



November 23<sup>rd</sup>, 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.

### **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.

### **Roll Call**

Conducted by Planning & Zoning Administrator and quorum was present.

#### **Present:**

Cecil Young  
Chris Brenner  
Marie Karas

#### **Absent:**

Donnie Parris  
Tim Todd

### **Review and Approval of Minutes**

Chairperson, Cecil Young asked for a motion for the minutes of October 26<sup>th</sup>, 2021, to be approved. Marie Karas made a motion and Chris Brenner seconded the motion and all were in favor.

### **New Business**

#### **A) Revised Preliminary Subdivision Plat Review- Stanford Village Subdivision**

Chairperson Young asked if anyone from Mark III Properties was here to make a presentation. Waverly Wilkes from Gray Engineering came forward and made a presentation to the board. Ms. Wilkes stated that they had previously submitted variances for the second entrance on Holly Springs Road which were denied. A revised preliminary plat was submitted with changes to the second access now being on Butler Street and reducing the number of Single Family lots from 129 to 127. A new traffic study was also submitted which included Butler Street. Ms.

Wilkes also stated that she believes the revised plat meets all the requirements of the Town's Land Development Regulations.

Chairperson Young asked Mr. Purchase to present the staff report to the board. Mr. Purchase stated that previous variances on the required left turn lane on Holly Springs Road were denied by the Planning Commission. Mr. Purchase stated that by providing the secondary access onto Butler Street which is a local road and not a primary road, a left turn lane would not be required. Mr. Purchase told the board that staff recommends approval of the revised preliminary plat by having the secondary access on Butler Street and that the development meets all the requirements of the Zoning Code and Land Development Regulations. The development also met the Town of Lyman's Comprehensive Plan.

Chairperson Young asked the board if they had any questions. The board did not have any questions. Chairperson Young asked for a motion. Chris Brenner made a motion to approve the revised preliminary plat and was seconded by Marie Karas. The board voted 2-1 in favor of approving the revised preliminary plat.

#### **B) Preliminary Subdivision Plat Review – Brayfield Manor Sec. II**

Mr. Purchase presented the staff report to the board. Mr. Purchase stated to the board that the Town Council approved the rezoning of the property on October 11th, 2021 from General Industrial to Residential patio Homes. Philip Day of Falcon Real Estate Development requested the approval of the preliminary plat for Brayfield Manor Sec. II Subdivision. The developer is proposing a subdivision of 46 single-family homes in the RPH zoning district. Mr. Purchase explained to the board that this subdivision is a continuation of the previously approved Brayfield Manor Subdivision. Mr. Purchase told the board that the applicant had requested variances on the side yard setback of 5' versus 10' and an increase in the maximum unit footprint from 30% to 40% from the Board of Zoning Appeals at their meeting on November 23rd, 2021. The Board of Zoning Appeals did approve the requested variances. Mr. Purchase informed the board that the Planning Commission approved the preliminary plat for Brayfield Manor on July 27th, 2021. Mr. Purchase stated that staff recommended approval of the preliminary plat as the developer met the minimum requirements of lot size and lot width for the zoning district and the Land Development Regulations. The Town of Lyman's Comprehensive future plan use designated the area as light industrial, however, the property had been rezoned to RPH and the areas abutting the property are zoned residential on the east and west sides and industrial to the north.

Chairperson Young asked if a representative was available to speak on the item. Melanie Giles, from Blue Water Civil Design came forward and made a presentation. Ms. Giles stated that this subdivision is a continuation of the previously approved Brayfield Manor Subdivision with the addition of 46 homes. Chairperson Young asked why variances were requested. Ms. Giles said that the variances were to

match the lot requirements of the lots in Wellford and to match with previous approval of the variances for Brayfield Manor.

Chairperson Young asked the board if they had any questions and the board did not have any other questions. Chairperson Young asked for a motion. Marie Karas made a motion to approve the preliminary plat and was seconded by Chris Brenner 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 Marie Karas. The board voted unanimously to adjourn the meeting at 6:14pm.