



## April 23<sup>rd</sup>, 2019 Planning Commission Meeting Minutes

### **Call to Order**

The meeting of the Planning Commission was called to order at 5:30p.m. by Chairperson Lisa Dill.

### **ROLL CALL**

Conducted by Planning & Zoning Administrator and quorum was present

#### **Present:**

Lisa Dill  
Sylvia Murray  
Tommie Sutton  
Charlie Clyburn  
Neil Walsh

#### **Absent:**

Cecil Young  
Misty Dunn

### **FOIA**

Notice of the meeting with an agenda was publicly posted, published and forwarded to the media no less than 24 hours prior to adjournment.

Chairperson, Lisa Dill, asked for a motion for the minutes of March 26th, 2019, to be approved. Charlie Clyburn made a motion, Tommie Sutton seconded the motion, and the board voted all in favor.

### **Public Comments**

There were no public comments.

### **New Business**

**Request to move Agenda Item E - Final Plat Approval for Natalie Rae Subdivision to Item A.**

**Neil Walsh made a motion to move Item E to Item A on the agenda, Tommie Sutton seconded the motion. All were in favor.**

## **Final Plat Approval**

Natalie Rae Subdivision: Mr. Purchase presented the board with the background of the subdivision. The developer, Niemitalo Inc. requested the approval of the Final Plat for Natalie Rae Subdivision. The Preliminary Plat was approved on July 31<sup>st</sup>, 2018. Staff recommended approval of the Final Plat. Neil Fogelman of Fant, Reichert & Fogleman, Inc., was available to answer any questions. Chairperson Lisa Dill asked for a motion. Neil Walsh made a motion to approve the Final Plat and was seconded by Tommie Sutton. The board voted all in favor.

## **Proposed Amendments**

1) Amending Sections of 4.7: Contents of Preliminary Plat to Section 5.8: contents of Final Plat. Chairperson Dill opened the meeting up to any public comments. There were no public comments. Mr. Purchase clarified the reason for moving the contents from the Preliminary Plat to the contents of the Final Plat. Chairperson Dill asked for a motion. Sylvia Murray made a motion to recommend approval to Town Council of the amendment. Neil Walsh seconded the motion and all were in favor.

2) Amending Section 3.7 Major Subdivisions, Letter (F) to replace the fifteen day requirement with a thirty day requirement for a final plat submittal for major subdivisions. There were no public comments. Chairperson Dill asked for a motion. Neil Walsh made a motion to recommend approval to Town Council of the amendment and was seconded by Tommie Sutton. All were in favor.

3) Amending Section 3.6 Minor Subdivisions, Letter (A) to include Minor Subdivision application to be submitted no less than thirty days prior to the following month's Planning & Zoning Commission meeting. There were no public comments. Chairperson Dill asked for a motion. Neil Walsh made a motion to recommend approval of the amendment to Town Council. Sylvia Murray seconded the motion and all were in favor.

4) Amending Section 6.1 General site Design, Letter (A) Subdivisions serving fifty one or more units shall have a minimum of two public access points. Proposal One was a recommending a revision from Fire Chief Redd. Proposal Two was recommending a revision from Lance Estep of ACOG. Mr. Purchase provided the board with Fire Chief Redd's proposal. Chief Redd recommended that the Section be amended to require subdivisions serving one hundred or more units to have a minimum of two public access points. He also recommended that when a second entrance is required that it be required for emergency access only and that the entrance should be gated. Additionally, he recommended that the Fire Official be the approving authority and may grant a waiver/variance if the land is land locked or geographically locked.

Mr. Purchase provided the board with Lance Estep's proposal. Lance Estep recommended a revision in that all subdivisions serving fifty one or more units shall provide a minimum of two roads, built to town standards that connect to the collector and arterial street network. With recommendation from staff, the Planning Commission may waive this requirement during the Preliminary Plat review if there are extreme cases where limited road frontage, floodplains, wetlands, riparian buffers, slopes exceeding 11 percent or other unique site conditions prevent additional access. In addition, Mr. Estep recommended adding turning lanes as a separate paragraph three, from content under paragraph one. Neil Walsh spoke on

the item that Greenville County has a requirement of two entrances with 30 units or more. There were no public comments. Mr. Walsh spoke with a representative from the City of Greer and the Fire Chief with the Town of Duncan who both agreed with the Town of Lyman's current requirements. Neil Walsh said that there is a third option and that is to leave the regulation as is. Mr. Walsh made a motion to leave the regulation as is and was seconded by Mr. Sutton. All voted in favor.

