



Planning Commission Minutes May 25, 2022

Members Present: Tim Todd, Chair
Chris Brenner, Vice Chair
Cecil Young
Donnie Parris
Marie Karas

Staff Present: Darrell Purchase, Code Enforcement Officer

I. Call to Order

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

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

Mr. Purchase read the FOIA statement, conducted roll call, and established a quorum for the record.

III. Minutes of the Planning Commission

Mrs. Karas made a motion to approve the minutes from the April 26, 2022, Planning Commission Meeting. Mr. Brenner seconded the motion. The motion carried with a vote of 4 to 0 with Mr. Young abstaining.

IV. New Business

Mr. Purchase informed the board that Mr. Young would recuse himself from commenting or voting on the agenda item and that he has signed the recusal form.

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

A. RZ 2022-04

Mr. Purchase presented the staff analysis and recommendation of approval for the request for a rezoning of the property parcel located at Locust Street and James J. Newman Blvd. from Single Family Low Density Residential District (R-15)) to Flexible Review District (FRD). Waverly Wilkes of Gray Engineering obo Henry M. Staley Jr. and Patricia J. Stanley, Trustees submitted the request to develop a townhome community. Mr. Purchase 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 Mill Town Character Area. The area is primarily a single-family residential district, but with flexibility for multifamily, townhomes and duplex development. Based on the information provided, staff recommended approval of this request. Mr. Purchase 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. Mr. Purchase informed the commission that this property had been before the Planning Commission for rezoning at least three times prior and had been denied each time.

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

ACTION – Mr. Brenner made a motion to recommend denial of RZ 2022-04 to Town Council. Mrs. Karas seconded the motion. The motion carried with a vote of 4-0 with Mr. Young abstaining.

Other Business

Mr. Purchase provided the Commission with the Planning and Zoning Report for the month of April 2022 regarding Town Council approval on first reading of annexation AN 2022-01, 1651 Inman Rd, rezoning to FRD, RZ 2022-02, 181 Elliott Rd and RZ 2022-03, 1094 Holly Springs Rd.

VI. Adjourn

There being no other business to discuss, Mrs. Karas made a motion to adjourn. Mr. Parris seconded the motion. The meeting adjourned at 6:11 p.m.