



## Planning Commission Minutes August 22, 2023

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

**Member Not Present:**

**Staff Members Present:** Michael Berry, Madison Workman Zoning Administrators

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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 May 23th, 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. PP-2023-01**

Mr. Zedekiah Heydenburg, with Site Design presented applicant's packet, stating Brownstone Properties requests Conditional Approval of Preliminary Plat on 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. The majority of surrounding areas are residential.

Mr. Freier asked Mr. Heydenburg to clarify the cul-de-sac dimensions. Mr. Heydenburg stated that the cul-de-sac's as drawn are 37 feet radius as compared to TOL standards of 40 feet. 37 feet is typical for Spartanburg County, but if TOL does require 40 feet then the ROW outside edge of pavement would not be centric to the middle of the cul-de-sac. He clarified that they would still need Fire department approval for 37 feet radius.

Mr. Parris asked Mr. Heydenburg what the smallest lot size would be and Mr. Heydenburg clarified that the smallest lot would be 8,000 sq ft as required by the R-8 zoning of the property.

Mr. Brenner asked Mr. Heydenburg what the size of the houses would be and Mr. Heydenburg clarified that the houses would be an average of 1,800 sq ft of livable space and that they would have garages. HE clarified that the garages were not included in the 1,800 sq ft measurement.

Mr. Freier asked Mr. Berry if there was a requirement for a landscaping buffer for the property. Mr. Berry stated currently the ordinance does not require the developer to install a landscaping buffer.

### Open Public Hearing

There were several public comments that were presented to the Planning Commission.

Steve Martin, 127 Plemmons Rd, a citizen present at the meeting, spoke against the project for traffic and growth concerns.

Rachel Wallenden, 195 Plemmons Rd, a citizen present at the meeting, spoke against the project for traffic and speeding concerns. She stated that she has almost been hit by passing vehicles while walking her dogs on this development is proposed on. She urged Planning Commission to deny the request.

Richard Hilke, 146 Plemmons Rd, a citizen present at the meeting, spoke against the project as a neighboring property owner. He was concerned that the development limits the woods in his back yard and wanted to know if there was a landscape buffer intended near his property.

Members of the Planning Commission requested that Mr. Berry address this question. Mr. Berry stated currently the ordinance does not require the developer to install a landscaping buffer because both properties are residential. Additionally, Mr. Berry stated if an ordinance was already approved, it would still be difficult to implement in this situation given that Mr. Hilkes property is in the county and is therefore, not within the Town of Lyman's jurisdiction.

Sarah Wyatt, 130 Plemmons Rd, a citizen present for the meeting, spoke against the project due to concerns regarding, school system strain, increased crime and increased traffic. Mrs. Wyatt asked if there had been an environmental impact study conducted yet for this project.

Members of the Planning Commission requested that Mr. Berry address this question. Mr. Berry clarified that the development is still at the beginning stage and therefore has not been reviewed by other organizations.

Mr. Wyatt, 130 Plemmons Rd, a citizen present for the meeting, spoke against the project due to concerns about increased crime in the area. Mr. Wyatt also requested clarification on whether or not 121 Plemmons Rd received a letter from the Town of Lyman informing them about this development and meeting. Mr. Berry stated 121 Plemmons Rd was sent a notification letter.

Kerry Bowyer, 177 Snake Lane, a citizen present at the meeting, spoke against the project over concerns regarding land erosion and trespassing on his property.

Mr. Berry presented staff analysis. There were no questions for staff.

**ACTION-** Mrs. Karas made a motion for recommendation of Preliminary Plat Conditional Approval based on approvals by SJWD, Spartanburg County Engineer and Stormwater, Tyger River Fire Department, Duke Energy, Town of Lyman Public Works, and applicable encroachment

permits of docket number PP-2023-01, TMS: 5-10-00-109.01. Mrs. Pittman seconded motion. 5-0, all members were in favor. Motion carries.

## **B. PP-2023-02**

Mr. Walden Jones, with McCutchen Engineering presented applicant's packet, stating Suncrest Homes requests Conditional Approval of Preliminary Plat on the 34.6-acre parcel located near 1000 Holly Springs Road for development of a subdivision zoned R8, with proposed 50 lots.

Mr. Parris asked Mr. Jones why the developer had put cluster mailboxes in instead of on the individual lots. Mr. Jones and Mr. Berry clarified that it was a Town requirement that all new developments have cluster mailboxes.

Public Hearing Opened.

David Senn, 903 Holly Springs Rd, a citizen present at the meeting, spoke against the project over concerns regarding buffering and drainage from the development onto neighboring properties. Mr. Berry clarified that there is a 10 ft buffer between the development and neighboring residential properties.

Mr. Berry presented staff analysis. There were no questions for staff.

**ACTION-** Mrs. Karas made a motion for recommendation of Preliminary Plat Conditional Approval based on approvals by SJWD, Spartanburg County Engineer and Stormwater, Tyger River Fire Department, Duke Energy, Town of Lyman Public Works, and applicable encroachment permits of docket number PP-2023-02, TMS: 5-11-00-015.02. Mr. Friar seconded motion. 5-0, all members were in favor. Motion carries.

## **Other Business**

Mr. Berry provided the Commission with the Planning and Zoning Report for the month of August 2023 as well as a status update on the approved subdivisions.

## **VI. Adjourn**

There being no other business to discuss, Mr. Freier made a motion to adjourn. Mr. Brenner seconded the motion. All in Favor. The meeting adjourned at 6:53 p.m.