



July 31st, 2018 Planning Commission Meeting Minutes

Planning Commissioners Present:

Andrea Mabrey

Lisa Dill

Sylvia Murray

Boyce Sutton

Neil Walsh

Cecil Young

Staff Present:

Scott Miller

Jennifer Vissage

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

Chairperson Mabrey asked for a motion for the minutes of June 18th, 2018 to be approved. Neil Walsh made a motion, Tommie Sutton seconded the motion, and the board voted unanimously to approve the previous minutes.

Preliminary Subdivision Plan Review:

- 1) Natalie Rae Subdivision: Mrs. Mabrey reminded the board that this property is located at 896 Holly Springs Road and was approved last month for a rezoning request. The development will have thirty one homes and staff has reviewed the plans and felt that it met all regulations.

Mr. Sutton asked the engineer, Chip Fogelman, if there would be a buffer from the houses backing up to Holly Springs Road. Mr. Fogelman stated there was none shown on the plans because the town does not require them but would be glad to ask the developer to add a buffer. He stated that most developers add a landscaping berm or buffer when developments back up to a major road.

Mrs. Mabrey made a motion to approve the preliminary plans for the Natalie Rae Subdivision and Mr. Sutton seconded it. The board voted unanimously to approve the preliminary plans.

Proposed Land Development Regulations

Mrs. Mabrey asked Lance Estep from the ACOG to come forward with any comments he had about the proposed land development regulations before it was open to the public for comments. Mr. Estep had submitted the changes that were made since the last workshop with council and the planning commission. He needed the Planning Commission to vote on one change, which was if alleys should be allowed in new developments and if so, should the upkeep be the homeowners responsibly and not the Town of Lyman.

Mrs. Mabrey opened the meeting for any public comments. Foy Pierce of Groce Road was the first to speak. She stated that she was concerned about traffic and emergency entrances on Holly Springs Road. Mrs. Mabrey asked if she was speaking about the previous agenda item and Ms. Pierce stated yes. Mrs. Mabrey said that was not open for comments and that the discussion was about the new land development regulations. Ms. Pierce stated that traffic on Lake Powell and Holly Springs needed to be looked into. Mrs. Mabrey stated that the town was looking into but it was a state road so there is only so much that can be done.

Judy Sieg of Newman Road spoke next. She had a few questions about things included in the land development regulations. First, how many entrances are required for new developments? Mr. Estep stated the regulations depended on how many houses were being proposed and they are addressed in the land development regulations. Second, how many times is the developer required to meet for review before approval? Mr. Estep stated that at least two times with Planning Commission as well as staff as many times as needed.

Norm Zeck of 216 Pyrenees spoke and his concerns were that he could not find a copy of these land development regulations on the website. Mrs. Mabrey asked staff if it could be placed on the website and Council Greer stated that it could not be because it was a tentative document. It will be placed on the website once it is finalized. Mr. Zeck requested a copy and staff would make a copy to give to him for his review. Mr. Zeck said that the town needed to communicate more about these meetings and Mrs. Mabrey stated that a notice is placed in the paper, on the website, and the town's Facebook page. Mr. Zeck was concerned about the placement of the community mailboxes in the new development because there are no sidewalks and it can cause traffic issues for people getting their mail. Mrs. Mabrey said they would take that into consideration.

Mrs. Mabrey stated that her opinion on the alleys was to allow them but to make it clear that the upkeep would be the homeowners' responsibility and not the Town of Lyman's. She made a motion to recommend this change and Lisa Dill seconded the motion. The board voted unanimously to approve the changes to allow alleys.

Mrs. Mabrey made a motion to recommend the Land Development Regulations for council's approval. Mr. Sutton seconded the motion and the board voted unanimously.

Patio Home District Regulations

Staff is proposing some amendments to the Patio Home District Regulations. Currently, there is no definition of Patio Homes and the regulations are vague. A developer can come in and build 3000 to 4000 square foot houses on 5500 square foot lots that are zoned Patio Homes. Staff told the planning commission that could recommend making changes or deleting the district all together.

Mrs. Mabrey felt that the commission needs to review some options and do some research on this topic and come back to discuss it at the next meeting. Staff said they would get some more information and examples to the board members before the next meeting.

RV Temporary Parking Regulations

Staff was proposing these changes because a property owner is asking if he can do this on his property. It would be marketed toward temporary works and contractors. It would only allow RVs and campers for a temporary time.

Mrs. Mabrey stated that they should look into this topic as well and one thing she wanted them to think about was the definition of temporary. Sylvia Murray asked for other examples to review and staff stated that would get the board members some to review before the next meeting.

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