



September 28th, 2021 Planning Commission Meeting Minutes

Call to Order

The meeting of the Planning Commission was called to order at 5:33p.m. by Chairperson, Cecil Young.

ROLL CALL

Conducted by Planning & Zoning Administrator and quorum was present

Present:

Cecil Young

Tim Todd

Donnie Parris

Marie Karas

Absent:

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

Chairperson, Cecil Young, asked for a motion for the minutes of August 24th, 2021, to be approved. Marie Karas made a motion with the correction of the spelling of her last name, Tim Todd seconded the motion and all were in favor.

New Business

A) Stanford Village Subdivision Variance Request

On July 27th, 2021, Mark III Properties requested a variance on the required left turn lane on Holly Springs Road entering the proposed Stanford Village Subdivision. The variance request was denied by the Planning Commission by a 2-2 vote and not having a majority in favor of the variance. Darren Webb of Mark III Properties, requested another variance on the requirement of a left turn lane on Holly Springs Road for the proposed Stanford Village Subdivision. The developer proposed a right turn only in and a right turn only out of the development. This would alleviate

left turning traffic exiting from the development and would reduce traffic backup on Holly Springs Road. Mr. Purchase presented the staff report to the board and stated that staff recommended approval of the variance due to the proposed change to the entrance on Holly Springs Road. Mr. Purchase stated that this proposal would be an alternative to having a left turn lane on Holly Springs Road and would reduce traffic backup on Holly Springs Road. Chairperson, Cecil Young asked if there was anyone representing the variance request in the audience? Waverly Wilkes of Gray Engineering came forward and made a presentation to the board. Ms. Wilkes stated that the required left turn lane would not be able to be provided based on the SCDOT's report that there is no additional right-of-way available. Ms. Wilkes stated that by having a right turn only in and a right turn only out would alleviate the backup of traffic on Holly Springs Road by requiring the residents to turn right onto Holly Springs Road. Waverly Wilkes explained to the board that SCDOT accepted the proposed barrier to prevent traffic from exiting or entering left to and from the development.

Chairperson Young asked the board members if they had any questions for the developer or staff. Marie Karas asked what date did SCDOT approve the barrier? Ms. Wilkes stated the approval date was August 19th, 2021. Donnie Parris had concerns about the traffic on Holly Springs Road. He asked what did the traffic study show for traffic on Holly Springs Road during peak hours? Ms. Wilkes said the traffic count would be eight cars incoming and 20 cars outgoing. Mr. Parris asked why SCDOT could not provide an additional 12' lane like they did on other parts of Holly Springs Road. Ms. Wilkes did not have any information relating to the other areas of Holly Springs Road. With no further questions, Chairperson Young asked for a motion. Tim Todd made a motion to approve the variance and was seconded by Chairperson Young. The board voted 2-2 and the variance was denied due to not having the majority in favor of the variance.

B) Proposed Amendment to the Zoning Ordinance

Amending Town of Lyman Code Section 6-2 (a and b); International Property Maintenance Code with the proposed revision replacing existing wording 2018 edition with 2021 edition. Mr. Purchase presented the staff report to the board. Mr. Purchase stated that the amendment is to update 2018 edition to the 2021 edition. Chairperson Young asked for a motion. Marie Karas made a motion to recommend approval of the amendment to Town Council and was seconded by Tim Todd and all were in favor.

Adjourn

Chairperson, Young asked for a motion to adjourn. Donnie Parris made a motion to adjourn and was seconded by Tim Todd. The board voted unanimously to adjourn the meeting at 6:05pm.