



Planning Commission Minutes May 28, 2024

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

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 April 23, 2024. Mr. Freier made a motion to approve the minutes as submitted. Mr. Dobmeier seconded the motion. All in Favor.

IV. Old Business

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

A. TXT 2024-03

ACTION- Mrs. Karas made a motion to table this item until after all New Business items have been addressed. Mr. Freier seconded the motion. The motion passed with a vote 5-0. No members abstained or voted against the motion.

V. New Business

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

A. RZ 2024 -03 (Holly Springs Rd & Butler St)

Ms. Workman presented the Staff Analysis.

Micheal Short, with TMC Development, LLC., represented this request as the applicant. He stated that their intention was to rezone the property from R-15, Single Family Low Density District to RM, Multi-Family High Density District so that they could build Townhomes.

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

Carol Petty, 106 Earl Drive, a citizen present at the meeting, spoke against the project for traffic concerns.

Vernon McMakin, 112 Oakwood Drive, a citizen present at the meeting, spoke against the project for stormwater/wetland concerns.

Allison Lindsey, 208 Edwards Road, a citizen present at the meeting, spoke against the project for overgrowth and traffic concerns.

Coralie Struckman, 142 Weisser Lane, a citizen present at the meeting, spoke against the project for concerns of building quality and traffic concerns.

Planning Commission Chair Marie Karas read a written opposition statement submitted by citizen Karen Parrish to Planning Staff.

Planning Commission Chair Marie Karas read a written letter of reference in favor of the project by Christine McKaba, Town Administrator of Reidville.

The Planning Commission members discussed the request and had the applicant return to the podium for questions. Mr. Parris asked the applicant why this particular property was selected. The applicant explained their selection process and what appealed to them about this property. Mr. Freier asked the applicant why the property owner was not present. The applicant clarified that they were pursuing ownership of the property. Mr. Dobmeier asked the applicant if they have begun a Traffic Impact Study for this project. The applicant stated that they have not begun any of the departmental reviews yet because the project is contingent on if this site is rezoned to allow for the proposed use. Mr. Freier asked the applicant to clarify what type of townhomes are being proposed. The applicant clarified that the proposed project would have two-story townhomes. Mr. Parris read Article 1, Section 101 of the Zoning Ordinance for the board to hear.

ACTION- Mr. Freier made a motion that the Planning Commission make a recommendation of denial on the applicant's request to rezone the property on the corner of Holly Springs Road and Butler street (5-15-02-039.00) from R-15, Low Density Single Family Residential District to RM, Multi-Family High Density District.

Mr. Parris seconded the motion. The motion passed with a vote of 4-1, with Mrs. Padgett voting against.

VI. Old Business part 2

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

A. TXT 2024-03

ACTION- Mrs. Freier made a motion to untable TXT 2024-03. Mrs. Padgett seconded the motion.

The motion passed with a vote 5-0. No members abstained or voted against the motion.

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 intention of this ordinance. The Planning Commission discussed the proposed language in TXT 2024-03 and how it related to other language within the Land Development Regulations.

No members of the public spoke during the public hearing.

ACTION- Mr. Freier made a motion to recommend denial to the Town Council regarding TXT 2024-03's request to revise to the Land Development Regulations Article 1, Section 1.4 Application of Ordinance, Subsection A. Mr. Padgett seconded the motion. The motion failed with a vote of 2-3. Members Karas and Freier voted against the motion.

Other Business

Staff provided the Commission with some Planning and Zoning department updates and reminders. The Planning Commission thanked commissioner Donnie Parris for his service and time on the board. The Planning Commission welcomed new Commission member Lucinda Behm.

VI. Adjourn

There being no other business to discuss, Mr. Parris made a motion to adjourn. Mrs. Padgett seconded the motion. All in Favor. The meeting adjourned at 7:03 p.m.