



Planning Commission Meeting December 14th, 2021

Call to Order

The meeting of the Planning Commission was called to order at 5:30p.m. by Vice-Chairperson, Tim Todd.

Roll Call

Conducted by Codes Enforcement Officer and quorum was present.

Present

Tim Todd
Marie Karas
Donnie Parris

Absent

Cecil Young
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.

Minutes

Marie Karas made a motion to approve the minutes of November 23rd, 2021, Planning Commission Meeting. Tim Todd seconded the motion. The motion carried 3 to 0, approved as submitted.

New Business

Mr. Purchase introduced the new Planning & Zoning Administrator, Brandy Blake to the board.

Rezoning Application 2021-11-03 Allison Tate

Allison Tate, on behalf of the property owner, Restoration Church of Prayer, Inc., requested a rezoning of the property located at 1094 Holly Springs Road, tax map number 5-11-00-013.00. The applicant requested that the property be rezoned from CBD classification (Central Business District) to GBD-1 classification (General Business District-1). Mr. Purchase presented the staff report to the board. Mr. Purchase stated that on November 8th, 2021, Town Council approved

Ordinance No. 09132021 B, to add RV parks to the list of conditional uses within the GBD-1 zoning district. The applicant's request to rezone the parcel is to develop an RV Park. Mr. Purchase stated that staff recommended approval of the request, stating that the Town of Lyman's Comprehensive Plan and Future Land Use Map identified the area as having the flexibility for high density development when adjacent to commercial uses and major roadways. Mr. Purchase also stated that if the rezoning is granted, the applicant would be required to apply to the town for site plan review and approval by the Planning Staff.

Vice-Chairperson Todd asked if anyone representing the property was here to make a presentation. Allison Tate came forward and briefly described the request and history with the Commission.

Vice-Chairperson Todd asked the board if they had any questions. Marie Karas raised concerns that the presentation by the applicant was presumptuous in that the rezoning request had not been approved. Ms. Karas stated that she did not agree that an RV Park was an appropriate use at this location. The board members did not have any further questions or comments.

Vice-Chairperson Todd asked the board for a motion. Marie Karas made a motion to deny the request to rezone parcel 5-11-00-013.00 from CBD, Central Business District to GBD-1, General Business District 1. Donnie Parris seconded the motion. The motion carried with a vote of 2 to 1, recommending denial of the request to Town Council.

Adjourn

Vice-Chairperson Todd asked for a motion to adjourn. Marie Karas made a motion to adjourn. Donnie Parris seconded the motion. The board voted unanimously to adjourn the meeting at 5:50pm.