

MINUTES
Lyman Town Council Meeting
Monday, September 14, 2026, at 6:00 p.m.
Lyman Town Hall, 81 Groce Road, Lyman, S.C.

CALL TO ORDER

The meeting of the Lyman Town Council was called to order at 6:04 p.m. by Mayor David Petty.

FOIA

Notice of the meeting with an Agenda was publicly posted, published, and forwarded to the media no less than 24 hours prior to adjournment.

Present:

David Petty
Cindy Behm
Jack Bellaire
Adam Crisp
Rebecca Martin
Phil McIntyre
Greg Wood

Reading and Approval of Minutes from the Meeting of Town Council

- **August 10, 2026**

Council Member Phil McIntyre made a motion to approve the Minutes. Council Member Rebecca Martin seconded the motion, and all were in favor. The Minutes were approved.

Announcement of Yard of the Month for September – North of Highway 29

- **Council Member Cindy Behm, Jack Bellaire, and Adam Crisp**

Council Member Cindy Behm announced that Amilee Kemp, 200 Earl Drive, Lyman, SC, was the recipient of the September Yard of the Month. Council Member Behm will deliver the sign and place it in her yard.

Announcement of Business of the Month for September

- **Mayor David Petty**

Hong Xing Chinese Restaurant, 12175 W. Greenville Highway, Lyman, SC, is the recipient of the September Business of the Month. The owner was not present at the meeting, and Mayor Petty will present the certificate and Business of the Month sign.

Proclamation – Constitution Week, September 17-23, 2026

Mayor David Petty presented the Proclamation to Kathy Girouard of the Joyce Scott Chapter of the Daughters of the American Revolution. Mayor Petty also announced that the Town would be participating in “Bells Across America” on Constitution Day, September 17th, to ring bells at 4:00 p.m. for one minute in recognition of the signing of the Constitution. He invited everyone to gather at the bell in the Lyman First Baptist Church parking lot.

Ann Huyler, Urban Forestry Specialist of the Piedmont Region - S. C. Forestry Commission

Ms. Huyler spoke to Council about becoming a Tree City and participating in Arbor Day. She also provided information on applying for grants.

Mayor David Petty

Statement regarding the procedures established in the Town of Lyman Code of Ordinances, Section 2-36, "Council—Permission to Address."

Request to Appear Before Council

A. Marie Karas, 32 Crescent Street, Lyman, SC

Mrs. Karas would like to address Council about Planning.

Mrs. Karas prepared a written statement, which she began reading to Council; however, she was unable to read the statement in its entirety. A copy of the statement is attached hereto and incorporated into these Minutes by reference.

B. Andrew Karas, 32 Crescent Street, Lyman, SC

Mr. Karas would like to address Council about the Board of Zoning Appeals.

Mr. Karas continued reading the remainder of the statement to Council. A copy of the statement is attached hereto and incorporated into these Minutes by reference.

Review of the Treasurer's Report - Donna Perry

Mayor Pro Tem Rebecca Martin made a motion to approve the Treasurer's Report. Council Member Phil McIntyre seconded the motion, and all were in favor.

Donna Perry also provided Council with an update on the Amended June 2026 Budget.

Department Reports

Police Department

Chief Jay Hayes

Fire Department

Deputy Chief Shawn Harter

Public Works/Wastewater & Pre-Treatment

Scott Miller

Zoning and Planning/Code Enforcement

Patrick Kay

Business License Report

Written Report Submitted to Council

Lyman Garden Club Update

Council Member Cindy Behm provided Council with an update on the Garden Club's recent activities within the Town and discussed upcoming plans and initiatives. She also advised Council of an upcoming event at the library featuring a guest speaker.

Old Business

Second reading of an Ordinance amending Article VI (Peddlers) of Chapter 8 of the Town of Lyman Code of Ordinances to require town-issued identification for licensed peddlers, establish uniform hours of operation, update administrative references, and provide for related matters.

Following discussion, some Council Members thought it may be better to move the time to one-half hour before dark, noting that the prime time for peddling activity is typically after normal working hours. Council Member Jack Bellaire stated that he would not be voting on the matter.

