

MINUTES

LEXINGTON COUNTY PLANNING COMMISSION

September 15, 2016

The Lexington County Planning Commission held its regular meeting on Thursday, September 15, 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
Micheal Shealy (arrived late)
Andy White
Robert Spires
Lee Matthews
Rock Lucas

Staff Present:

Holland Leger
Alison Sengupta
Sharon Willis
Walt McPherson
Charles Garren
Janet Turner
Rebecca Conway
Ralph Ford
Vance Vollmer
Alan Rickenbaker

Members Absent:

Keith Myhand*
Pat Dunbar*

Others Present:

Earl McLeod

*Keith Myhand was absent due to an out-of-town meeting.

*Pat Dunbar was absent due to vacation.

The meeting for September 15, 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 August 18, 2016 meeting at Tab I. Andy White made the motion to approve the minutes and Robert Spires seconded the motion. There was no further discussion and the unanimous vote for approval of the August 18, 2016, minutes was as follows:

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

Activity Reports: Chairman Lucas stated that the next few items on the agenda were the Activity Reports at Tabs J, K, and L. Holland Leger presented this to the Commission. Mr. Leger stated that for the month of August, 110 residential site-built permits and 26 manufactured home permits were issued for a total of 136. Historically, going back to the last three months prior, for May, 129 residential site-built permits and 28 manufactured home permits were issued for a total of 157. In June, 104 residential site-built permits and 34 manufactured permits were issued for a total of 138 and for July, there were 99 residential site-built permits and 39 manufactured permits

issued for a total of 138. Otherwise, the last three months seem to be holding steady. For the last three quarters, the first quarter we had a total of 381 permits, the second quarter we had a total of 393 permits and the first two months of this quarter show 209 permits issued. The total so far this year amounts to almost 1000 site-built residential permits issued.

In regards to the Pipeline lots, we had 6 total subdivisions, half of which were located in the Chapin area and the others scattered near Red Bank with a total of 384 lots for August.

Discussion of Zoning Map Amendment #M16-02: Chairman Lucas stated that the next item on the agenda was the discussion of Zoning Map Amendment #M16-02, 6365 St. Andrews Road, located at Tab M. Mr. Walt McPherson 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).

Mr. McPherson stated that this map amendment was being brought back before the Commission due to questions concerning the buffering and set back restrictions at the August meeting. Several of the commissioners expressed their concerns for the proposed zoning request and the possibility of other types of commercial activity coming to this particular parcel if the original business closed. There was brief discussion about new businesses, franchise business and parking requirements. Mr. McPherson stated that there was a gentleman in opposition to the request who resided at the adjacent property, attended and spoke at the public hearing. Chairman Lucas then called for any motions. Megan Hutto made the motion to approve the request and Michael Shealy seconded the motion. The vote to determine the recommendation of the Zoning Map amendment #M16-02 was as follows:

<u>In Favor:</u> Shealy Hutto	<u>Opposed:</u> Spires Matthews Lucas White	<u>Not Present:</u> Myhand Dunbar
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Ordinance #16-08 Landscape and Open Space Ordinance: Chairman Lucas stated that the next item on the agenda was Ordinance #16-08, Landscape and Open Space Ordinance at Tab N. Vance Vollmer, Landscape Administrator, presented this to the Commission for discussion and recommendations. Mr. Vollmer stated that these are proposed changes with the majority intended as a cleanup of language to make the ordinance more cohesive. Mr. Vollmer then went through a lengthy presentation of the Ordinance changes, repercussions of those changes, dialogue and a question and answer session regarding the details of each section of the Code proposed.

There were a number of questions and requests for clarification from the Commission. An extended discussion ensued regarding several terms including rain sensors, interpretations proposed by the Landscape Administrator, landscaping materials, detention ponds and access, among others. The staff attempted to explain each offering the possibility of providing

alternatives for discussion. The Commission proposed several motions to include alternative language, which were withdrawn.

Mr. Lucas then asked for a motion. Mr. White then made a motion to meet and discuss proposed alternative language next month, while including Tab O (Subdivision Regulations) – and anticipate we handle that discussion the same way. Mr. Lucas then repeated: we have a motion for discussion to continue at the next scheduled meeting. We will go over changes in the Landscape and Open Space Ordinance and then also go over the Subdivision Regulations. Megan Hutto provided a second to the motion. Everyone present was in favor of the motion to continue discussion next month. Mr. Lucas then repeated: we will skip Tab O, Subdivision Regulations until next month. We will go over the Landscape and Open Space Ordinance next month and hopefully get the Subdivision Regulations to discuss, as well. The following is the result of the vote for continuing this discussion in October:

<u>In Favor:</u> Spires Lucas White Matthews Hutto Shealy	<u>Opposed:</u> none	<u>Not Present:</u> Myhand Dunbar
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Ordinance # 16-09 Subdivision Regulations: The Commission will be going over this item at the October meeting.

Subdivision Bonds: Chairman Lucas stated that the next item on the agenda was Subdivision Bonds at Tab P. 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 Q. Andy White made the motion to approve the request of the road classifications and Robert Spires seconded the motion. The vote for approval of the road classifications was as follows:

<u>In Favor:</u> Spires Lucas White Matthews Hutto Shealy	<u>Opposed:</u> none	<u>Not Present:</u> Myhand Dunbar
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Proposed Name Change to Twelvemile Creek: Chairman Lucas stated that the next item on the agenda was the Proposed Name Change to Twelvemile Creek at Tab R. Holland Leger presented this to the Commission. He stated that the US Board of Geographic Names keeps up with all names of creeks, rivers and geographic features. The floodplain manger of the Town of Gilbert has requested a recommendation of the name change of Twelvemile Creek. There are two requests. The first, to name or rename the headwaters of Twelvemile Creek from the vicinity of the Town of Gilbert to its confluence with another creek, called Long Creek to Juniper Creek.

The second request to rename the stream begins at the intersection of the confluence with Long Creek for the remainder of Twelvemile Creek, which is about 15 miles all the way to the confluence with the Saluda River. This second request is to change the name and/or spelling of the remainder of Twelvemile Creek (Twelvemile spelled as one word) to Twelve Mile Creek (Twelve Mile spelled as two words).

After a brief discussion Megan Hutto recommended to agree with the two requests, to rename the headwaters of Twelvemile Creek to Juniper Creek and to have the name of the remainder of Twelvemile Creek spelled with two words instead of one. Andy White seconded the motion. There was no further discussion and the recommendation of the two requests and the name changes to Twelvemile Creek was as follows:

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

Adjournment: With no further business the meeting was adjourned at 10:52 a.m.

Respectfully submitted,

Approved,

(signature on file)
Holland Jay Leger, AICP
Secretary

(signature on file)
Rock Lucas
Chairman