



January 28th, 2020 Planning Commission Meeting Minutes

Call to Order

The meeting of the Planning Commission was called to order at 5:31p.m. by Assistant Chairperson Cecil Young.

ROLL CALL

Conducted by Planning & Zoning Administrator and quorum was present

Present:

Cecil Young
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.

Assistant Chairperson, Cecil Young, asked for a motion for the minutes of October 22nd, 2019, to be approved. Tim Todd made a motion, Sylvia Murray seconded the motion, and the board voted all in favor.

New Business

Rezoning Application 2019-12-30

Roger D. Fisher of Holly Drive Properties, Inc., requested a rezoning of the property located at Holly Springs Road and McMakin Drive. The applicant requested the property be rezoned from R-15 (Single-Family Low Density Residential) to R-8 (Single-Family Medium Density Residential). Tax Map # 5-15-02-051.03 and 5-15-02-051.02. Mr. Purchase presented the staff report to the board and stated that Mr. Fisher is proposing 39 Single-Family units on approximately 10 acres. Mr. Purchase stated that the proposed lots would meet the minimum lot area requirements of 8,000 square feet and meet all required setbacks for the R-8 zoning district. Mr.

Purchase also stated that the rezoning is in compliance with the Town of Lyman's Ten Year Comprehensive Plan future Land Use and that staff is recommending approval of the rezoning.

Assistant Chairperson Young asked the developer, Roger Fisher to come forward and speak about the proposed development. Mr. Fisher stated that the rezoning of the property to R-8 would be the best use of the property. Mr. Fisher was asked how many homes would be able to be built if the property remained the current zoning. Mr. Fisher said that approximately 15 homes would be able to be built.

Assistant Chairperson Young opened the meeting to the public for any comments. Mr. Purchase read a letter that he had received from resident Mr. Goode. Mr. Goode was opposed to the rezoning due to a number of issues. His issues included that the roads could not handle the additional traffic from the proposed 39 additional units. The intersection at the junction of Highways 358, 129, 292 and 29 are already a complete mess. Assistant Chairperson Young asked if anyone from the audience had any comments. The following thirteen residents came up to speak and were opposed to the rezoning.

- James Fowler- Believed that the property was previously zoned agriculture and should remain R-15.
- Allison Lindsey- Stated that the property is zoned agriculture not R-15. Mr. Purchase addressed the board and said the property is zoned R-15, not agriculture. Resident requested a moratorium on future building.
- Jon Thompson- Issues with police and fire having access to the property.
- Tony Lindsey
- Sheila Weaver
- Janice Tuck
- Julie McMakin
- Eric Goode
- Cheryl Goode
- Susan White
- Ruth Lindsey
- Tony Anthony
- Patrick Jarrett- Stated that it would be better to have 12-15 higher quality homes vs 39 lower quality homes.

The consensus from the residents included traffic issues, safety, conditions of existing roads, wildlife and over development.

Assistant Chairperson Young asked if the board had any questions or comments. Mr. Young asked for a motion. Tommie Sutton made a motion to recommend denial of the rezoning to the Town Council. The motion was seconded by Tim Todd and the board voted all in favor.

Adjourn

Assistant Chairperson Young 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 6:22pm.