

MINUTES

LEXINGTON COUNTY PLANNING COMMISSION

August 18, 2016

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

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

Staff Present:

Holland Leger
Alison Sengupta
Sharon Willis
Rebecca Conway
Robbie Derrick

Members Absent:

Michael Shealy*
Pat Dunbar*

Others Present:

Johnsie Spires

*Michael Shealy was absent due to a death in the family.

*Pat Dunbar was absent due to a last minute detail at work.

The meeting for August 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 first item on the agenda was the minutes from the July 21, 2016, meeting at Tab A. 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 July 21, 2016, minutes was as follows:

In Favor: Spires
Lucas
Myhand
White
Matthews

Opposed: none

Not Present: Hutto (arrived late)
Shealy
Dunbar

Activity Reports: Chairman Lucas stated that the next few items on the agenda were the Activity Reports at Tabs B, C, and D. Holland Leger presented this to the Commission. Mr. Leger stated that in July there were 99 site-built home permits and 39 manufactured home permits issued for a total of 138. That is a little lower than it has been. Historically, for April there were 160 site-built home permits and 36 manufactured home permits for a total of 196. For May there were 129 site-built permits and 28 manufactured home permits for a total of 157. For June there were 104 site-built permits and 34 manufactured home permits for a total of 138. The total permits for site-built homes in July dropped compared to the historical totals of the previous months. So far during the first fifteen days of August there have been 64 site-built permits and 13 manufactured permits for a total of 77. He continued with the quarterly graphs stating that for the first quarter also known as the first three months, we show a total of 381 permits. For the second

quarter we show a total of 393 permits and for the third quarter with July being the first month, 99 new permits along with adding the first fifteen days of August with 77, would bring the subtotal to 163. These numbers are almost halfway within the numbers that have been seen in the last two quarters.

In regards to the pipeline lots, there were none for the month of June. For July there were two new developments added; Bluefield West in the Red Bank area which has 15 lots and Long Pine Station in the Chapin area which has 58 lots.

Zoning Map Amendment #M16-02: Chairman Lucas stated that the next item on the agenda was the Zoning Map Amendment #M16-02, 6365 St. Andrews Road, located at Tab E. Mr. Robbie Derrick presented this to the Commission along with photos, aerials and maps.

The applicant for this map amendment was Tim Craig, agent for McDaniel & McDaniel Co. The property owner is Jose & Lenore Chavez. The location of the amendment request is 6365 St. Andrews Road, TMS# 002799-06-043. The current zoning is LC (Limited Commercial) and the proposed zoning is C1 (Neighborhood Commercial). This amendment request is in Council District 7, which is represented by Councilman Phillip Yarborough and located in the Seven Oaks Dutch Fork Planning Area zoned in 1971/1974. The public hearing was held on July 26, 2016, at which time one person spoke in favor, which was the applicant, Tim Craig. One person spoke in opposition, which was a home owner that lives on Lyndhurst Road, which backs up to the property. His main concern was the traffic, but was also concerned that there was another business with the same product in the area.

Andy White had concerns for the change in transitional zoning from C-1 at the intersection of St. Andrews Road and Carriage Lane, then LC for the subject property and lastly R-1 on Lyndhurst Road. The existing arrangement, LC zoning, serves as a buffer or transition from the more intensive uses of C-1, restaurants and the like, to the more restrictive nature of the R-1, Residential uses, as the restrictive Limited Commercial would be in between. Lee Matthews had concerns and questions regarding the status of fencing to the side and rear, or east and south sides of the property, as those property lines were adjacent to the single family homes. After a brief discussion Andy White asked if this could be brought back in one month once further information is found concerning the setbacks, buffering, landscaping and fencing. Mr. White stated that he did not feel comfortable rendering a decision without knowing these details. Mr. Derrick agreed to do some additional research and come back with results in a month. Mr. White then made a motion to table this request for one month until we are able to ascertain the minimum, under any circumstance, buffer that would be required around a food service establishment. Lee Matthews seconded the motion. The vote to revisit this request of Zoning Map amendment #M16-02 was as follows:

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| <u>In Favor:</u> Spires Lucas Myhand White Matthews Hutto | <u>Opposed:</u> none | <u>Not Present:</u> Shealy Dunbar |
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Ordinance #16-15 Amendment to the Neighborhood Appearance District: Chairman Lucas stated that the next item on the agenda was Ordinance #16-15, Amendment to the Neighborhood Appearance District at Tab F. Mr. Robbie Derrick presented this to the commission for discussion and recommendations.

Basically, Mr. Derrick gave a history of the activity related to the implementation of this ordinance since its inception in September, 2015. Mr. Derrick described the number and types of complaints, the number of violations as a result, that compliance has been reached for the majority, with only a handful remaining in non-compliance due to the inability to reach the absentee property owners. Council has requested, based upon input from the community and the successes of compliance, an expansion of this overlay from the existing Council Districts of Six (6) and Seven (7) into Districts Four (4) and Eight (8) and parts of Five (5) and Nine (9). Additionally, after more discussion with Councilman Keisler the application of the NAD may be expanded into more of his District. Commissioners White and Matthews had concerns for the additional manpower required, due to the influx of complaints putting more work on the Zoning Assistants that will be going in the field to report on the violations and notifying the tax payers of deadlines to comply, as a result of the expanded overlay.

After more discussion, Andy White made the motion to endorse the ordinance amendment; however, wanted to encourage an incremental approach to the expansion, due to staffing capabilities. Robert Spires seconded the motion. The vote to recommend the endorsement of Ordinance #16-15, Amendment to the Neighborhood Appearance District was as follows:

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| <u>In Favor:</u> Spires Lucas Myhand White Matthews | <u>Opposed:</u> Hutto | <u>Not Present:</u> Shealy Dunbar |
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Subdivision Bonds: Chairman Lucas stated that the next item on the agenda was Subdivision Bonds at Tab G. Robbie Derrick indicated that this was for information only.

Road Classifications: Chairman Lucas stated that the next item on the agenda was Road Classifications at Tab H. Robert Spires made the motion to approve the request of the road classifications and Megan Hutto seconded the motion. The vote for approval of the road classifications was as follows:

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| <u>In Favor:</u> Spires Lucas Myhand White Matthews Hutto | <u>Opposed:</u> none | <u>Not Present:</u> Shealy Dunbar |
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Adjournment: With no further business the meeting was adjourned at 9:45 a.m.

Respectfully submitted,

(signature on file)

Holland Jay Leger, AICP
Secretary

Approved,

(signature on file)

Rock Lucas
Chairman