



August 24th, 2021 Planning Commission Meeting Minutes

Call to Order

The meeting of the Planning Commission was called to order at 5:36p.m. by Chairperson, Cecil Young.

ROLL CALL

Conducted by Planning & Zoning Administrator and quorum was present

Present:

Cecil Young

Tim Todd

Chris Brenner

Donnie Parris

Marie Karas

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 July 27th, 2021, to be approved. Chris Brenner made a motion, Donnie Parris seconded the motion, and all voted in favor.

New Business

A) Revised Preliminary Subdivision Plat Review- Shiloh Trail Subdivision

Mr. Purchase presented the staff report to the board. Chairperson Young asked the board members if they had any questions for Mr. Purchase. Board members did not have any questions. Chairperson Young asked if there was anyone representing Shiloh Trail. Jeff Skeris of Great Southern Homes came forward and made a presentation to the board. Mr. Skeris stated the reason for the revision was due to the finding that there was a deed restriction on the parcel which was annexed into the town requiring any development would require a minimum of one acre lots. The

board did not have any questions for the developer. Chairperson Young asked for a motion. Chris Brenner made a motion to approve the revised preliminary plat and was seconded by Donnie Parris. All voted in favor.

B) Rezoning Application 2021-07-23 Phillip Day of Falcon Real Estate Development, LLC

Phillip Day on behalf of the property owner, Tyger Oak, Inc., requested a rezoning of the property located on Foster Road and north of Main Street in Wellford. Tax map-5-12-00-18.00. The applicant requested that the property be rezoned from GI (General Industrial) zoning classification to RPH (Single-Family Patio Home Residential District) zoning classification. Mr. Purchase presented the staff report to the board and stated that Mr. Day was acquiring an approximately 15 additional acres to develop an extension of a single-family residential development of the recently approved Brayfield Manor Subdivision. Mr. Purchase stated that staff recommended approval of the rezoning of the property from General Industrial to the Single-Family Patio Home Residential District that will coincide with the existing residential development. 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 Town of Lyman are General Industrial, and Patio Homes. The properties in Wellford are residential and undeveloped parcels.

Chairperson Young asked if the board members had any questions for Mr. Day. Tim Todd asked how many new homes would be added to the development. Mr. Day stated that there would be approximately 40 new homes. With no further questions from the board, Chairperson Young asked for a motion. Chris Brenner made a motion to recommend approval of the rezoning to Town Council and was seconded by Donnie Parris and all were in favor.

C) Zoning Ordinance Amendment

Allison Tate requested an approval to create a Recreational Vehicle Park zoning classification in the Town of Lyman Zoning Ordinance. The owner is proposing a Recreation vehicle Park with 60 sites on approximately 12.27 acres located 1094 Holly Springs Road. The property is currently zoned CBD (Central Business District). Mr. Purchase presented the staff report. Mr. Purchase informed the board that the Town of Lyman Zoning Code does not have a Recreational Vehicle Park zoning classification. Mr. Purchase stated the current CBD zoning district currently permits uses such as retail sales, personal service businesses, restaurants, hotels, public and private recreation establishments, banks and grocery stores. The property owner could request any of these uses without having to go before the Planning Commission. Staff recommended approval for a Recreational Vehicle Park as a conditional use in a GBD-1 zoning district with restrictions that would include density, minimum frontage, length of stay, minimum size of each site, setback requirements and bufferyard requirements. Mr. Purchase stated that the Town of Lyman's Ten Year Comprehensive Plan for future uses does not include recreational vehicle parks.

Chairperson Young asked if anyone representing the requested Recreational Vehicle Park zoning classification would come forward. Allison Tate and Waverly Wilkes, Engineer for Gray Engineering made a presentation to the board. Ms. Tate stated to the board that the proposed RV Park would have 60 full hookups with a gated entrance, wifi, a dog park and picnic tables. Ms. Tate also stated that she liked the particular location because the RV park would not be seen from Holly Springs Road and that the proposed RV Park would maintain an existing bufferyard of a wooded area adjacent to the residential areas. Ms Waverly Wilkes presented the Board with a large rendering of what the proposed RV Park would look like. Chairperson Young asked the board if they had any questions or comments. Mr. Young asked how would the park be managed. Ms. Allison stated that she and her husband would manage the park. Chris Brenner asked what would happen years down the road. Ms. Tate stated that the RV Park would be their retirement and would not have any plans on selling the park. Donnie Parris asked Mr. Purchase if this request was specific to this property only. Mr. Purchase informed him that this was an amendment to our zoning code to include a Recreational Vehicle Park as a conditional use in a GBD-1 District, and that it was not specific to this property only.

The board did not have any further questions or comments. Chairperson Young asked for a motion. Marie Karis made a motion to not recommend approval of the Zoning Ordinance Amendment to Town Council and was seconded by Tim Todd. The Board voted 3-2 in favor of the motion.

Adjourn

Chairperson, Young asked for a motion to adjourn. Tim Todd made a motion to adjourn and was seconded by Cecil Young. The board voted unanimously to adjourn the meeting at 6:15pm.