Council Member Adam Crisp made a motion to adopt the Ordinance as amended. Council Member Cindy Behm seconded the motion. All members voted in favor of the motion, with the exception of Council Member Jack Bellaire, who did not vote. The motion passed by a vote of 6-0, with Council Member Bellaire not voting.

Discussion and possible action on the vacant Planning and Zoning seat.

Mayor David Petty made a motion to move this item to the end of the Agenda, immediately before Executive Session, to allow Council Member Adam Crisp, who would be recusing himself from consideration of the item, to remain in the meeting until that time rather than excusing himself and subsequently returning. Council Member Adam Crisp seconded the motion. All members voted in favor, and the motion passed.

New Business

An Ordinance to establish standards regarding family and household relationships among Elected Officials, Members of Town Boards, Commissions and Committees, and Employees of the Town of Lyman; to promote independent decision-making, public confidence, fairness in appointments and employment, and broad community representation; to provide for prospective application of these standards; and for other matters related thereto.

Council Member Cindy Behm made a motion to approve the first reading of the Ordinance to establish standards regarding family and household relationships among Elected Officials, Members of Town Boards, Commissions and Committees, and Employees of the Town of Lyman. Council Member Phil McIntyre seconded the motion, and all were in favor.

An Ordinance to annex certain property contiguous to the Town of Lyman, South Carolina, owned by Reginald D. Wood, consisting of a 25-foot-wide, approximately 1,424-foot-long portion of Spartanburg County Tax Map No. 5-10-00-017.03, as generally depicted on the map attached hereto; and to provide for the zoning classification of the property upon annexation.

Council Member Greg Wood made a motion to approve the first reading of the annexation of certain property contiguous to the Town of Lyman, owned by Reginald D. Wood, consisting of a 25-foot-wide, approximately 1,424-foot-long portion of Spartanburg County Tax Map No. 5-10-00-017.03, and to refer the property to the Planning Commission for a recommendation regarding the zoning classification to be assigned upon annexation. Council Member Phil McIntyre seconded the motion, and all were in favor.

A Resolution authorizing a contract with Decker Builders at the Lyman Event Center at Pacific Place for the repair of the Gazebo in an amount not to exceed Nineteen Thousand Two Hundred Fifty Dollars (\$19,250.00), to be distributed from the Hospitality Tax Fund.

Mayor Pro Tem Rebecca Martin made a motion to approve the contract with Decker Builders to repair the Gazebo at the Lyman Event Center at Pacific Place. Council Member Cindy Behm seconded the motion, and all were in favor.

Prior to the discussion of Items 15-D and E under New Business, Mayor David Petty spoke with Council about the voting procedures they would be using:

Personnel and Public Safety Committee

The Mayor will open the voting period and shall take all nominations from council members

wishing to submit a nomination for each committee separately. You may nominate yourself, and each nomination must receive a second.

If three nominations are received, then the Mayor will make a motion to vote on all nominations simultaneously.

Chair of Each Committee

The Mayor will open the voting period and shall take all nominations from council members wishing to submit a nomination for chair. You may nominate yourself, and each nomination must receive a second.

The Mayor shall read the list of candidates for each nomination for chair in alphabetical order.

A voice vote (roll call) shall be taken on each candidate for chair. If a majority vote is not achieved, the next candidate's name shall be considered and voted upon. This process shall continue until a chair is selected.

Alternate Member of Each Committee

After the committee and chair are appointed, the Mayor will open the voting period and shall take nominations from council members for an alternate committee member separately. You may nominate yourself, and each nomination must receive a second.

The Mayor shall then read the list of candidates for each nomination for an alternate member in alphabetical order.

A voice vote (roll call) shall be taken on each candidate for alternate member. If a majority vote is not achieved, the next candidate's name shall be considered and voted upon. This process shall continue until an alternate member is selected.

Discussion and possible action regarding the appointment of a Personnel Committee, with one member appointed as Chair:

- i. Member 1 (Chair)**
- ii. Member 2**
- iii. Member 3**
- iv. Alternate**

Mayor David Petty opened the floor for nominations to fill three vacant seats on the Personnel Committee.

- Jack Bellaire nominated Phil McIntyre to serve as a member of the Personnel Committee. Adam Crisp seconded the nomination.
- Rebecca Martin nominated Cindy Behm to serve as a member of the Personnel Committee. Mayor David Petty seconded the nomination.
- Adam Crisp nominated Mayor David Petty to serve as a member of the Personnel Committee. Cindy Behm seconded the nomination.

