



October 25th, 2018 Planning Commission Meeting Minutes

Planning Commissioners Present:

Andrea Mabrey
Lisa Dill
Sylvia Murray
Tommie Sutton
Neil Walsh
Misty Dunn

Chairperson Mabrey opened the meeting at 5:30 PM and a quorum was established.

Chairperson Mabrey asked for a motion for the minutes of July 31st, 2018 to be approved. Neil Walsh made a motion, Tommie Sutton seconded the motion, and the board voted unanimously to approve the previous minutes.

Patio Home District Regulations

Staff is proposing some amendments to the Patio Home District Regulations. Currently, there is no definition of Patio Homes and the regulations are vague. A developer can come in and build 3000 to 4000 square foot houses on 5500 square foot lots that are zoned Patio Homes. Staff told the planning commission that could recommend making changes or deleting the district all together.

Neil Walsh asked about other lot sizes in other areas of the region like Greenville and Spartanburg. Jennifer Vissage stated that the range was anywhere from 4500 to 6000 square feet lot size for Patio Homes. Andrea Mabrey liked the 30% of the lot requirements and Sylvia Murray liked the open space requirements. Neil Walsh asked about other areas and the requirements for open space. Jennifer Vissage stated she saw anywhere from 10% to 20%. The board decided to change it to be a 15% open space requirement for any patio home development over 25 units.

Neil Walsh stated that he was concerned about deteriorating home values with patio homes. However, after looking at examples, he feels that patio homes will only help the surrounding areas.

Andrea Mabrey asked for a motion to amend the Patio Home Regulations of the Zoning Ordinance. Tommie Sutton made a motion to approve and Neil Walsh seconded the motion. The board voted unanimously to recommend the changes to Patio Homes and to send the ordinance to Council for the December 10th meeting.

RV Temporary Parking Regulations

Staff was proposing these changes because a property owner is asking if he can do this on his property. It would be marketed toward temporary works and contractors. It would only allow RVs and campers for a temporary time.

Ted Solesbee is the property owner proposing this use on his property. His property is currently in Spartanburg County and he would need to annex into the Town of Lyman if this use is allowed. He is surrounded by residential properties. It would not be a RV park for tourists or permanent living. It would be marketed toward contractors and ones that need seasonal leases. He cannot do this in Spartanburg County because they required 5 acres and he only has 1.5 acres.

Tommie Sutton's concern was the minimum size can cause others to do the same thing in the entire town and he does not want that. He thinks it is a great idea but worried about how many others would want to do it. Jennifer Vissage explained that it would need to be a special exception of the zoning ordinance with conditions and the planning commission would need to figure out which zoning district it would be allowed in. A special exception would prevent the RV parks from going anywhere in town limits. Jennifer Vissage explained that the first step would be to decide if the board wants to do it, 2nd, have definitions and what regulations need to be set and then where it would fit best. Mr. Walsh had concerns with the parking of one space for every 15 vehicle sites.

Mrs. Mabrey stated that the board needed more time to review and do research on this topic. The board needed to answer where it would best fit. Sylvia Murray stated that the board needed to see how it fit in the long-range plan that the Town was currently working on as well.

Public Comments

Chairperson Mabrey asked if there were any other comments or concerns and she invited Sharon Merrow to the podium. Mr. Merrow lives in Lyman Farms and her property backs up to the new development on Holly Springs Road that was approved before the moratorium was put in place. She wanted to know the status of the moratorium and why the development was moving. Jennifer Vissage explained that the moratorium has been lifted and that new regulations are in place for all developers to follow. Jennifer Vissage also stated that the Natalie Rae subdivision before Mrs. Merrow's property was approved prior to the moratorium.

Chairperson Mabrey made a motion to adjourn the meeting and Lisa Dill seconded the motion. The board voted unanimously to adjourn the meeting at 6:08 p.m.