



Planning Commission Minutes April 26, 2022

Members Present: Chris Brenner, Vice Chair
Donnie Parris
Marie Karas

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

I. Call to Order

Chris Brenner 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. Mr. Todd and Mr. Young were absent from the roll call.

III. Minutes of the Planning Commission

Mrs. Karas made a motion to approve the minutes from the March 22, 2022, Planning Commission Meeting. Mr. Parris seconded the motion. The motion carried with a vote of 3 to 0.

IV. New Business

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

A. AN 2022-01

Mrs. Blake presented the staff analysis for the request to annex a 6.62 acre parcel located at 1651 Inman Road, submitted by Brad Pace into the Town of Lyman. Mr. Pace requested General Business District 1 (GBD-1) zoning district for the purpose of a future mini-warehouse project. Mrs. Blake stated that the Town of Lyman's Comprehensive Plan and Future Land Use Map identified the area as the Lake Cooley Character Area. The area is a transitional district and should be considered for most residential and local/neighborhood level commercial uses. Based on this information, staff recommended that the Planning Commission approve the request.

ACTION – Mrs. Karas made a motion to recommend approval of AN 2022-01 to Town Council. Mr. Parris seconded the motion. The motion carried with a vote of 3 to 0.

B. RZ 2022-02

Mrs. Blake presented the staff analysis and recommendation of approval for the request for a rezoning of the property parcel located at 181 Elliott Road from General Business District 1 (GBD-1) to Flexible Review District (FRD). Rodney Godfrey obo GG Development Upstate, LLC submitted the request to develop a townhome community. Mrs. Blake stated that when

considering this request, staff and Planning Commission should consider that the intent of this district is to provide design and use flexibility to allow development and redevelopment of properties that are compatible with existing character of the area as set forth by the Town's Comprehensive Plan. The Town of Lyman's Comprehensive Plan and Future Land Use Map identified this area as the Central Business Character Area. Uses in this district include complementary residential and office uses located above and/or adjacent to retail and service commercial uses. Based on the information provided, staff recommended approval of this request. Mrs. Blake also added that if zoning is approved by town Council, a Final Development Plan will be required to be reviewed by the Planning Commission for compliance of the regulations set forth in the request.

Waverly Wilkes, Engineer for Gray Engineering made a presentation to the board and was available to answer any questions. Mr. Brenner asked the board if they had any questions or comments. Discussions and concerns were brought up by board members to Ms. Wilkes regarding the proposed development plan submittal.

ACTION – Mr. Parris made a motion to recommend approval of RZ 2022-02 to Town Council. Mr. Brenner seconded the motion. The motion carried with a vote of 2 to 1.

C. RZ 2022-03

Mrs. Blake presented the staff analysis and recommendation of approval for the request for rezoning of the property located at 1094 Holly Springs Rd from Central Business District (CBD) to Flexible Review District (FRD). Eric Hedrick obo TCC Venture, LLC submitted the request to develop a townhome community. Mrs. Blake stated that when considering a Flexible Review District zoning request, staff and the Planning Commission should consider that the intent of this district is to provide design and use flexibility to allow development and redevelopment of properties that are compatible with existing character of the area as set forth by the Town's Comprehensive Plan. The Town of Lyman's Comprehensive Plan and future Land Use Map identified the area as the Holly Springs Character Area. The area is primarily a single-family residential district, but with flexibility for multifamily, townhomes and duplex development. Mrs. Blake explained to the board that the current permitted uses of the property as CBD would not be compatible with the surrounding area. Mrs. Blake stated that based on the information provided and the Town of Lyman's Comprehensive Plan, staff recommended approval of this request.

Mr. Brenner asked the board if they had any questions for Mrs. Blake. Board members had questions and comments that were addressed by Mrs. Blake.

ACTION – Mrs. Karas made a motion to recommend approval of RZ 2022-03 to Town Council. Mr. Parris seconded the motion. The motion carried with a vote of 3 to 0.

D. PP 2022-01

Mrs. Blake presented the staff analysis and recommendation of conditional approval of the preliminary plat Happy Place Subdivision, submitted by Slavic Kotsyubchuk obo All West, LLC, located at 1281 Inman Road and Evie Brittain Ct.

ACTION- Mr. Brenner made a motion to approve the preliminary plat PP 2022-01 with conditions recommended by staff. The conditions included, receiving approvals from Spartanburg County Public Works (stormwater), Tyger River Fire Department (fire hydrant), SJWD(water), DHEC (septic), SCDOT (encroachment), Spartanburg

County GIS (road naming and addressing), and Town of Lyman Planning & Zoning (remaining regulatory requirements). The applicant will be required to receive all applicable approvals listed and the approval of a Final Plat prior to the issuance of building permits. Mrs. Karas seconded the motion. The motion carried with a vote of 3-0.

V. Other Business

Mrs. Blake provided the Commission with the Planning and Zoning Report for the month of March 2022.

VI. Adjourn

There being no other business to discuss, Mr. Parris made a motion to adjourn. Mrs. Karas seconded the motion. The meeting adjourned at 6:28 p.m.