISSION

February 18, 2016

The Lexington County Planning Commission held its regular meeting on Thursday, February 18, 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
Keith Myhand
Andy White
Pat Dunbar

Staff Present:

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

Members Absent:

None

Others Present:

Sandra Cline

The meeting for February 18, 2016 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 next item on the agenda was the minutes from the January 21, 2016, meeting at Tab N. 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 January 21, 2016, minutes was as follows:

In Favor: Spires
Lucas
Matthews
Shealy
Dunbar
Myhand

Opposed: none

Not Present: Hutto (arrived late)
White (arrived late)

Activity Reports: Chairman Lucas stated that the next few items on the agenda were the Activity Reports at Tabs O, P, Q, and R. Holland Leger stated that before he presented the development activity to the Commission he would like to recognize Alan Rickenbaker, Chief GIS System Analyst. Alan was chosen as Employee of the Quarter for December 2015 and will now be in the running for Employee of the Year for 2015. Mr. Leger then continued with the activity reports.

He stated that in October there were 78 site-built home permits issued and 26 manufactured home permits issued for a total of 104. In November there were 98 site-built home permits issued and 31 manufactured home permits issued for a total of 129. In December there were 98 site-built home permits issued and 26 manufactured home permits issued for a total of 124. In January there were 136 site-built home permits issued and 22 manufactured home permits issued for a total of 158. We had approximately 1500 inspections and in excess of 300 other types of permits issued in the County. Regarding the Annual Development Activity Report, in 2014, 251 plans were submitted; while in 2015 there were 292 plans submitted. In 2014 there were over

2500 zoning ordinance permits issued and 2700 zoning permits issued in 2015. Regarding building codes, there were 17,257 inspections in 2014 and over 19,000 inspections in 2015.

Additionally, getting back to new housing starts, for the first 15 days of February, 51 site-built home permits were issued and 12 manufactured home permits were issued. Basically, that concludes much of the development activity summary.

Lastly, in regards to the new lots in the pipeline, there were 60 lots added. These included 52 lots in Bickley Estates and 8 lots in Park West Phase 5. Both of these subdivisions are located near the Chapin community.

Private Road Subdivision: Chairman Lucas stated that the next item on the agenda was the private road subdivision request of Wood Willow Point; Sandra P. Cline/applicant located at Tab S and Tab T. Janet Turner presented this to the Commission along with photos, aerials and maps. Mrs. Turner stated that Mrs. Cline is present and available for any questions.

Sandra Power Cline owns 2 lots on Wood Willow Point, a paved private road located at the end of a County dirt road, Wood Willow Point, on Lake Murray in the Chapin area. Mrs. Cline resides on one lot and the other 2.37 acre lot is currently undeveloped. Ms. Cline would like to cut out a .65 acre lot from the undeveloped lot to sell to help in her estate planning. A portion of the private road was paved as part of a development called Blue Heron Retreat, which created 6 new lots on the south side of Wood Willow Point. When this road was paved, according to Mrs. Cline, it was done without her permission on her property. In exchange for the use of Mrs. Cline's portion of the road right-of-way, the developers/owners of the lots in Blue Heron Retreat signed an amendment to the Road Maintenance Agreement which excused Mrs. Cline's two properties from maintaining the private road portion fronting the 6 lots in Blue Heron Retreat. Mrs. Cline and her brother are only responsible for maintaining the remaining paved road west to their respective houses near the end. The .65 acre lot that Mrs. Cline would like to sell is across from Blue Heron Retreat and would not be responsible for maintaining the private road in front of the lot which it would access. Although the private road is paved, it was not constructed to County standards for a paved road, and therefore subdividing on it requires Planning Commission approval since this will be the 11th lot using the private road for access.

Andy White stated that there appears to be the potential for additional subdivision of lots in the future upon Mrs. Cline and her brother's lot. Mr. White expressed that he is uncomfortable with the notion of continuing to extend that agreement for non-maintenance to any further subdivision of their property. There remain several potential lots that could ultimately be carved up from Mrs. Cline and her brother's property. Mr. White stated that he understood the conditions upon which Mrs. Cline remains excluded from the road maintenance agreement; however, those private arrangements should not apply to additional property owners due to Mrs. Cline further developing her acreage. Mr. White continued by saying it makes sense to subject any new property owners or home owners to come in the future to be part and party to the road maintenance agreement.

Mr. White made the motion to approve the private road subdivision contingent upon the new lot owner and any future lot owner as a result of additional re-platting of this in the future, be subject to the road maintenance agreement with Blue Heron Retreat. Lee Matthews seconded the motion. After extensive additional discussion, Pat Dunbar "called for the question," meaning it was time to close the debate, end the discussion and to move forward with the matter at hand. Andy White seconded the motion to call for a vote. This vote was a unanimous decision to close

debate. As the motion to approve with contingencies had a second, the Commission then took a vote on the original motion. The vote for approval with contingencies was as follows:

<u>In Favor:</u> Spires Lucas Matthews Shealy Dunbar White Myhand	<u>Opposed:</u> Hutto	<u>Not Present:</u>
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Zoning Map Amendment #M15-07, Rhett Road: Chairman Lucas stated that the next item on the agenda was the Zoning Map Amendment #M15-07, Rhett Road at Tab U. Walt McPherson presented this to the Commission along with photos, aerials and maps. Mr. McPherson stated that the applicant for the zoning map amendment #M15-07 is David Winburn. The property owner is Wilson Equipment and Outdoor, LLC and located on Rhett Road, tax map number 002899-01-018 p/o. The current zoning is R1 (Low Density Residential) and the proposed zoning is C2 (General Commercial). Mr. McPherson stated that this map amendment was presented to County Council for review at a public hearing on Tuesday, February 9, 2016. There were several property owners in the general area of the proposal in attendance at the public hearing – some in opposition, some in support for the request. Robbie Derrick stated that six people spoke in favor of the proposal and 16 were in opposition of the proposed zoning change. Most of the concerns were flooding and stormwater management issues.

After discussion about the request, Andy White made the motion to recommend approval of the request for the Zoning Map Amendment #M15-07, Rhett Road and Pat Dunbar seconded the motion. There was no further discussion and the vote to approve the motion for the zoning request was as follows:

<u>In Favor:</u> Spires Lucas Hutto Matthews Shealy Dunbar White Myhand	<u>Opposed:</u> none	<u>Not Present:</u>
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Subdivision Bonds: Chairman Lucas stated that the next item on the agenda was Subdivision Bonds at Tab V. 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 January 2016 at Tab W. Robert Spires made the motion to approve the road classifications as recommended. Michael Shealy seconded the motion. There was no further discussion and the vote for approval of the January 2016 road classifications was as follows:

In Favor: Spires
Lucas
Hutto
Matthews
Shealy
Dunbar
White
Myhand

Opposed: none

Not Present:

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

Respectfully submitted,

Approved,

(signature on file)
Holland Jay Leger, AICP
Secretary

(signature on file)
Rock Lucas
Chairman