

MINUTES

LEXINGTON COUNTY PLANNING COMMISSION

July 21, 2016

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

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

Staff Present:

Holland Leger
Sharon Willis
Walt McPherson
Janet Turner
Rebecca Conway
Ralph Ford
Alan Rickenbaker

Members Absent:

Others Present:

Brittany R. Sloan
Harriet B. Sloan

The meeting for July 21, 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 first item on the agenda was the minutes from the June 16, 2016, meeting at Tab S. Andy White 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 June 16, 2016, minutes was as follows:

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

Activity Reports: Chairman Lucas stated that the next few items on the agenda were the Activity Reports at Tabs T, U, and V. Holland Leger stated that the number of permits for March were 137 single family homes built and 31 manufactured homes for a total of 168 residential units. For April there was a jump to 160 stick built permits and 36 manufactured homes for a total of 196 permits. May was down to 129 single family homes and 28 manufactured homes for a total of 157; however, this was still keeping within the average. June had 104 residential homes and 34 manufactured homes for a total of 138. Inspection numbers were up, at almost at 2,000, which is a jump from normal numbers of 1,700 to 1,800 inspections. The total new home permit number for the year so far is 774, which is a little more than half of what we showed on the

halfway point of last year. Mr. Leger also stated that there were no new pipeline lots for this month.

Zoning Map Amendment #M16-01: Chairman Lucas stated that the next item on the agenda was the Zoning Map Amendment #M16-01 located at Tab W. Mr. Walt McPherson presented this to the Commission along with photos, aerials and maps. Mr. McPherson stated that the owner of the property is available for any questions.

The applicant is Brittany Sloan and the property owner is Harriet A. Bickley Sloan. The property location is the corner of North Lake Drive and Weed Drive, identified by TMS# 001800-04-017. The current zoning is D, Development and the proposed zoning is C2, General Commercial.

Mr. McPherson stated that at the June 28th Public Hearing no one appeared in support or in opposition regarding the proposal; however, there were some emails received in opposition after the public hearing.

Harriet Sloan briefly spoke in favor of the request introducing her daughter, Brittany Sloan, also serving as the applicant. Brittany Sloan suggested that the property, at one time was used commercially for storage of landscaping materials to support her father’s business. Since Mr. Sloan has passed, she suggested that for the time being the proposal was to request the rezone to allow boat storage. Additionally, she offered that the property would be utilized in its current state with little or no land clearing to take place, as the topography on the rear is a challenge. Andy White asked about the appropriateness of the rezone and the uses allowed in the C-2 District compared to that of the D and RD, Districts. He also asked about the traffic count at this location and suggested that the vehicle numbers and current access location may pose additional challenges to development, due to the SCDOT safety and accessibility requirements. Pat Dunbar offered that this property was no longer appropriate for residential and something more of a commercial nature would better suit the property. There were questions about the distance to the nearest commercial site(s), at which time Mr. Leger responded that the CITGO Convenience Store to the south at the River Road intersection was approximately half-a-mile away and the Publix Shopping Center to the north at the Irmo Drive intersection was approximately one-to-two miles away. After a brief discussion Pat Dunbar made the motion to recommend approval of the zoning proposal request and Lee Matthews seconded the motion. The vote to recommend for approval of the zoning request was as follows:

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

Road Classifications: Chairman Lucas stated that the next item on the agenda was Road Classifications at Tab Y. Pat Dunbar made the motion to approve the request of the road classifications and Andy White seconded the motion. The vote for approval of the road classifications was as follows:

<u>In Favor:</u> Spires Lucas Dunbar Myhand White Matthews Hutto	<u>Opposed:</u> none	<u>Not Present:</u> Shealy (arrived late)
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Chairman Lucas stated that next is the Ordinance Updates. Holland Leger stated that for several months now, the staff: to include Administration, Legal, Public Works, Stormwater, Community Development, Council, Planning and GIS have been working on updating the Zoning Ordinance, Landscape and Open Space Ordinance and the Subdivision Regulations. Updates were presented to Council in March and again in June and were now in a draft format ready for first reading before Council scheduled to take place on Tuesday, July 26th. The Public Hearing is proposed for August and then back to the Planning Commission, hopefully in September. Staff has provided copies of the updates for you to review. The draft provided does not include the Ordinances in their entirety, but only the changes proposed that are up for consideration. The black print is the original verbiage, the strikethrough verbiage is to be deleted and the red font print is the added or new verbiage. I would ask that you please review these documents and become familiar with the proposed changes. Please make notes of questions, concerns, suggested changes or any issues to be discussed and if you have any questions, please feel free to call Robbie Derrick, Walt McPherson or I and we will be glad to answer any concerns.

Adjournment: With no further business the meeting was adjourned at 9:28 a.m.

Respectfully submitted,

Approved,

(signature on file)
Holland Jay Leger, AICP
Secretary

(signature on file)
Rock Lucas
Chairman