



February 26th, 2019 Planning Commission Meeting Minutes

Call to Order

The meeting of the Planning Commission was called to order at 7:45p.m. by Acting Chairperson Cecil Young.

ROLL CALL

Conducted by Planning & Zoning Administrator and quorum was present

Present:

Misty Dunn
Sylvia Murray
Tommie Sutton
Charlie Clyburn

Absent:

Lisa Dill
Neil Walsh

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.

Acting Chairperson Cecil Young asked for a motion for the minutes of January 22nd, 2019, to be approved. Tommie Sutton made a motion, Charlie Clyburn seconded the motion, and the board voted unanimously to approve the previous minutes.

New Business

Final Subdivision Plat Review and Approval

Gabriel Point Phase II Subdivision: Mr. Purchase presented the board with the background of the subdivision. The developer, Neimitalo Inc. requested the approval of the Final Plat for Gabriel Point Phase II. The preliminary plat was approved on March 28, 2018. The developer requested adding one additional lot to the Final Plat, for a total of 26 lots. The owner also requested a variance on three lots within the development at the earlier Board of Zoning Appeals meeting. The variance was granted by the board. Staff recommended approval of the Final Plat. Acting Chairperson Cecil Young asked for a motion. Tommie

Sutton made a motion to approve the Final Plat and was seconded by Misty Dunn, and the board voted all in favor.

Draft of the Comprehensive Plan

Cecil Young turned the meeting over to Lance Estep who is the Principle Planner for the Appalachian Council of Governments. Lance Estep provided the board with a revised PowerPoint presentation, of the Town of Lyman's draft of the Comprehensive Plan. Lance Estep spoke on the action plan regarding the short term, midterm and long term and how to proceed with the plan. A public meeting will be held on March 26th, 2019 to finalize the draft and recommended it to Council. He also spoke about the upcoming Public meeting on March 26th, 2019. Several topics of the draft were discussed including Introduction, History, Community Vision & Recommendations and Strategic Action Plan. Mr. Estep spoke about the future land uses and recommendations of the main areas of the town. These included Lake Cooley, Holly Springs, Mill Town, Public Service, Gateway, Central Business, and the Industrial Park. The density of the areas was discussed. Sylvia Murray asked a question regarding commercial development on Hwy 292. Mr. Estep stated that commercial development would be recommended but only for small scale commercial and office uses and no industrial. On Public Services, Mr. Estep made a recommendation to add a larger trail adjacent to Middle Tyger River with the help of SJWD. Mr. Estep mentioned to the board recommendations for the Mill and a separate two to four page document will be added to the final plan. The last section Mr. Estep spoke about was the Strategic Plan and the immediate efforts and ranking of capital improvements. Have target areas for code enforcement especially along Hwy 29 and the main corridors. Short- term, mid -term and long -term efforts were discussed. Lance Estep presented the next steps which are; March 14th @5:30 pm at Town Hall will be an Open House to hear from the public. March 26th @5:30, the Planning Commission will have a public hearing and make a formal recommendation to Council. In April or May, the formal adoption of the Comprehensive Plan will be made by the Town Council. Any questions or comments can be received by Lance Estep up to the March 26th Planning Commission meeting.

Adjourn

Acting Chairperson Cecil Young asked for a motion to adjourn. Sylvia Murray made a motion and was seconded by Tommie Sutton. The board voted unanimously to adjourn the meeting at 8:20 p.m.