



March 23rd, 2021 Planning Commission Meeting Minutes

Call to Order

The meeting of the Planning Commission was called to order at 7:02p.m. by Chairperson Cecil Young.

ROLL CALL

Conducted by Planning & Zoning Administrator and quorum was present

Present:

Cecil Young

Tim Todd

Brantley Enloe

Absent:

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 December 15th, 2020, to be approved. Tim Todd made a motion, Brantley Enloe seconded the motion, and the board voted all in favor.

New Business

A) Shiloh Trail Subdivision Variance Request

Jeff Skeris of Great Southern Homes, requested a variance on the requirement for a left turn lane on Shiloh Church Road for the proposed Shiloh Trail Subdivision, located on Shiloh Church Road and through a connection to Pyrenees Drive off of Yukon Drive. Tax Map 5-11-00-100.00. The applicant's request was based on the existing right-of-way on Shiloh Church Road not being wide enough and the limited frontage would not allow enough length for a storage lane and tapers on each end within the extents of the development. Mr. Purchase presented the staff report to

the board and stated that staff recommended approval of the variance with conditions. In lieu of providing a left turn lane, that a right turn lane be provided from Shiloh Church Road into the development and widen Shiloh Church Road by the developer or by Spartanburg County prior to final plat submittal. Staff believed that providing a right turn lane and widening Shiloh Church Road would provide a better flow of traffic and better visibility exiting the development.

Chairperson, Cecil Young asked if a representative for the development was in the audience. Jeff Skeris and Kevin Tumblin of Freeland & Associates came forward and explained to the board the reason for the variance request and to answer any questions from the board.

Chairperson, Cecil Young asked if the board had any questions or comments. Mr. Purchase asked Mr. Skeris and Mr. Tumblin if they agreed to the conditions of the granting of the variance. Both agreed to the conditions. Being no questions from the board, Chairperson Young asked for a motion. Brantley Enloe made a motion to approve the variance with conditions and was seconded by Tim Todd. The board voted all in favor of granting the variance.

B) Preliminary Subdivision Plat Review

Shiloh Trail Subdivision: Jeff Skeris of Great Southern Homes requested approval of the preliminary subdivision plat. The property is located on Shiloh Church Road and through a connection to Pyrenees Drive off of Yukon Drive. Tax Map 5-11-00-027.02 and 5-11-00-100.00. Mr. Purchase presented the staff report to the board of the proposed subdivision. Town Council approved the annexation of parcel 5-11-00-100.00 on March 8th, 2021 and designated the zoning as R-8. The other parcel is zoned R-8. The proposed development will have 199 single-family homes. The proposed development met all the requirements for the R-8 zoning district and the Land Development Regulations. The Planning Commission approved a variance to waive the left turn lane requirement and to provide a right turn lane and to widen Shiloh Church Road. Staff recommended conditional approval of the preliminary plat with the following conditions; revise preliminary plat providing a right turn lane from Shiloh Church Road into the development at Road A, widen Shiloh Church Road from curb to curb along the frontage prior to final plat approval and the construction entrance shall be on Shiloh Church Road not through Pyrenees Drive. The proposed development also met the Comprehensive Plan for medium density single-family residential.

Chairperson, Cecil Young asked if there was a representative for the development in the audience. Kevin Tumblin, engineer for the development came forward and made a presentation to the board about the development.

Chairperson Young asked the board members if they had any questions. Board members did not have any questions. Chairperson Young then called for a motion. Tim Todd made a motion to approve the preliminary plat with the conditions that were stated and was seconded by Brantley Enloe and all were in favor.

C) Preliminary Subdivision Plat Review

James Place Subdivision: Brian S. Leonard of Harbartom, LLC requested approval of preliminary subdivision plat. The property is located at Hyatt Drive and south of Alma Street. Tax Map 5-15-06-113.00. Mr. Purchase presented the staff report to the board of the proposed subdivision. Town Council approved the annexation of the property on March 8th, 2021 and designated the zoning as R-8. The proposed development will have 26 single-family homes. The proposed development met the requirements of the R-8 zoning district, the Land Development Regulations and the Comprehensive Plan. The Board of Zoning Appeals approved variances for three lots at their meeting on March 23rd, 2021. Staff recommended approval of the preliminary plat with the condition that the roadway along the frontage of the property be improved.

