

**PLANNING and ADMINISTRATION COMMITTEE
MINUTES
DECEMBER 9, 2008**

The Planning and Administration Committee met on Tuesday, December 9, 2008 in the Committee Room, located on the second floor of the Administration Building beginning at 1:05 p.m. Mr. Jeffcoat, Committee Chairman presided.

Members Attending:

Johnny W. Jeffcoat, Chairman

Debra B. Debbie Summers

William B. Banning, Sr.

George H. Smokey Davis, V Chairman

*John W. Carrigg, Jr.

William C. Billy Derrick

*Mr. Carrigg arrived after the meeting was already in session.

Also attending: Katherine Hubbard, County Administrator; Joe Mergo, Deputy County Administrator; Larry Porth, Finance Director/Assistant County Administrator; other staff members, citizens of the county and representatives of the media.

In accordance with the Freedom of Information Act, a copy of the agenda was sent to radio and TV stations, newspapers, and posted on the bulletin board located in the lobby of the County Administration Building.

Neighborhood Stabilization Program (NSP) (Goal 3) - Community Development -

Rhonda Dean, CDBG Administrator - Ms. Dean presented a list of proposed Lexington County activities and an associated budget proposal to be submitted to the South Carolina State Housing Finance and Development Authority (SHA) for the Neighborhood Stabilization Program (NSP) funds. The U. S. Department of Housing and Urban Development (HUD) established the NSP primarily to provide emergency assistance to acquire and redevelop foreclosed properties. HUD has allocated \$44,673,692 to be awarded to local governments and other agencies. Community Development will establish criteria for down payment assistance for the homebuyer. Ms. Dean said that based on the criteria for the actual program, persons at 120% of the medium income qualify for the funding. She said that they were looking at providing approximately \$10,000 for down payment assistance per individual as deferred forgivable loans. Community Development will contract with a Community Housing Development Organization for a portion of the program with staff administering the rest of the program through the Community Development Block Grant (CDBG) Program. NSP funds are a special allocation of CDBG funds with no County match required.

A motion was made by Mr. Davis, seconded by Ms. Summers to recommend to full Council to approve staff's request to submit a grant request to the South Carolina State Housing Finance and Development Authority for the eligible Neighborhood Stabilization Program activities proposed with Community Development establishing the criteria for administering the program.

The vote was in favor. Mr. Carrigg was not present at the time the vote was taken.

Ordinance 08-03 - Landscape Ordinance Amendments (Goal 2) - Planning and GIS -

Charlie Compton, Director - Mr. Compton presented a draft of all the amendments proposed for the Landscape Ordinance. The Planning Commission is ready for the draft to go to public hearing. Mr. Compton reviewed the significant improvements and noted that Section 3.1.7 has been renamed from "Timberharvesting" to "Clearcutting." Staff recommends first reading to be scheduled for January 13, 2009 and the public hearing on January 27, 2009. For information only, no action taken.

Zoning Map Amendment M08-07 - White Water Drive, Portion of Rocky Ramp Drive, and Launch Court - 2nd Reading - Mr. Walt McPherson, Zoning Administrator, presented Zoning Map Amendment M08-07. He reported that the Planning Commission met on October 23, 2008 and voted to deny the request by 7-0 due to concerns that the applicant did not involve the primary property owner along White Water Drive in the request.

A motion was made by Mr. Jeffcoat, seconded by Mr. Carrigg to recommend to full Council to approve 2nd reading of Zoning Map Amendment M08-07.

The vote in favor was unanimous.

Zoning Map Amendment M08-08 - Three Oak Lane and Water Oak Trail - 2nd Reading -

Mr. Walt McPherson, Zoning Administrator, presented Zoning Map Amendment M08-08. He reported that the Planning Commission met on October 23, 2008 and voted to deny the request by 7-0 due to concerns because the applicant did not involve the property owner at the end of Water Oak Trail in the request.

A motion was made by Mr. Jeffcoat, seconded by Mr. Davis to recommend to full Council to approve 2nd reading of Zoning Map Amendment M08-08.

The vote in favor was unanimous.

Zoning Map Amendment M08-10 - Parcels Between Lin creek Drive and Lake Murray

Boulevard - 2nd Reading - Mr. Walt McPherson, Zoning Administrator, presented Zoning Map Amendment M08-10. He reported that the Planning Commission was in favor of the request by a 7-0 vote to recommend approval of a zoning classification for General Commercial (C2) in lieu of the requested Intensive Development (ID). The applicant is requesting to develop an office complex and there are concerns about the road access for emergency service vehicles which have not been resolved.

A motion was made by Mr. Jeffcoat, seconded by Mr. Derrick to recommend to full Council to approve 2nd reading of Zoning Map Amendment M08-10 with the contingency that all issues

regarding the road be resolved before the 3rd and final reading is scheduled.

The vote in favor was unanimous.

Approval of Minutes - Meeting of October 28, 2008 - A motion was made by Mr. Banning, seconded by Mr. Derrick to approve the minutes of October 28, 2008 as submitted.

The vote in favor was unanimous.

Old Business/New Business - Land Use Growth - None.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Judy R. Busbee
Assistant to the Clerk

Johnny W. Jeffcoat
Chairman

Diana W. Burnett
Clerk