



## May 22<sup>nd</sup>, 2018 Planning Commission Meeting Minutes

### Planning Commissioners Present:

Andrea Mabrey  
Lisa Dill  
Sylvia Murray  
Boyce Sutton  
Neil Walsh  
Cecil Young

### Staff Present:

Gregg Miller  
Scott Miller  
Jennifer Vissage

Chairperson Mabrey opened the meeting at 5:30 PM and a quorum was established.

Chairperson Mabrey made a motion for the minutes of April 24<sup>th</sup>, 2018 to be approved. Sylvia Murray seconded the motion and the board voted unanimously to approved the previous minutes.

Chairperson stated that Rezoning Application number 2018-04-02 from Classic Country Homes, Inc. was withdrawn by the applicant and the Planning Commission will not be discussing the rezoning.

Chairperson Mabrey asked Marlene Husky (103 Butler Street) to speak. Mrs. Husky had a few general questions about the Town of Lyman and zoning. She wanted to know when zoning was brought into the Town of Lyman. Chairperson Mabrey said that the current zoning ordinance was adopted in 2002 and she would have to look into when the original zoning ordinance was adopted. Mrs. Husky also wanted to know what Lyman Farms and Shiloh Farms was zoned before the property was developed. Chairperson Mabrey asked staff and staff stated that it is currently R-8 but the Spartanburg County would know what it was before being annexed in.

### **Rezoning Applications:**

- 1) Rezoning Application 2018-05-01: Aaron Cole is requesting the property located at Old Spartanburg Road and Hammond Road from Central Business District to Residential High Density Multi Family. Tax Map #: 5-15-11-089.00**

Chairperson Mabrey asked Mr. Cole to speak about the proposed development and the reason for the rezoning request. Mr. Cole stated that he has plans to build five townhomes on the parcel that is approximately 13,000 square feet. Chairperson Mabrey had some questions about the proposed development. She wanted to know about the contamination of the site since it was a previous gas station. Mr. Cole stated that the tanks were removed in 1999 and that testing was done before he

bought the property. The environmental testing showed no contamination. Mrs. Mabrey wanted to know if vinyl siding was the only option for the exterior of the units and why not brick to match the downtown area. Mr. Cole stated it was because of costs that vinyl would be the best option. Ms. Mabrey asked what street the units will face and Mr. Cole said they would face Old Spartanburg Road. Ms. Mabrey wanted to know how many parking spaces per unit and if they are spaces for visitors. Mr. Cole stated that each unit would have two units and have not thought about visitor spots. He said he could make a big parking lot to cover enough spots for each unit and visitors. Ms. Mabrey also wanted to know about trash cans, will it be one dumpster or a can per unit. Mr. Cole said he would do whatever the town felt worked best.

Mr. Walsh shared his concerns about the proposed development not fitting within the required minimum lot size for each unit. The zoning ordinance read that each unit must have 5,000 square feet of lot space and the parcel has only 13,000 square feet which means only two units could fit. Mr. Walsh felt that if the board approved this rezoning, they were also approving a variance for the minimum square footage. Staff addressed these concerns by stating that the Planning Commission will only be voting on the zoning district not the use or a variance for the development. Mr. Cole would have to come to the Board of Zoning Appeals for the variance at a future date.

Chairperson Mabrey opened the meeting up to the public. Numerous business owners spoke in opposition about the proposed development (sign in sheet attached). They all had similar concerns including parking for this development will make the limited parking in downtown even worse. They all felt that more businesses were needed rather than another residential unit in the Town of Lyman. They were also concerned about this setting a precedence in the city by allowing this type of development in the downtown area. Bonnie Clayton, who lives behind the parcel at 10 Hammond Road, was concerned about the traffic, parking and safety of her neighbors as well as the ones that may live in the townhomes. Ronnie Ryals who owns the property across the street was the only business owner to speak in support of the development. Aaron Free asked if the commissioners had walked the lot and they all had. He also asked how this was affected by the Town's moratorium of residential development. Chairperson Mabrey stated that this application was on the agenda before the moratorium was in place.

Chairperson Mabrey closed the public hearing and asked Mr. Cole to rebuttal any of the concerns. Mr. Cole feels that this development will bring new people to downtown to spend money and spend time in downtown. He feels that the Town of Lyman needs more residential units than new businesses. Chairperson Mabrey asked how much the rent would be and Mr. Cole stated \$1200 a month for a 3 bedroom 2 bathroom unit. Mr. Walsh stated he was still concerned that five units not fitting on that property and Mr. Cole stated he could do five commercial units without a problem so he didn't see what he couldn't develop five townhomes. Staff explained that there is no minimum square footage for commercial uses so he could technically put a five-unit commercial building on the lot.

Chairperson Mabrey made a motion to deny the rezoning request. Cecil Young seconded the motion and the board voted unanimously to deny the request. The Planning Commission will recommend to Town Council that this rezoning be denied. Chairperson Mabrey reminder Mr. Cole that the planning commission only makes recommendations. Town council has final vote and their first reading would be on June 11<sup>th</sup>, 2018.

Chairperson Mabrey told the board that the board needed to vote on a Vice Chairperson and Secretary. Chairperson Mabrey made motion to elect Cecil Young as Vice Chairperson. Thomas Sutton seconded the motion and the board voted unanimously (Mr. Young did not vote) to approve Mr. Young to be the Vice Chairperson of the Planning Commission.

Chairperson Mabrey made a motion to elect Lisa Dill as the Secretary and Thomas Sutton seconded the motion. The board voted unanimously (Ms. Dill did not vote) to approve Ms. Dill to be the Secretary of the Planning Commission.

Chairperson Mabrey made a motion to adjourn the meeting and Ms. Dill seconded the motion. The board voted unanimously to adjourn the meeting at 6:08 p.m.