

**PLANNING and ADMINISTRATION COMMITTEE
MINUTES
SEPTEMBER 23, 2008**

The Planning and Administration Committee met on Tuesday, September 23, 2008 in the Committee Room, located on the second floor of the Administration Building beginning at 2:28 p.m. Mr. Jeffcoat, Committee Chairman presided.

Members Attending:

Johnny W. Jeffcoat, Chairman

*Debra B. Debbie Summers

William C. Billy Derrick

George H. Smokey Davis, V Chairman

William B. Banning, Sr.

*Ms. Summers arrived after the meeting was already in process.

Absent:

**John W. Carrigg, Jr.

**Mr. Carrigg was not present due to a conflict in his schedule.

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.

CDBG Program Consolidated Annual Performance and Evaluation Report (CAPER) - Program Year 2007 (Goals 1,3) - Community Development - Ron Scott, Director – Mr. Scott presented the Community Development Block Grant (CDBG) Consolidated Annual Performance and Evaluation Report (CAPER) for the program year 2007 (July 1, 2007-June 30, 2008). He reported that each year the County is required to submit a report of activities to the United States Department of Housing and Urban Development (HUD) with progress details. Mr. Scott reviewed the summary presented and highlighted the following major accomplishments: Law Enforcement Center at Pelion (\$1,098,359), the Lexington County Homeless Count (\$1,637), the Highway 6 Fire Station (\$619,944), Double Branch Neighborhood Water (\$42,501), and Sistercare van purchase (\$22,339). The full report will be submitted to HUD this week and is available for Council's review. Mr. Scott said the Home Program will be included in the report next year. For information only, no action taken.

Residential Occupancy Limitations - Planning and GIS - Charlie Compton, Director – Mr. Compton presented a proposed draft on residential occupancy limitations to be added to the Lexington County Zoning Ordinance. Richland County and Cayce were contacted and both indicated their ordinances did not contain such limitations. Staff proposed the following new

section to the Zoning Ordinance after the existing Section 22.30, Residential Density:

22.31 Residential Occupancy Limitations

The maximum occupancy allowed in a dwelling unit shall be no greater than either the total of 4 persons per bedroom or one person per 50 square feet of bedroom space, depending on which quantity is the smallest. Bedroom space is defined as only those rooms that are designed for that purpose. The square footage of a living room, dining room, den, etc. being used as a bedroom may not be used to calculate the maximum occupancy allowed.

Mr. Compton indicated that this language seemed strict enough to allow the County to intervene in extreme situations. The proposed numbers “four persons per bedroom and one person per fifty square feet” in the proposed draft are based on an average household, this may change to twenty-five square feet. Example presented was a three bedroom house of 12 occupants with four persons per bedroom. The Committee expressed concerns about adding to the current zoning ordinance and how to enforce. The intent is to make sure single family units are not being used as group houses or dormitories. Mr. Compton discussed deed restrictions as an alternative to this issue. Staff was requested to define group homes or dormitories that would not restrict residential housing. For information only, no action taken.

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