



July 27th, 2021 Planning Commission Meeting Minutes

Call to Order

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

ROLL CALL

Conducted by Planning & Zoning Administrator and quorum was present

Present:

Cecil Young
Tim Todd
Chris Brenner
Marie Karas

Absent:

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.

Minutes

Chairperson, Cecil Young, asked for a motion for the minutes of June 22nd, 2021, to be approved. Tim Todd made a motion, Marie Karas seconded the motion, and the board voted 3-0 in favor. Chairperson Young abstained.

Report on Annexations

Mr. Purchase presented the board with the latest annexation ordinance to the Town of Lyman. The annexation ordinance 06142021D, located at 450 Edwards Rd., was approved by Town Council on June 29th, 2021.

New Business

A) Discussion and possible action pertaining to appointment of Chairperson, Vice-Chairperson and Secretary to serve one year terms.

Chairperson Young asked the board for action to appoint a Chairperson, Vice-Chairperson and Secretary. Chris Brenner made a motion to untable last month's motion and was seconded by Marie Karas. Tim Todd made a motion to appoint Cecil Young as Chairperson and was seconded by Marie Karas and all voted in favor. Marie Karas made a motion to appoint Tim Todd as Vice-Chairperson and was seconded by Chris Brenner and all voted in favor. Marie Karas made a motion to appoint Chris Brenner as Secretary and was seconded by Tim Todd and all voted in favor.

B) Stanford Village Subdivision Variance Request

Henry Kirchner of Mark III Properties, requested a variance on the requirement of a left turn lane on Holly Springs Road for the proposed Stanford Village Subdivision, located on Holly Springs Road and west of Inman Road. The applicant's request was based on the insufficient road right-of-way and limited frontage which would not allow enough length for a storage lane. The additional length and width of a new turn lane would require additional right-of-way from adjacent property owners on both sides of the road. Mr. Purchase presented the staff report to the board and stated that staff recommended approval of the variance due to the existing road conditions on Holly Springs Road and it would create practical difficulties and unnecessary hardship for the developer to provide a left turn lane on Holly Springs Road. Mr. Purchase added that S.C.D.O.T's Lyman Traffic Triangle project would also affect Holly Springs Road which is set to begin in the fall of 2021.

Chairperson Young asked if the board had any questions for staff. Marie Karas asked if the developer either did not realize that this requirement was in the ordinance before they were thinking about doing the subdivision or they did know and it was easier to obtain a variance, than to just do what was required so that there would not be any traffic congestion in that area. Mr. Purchase stated that the developer originally wanted a second entrance on Butler Street. However, the developer believed that Butler Street was more of a local road and decided to have an emergency entrance on Butler Street only and have the second entrance on Holly Springs Road. Mr. Purchase added that there would be a left turn lane on Hwy 292 in which the residents could use coming into the development. Mr. Purchase answered Mrs. Karas's question that he believed the developer knew about the requirements. However, no one knew what impact S.C.D.O.T's work on Holly Springs Road would affect the left turn lane requirement. Mr. Brenner asked a question about the S.C.D.O.T. road project on Hwy 29 which showed traffic going through McMakin Drive and going straight across Holly Springs Road into the new development. Mr. Purchase stated he was not aware of the map but acknowledged that work by S.C.D.O.T would include Hwy 29 and Inman Road. Being no more questions from the board, Chairperson Young called for a motion. Tim Todd made a motion to approve the variance and was seconded by Chairperson Young. The vote was 2-2 with Marie Karas and Chris Brenner voting against the variance. The variance was denied due to no majority vote.