After nominations for the three vacant seats were completed, Mayor Petty opened the floor for nominations to fill the Chair vacancy on the Personnel Committee.

- Jack Bellaire nominated Phil McIntyre to serve as Chair of the Personnel Committee. Adam Crisp seconded the nomination.

Mayor Petty then opened the floor for nominations for an alternate member of the Personnel Committee.

- Cindy Behm nominated Rebecca Martin to serve as the alternate member of the Personnel Committee. Adam Crisp seconded the nomination.

Following completion of all nominations, Mayor Petty closed the nominations. Mayor Petty made a motion to approve the nominations and appoint:

Appointments to the Personnel Committee:

- i. **Council Member Phil McIntyre (Chair)**
- ii. **Council Member Cindy Behm**
- iii. **Mayor David Petty**
- iv. **Mayor Pro Tem Rebecca Martin (Alternate)**

Council Member Cindy Behm seconded the motion. All members voted in favor, and the motion passed.

Discussion and possible action regarding the appointment of a Public Safety Committee, with one member appointed as Chair:

- i. **Member 1 (Chair)**
- ii. **Member 2**
- iii. **Member 3**
- iv. **Alternate**

Mayor David Petty opened the floor for nominations to fill three vacant seats on the Public Safety Committee.

- Greg Wood nominated Adam Crisp to serve as a member of the Public Safety Committee. Cindy Behm seconded the nomination.

- Phil McIntyre nominated Council Member Jack Bellaire to serve as a member of the Public Safety Committee. Adam Crisp seconded the nomination.
- Jack Bellaire nominated Council Member Greg Wood to serve as a member of the Public Safety Committee. Council Member Adam Crisp seconded the nomination.

Following the nominations, Mayor Petty closed the nominations and made a motion to accept the nominations of Adam Crisp, Jack Bellaire, and Greg Wood to fill the three vacant seats on the Public Safety Committee. Cindy Behm seconded the motion. All members voted in favor, and the motion passed.

After the appointments to the three vacant seats on the Public Safety Committee, Mayor Petty opened the floor for nominations to fill the Chair vacancy.

- Mayor Petty nominated Adam Crisp to serve as Chair of the Public Safety Committee. Council Member Jack Bellaire seconded the nomination.

Mayor Petty made a motion to close the nominations and to accept the nomination and appoint Adam Crisp as Chair of the Public Safety Committee. Phil McIntyre seconded the motion. All members voted in favor, and the motion passed.

Mayor Petty then opened the floor for nominations for an alternate member of the Public Safety Committee.

- Phil McIntyre nominated Mayor David Petty to serve as the alternate member of the Public Safety Committee. Adam Crisp seconded the nomination.

Jack Bellaire made a motion to close the nominations and accept the nomination and appoint Mayor Petty as the alternate member of the Public Safety Committee. Adam Crisp seconded the motion. All members voted in favor, and the motion passed.

Appointments to the Public Safety Committee:

- i. **Council Member Adam Crisp (Chair)**
- ii. **Council Member Jack Bellaire**
- iii. **Council Member Greg Wood**
- iv. **Mayor David Petty (Alternate)**

Prior to discussion of Agenda Item 14-B under Old Business, Council Member Adam Crisp recused himself from the meeting pursuant to the SC Ethics Act, S.C. Code § 8-13-700, due to a potential conflict of interest. Council Member Crisp stated that he has a familial relationship with Candidate Craig Edwards' family and that Mr. Edwards is employed by Council Member Crisp's company.

Council Member Crisp left the meeting prior to any discussion or action regarding this item and did not participate in the matter. A copy of Council Member Crisp's Recusal Statement is attached to these Minutes and incorporated herein by reference.

Discussion and possible action on the vacant Planning and Zoning seat.

Mayor David Petty opened the floor for nominations to fill the vacant seat on the Planning and Zoning Commission.

