



Planning Commission Minutes October 29, 2024

Members Present: Marie Karas- Chair
Ronald Freier- Vice Chair
Jauntavia Padgett
Nicholas Dobmeier
Lucinda Behm

Member Not Present: All Members Present

Staff Members Present: Madison Workman Zoning Administrator

I. Call to Order

Mrs. Karas 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

Ms. Workman read the FOIA statement, conducted roll call, and established a quorum for the record.

III. Minutes of the Planning Commission

Mrs. Karas asked for a motion to approve minutes from May 28, 2024. Mr. Freier made a motion to approve the minutes as submitted. Mrs. Behm seconded the motion. All in Favor.

IV. New Business

Mrs. Karas opened the Business Meeting for the following item:

A. RZ 2024 -04 (Fort Prince Blvd)

Ms. Workman presented the Staff Analysis.

Paul Aho, with ECS Development, represented this request as the applicant. He stated that their intention was to rezone the property from GI, General Industrial District to RM, Multi-Family High Density District so that they could build Townhomes. John Montgomery spoke on behalf of the owner of the property in favor of the project.

Open Public hearing- There were several public comments that were presented to the Planning Commission.

Amanda Felty, 220 Bobo Road, a citizen present at the meeting, spoke against the project for traffic concerns and overcrowding in schools.

Coralie Struckman, 142 Weisser Lane, a citizen present at the meeting, spoke against the project for concerns about aging infrastructure.

David Felty , 220 Bobo Road, a citizen present at the meeting, spoke against the project for traffic concerns.

Coralie Struckman, 142 Weisser Lane, a citizen present at the meeting, spoke against the project for overgrowth concerns.

Ellen Cates, 685 Holly Springs Road, a citizen present at the meeting, spoke against the project for traffic concerns.

Bryan Stephens, 150 McCarter, a citizen present at the meeting, spoke against the project for traffic concerns and effective planning.

Sonya Garcia, 1961 Fort Prince Blvd, a citizen present at the meeting, spoke against the project for overgrowth concerns.

The Planning Commission members discussed the request. Mrs. Karas asked staff to clarify if the residential properties behind the properties were within the town limits of Lyman or Wellford. Staff stated that they were in Wellford.

ACTION- Mr. Freier made a motion that the Planning Commission make a recommendation of denial on the applicant's request to rezone the vacant property on Fort Prince Blvd (P/O 5-12-00-018.00) from GI, General Industrial District to RM, Multi-Family High Density District. Mrs. Behm seconded the motion. The motion passed with a vote of 3-2, with Mrs. Padgett and Mr. Dobmeier voting against.

B. RZ 2024 -05 (102 N Lawrence Street)

Ms. Workman presented the Staff Analysis.

Alex Foks, with Precision Engineering, represented this request as the applicant. He stated that their intention was to rezone the property from GBD-1, General Business District-1 to CBD, Central Business District so they could have outdoor seating at the restaurant that located on the property.

No one spoke during the public hearing portion of the meeting.

Mr. Freier asked the applicant if the building on the property is currently being renovated. The applicant confirmed that it was actively being renovated. The Commission discussed the parking locations on the site with planning staff and the applicant.

ACTION- Mr. Freier made a motion that the Planning Commission make a recommendation of approval on the applicant's request to rezone the property located at 102 N Lawrence Street (5-15-07-091.00) from GBD-1, General Business District-1 to CBD, Central Business District. Mrs. Behm seconded the motion. The motion passed with a vote of 5-0, with all in favor..

Other Business

Staff provided the Commission with some Planning and Zoning department updates and thanked all the Planning Commission Members for completing their yearly training.

VI. Adjourn

There being no other business to discuss, Mr. Freier made a motion to adjourn. Mrs. Padgett seconded the motion. All in Favor. The meeting adjourned at 6:06 p.m.