C) Preliminary Subdivision Plat Review- Stanford Village Subdivision

Mr. Purchase presented the staff report to the board of the proposed subdivision. Town Council approved the annexation of the property on the second reading, June 14th 2021 and designated the zoning as RPH and RM. The developer requested a variance from the Board of Appeals on June 22nd, 2021 for a five foot side yard setback. The Board of Zoning Appeals denied the variance. The developer submitted a revised preliminary plat showing the required ten foot side yard setback. The developer was also seeking a waiver on the required left turn lane on Holly Springs Road. The Planning Commission earlier in the meeting voted 2-2 to approve the variance. However, a majority vote in favor did not pass and the variance was denied. The developer proposed a subdivision of 129 single-family homes in the RPH zoning district and 139 townhome units in the RM zoning district. Mr. Purchase stated that staff recommended approval of the preliminary plat and that the proposed preliminary plat did meet all the regulations for the RPH and RM regulations and the Land Development Regulations with the exception of the left turn lane requirement on Holly Springs Road. Staff recommended approval of the preliminary plat. Chairperson Young asked if there was a representative from Mark III to come forward. Waverly Wilkes from Gray Engineering came forward and made a presentation. Ms. Wilkes stated to the board that the property is split zoned, as was stated in the staff report. Board members did not have any questions for the engineer. Chairperson Young asked Mr. Purchase if the development met all the zoning and Land Development Regulations. Mr. Purchase stated that they did with the exception of the left turn lane.

With no further questions from the board, Chairperson Young asked for a motion. Marie Karas asked a question if the annexation was completed and if it had to go to the County and or the State. Mr. Purchase stated that once the Town Council approves the annexation the property is annexed into the town and the County and State agencies are notified. Marie Karas made a motion to approve the preliminary plat with the requirement that the left turn on Holly Springs Road be installed. Chris Brenner seconded the motion and all were in favor.

D) Preliminary Subdivision Plat Review- Brayfield Manor Subdivision

Mr. Purchase presented the staff report. Mr. Purchase informed the board that Town Council had approved the rezoning of the property on the second reading on July 12th, 2021 from GI to RPH. Phillip Day of Falcon Real Estate Development requested approval of the preliminary plat for Brayfield Manor Subdivision. The developer proposed a subdivision of 236 single-family homes with 128 within the Town of Lyman. The developer had also requested variances of the side yard setback of five feet and to increase the unit's footprint to 40%. Mr. Purchase stated that staff originally did not recommend approval of the variances. However, due to the unique situation of the two jurisdictions, Wellford and Lyman within one subdivision and wanting consistency, staff did recommend approval of the variances. The Board of Zoning Appeals at their meeting earlier in the night, did approve the variances. Staff recommended approval of the preliminary plat with the condition that the proposed decorative street lighting is to be paid for and maintained by the H.O.A. Chairperson Young asked if anyone representing the

developer would come forward. Melanie Giles, Engineer for Bluewater Civil Design came forward. Ms. Giles stated to the board that since the subdivision is within two jurisdictions they wanted continuity. Chairperson Young asked if Wellford approved a five foot side yard variance as well. Ms. Giles said that Wellford did approve the variance. Chairperson Young asked the board if they had any questions or comments. The board did not have any questions or comments. Chairperson Young asked for a motion. Tim Todd made a motion to approve the preliminary plat and was seconded by Chris Brenner and all were in favor.

E) Request for Street Name Change by Ronnie Quarels and Laurin Gayle

Mr. Purchase presented the staff report to the board. Mr. Purchased stated that he received a petition from two property owners, Ronnie Quarels and Laurin Gayle who live on Ridge Road Anx. They are the only owners who have access to the street. The owners requested that the street be renamed to Quarels and Gayle Drive due to having issues with delivery of packages to their homes. Mr. Purchase stated that staff recommended approval of the street name change to allow for better directions to persons seeking to locate the addresses. Mr. Purchase informed the board that Mr. Quarels was in the audience and that he had received a letter signed by both owners as to why they are seeking a name change. Mr. Purchase read the letter into the minutes.

Chairperson Young asked the board if they had any questions. Being none, Chairperson Young asked for a motion. Marie Karas made a motion to approve the street name and was seconded by Tim Todd and all were in favor.

Adjourn

Chairperson, Young asked for a motion to adjourn. Chris Brenner made a motion to adjourn and was seconded by Tim Todd. The board voted unanimously to adjourn the meeting at 6:30pm.