

MINUTES

LEXINGTON COUNTY PLANNING COMMISSION

June 16, 2016

The Lexington County Planning Commission held its regular meeting on Thursday, June 16, 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
Keith Myhand
Andy White
Pat Dunbar

Staff Present:

Holland Leger
Sharon Willis
Alison Sengupta
Robbie Derrick
Janet Turner
Rebecca Conway
Ralph Ford

Members Absent:

Lee Matthews*

Others Present:

Marcovich Strother
John Parnell
Steve Cowart

*Lee Matthews was absent due to work obligations.

The meeting for June 16, 2016 was called to order at 9:04 a.m. by Vice- Chairman Andy White. Robert Spires gave the invocation for the meeting.

Minutes: Vice-Chairman White stated that the first item on the agenda was the minutes from the May 19, 2016, meeting at Tab L. Pat Dunbar made the motion to approve the minutes and Keith Myhand seconded the motion. There was no further discussion and the unanimous vote for approval of the May 19, 2016, minutes was as follows:

In Favor: Spires
Lucas
Shealy
Dunbar
Myhand
Hutto
White

Opposed: none

Not Present: Matthews

Activity Reports: Vice-Chairman White stated that the next few items on the agenda were the Activity Reports at Tabs M, N, and O. Mr. White asked if there were any outstanding items that the Commission should be made aware. Holland Leger stated that the number of permits remain steady. Mr. White stated that there were two subdivisions in the pipeline for May.

Private Road Subdivision: Vice-Chairman White stated that there were two private road subdivisions with the first one being Moose Trail Ranch at Tab P. Janet Turner presented this to

the Commission along with photos, aerials and maps. Mrs. Turner stated that Mr. Parnell is present and available for any questions.

John and Tammy Parnell currently own 47 acres off of Lantern Hill Circle, a County maintained paved road near Pelion and would like to subdivide into 6 parcels for family members. They propose to set aside a 50' wide right-of-way with cul-de-sac for the private road. They have an immediate need to subdivide out 2 lots for their daughter and son-in-law and his lifelong friend and they foresee a possibility of more family members wanting to join them on this private road. The road was originally roughed in by a developer proposing to create Phase II of Lantern Hill Subdivision, but it was never completed. There is one other 3 acre lot that has an access easement over the proposed road.

Vice-Chairman White asked the question to determine if we have any idea what is actually going to be subdivided in order to take a look at the size of the parcels. He continued stating that until the Commission can see what the completed plan looks like, he is not comfortable approving the current proposal. This submittal appears to circumvent the subdivision regulation as a back door subdivision. The Commission, would prefer to see the future plans before making a decision, as more information is necessary to insure that this is not further subdivided into another subdivision phase. Micheal Shealy made the motion to have it resubmitted showing the other 3 lots. Janet Turner suggested approving the plan as proposed due to Mr. Parnell's daughter wanting to move soon.

Micheal Shealy stated he would rephrase the motion to approve it the way it is now, but any further subdividing would have to come back to the Commission. Pat Dunbar seconded the motion. The vote for approval of the private road subdivision request, as is, was as follows:

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

Private Road Subdivision: Vice-Chairman White stated that the next item on the agenda was the private road subdivision of Glasgo Lane Lot 7 at Tab Q. Janet Turner presented this to the Commission along with photos, aerials and maps. Mrs. Turner stated that Marc Strother and Steve Cowart are present and available for any questions.

Marcovich Strother owns half of Lot 7 (.46 acre) in a subdivision on Glasgo Lane, a privately maintained dirt road, on the north side of Augusta Highway, near Lexington. In 1998, Marcovich was deeded the property by a Quit Claim Deed from Willie Hendrix who owned all of Lot 7. Marc Strother didn't know that his lot had not been approved by Lexington County until he listed it for sale and received an offer. He now needs approval of his plat in order to sell the .46 acre lot. There are at least 11 lots using Glasgo Lane including this lot. The original subdivision of

Louise Glasgo contained 9 lots and the Planning Commission approved the subdividing of Lot 6 in 2011 which created the 10th lot.

After a brief discussion Keith Myhand made the motion to approve the request as is and Megan Hutto seconded the motion. There was no further discussion and the vote to approve the motion for the private road subdivision request was as follows:

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

Subdivision Bonds: Vice-Chairman White stated that the next item on the agenda was Subdivision Bonds at Tab R. Janet Turner indicated that this was for information only.

Vice-Chairman Andy White asked if there was any old business that needed to be addressed by the Commission. Holland Leger stated that staff has been working on an extensive update of the Zoning Ordinance and that will be coming to the Commission soon. Robbie Derrick also stated that the Landscape Ordinance and Open Space Ordinance along with Subdivision Regulations are also being updated. Copies of the updates will be provided in advance to all the Commissioners in order for everyone to review them before the scheduled meetings.

Adjournment: With no further business the meeting was adjourned at 9:24 a.m.

Respectfully submitted,

Approved,

(signature on file)
Holland Jay Leger, AICP
Secretary

(signature on file)
Andy White
Vice-Chairman