

Lexington County Planning Commission Guidelines

The Lexington County Planning Commission was established by County Council under authority granted by State Law and consists of nine volunteer members appointed by the County Council Members. The Planning Commission makes recommendations to County Council and decides variance requests to the development regulations in Lexington County.

The Planning Commission meets the third Thursday of each month at 9:00 am in the 2nd floor Council Chambers at the Lexington County Administration Building.

What types of project/issues go before the Planning Commission?

New Private Road: a new Private Road Subdivision if the proposal/site plans do not meet existing County standards. *Required Documents:* Engineering Drawings, Subdivision Plat, and a Road Maintenance Agreement.

Existing Private Road: subdivision of property already accessed by an existing Private Road. *Required Documents:* Plat showing proposed subdivision, recorded plats and deeds of all property involved, and draft Road Maintenance Agreement or amendment to existing Road Maintenance Agreement.

Access Policy Variance: request of an Access Policy Variance due to deficiency. *Required Documents:* a sketch of the proposal and any supporting documentation.

Deficiencies include:

- Easement over more than one parcel,
- Easement to serve more than one landlocked parcel
- Ingress/egress less than 20' wide (<2 acre lot) or less than 50' wide (≥2 acre lot),
- Ingress/egress (≥2 acre lot) less than 150' from intersection,
- Flag lots improperly paired (multiple parcels),
- Flag lots separated by less than 100 feet,
- Driveway greater than 2000 feet long,
- Other

Application process

- Private Road Policy Variance applications must be received no later than 5:00 p.m. on the second Friday of the preceding month of the requested Planning Commission meeting.
- Access Policy Variance applications must be received no later than 12:00 p.m. on the fourth Friday prior to the Planning Commission meeting.
- In order for applications to be reviewed, they must be complete and contain all of the required documents.
- All variance requests must be accompanied by a letter to the Planning Commission explaining the request and addressing the five standards for variances.
- The Development staff will review all applications and notify you of the status of your request to be presented to the Planning Commission.
- All submittals require a \$125 Subdivision Variance Request fee.

References Available: Private Road Policy, Sample Road Maintenance Agreement, Road Section Criteria for Private Road