



Planning Commission Minutes April 23, 2024

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

Member Not Present: Donnie Parris

Staff Members Present: Madison Workman Zoning Administrator
Noel Blackwell Town Administrator

I. Call to Order

Mrs. Karas called the meeting to order at 5:31 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 March 26, 2024. Mr. Freier made a motion to approve the minutes as submitted. Mrs. Padgett seconded the motion. All in Favor.

IV. New Business

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

A. Discussion and possible action pertaining to the Chair and Vice Chair positions.

ACTION- Mr. Dobmeier made a motion to select Marie Karas the Chair for the Planning Commission for the 2024 calendar year. Mr. Frier seconded the motion. The motion passed with a vote of 4-0. No members abstained or voted against the motion.

ACTION- Mr. Dobmeier made a motion to select Ronald Freier the Vice Chair for the Planning Commission for the 2024 calendar year. Mrs. Padgett seconded the motion. The motion passed with a vote of 4-0. No members abstained or voted against the motion.

B. Discussion and possible action pertaining to the 2024 Planning Commission Meeting Calendar.

ACTION- Mr. Freier made a motion to approve the 2024 Planning Commission Meeting Calendar. Mrs. Padgett seconded the motion. The motion passed with a vote of 4-0. No members abstained or voted against the motion.

C. TXT 2024-01

Town of Lyman Zoning Administrator, Madison Workman, presented the TXT 2024-01 request to revise the Land Development Regulations Article 5, Sect. 5.8 adding number 17 to existing list of final plat requirements and amending Article 6, Sect. 6.1, Subsection A.2, both amendments relating to turn lanes. Staff presented their report and recommended approval for this request.

Mr. Freier asked staff to clarify where the language is located within the Land Development Regulation. Mr. Dobmeier asked staff if there was any other language in the Land Development Regulation that stated installation requirements with further details turn lanes. Staff clarified where the proposed language would go in the Land Development Regulation if approved and stated that the Land Development Regulation had additional dimensional road requirements for turn lanes in a separate section.

Mr. Dobmeier asked staff to clarify why the proposed language stated, “84 lots” instead of “85 lots”. Staff clarified that the proposed language would allow developers to be granted building permits for 84 total lots and that no more would be approved without the installation of the turn lane.

No members of the public spoke during the public hearing.

ACTION- Mr. Dobmeier made a motion to recommend to Town Council that TXT 2024-01 request to revise to the Land Development Regulations Article 5, Sect. 5.8 adding number 17 to existing list of final plat requirements and amending Article 6, Sect. 6.1, Subsection A.2, both amendments relating to turn lanes be approved. Mrs. Padgett seconded the motion. The motion passed with a vote of 4-0. No members abstained or voted against the motion.

D. TXT 2024-02

Town of Lyman Zoning Administrator, Madison Workman, presented the TXT 2024 -02 request to revise the Land Development Regulations, Article 7, Group and Planned Developments, Section 7.1, Section 7.2. Staff presented their report and recommended approval for this request.

Mr. Freier asked Staff to clarify what the difference is between a Planned Development and a Flexible Review District. Staff clarified that the terms are used interchangeably by municipalities but that this specific request was to ensure that the Town of Lyman documents, both the Zoning Ordinance and the Land Development Regulations, have the same language and terminology.

Mrs. Padgett asked if there were any other sections of the Land Development Regulations that reference the PD, Planned Development district. Staff stated that the proposed language should remove all mentions of the PD, Planned Development district and replace it with FRD, Flexible Review District.

No members of the public spoke during the public hearing.

ACTION- Mrs. Padget made a motion to recommend to Town Council that TXT 2024-02 request to revise to the Land Development Regulations Article 7, Group and Planned Developments, Section 7.1, Section 7.2 be approved. Mr. Dobmeier seconded the motion. The motion passed with a vote of 4-0. No members abstained or voted against the motion.

E. TXT 2024-03

Town of Lyman Zoning Administrator, Madison Workman, presented the TXT 2024- 03 request to revise Land Development Regulations, Article 1, Section 1.4 Application of Ordinance, Subsection A. Staff presented their report and recommended approved for this request.

The Planning Commission asked staff to clarify the definitions of the different types of subdivisions. Staff stated that the Land Development Regulations define a major, minor, and exempt subdivision in another section. The Planning Commission discussed the proposed language in TXT 2024-03.

No members of the public spoke during the public hearing.

ACTION- Mrs. Padgett made a motion to recommend to the Town Council that TXT 2024-03 request to revise to the Land Development Regulations Article 1, Section 1.4 Application of Ordinance, Subsection A be approved. Mr. Freier seconded the motion. The motion failed with a vote of 2-2. Members Karas and Freier voted against the motion.

ACTION- Mr. Freier made a motion to table TXT 2024-03 request to revise the Land Development Regulations Article 1, Section 1.4 Application of Ordinance, Subsection A. Mr. Dobmeier seconded the motion. The motion passed with a vote of 3-0, with Mrs. Padgett abstaining from the vote.

F. TXT 2024-04

Town of Lyman Zoning Administrator, Madison Workman, presented the TXT 2024-04 request to revise the Zoning Ordinance, Article VIII Section 821, Amending Setback requirements from 10 feet to 5 feet for certain accessory structures. Staff presented their report and recommended approval for this request.

Mr. Freier asked for clarification from staff about whether swimming pools would qualify for this setback change. Staff stated that it would only apply to structures under 600 sq ft and under 15 ft tall. It would not apply to swimming pools.

The Planning Commission discussed the presented TXT 2024 -04 language change.

Katrina Freier, 859 Fort Prince Blvd Wellford SC, spoke against TXT 2024-04 during the public hearing portion of the meeting.

Andrew Karas, 32 Crescent Street Lyman, SC, spoke against TXT 2024-04 during the public hearing portion of the meeting.

ACTION- Mr. Freier made a motion to recommend to Town Council that TXT 2024-04 request to revise the Zoning Ordinance, Article VIII Section 821, Amending Setback requirements from 10 feet to 5 feet for certain accessory structures be denied. Mrs. Padgett seconded the motion. The motion passed with a vote of 3-1. Mrs. Padgett voted against the motion.

G. TXT 2024-05

Town of Lyman Zoning Administrator, Madison Workman, presented the TXT 2024-05 request to revise the Zoning Ordinance pertaining to clerical errors and outdated language within the Zoning Ordinance. Staff presented their report and recommended approval for this request.

Mr. Freier asked for clarification regarding the process to obtain a temporary use permit. Staff clarified the process and stated that the current language references an older process through the county and needs to be updated.

No members of the public spoke during the public hearing.

ACTION- Mrs. Padgett made a motion to recommend to Town Council that TXT 2024-05 request to revise the Zoning Ordinance pertaining to clerical errors and outdated language within the Zoning Ordinance be approved. Mr. Dobmeier seconded the motion. The motion passed with a vote of 4-0. No members voted against or abstained.

Other Business

Staff provided the Commission with some Planning and Zoning department updates and reminders.

VI. Adjourn

There being no other business to discuss, Mr. Dobmeier made a motion to adjourn. Mrs. Padgett seconded the motion. All in Favor. The meeting adjourned at 7:25 p.m.