Chairperson Young asked if there was a representative for the development in the audience. Waverly Wilkes, engineer for Gray Engineering came forward and provided her presentation to the board. Ms. Wilkes asked the board if they had any questions. Ms. Wilkes did question staffs request as a condition to improve the roadway fronting the subdivision. It was the first she heard of the request. She explained to the board that she did not have the authority to agree to the roadway improvements and asked if staff could meet with her and the owner to address the roadway.

Chairperson Young asked for a motion. Brantley Enloe made a motion to table the approval of the preliminary plat to the next meeting, contingent on the outcome of the meeting with the developer and staff regarding the roadway improvements. Tim Todd seconded the motion and all were in favor.

D) Proposed Amendments to the Land Development Regulations

i) Amending Appendix A-3: Road Cross Sections and Concrete Curb and Gutter. Mr. Purchase presented the staff report to the board. Mr. Purchase stated that this amendment would provide updated details for the Road and Cross Sections and would be consistent with Section 6.12 C: Construction Standards for Public Roads and referenced in Sections 6.2 D (3) and 6.2 (J) and in Section 6.3 B of the Land Development Regulations.

Chairperson Young opened the meeting for public comments. No one in the audience came forward. Chairperson Young closed the public hearing. Chairperson Young asked the board if they had any questions. Being none, he asked for a motion. Brantley Enloe made a motion to recommend approval of the amendment to Town Council and was seconded by Tim Todd. All voted in favor.

- ii) Amending /section 6.2 Streets, Letter (b) Right-of -Way, Lane and Pavement Widths. Mr. Purchase presented the staff report to the board. Mr. Purchase stated that the proposed amendment would delete the Cul-de-sac row showing the lane width, pavement width and right-of-way. The amendment would better clarify the cul-de-sac requirements.

Chairperson Young opened the meeting for public comments. No one came forward and Chairperson Young closed public comments. Chairperson Young asked the board if they had any questions or comments. Being none, he asked for a motion. Tim Todd made a motion to recommend approval of the amendment to Town Council. Brantley Enloe seconded the motion and all were in favor.

- iii) Amending Section 4.6: Effects of Preliminary Plat. Mr. Purchase presented the staff report to the board. Mr. Purchase stated that the proposed amendment is to add a new requirement to the Effects of Preliminary Plat Approval. " After an approval of a preliminary plat occurs and before the final plat, if any significant changes are made including but not limited to changing road configurations, reduction/increase of lots or change in lot layout, during that period of time, then another approval must be granted by the Planning Commission". This amendment would clarify when a developer would be required to submit a revised preliminary plat to the Planning Commission for review and approval.

Chairperson opened the meeting for public comments. No one came forward and Mr. Young closed the public hearing. Chairperson Young asked the board if they had any questions or comments. Brantley Enloe stated that the word significant is too vague. His recommendation is to add significant as determined by staff or the Zoning Administrator. Board members agreed and Chairperson Young asked for a motion. Brantley Enloe made a motion to table the amended to the next meeting to include the revised language. Tim Todd seconded the motion and all were in favor.

- iv) Amending Section 4.8: Contents of Preliminary Plat. Mr. Purchase presented the staff report to the board. The proposed amendment is to add additional requirements to the contents of the preliminary plat. By adding a line #23, Fences and subdivision signage shown on the preliminary plat are to be pursuant to the Town of Lyman's zoning codes referencing permitted locations. Mr. Purchase stated that this amendment would require developers to locate fences and/or subdivision signage on the preliminary plat to conform to the zoning requirements for the placement of fences and subdivision signage.

Chairperson Young opened the meeting for public comments. Being none, the chairperson closed the public hearing. The chairperson asked the board if they had any questions or comments. Board members did not have any questions or comments. Chairperson Young asked for a motion. Brantley Enloe made a motion to recommend approval of the amendment to Town Council. Tim Todd seconded the motion and all voted in favor.

E) Private Roads

Mr. Purchase stated that he had received questions from developers regarding if the town had any requirements for private roads. Recently, the Town adopted ordinances to the Land Development Regulations that stated that the town will no longer maintain any roads in any new subdivisions. Developers were asking if the roads are not maintained by the town then they would be private and should have lesser requirements. Mr. Purchase presented information from City of Greer and Spartanburg County that have provisions for private roads. He asked the board if they wanted to consider adding an amendment to the Land Development Regulations for private roads. The consensus from the board was that they would like to have an amendment be brought back for discussion and a vote.

Adjourn

Chairperson Young asked for a motion to adjourn. Tim Todd made a motion to adjourn and was seconded by Mr. Enloe. The board voted unanimously to adjourn the meeting at 7:42pm.