



## Planning Commission Minutes October 25, 2022

**Members Present:** Chris Brenner, Vice Chair  
Marie Karas  
Ronald Freier

**Member Not Present:** Donnie Parris

**Staff Members Present:** Michael Berry, Zoning Administrator

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### **I. Call to Order**

Mr. Chris Brenner called the meeting to order at 5:30 PM, and read the opening remarks.

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

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

### **III. Minutes of the Planning Commission**

Mr. Brenner asked for a motion to approve minutes from August 23th, 2022. Mrs. Karas made a motion to approve the minutes. Mr. Brenner seconded the motion. All in Favor

### **IV. New Business**

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

#### **A. RZ-2022-06**

No public comments were presented.

Ms. Aviance Jenkins and Mr. Roger Nutt, presented the application to the board and described the proposal to the board.

Mr. Berry presented staff analysis.

Aviance Jenkins, on behalf of, DA&J Enterprises, LLC, has submitted a request to rezone Tax Map ID: 5-15-06-001.00 from GBD1, General Business District 1 to RM, Multi-Family High Density District for demolition of current structure and new construction of a 4 unit duplex.

The Comprehensive Plan and Future Land Use Map identify this area as the Gateway Character Area. This area is described as a transitional district that should be considered for most residential and local/neighborhood level commercial uses. Multi-family, townhome, and duplex development should be considered and should focus on providing open space, landscaping and

screening while using high quality architectural materials that blend in with the surroundings. A mix of housing types and densities could be considered in this district.

Applicant has occupied and owned this property since 1970's and during the comprehensive plan in 2018, property was rezoned, GBD1. Applicant, requests the parcel to be considered to be rezoned to RM, in order to demo and remove the existing structure, and then build a new 4 unit duplex.

The Town of Lyman's staff recommends approval of this request.

**ACTION-** Mr. Brenner asked for a motion. Mrs. Karas made a motion to approve the Rezoning to RM. Mr. Freier seconded motion. All were in favor

## **B. RZ-2022-07**

No public comments were presented.

Mr. Joe Prince, Mr. Mark Tolleson, and Mr. Mark Robinson, on behalf of TRP Holdings, presented the application to the board and described the proposal to the board.

Mr. Berry presented staff analysis.

Joe Prince, on behalf of, TRP Holdings, LLC, has submitted a request to rezone Tax Map ID: 5-07-00-070.04 from R15, Single Family Low Density to GBD1, General Business District 1 for removal of current construction debris and trailers to construct and re-grade the exposed lot for RV and boat storage.

The Comprehensive Plan and Future Land Use Map identify this area as Lake Cooley Character Area. This area is described as a transitional district that should be considered for mostly residential and commercial uses. Residential uses should be considered with a variety of densities, with a tendency of low to medium density projects. Commercial uses in this area are currently, small scale commercial and office uses, with future uses being screened and developed in a context sensitive manner with focus on monument signage and low-level exterior lighting. Multi-family, townhome, and duplex development should also be considered.

Applicant has submitted a request to rezone the current parcel from R15 to GBD1. The current parcel, upon purchase was previously used as storage of abandon semi-trailers and construction debris. Applicant plans to continue to clean and remove the debris and install a perimeter security fence and screening for the operation of a RV and boat storage.

The Town of Lyman's staff recommends approval of this request.

Mrs. Karas, commented this proposal is only for the 2.19 acres, what about the rest of the 6 acres?

Mr. Berry stated the parcel presented was only the 2.19 acres and the other parcel was not submitted.

Mr. Prince further requested, that TMS number 5-07-00-070.18, 3.8 acres be considered to be rezoned and this parcel was the one that they intended.

Mr. Berry stated this docket number, as presented has been publicly advertised and may be voted upon and the additional parcel, 3.8 acres would have to be re-submitted to Planning Commission.

Mr. Prince requested that TMS number 5-07-00-070.04, to be voted upon and they will re-submit application for 070.18 parcel to be re-zoned.

**ACTION-** Mrs. Karas made a motion to approve the Rezoning to GBD1. Mr. Brenner seconded motion. All were in favor

### **Other Business**

Mr. Berry provided the Commission with the Planning and Zoning Report for the month of October 2022.

### **VI. Adjourn**

There being no other business to discuss, Mr. Brenner made a motion to adjourn. Mrs. Karas seconded the motion. The meeting adjourned at 5:55 p.m.