



## August 25<sup>th</sup>, 2020 Planning Commission Meeting Minutes

### **Call to Order**

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

### **ROLL CALL**

Conducted by Planning & Zoning Administrator and quorum was present

#### **Present:**

Cecil Young

Tim Todd

Chris Brenner

Brantley Enloe

Donnie Parris

### **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, Cecil Young, asked for a motion for the minutes of June 23<sup>rd</sup>, 2020, to be approved. Tim Todd made a motion, Chris Brenner seconded the motion, and the board voted all in favor.

### **New Business**

#### **A) Rezoning Application 2020-07-23**

Cindy Thomas requested a rezoning of the property located at Holly Springs Road and Powell Lake Road. The applicant requested that the property be rezoned from GBD1 (General Business District 1) to R-8 (Single-Family Medium Density Residential). Tax map 5-11-00-033.02. Mr. Purchase presented the staff report to the board and stated that Ms. Thomas is proposing to sell the property of approximately 1.38 acres, to be developed as two single family residential lots. The lots would have a minimum lot size of 8,000 square feet or larger and will 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 recommends the approval of the rezoning to R-8.

Chairperson, Cecil Young asked if a representative for the rezoning was in the audience. Cindy Thomas came forward to answer any questions the board may have.

Chairperson, Cecil Young opened the meeting to the public for any comments. No one from the public had any comments.

Chairperson, Cecil Young asked if the board had any questions or comments. Cecil Young questioned as to the proposed zoning of R-8 vs the R-15 zoning district. Mr. Purchase stated the R-8 zoning district would be the most compatible zoning for the use of the property. Mr. Young asked for a motion. Tim Todd made a motion to recommend approval of the rezoning to Town council. The motion was seconded by Brantley Enloe and the board voted all in favor.

## **B) Proposed Amendment to the Zoning Ordinance**

Amending Town of Lyman Code Section 6-2 (a and b): International Property Maintenance Code with proposed revision replacing existing wording 2015 edition with 2018 edition. Mr. Purchase presented the staff report to the board. Mr. Purchase stated that this amendment is to update the International Property Maintenance Code edition from 2015 to the 2018 edition. Chairperson Young opened the meeting for public comments. No one else came forward. Mr. Young asked for a motion. Tim Todd made a motion to recommend approval of the amendment to the Town Council and was seconded by Chris Brenner. All voted in favor.

## **C) Proposed Amendments to the Land Development Regulations**

(i) Amending Section 6.12: Road Construction Standards, Letter C Construction Standards for Public Streets, number 3: Base, intermediate and surface course with proposed revision replacing existing standards with new standards. Mr. Purchase presented the staff report to the board. Mr. Purchase stated that this amendment is to replace the requirements with standards that are consistent with Spartanburg County's road construction standards which provide options for roadway applications to residential public and private roads. Mr. Young opened the meeting for public comments. There were no comments from the public. Mr. Young asked for a motion. Donnie Parris made a motion to recommend approval of the amendment to the Town Council and was seconded by Tim Todd. All were in favor.

(ii) Amending Section 6.29: Road Requirements Prior to Construction, Letter C, relating to percentage of build out for final road course with proposed revision replacing existing wording eighty-five (85) percent with eighty (80) percent. Mr. Purchase presented the staff report to the board. Mr. Purchase explained to the board, that this proposed amendment will be consistent with Spartanburg County's road construction requirements. Mr. Young opened the meeting for public comments. There were no comments from the public. Mr. Young asked for a motion. Chris Brenner made a motion to recommend approval of the amendment to Town Council, and was seconded by Donnie Parris. All were in favor.

(iii) Amending Section 6.18: Fire Hydrants with proposed additional requirements that all fire hydrants must have a storz adapter. Mr. Purchase presented the board with the staff report. Mr. Purchase explained to the board the purpose of this amendment is to add a new requirement for all fire hydrants must have a storz adapter (5" storz x 4.5 " NH fire hydrant converter. Mr. Young asked if there were any public comments. There were no comments from the public. Mr. Young asked for a motion. Tim Todd made a motion to recommend approval of the amendment to Town Council and was seconded by Brantley Enloe. All were in favor.

### **Adjourn**

Chairperson Young asked for a motion to adjourn. Brantley Enloe made a motion to adjourn and was seconded by Donnie Parris. The board voted unanimously to adjourn the meeting at 5:52pm.