



## Planning Commission Minutes November 22, 2022

**Members Present:** Chris Brenner, Vice Chair  
Traci Pittman  
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 October 25th, 2022. Mr. Freier made a motion to approve the minutes. Mrs. Karas seconded the motion. All in Favor

### **IV. New Business**

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

#### **A. Nomination of New Chair and Vice Chair**

- a. Mrs. Karas made a motion to nominate Mr. Brenner as Chair. Mr. Freier seconded the motion. All in Favor
- b. Mr. Brenner made a motion to nominate Mrs. Karas as Vice Chair. Mr. Freier seconded the motion. All in Favor

#### **B. RZ-2022-08**

No public comments were presented.

Applicant was in attendance, no comments provided.

Mr. Berry presented staff analysis.

Joe Prince, on behalf of, TRP Holdings, LLC, has submitted a request to rezone Tax Map ID: 5-07-00-070.18 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.

This parcel is adjacent to the previous presented parcel of Tax Map ID: 5-07-00-070.04, in which was voted in favor of rezone.

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

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

### **C. FP-Elliot Park Revision**

Applicant was not in attendance.

Mr. Berry presented staff analysis.

Applicant has submitted a request to adjust the lot lines that were previously submitted, and approved for the Final Development Plat of Elliot Park Phase 1 on November 1, 2021. During construction, applicant observed the previous defined lot lines would not allow development of lots 28, 29, and 30. Thus, applicant has revised and performed another survey of the 3 lots in order to develop and conform to the 10 feet side setback.

Areas of each lots have been adjusted to allow development of all 3 lots for conformance with proposed building plans.

No change in open space calculations.

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

**ACTION-** Mrs. Karas made a motion to approve the Final Plat revisions, lot 28, 29, and 30. Mr. Freier seconded motion. All were in favor

### **Other Business**

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

## **VI. Adjourn**

There being no other business to discuss, Mr. Freier made a motion to adjourn. Mrs. Pittman seconded the motion. All in Favor. The meeting adjourned at 5:46 p.m.