



Planning Commission Minutes February 22, 2022

Members Present: Tim Todd, Chairman
Chris Brenner, Vice Chair
Cecil Young

Staff Present: Brandy Blake, Planning and Zoning Administrator
Darrell Purchase, Code Enforcement Officer

I. Call to Order

Mr. Todd called the meeting to order and read the opening remarks.

II. FOIA and Roll Call by Planning & Zoning Administrator, Establishment of a Quorum

Mrs. Blake read the FOIA statement, conducted roll call, and established a quorum for the record.

III. Minutes of the Planning Commission

Mr. Young made a motion to approve the minutes from the January 25, 2022, Planning Commission Meeting. Mr. Brenner seconded the motion. The motion carried with a vote of 3 to 0.

IV. New Business

Prior to opening the New Business portion of the meeting, Mrs. Blake informed the Commission of the docket numbering system she is using for the organization and tracking of on-going projects.

Mr. Todd opened the Business Meeting for the following items:

A. GRPD 2022-01 – Universal at Pine Ridge Site Plan

Mrs. Blake presented the staff analysis and recommended that the Planning Commission grant Conditional Site Plan approval for GRPD 2022-01-Universal at Pine Ridge, contingent upon receiving approvals from the Town of Lyman Town Council for the final reading for the rezoning of a portion of parcel id 5-15-05-011.01, Spartanburg County Public Works (stormwater), Tyger River Fire District (fire hydrant location), SJWD (water), Town of Lyman Public Works (sewer), SCDOT (Encroachment), Spartanburg County GIS (road naming and addressing), and Town of Lyman Planning & Zoning (remaining regulatory requirements).

ACTION – Mr. Brenner made motion a to conditionally approve the Site Plan for GRPD 2022-01- Universal at Pine Ridge, contingent upon receiving approvals from the Town of Lyman Town Council for the final reading for the rezoning of a portion of parcel id 5-15-05-011.01, Spartanburg County Public Works (stormwater), Tyger River Fire District (fire hydrant location), SJWD (water), Town of Lyman Public Works (sewer), SCDOT (Encroachment), Spartanburg County GIS (road naming and addressing), and Town of Lyman Planning & Zoning (remaining regulatory

requirements). Mr. Young seconded the motion. The motion passed with a vote of 3 to 0.

B. TXT 2022-07

Mrs. Blake presented the staff analysis and recommendation of approval for the request.

ACTION – Mr. Young made a motion to recommend approval of TXT 2022-07 to Town Council. Mr. Brenner seconded the motion. The motion passed with a vote of 3 to 0.

C. TXT 2020-08

Mrs. Blake presented the staff analysis and recommendation of approval for the request.

ACTION – Mr. Brenner made a motion to recommend approval of TXT 2022-08 to Town Council. Mr. Young seconded the motion. The motion passed with a vote of 3 to 0.

V. Other Business

A. Mrs. Blake provided the Commission with the Planning and Zoning Report for the month of January 2022. Mrs. Blake reported the status of the requests that were on the January Planning Commission Meeting Agenda.

B. Mrs. Blake advised the Commission that she is working with the Appalachian Council of Governments to provide training for all board members in the future. She also advised that she would provide the Commission members with options for the required continuing education for Planning officials.

VI. Adjourn

There being no other business to discuss, Mr. Young made a motion to adjourn. Mr. Brenner seconded the motion. The meeting adjourned at 5:50 p.m.