- Council Member Jack Bellaire nominated Craig Edwards. Council Member Phil McIntyre seconded the nomination. A vote was taken on the nomination of Mr. Edwards, with Council Member Bellaire voting in favor.
- Marie Karas was also listed as a candidate for consideration; however, no nomination was made for Mrs. Karas, and no votes were cast for her.
- Council Member Cindy Behm nominated Carter Smith. Mayor Pro Tem Rebecca Martin seconded the nomination. All members voted in favor of the nomination for Mr. Smith, with the exception of Council Member Jack Bellaire, who voted in opposition. Council Member Adam Crisp recused himself from the matter and did not participate in the vote.

Carter Smith was appointed to fill the vacant seat on the Planning and Zoning Commission.

Executive Session

Mayor David Petty made a motion at 7:21 p.m. to go into Executive Session for the purposes of:

- Discussion of appointments regulated by a public body.

Council Member Cindy Behm seconded the motion. All members present voted in favor, and the motion passed. Council Member Adam Crisp was not present at the bench at the time of the vote and did not participate in the vote.

Mayor David Petty made a motion to come out of Executive Session at 7:47 p.m. Council Member Cindy Behm seconded the motion, and all were in favor.

No actions or votes were taken during the Executive Session.

Adjournment

Council Member Adam Crisp made a motion to adjourn at 7:47 p.m. Council Member Jack Bellaire seconded the motion, and all were in favor.

RECUSAL STATEMENT

Member Name: Adam Crisp

Meeting Date: 8/10/2026

Agenda Item: **Section** 11 **Number:** E

Topic: Discussion and possible action on the vacant Planning and Zoning Seat

The Ethics Act, SC Code §8-13-700, provides that no public official may knowingly use his office to obtain an economic interest for himself, a family member of his immediate family, an individual with whom he is associated, or a business with which he is associated. No public official may make, participate in making, or influence a governmental decision in which he or any such person or business has an economic interest. Failure to recuse oneself from an issue in which there is or may be conflict of interest is the sole responsibility of the council member (1991 Op. Atty. Gen. No. 91-37.) A written statement describing the matter requiring action and the nature of the potential conflict of interest is required.

Justification to Recuse:

X **Professionally employed by or under contract with principal**

 Owns or has vested interest in principal or property

X **Other:** Has related kinship to the candidates family. Candidate Edwards is employed

and makes financial gain through my company

Date: 8/9/2026

Adam Crisp

Member

Approved by Parliamentarian:



September 14, 2026

Town of Lyman/Mayor/Council
81 Groce Rd.
Lyman, SC 29365

Dear Mayor Petty and Council Members,
My name is Marie Karas and I reside at 32 Crescent St. in Lyman, SC 29365.

I am both flattered and insulted that this council has gone out of their way to not reappoint me to the Town of Lyman Planning Commission vacancy in the past year. Up until my term was up the reappointments were an automatic reappointment of the person whose term was ending. When my term came up many members of this council went into executive session to discuss my reappointment. This was never the case for anyone in the past.

MASC Handbook states on page 6/Number 6 for Planning Commission "When making appointments the local governing body must consider professional expertise, knowledge about community and concern for the future welfare of the total community". My expertise is I served on the planning commission as both a member and chairperson, have an excellent knowledge of zoning districts, ordinances and comprehensive plan, I understand how to make an effective motion and can chair a professional meeting. The person that was appointed that night a year ago had no knowledge of planning and zoning and never came to any meetings the entire year; she was removed from the position by this council.

At the August 2026 Council Meeting there were two candidates for the vacancy, myself and Mr. Craig Edwards. A council member motioned to table any appointment due to a possible conflict of interest. There is no conflict of interest with me as I am not a relative of anyone on council, employed by the town or a relative of an employee of the town. Mr. Adam Crisp followed protocol and recused himself due to his relationship with Mr. Edwards and left the meeting. Literally there was no reason to not make an appointment as you had two qualified candidates.

Since the meeting in August two things have happened, another candidate's application has been received, and the council has prepared and are considering an ordinance to put into place regarding appointments to boards.

First to address the Ordinance. The Ordinance centers around the ability for any family member to serve on any board if there is a relative currently serving on another board. This discriminates against family members in the Town of Lyman who wish to volunteer their unpaid time and share their knowledge for the betterment of the community they live in. It is pathetic to think this board feels so strongly that families on appointed boards at the same time cannot think independently of each other and come to their own conclusion and decision regarding town matters appearing before them.

