



September 24th, 2019 Planning Commission Meeting Minutes

Call to Order

The meeting of the Planning Commission was called to order at 5:30p.m. by Chairperson Lisa Dill.

ROLL CALL

Conducted by Planning & Zoning Administrator and quorum was present

Present:

Cecil Young

Lisa Dill

Sylvia Murray

Tommie Sutton

Tim Todd

FOIA

Notice of the meeting with an agenda was publicly posted, published and forwarded to the media no less than 24 hours prior to adjournment.

Chairperson, Lisa Dill, asked for a motion for the minutes of August 27th, 2019, to be approved. Tommie Sutton made a motion, Cecil Young seconded the motion, and the board voted all in favor.

New Business

Rezoning Application 2019-08-23

Roger D. Fisher of Holly Drive Properties, Inc. requested a rezoning of the property located at the NW corner of Locust Street and Pinewood Circle. Tax Map # 5-15-06-114.01 from R-15 (Single-Family Low Density Residential) to R-8 (Single-Family Medium Density Residential). Mr. Purchase presented the staff report to the board and stated that Mr. Fisher is proposing 71 Single-Family units on approximately 19.39 acres. Mr. Purchase stated that the proposed lots would meet the minimum lot area requirements of 8,000 square feet and meet all required setbacks for the R-8 zoning district. Mr. Purchase also stated that the rezoning is in compliance with

the Town of Lyman's Ten Year Comprehensive Plan Future Land Use and that staff is recommending approval of the rezoning.

Chairperson Lisa Dill asked the developer, Roger Fisher to come forward and speak about the proposed development. Mr. Fisher stated that the property offered several challenges to build upon, due to the road coming off of Locust Street, you can only build on one side of the street and with existing powerlines on the property, it greatly prohibits the use of the property. The request to rezone the property to R-8 is the only way to make it financially feasible. Mr. Sutton asked Mr. Fisher if he was aware that this property was brought before this board two times in the past. Mr. Fisher replied that he was aware. Chairperson Dill asked Mr. Fisher how many homes would be able to be built if the property remained the current zoning. Mr. Fisher said it would be approximately 40 homes. Mr. Fisher said he would not consider using the current zoning. Mr. Young asked Mr. Fisher if he was aware the lots abutting this property are on one acre lots? Mr. Fisher stated that he was aware of the lots behind the property. M. Fisher said that it would cost more to develop the property as R-15 and would be cost prohibited. Mr. Young stated that Mr. Fisher would be stacking a number of homes tight up against these one acre lots. Chairperson Dill asked Mr. Fisher if the development was going to use cluster mailboxes. Mr. Fisher said that he has no control over the mailboxes due to new regulations that require all new subdivisions to provide cluster mailboxes.

Chairperson Dill opened the meeting to the public for any comments. Resident Cheryl Tuffy addressed the board and said that she is opposed to the rezoning of the property. She stated that there are too many subdivisions being built in the R-8 zoning districts. Her concerns were that property values would be affected, too much construction and residential traffic, fire risks with houses being too close together, crime rates would increase along with many other issues. Resident Lisa Eldridge spoke in opposition to the rezoning. She had concerns about the wildlife, the noise and dust that would come from the development. Resident Roy Atkinson spoke in opposition of the rezoning. His concerns were the amount of traffic, Tyger River Fire Department getting out onto Locust Street with more traffic being added. Resident Frankie Powell addressed the board and was opposed to the rezoning. His concern was the amount of traffic backing up on Locust Street. Resident Anne Bailey spoke and was also in opposition to the rezoning. She stated that the open space for the wildlife would be gone. She also had concerns about the infrastructure with the water and sewer and how that would affect their neighborhood. Ms. Bailey had concerns about increase traffic on her street. Chairperson Dill read a letter into the meeting from Davis Kitch a resident who also was opposed to the rezoning. His concerns included many issues. Locust Road is too narrow, increase in traffic on Locust Road, the poor condition of Locust Road. He had concerns about the water pressure already being low and by adding another development would only increase the problem.

Chairperson Dill asked if the board had any comments. Tim Todd agreed with the residents in regard to the amount of traffic on Locust Road. Chairperson asked for a motion. Cecil Young made a motion not to recommend approval of the rezoning and was seconded by Tim Todd and the board voted all in favor.

Proposed Amendment to the Zoning Ordinance

Amending Town Code Section 1102 of the Town Zoning Ordinance relating to Planning Commission Membership, Terms of Office. To reduce the required number of commission members from (7) members to (5) members. Mr. Purchase presented the proposed ordinance to the board. Mr. Purchase stated to the board that this item is a public hearing and was properly advertised. Chairperson Dill asked the board if there were any comments. Tim Todd asked is it going to change what constitutes a quorum. Mr. Purchase said that the change would require three members to be present to be a quorum. Chairperson asked for a motion to recommend approval to Town Council. Tim Todd made a motion and was seconded by Tommie Sutton and the board voted all in favor.

Mr. Purchased asked the Chairperson before the meeting be adjourned, that we have our workshop by our Town Attorney, Danny Crowe. Chairperson Dill agreed. Attorney Crowe presented to the board some reminders of their responsibilities as a board. He discussed issues such as conflict of interest, ex-parte communications, social media risks and public comment vs evidence.

Chairperson Dill made a motion to adjourn and was seconded by Tommie Sutton. The board voted unanimously to adjourn the meeting at 6:21 pm.