



July 23rd, 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:

Cecil Young

Lisa Dill

Sylvia Murray

Tommie Sutton

Tim Todd

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 June 25th, 2019, to be approved. Cecil Young made a motion, Tommie Sutton seconded the motion, and the board voted all in favor.

New Business

a) Discussion and election of new Board Secretary

Chairperson Lisa Dill asked for a motion to elect a new Board Secretary. Tommie Sutton made a motion to table the election of a new Board Secretary until they have a full board. Cecil Young seconded the motion, and the board voted all in favor.

Chairperson Lisa Dill made a motion to appoint a Tommie Sutton as temporary Secretary. Sylvia Murray seconded the motion, and the board voted all in favor.

Chairperson Lisa Dill introduced to the board a new board member, Tim Todd, and welcomed him to the board.

b) Rezoning Application 2019-06-10

Mike Anderson of Anderson Homes and Construction is requesting a rezoning of the property located at 150 Hampton Road from General Industrial (GI) to Single – Family Medium Density Residential District (R-8). Tax Map #5-10-00-089.00.

Mr. Purchase presented the staff report to the board and stated that Mr. Anderson proposed a rezoning of the property to Patio Homes at the April 23rd, 2019, Planning and Zoning Commission meeting. The board rejected the rezoning request. Mr. Anderson's current rezoning request to R-8 would reduce the proposed homes to 201 and meet all the requirements of the R-8 District. Staff recommended approval of the rezoning to R-8. Chairperson, Lisa Dill, asked the owner, Mike Anderson, to speak about the proposed development. Mr. Anderson said that the current zoning of General Industrial would permit a large number of 18 wheelers on the local roads. The rezoning to residential would increase the value of the surrounding properties, where industrial would lower the property values. The rezoning to R-8 would also bring substantial revenue to the Town of Lyman. Chairperson Dill asked if there were any questions from the board. Ceil Young questioned if another access would be possible onto Edwards Road. Jeremy Ritchie from Blue Water Engineering spoke and stated that since this was a concept plan, he would need to look into seeing if another access road to Edwards Road would be possible. Chairperson Dill asked the engineer if there would be a left turn lane on Hampton Road. Mr. Ritchie stated that they would evaluate the overall project and that a traffic study would be conducted to determine the requirements of a left turn lane. Chairperson Dill asked the engineer if the homes would have individual mailboxes or cluster mailboxes. Mr. Ritchie stated that they would have cluster mailboxes but not near the entrances.

Chairperson, Lisa Dill, opened the floor for public comments. Four residents spoke in opposition to the rezoning. Terry Jolly spoke about the backup of traffic during school hours and thought that a traffic study had to be done. He also had concerns on how Hampton Road is in such poor condition and could not handle any additional traffic. Vic Maita had concerns about the emergency access adjacent to Calvary Hill Baptist church onto Edwards Road. He believed that the easement is only 10' wide and would not be enough room for emergency vehicles. Mr. Maita also had concerns about the condition of Hampton Road and asked if the access road on the easement would be for all vehicles and if it would be one lane or two lanes. Mr. Anderson spoke regarding the easement and stated that it would be for emergency vehicles only and that grass pavers would be used. He also said he would need to verify the size of the easement. Mr. Ritchie spoke to the traffic study issue and stated that the traffic study would need to be conducted during the school year. Miriam Grice spoke about the easement and said that the easement is only 10' wide. Ms. Grice had issues with additional homes being built when there is already another development in the county that has 64 homes being built. Ken Burgess

spoke and had concerns with the conditions of the adjacent roads having several potholes and people speeding on Hampton Road. He also had concerns about the additional traffic that the development would create. Chairperson Dill asked for any other discussion from the board. Sylvia Murray had a question for the developer regarding any other considerations besides the traffic study and the left turn lane. Mr. Ritchie stated that the traffic study would provide what impact the development would have on the adjacent roads. Hampton Road improvements would be made where any left turn lanes would be required. Mr. Purchase informed the board that if the rezoning was approved, a traffic study would be required prior to submittal of the preliminary plat. Chairperson asked if there is a motion to approve the request to rezone the property from General Industrial to Single-Family Medium Density Residential District R-8, and recommend approval to Town Council. Tommie Sutton made a motion to recommend approval of the rezoning to Town Council. Cecil Young seconded the motion. The board voted 3-2 against the rezoning. The motion for approval was denied.

Adjourn

Chairperson, Lisa Dill, asked for a motion to adjourn. Tommie Sutton made a motion to adjourn and was seconded by Cecil Young. The board voted unanimously to adjourn the meeting at 6:04 p.m.