



## May 25<sup>th</sup>, 2021 Planning Commission Meeting Minutes

### **Call to Order**

The meeting of the Planning Commission was called to order at 6:00p.m. by Vice Chairperson, Tim Todd.

### **ROLL CALL**

Conducted by Planning & Zoning Administrator and quorum was present

#### **Present:**

Tim Todd

Donnie Parris

Chris Brenner

#### **Absent:**

Cecil Young

### **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.

Vice Chairperson, Tim Todd, asked for a motion for the minutes of May 6<sup>th</sup>, 2021, to be approved. Chris Brenner made a motion, Donnie Parris seconded the motion, and the board voted all in favor.

### **Report on Annexations**

Mr. Purchase presented the board with the latest annexation ordinances to the Town of Lyman. The annexations included ordinance 04122021F, north side of Gap Creek Road and west of Hampton Road, ordinance 04122021G, 346 East Fox Ridge Drive and ordinance 04122021H, 350 East Fox Ridge Drive.

## **New Business**

### **A) Preliminary Subdivision Plat Review- Chatham Forest Subdivision**

Mr. Purchase presented the staff report to the board of the proposed subdivision. The development will have 141 Single-Family Homes. The developer, Doug Hunt of RP&L, LLC was granted a variance to allow five (5) foot side yard setbacks by the Board of Zoning appeals at their May 25<sup>th</sup>, 2021 meeting. The proposed development will meet all the regulations for the RPH zoning district. Mr. Purchase stated that staff is recommending approval of the preliminary plat. Mr. Purchase told the board that there was a representative of the developer in attendance that would like to provide a presentation.

Chris Brown from Blue Water Civil Design came forward and made a presentation to the board and was available to answer any questions. The board did not have any questions. Vice Chairperson Todd asked for a motion. Chris Brenner made a motion to approve the preliminary plat. Donnie Parris seconded the motion and all were in favor.

### **B) Rezoning Application 2021-04-23 Phillip Day of Falcon Development, LLC**

Phillip Day of Falcon Real Estate Development, LLC on behalf of the property owner, Tyger Oak, Inc., requested a rezoning of the property located Foster Road and north of Main Street in Wellford, SC. Tax map #5-16-00-001.01. The applicant requested that the property be rezoned from GI zoning classification (General Industrial District) to RPH zoning classification (Single-Family Patio Home Residential District). Mr. Purchase presented the staff report to the board and stated that Mr. Day is proposing to develop a single-family residential subdivision. A portion of the development is within the City of Wellford, SC and is currently proposed for residential use. Mr. Purchase said that staff recommends the approval of the rezoning of the property from General Industrial to Single-Family Patio Home Residential District to provide a single-family residential district that will coincide with the residential development of the abutting parcel within the City of Wellford. Mr. Purchase also stated that the Town of Lyman's Ten Year Comprehensive Plan Future Land Use recommends Light Industrial uses. However, the surrounding properties in the City of Wellford are residential and undeveloped parcels.

Vice Chairperson Todd asked if a representative for the rezoning was in the audience. Chris Brown from Blue Water Civil Design came forward and made a presentation to the board. Mr. Brown stated that the development was for a single-family neighborhood and that the developer was applying for rezoning through Wellford as well. The proposed development will have 236 units and will have two access points. Mr. Brown stated that the developer will also be seeking two variances if and when the rezoning is approved. A variance on the side yard setbacks and a variance on the maximum footprint on the lots to match the product proposed in the Wellford parcel. Vice Chairperson Todd asked Mr. Brown if the parcel in Lyman was larger than the parcel in Wellford. Mr. Brown stated that the parcel in Lyman was larger. Mr. Parris asked what was the total acreage? Mr. Brown said that the total acreage was 72.8. Mr. Parris asked what was the total green space for the development? Mr. Brown said he was not sure but stated that it

was around 20%. Mr. Parris asked where are the two access roads? Mr. Brown said that they were not within the Lyman parcel but within the Wellford parcel. Vice Chairperson Todd asked what the rezoning was being proposed in Wellford. Mr. Brown was not sure what the zoning was going to be.

Being no further questions from the board, Vice-Chairperson Todd asked for a motion. Donnie Parris made a motion to recommend approval to the Town Council and was seconded by Chris Brenner. All voted in favor.

## **Adjourn**

Vice Chairperson, Todd asked for a motion to adjourn. Chris Brenner made a motion to adjourn and was seconded by Donnie Parris. The board voted unanimously to adjourn the meeting at 6:17pm.