### **Rezoning Application**

Rezoning application 2019-04-03: Anderson Homes and Construction requested a rezoning of the property located at 150 Hampton Road from General Industrial (G1) to Single –Family Patio Home Residential District (RPH). Tax #5-10-00-089.00. Mr. Purchase provided the board with background of the rezoning application. Staff recommended approval of the rezoning to RPH. Mr. Walsh recommended approving the rezoning as long as all the requirements in the RPH district were met. The developer, Mike Anderson was asked to present his case. Mr. Anderson stated that the parcel consisted of 98.35 acres and that approximately, 49 acres would remain green area. Mr. Anderson explained to the board that a residential use of the property would be a better use than developing a warehouse use. He stated that a Patio Home development would increase property values of the surrounding area. Mr. Walsh asked Mr. Anderson what he thought would be the target price of the homes. Mr. Anderson said the homes would be priced between \$200,000 and \$270,000. Mr. Anderson also stated that the updated GIS showed that there would be an additional 5 acres of green space. Lisa Dill asked the developer if the RPH zoning was not approved would he still agree to a R-8 rezoning. Mr. Anderson stated that the RPH zoning district would be the only district that would make the development viable. Mr. Purchase stated that if the rezoning was approved, the applicant would be required to provide a traffic study at the time the preliminary plat would be reviewed by the Planning Commission. Chairperson Dill opened the meeting to public comments.

Approximately, eighteen (18) residents spoke on the rezoning item. Several of the residents voiced their displeasure of having another new development in the area. Residents had concerns regarding the amount of traffic, the infrastructure, the current road conditions of Hampton road, impact on the school system and safety of the residents who live close to the property. Mr. Purchase spoke of the requirements of a traffic study. That a registered engineer would provide a study and analyze traffic conditions, build out background, no build conditions and build out year conditions. The traffic impact study would outline any recommended improvements that would improve access and traffic flow. The traffic study would be presented to the Planning Commission during the preliminary plat review. A resident thought that would be pre-mature, if the rezoning was approved but the traffic study would recommend no building. What would happen to the property? The resident believed that a traffic study should be conducted prior to a rezoning approval.

Mr. Walsh stated that the Town of Lyman revisit the regulation regarding a traffic study and possibly amend the ordinance to require a traffic study prior to a rezoning.

Chairperson Lisa Dill made a motion to recommend denial of the rezoning to the Town Council. Tommie Sutton seconded the motion and all voted in favor.

## **Public Hearing on Variance Application**

Variance Application 2019-04-01. Grek Investment Group, LLC requested a variance for the relief from the requirements of having a minimum of two publically accessible access points to adjacent streets. Property is located at Butler and Newman Streets. Lyman Farms @Newman Subdivision. Tax# 5-11-00-027.00. Mr. Purchase presented the variance application and background to the board. The developer requested that the development be permitted one publically accessible access point to an adjacent street due to the parcel being land locked both geographically and current developed land.

Staff and the Fire Chief recommended approval of the variance due to the conditions of the property.

Chairperson Dill opened up the meeting to public comments. Four residents spoke and had several concerns regarding the amount of traffic on Butler and Newman streets. Residents also had concerns about the roads being too narrow for additional traffic and for the safety of the children.

T J Young, representing the developer spoke. Mr. Young stated the developer is not the same developer that tried to develop the property in the past. He asked that if the residents have questions, they should be regarding the variance and his property only. Mr. Walsh asked Mr. Young about the developing the parcel to the north in order to provide two access points. Mr. Young stated that there was some confusion. There are two parcels which are land locked and they were looking for the best options for the County and for the Town of Lyman. Mr. Walsh had an issue that the board just previously recommended approval to keep the language the same in reference to requiring two access points. Mr. Walsh asked Mr. Young if he had a solution to providing two access points to the property. Mr. Purchase stated that if the developer came back to propose a development to the north and submit a preliminary plat showing the additional access point on Pyrenees Dr., they would have two access points.

A resident spoke who questioned the amount of entrances required for the number of homes. Mr. Purchase stated that over 51 homes would require two access points. However, if the number of units were 90 and above, a traffic study would be required, in which additional access points may be required. The resident suggested putting a number of access points to a number of homes being proposed in our regulations. Resident, Judy Sieg spoke and had concerns about having too many developments in the Lyman Farms area and that the town should look at developing areas around its' downtown area.

Chairperson Dill made a motion to deny the variance and was seconded by Charlie Clyburn. All voted in favor.

## **Preliminary Plat Approval**

Lyman Farms @ Newman. Butler and Newman Streets. Developer, Grek Investment Group, LLC. Preliminary Plat request was withdrawn due to the previous variance item being denied. Applicant will need to resubmit a preliminary plat application.

## **Adjourn**

Chairperson Lisa Dill asked for a motion to adjourn. Tommie Sutton made a motion and was seconded by Lisa Dill. The board voted unanimously to adjourn the meeting at 8:05 p.m.

