



## Planning Commission Minutes May 23, 2023

**Members Present:** Chris Brenner, Chair  
Marie Karas Vice Chair  
Ronald Freier  
Donnie Parris  
Traci Pittman

**Member Not Present:**

**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 February 28th, 2023. Mr. Freier made a motion to approve the minutes as submitted. Mr. Parris seconded the motion. All in Favor.

### **IV. New Business**

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

#### **A. AN-2023-03**

Mr. Zedekiah Heydenburg, with Site Design presented applicant's packet, stating Brownstone Properties requests annexation of the 13.58 acre parcel located at 150 Plemmons Road for development of a subdivision zoned R8, with proposed 44 lots with 15% open space. Majority of surrounding areas is unincorporated.

Mr. Freier asked if Mr. Berry knew any history of the property. Mr. Heydenburg stated this property was subdivided previously by owner when this property was within Spartanburg County.

Mr. Freier asked why applicant has requested R8. Mr. Heydenburg stated the R8 allowed efficient use of property and requested density would allow project to move forward based on logistics and financials.

Mr. Berry stated the town does not have any additional information of properties not located within our jurisdiction.

Mrs. Karas asked what the zoning district near the property is. Mr. Berry stated R8 is most applicable for this project due to the surrounding areas and the currently zoned property within our jurisdiction.

Mr. Berry stated when applicant submits an application for Annexation, they have to list the proposed zoning district, and staff recommends selecting a zoning district that is most related and similar to surrounding parcels. And due to the surrounding parcels and the comprehensive plan, staff agrees with the application's request with R8 district.

Mr. Freier stated he has concerns of the density of the R8, given the current property is wooded and open space and would believe a R15 (15,000 sq ft) lots would be more applicable.

Mrs. Karas asked if this area is not annexed with town of Lyman limits, what type of development could they pursue? Mr. Berry stated the county has less restrictions than Lyman, and many different types of use, such as industrial, apartments, etc, could be developed on this parcel. Mr. Berry stated Lyman's regulations are more stringent than Spartanburg County.

Mrs. Karas if Planning Commission recommends R8 zoning could town council change or alter the zoning district. Mr. Berry stated yes, technically they could, but not likely since the applicant requests R8 and R8 is similar to surrounding tracts and comprehensive plan.

Mr. Berry presented staff analysis.

**ACTION-** Mrs. Karas made a motion for recommendation of annexation of docket number AN-2023-03, TMS: 5-10-00-109.01 with proposed zoning of R8, Single Family Medium Density. Mr. Brenner seconded motion. 4-1, Mr. Parris voted in against. Motion carries.

## **Other Business**

Mr. Berry provided the Commission with the Planning and Zoning Report for the month of May 2023.

Mr. Freier asked Mr. Berry is staff tracking the number of homes developed and built and not sold and is the town considering the required infrastructure and first responder staff to support? Mr. Berry stated the zoning department does not track these numbers. Mr. Berry stated he would assume the property taxes would be representative and indication of the staff and infrastructure needed.

Mr. Parris stated majority of the R8 areas have been developed and development will continue at a rapid pace unless planning or council prevents development and curbs development.

Mr. Berry then read the excerpt from the comprehensive plan for the Holly Springs area and he believes we are meeting the intent of this section with single family medium density.

## **VI. Adjourn**

There being no other business to discuss, Mr. Parris made a motion to adjourn. Mr. Freier seconded the motion. All in Favor. The meeting adjourned at 6:14 p.m.