



## December 15<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

Brantley Enloe

Donnie Parris

Chris Brenner

### **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 November 24<sup>th</sup>, 2020, to be approved. Chris Brenner made a motion, Donnie Parris seconded the motion, and the board voted all in favor.

### **New Business**

#### **Rezoning Application 2020-11-05**

Yesenia Y. Sanchez Melchor, requested a rezoning of the property located at 117 Lawrence Street. The applicant requested that the property be rezoned from R-8 (Single-Family Medium Density Residential District) to R-8/10 (Single-Family and Duplex Residential District). Tax map 5-15-14-017.00. Mr. Purchase presented the staff report to the board and stated that Ms. Melchor is requesting the rezoning to permit a two family dwelling unit since the two-family dwelling unit existed at the time she purchased the property. Mr. Purchase also stated that the rezoning is not in compliance with the Town of Lyman's Ten Year

Comprehensive Plan future land use, and staff recommended denial of the rezoning to R-8/10.

Chairperson, Cecil Young asked if a representative for the rezoning was in the audience. No representative of the property was in attendance.

Chairperson Young opened the meeting to the public for any comments. Seeing no one in the audience, Mr. Young closed the public hearing. Chairperson, Cecil Young asked if the board had any questions or comments. Chairperson Young raised a question regarding the date the applicant purchased the home. According to a listing by a realtor, it said the property was sold in August 2016. Mr. Purchase stated that he wasn't sure what date the property was sold. Mr. Young asked if anyone was currently living in the apartment. Mr. Purchase stated that no one is currently living in the downstairs unit and only the upstairs unit is being rented. Mr. Brenner asked if the owner would be required to completely renovate the downstairs apartment. Mr. Purchase stated that he explained to the owner and her attorney that the only requirements are to not rent out the lower unit and to either remove or block one of the exterior doors and construct an interior staircase going to the upstairs unit. Also remove the kitchen appliances so that there would be no cooking facilities. Being no further questions from the board, Chairperson Young asked for a motion to recommend to Town Council. Chris Brenner made a motion to recommend denial of the rezoning to Town Council. The motion was seconded by Tim Todd. The board voted all in favor for recommending denial of the rezoning to Town Council.

## **Adjourn**

Chairperson Young asked for a motion to adjourn. Tim Todd made a motion to adjourn and was seconded by Mr. Young. The board voted unanimously to adjourn the meeting at 5:42pm.