Second to address the application received for the Planning Commission vacancy from Mr. Ronald Carter Smith. On his application, Mr. Smith states under "Personal and Professional Strengths that would assist in implementing the Town's priorities" 45 years Economic Development in SC

35 years Economic Development Spartanburg County

This clearly does not state what his qualifications are but suggests where he may have worked or worked for. I as a resident of the Town would like to know the particulars and as should everyone else have a right to know.

- ~ Taking into consideration the current chaotic state of economic development in Spartanburg County one could only wonder if over the past decades any thought was placed into the effects of economic development for the future as it relates to our Infrastructure, Preservation of Natural Resources and good stewardship in their fiscal spending? The question should also be what hand did Mr. Smith have if any in what exists today?

Was he employed by Spartanburg ^{Mr. One} ~~One~~, the former Economic Futures Group and Chamber of Commerce? Entities which push for mass development to assist developers. These entities advise growth and development agendas to Spartanburg County Council. The Council who has no respect or regard for any of the citizens in Spartanburg County only the developers appearing before them. Developers who want large development and small green spaces, ask for assistance with infrastructure and request Fee in Lieu when their projects are near approval leaving the residents of Spartanburg County to shoulder major financial responsibilities. Was any part of this his job? Did he have any part in the Valara Holdings LLC Data Center, a massive AI Data Center on Pine Street in Spartanburg County being built in close proximity to dense residential neighborhoods. As a resident I want to know and in full transparency disclosure have a right to know. If he did, is this the culture and expertise this board would want on the planning commission?

Instead of passing a discriminatory Ordinance, this board should focus on working directly with the Planning Commission to address zoning districts and ordinances which are at least a decade old or older and do not protect and serve the town of Lyman or the residents. The ordinances are either weak and antiquated or just nonexistent. Business and Industrial zoning and ordinances need to be updated immediately before a large developer tries to overdevelop a parcel of land destroying and polluting our environment as we have nothing strong enough in place to stop it or protect ourselves. AI Data Centers or other such businesses do not belong in Lyman. The state nor county will protect Lyman from these types of development only this council and ordinances can. This is where your energies should be focused as officials elected by the residents to protect and serve them.

I want to congratulate Mr. Ronald Smith on his appointment to the Planning Commission this evening as any smart person can deduce the outcome.

A person once told me to be careful what I say as my adversary today might be needed as an Allie tomorrow. I say a snake is a snake and no matter what side of the aisle they're on they will come back and bite you.

Thank you for your time tonight. I ask this letter be made part of the September 14, 2026 meetings minutes.

Regards,
Marie Karas



David Petty
Mayor

81 Groce Road
Lyman, SC 29365

(864) 439-3453
(864) 439-9050 FAX



Rebecca Martin
Mayor Pro Tempore

Council:
Cindy Behm
Jack Bellaire
Adam Crisp
C. Phillip McIntyre
Greg Wood

APPLICATION FOR CONSIDERATION OF APPOINTMENTS
BY TOWN COUNCIL TO BOARDS AND COMMISSIONS
*Any candidate must reside within the Town limits of Lyman

Select which board you are requesting to join: Planning Commission ☒ Board of Zoning Appeals ()

Name: Ronald Carter Smith
Address: 92 Ridge Rd., Lyman, SC 29365
Home Phone: N/A Work Phone: N/A
Cell Phone: 864 597 2158
Email Address: sc11576a@gmail.com

Present Employment: Retired

Firm: _____ Position: _____
From: _____ To: _____
Address: _____

Professional Civic Organizations, Community Service, and Organizations:

Spartanburg Community College Ad. & Commission
BSP Resident Committee

Reason for Interest in Serving on Board/ Commission:

Assist & provide input for quality growth in Lyman

Personal and Professional Strengths that would assist in implementing the Town's priorities:

46 years in economic development in SC
35 years economic development Spartanburg County

References (OR include letters) B. A. Allison, Katherine O'Neill

Signature R. Carter Smith Date 09/09/2020

Please Return Application To: Town Hall or via Email at Zoning@lymansc.gov

Lyman Town Hall, 81 Groce Road, Lyman, SC 29365,
Ph. 864-439-3453, Fx. 864-439-9050