

**ORDINANCE NO. 05132024 G**

**AN ORDINANCE AMENDING TOWN OF LYMAN, SOUTH CAROLINA, ZONING  
ORDINANCE PERTAINING TO CLERICAL ERRORS AND OUTDATED LANGUAGE  
AS FOLLOWS:**

**WHEREAS**, the Town Council has determined that it is in the interest of the Town, for the benefit of the health, order, safety, general welfare and convenience of the Town and its residents, to amend the Town of Lyman, South Carolina, Zoning Ordinance, as follows:

1. APPENDIX A – ZONING/ARTICLE II, SECTION 201:
  - In the chart contained in this section, 11 rows down, is currently blank. The letters PH, indicating Patio Homes, shall be entered into said vacant row.
  
2. APPENDIX A – ZONING/ARTICLE IV, SECTION 401.2:
  - The heading of this section currently reads:  
*“The following uses shall be permitted in any R-12 Zoning District”*  
this is a clerical error and shall be amended to read:  
*“The following uses shall be permitted in the R-15 Zoning District”*
  
3. APPENDIX A – ZONING/ARTICLE IV, SECTION 404.3:
  - The heading of this section currently reads:  
*“The following uses shall be permitted in any RM-8 Zoning District subject to the conditions...”*  
and shall be amended to read:  
*“The following uses shall be permitted in any RM Zoning District subject to the conditions...”*
  
4. APPENDIX A – ZONING/ARTICLE IV, SECTION 404.3, SUBSECTION B:
  - The following language shall be removed from subsection B:  
*“provided plans for such facilities receive written approval of any County Boards prior to the issuance of any permits or construction and operation”*  
**Said 404.3 shall be amended and read as follows:**  
*“Group housing should conform with any applicable requirements of the State of South Carolina”*
  
5. APPENDIX A – ZONING/ARTICLE IV, SECTION 410.4:
  - The following language shall be removed in its entirety from section 410.4:  
*“The following uses are expressly prohibited in order to increase ordinance clarity: Sexually Oriented Businesses”*
  - This language shall be removed as the use is specifically permitted in Chapter 8, Section 8-124 of the Town of Lyman Code of Ordinances

6. APPENDIX A – ZONING/ARTICLE V, SECTION 509 (CHART):
  - The chart in Section 509 the first numeric row lists **square feet “25,001 – 9,999”** this is a clerical error and shall be amended to read **“25,001 – 99,999”**.
  
7. APPENDIX A – ZONING/ARTICLE VI, SECTION 604.5 :
  - This section currently reads:  
*“Freestanding signs shall meet Building Code structural provisions and UL (Underwriter’s Laboratories) electrical requirements”*  
 and shall be amended to read as follows:  
*“Freestanding signs shall meet Building Code structural provisions and South Carolina State Code Requirements”*
  
8. APPENDIX A – ZONING/ARTICLE VIII, SECTION 822.4, SUBSECTION BI:
  - This section currently reads:  
*“A temporary portable storage unit shall not be allowed for a period of time exceeding ninety (90) days in any consecutive twelve (12) month period. Unless the use of the container is pursuant to a **Spartanburg County Building Permit**, they shall be removed from the premises within thirty (30) working days after the issuance of a Certificate of Occupancy.”*  
 And shall be amended to read as follows:  
*“A temporary portable storage unit shall not be allowed for a period of time exceeding ninety (90) days in any consecutive twelve (12) month period. Unless the use of the container is pursuant to a **permit from the Town of Lyman or its designee**, they shall be removed from the premises within thirty (30) working days after the issuance of a Certificate of Occupancy.”*

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCILMEMBERS OF THE TOWN OF LYMAN IN COUNCIL ASSEMBLED**, that the aforementioned amendments shall be incorporated into the Town of Lyman Zoning Ordinance.

This Ordinance shall take effect upon second reading approval by the Town Council.

  
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 Glenn Greer, II, Mayor

ATTEST:

  
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 Candace Brock, Town Clerk

First Reading: May 13, 2024

Second Reading: June 10, 2024

*Heard by the Town of Lyman Planning Commission on April 23<sup>rd</sup>, 2024, and amendment is recommended for approval to the Town Council.*



# Planning Commission Meeting April 23, 2024

## Staff Report

**Docket Number:** TXT 2024-05  
**Applicant:** Town of Lyman  
**Request:** Revision to Zoning Ordinance, pertaining to clerical errors and outdated language

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### Factual Dates:

- a. Planning Commission Meeting: April 23, 2024
- b. 1<sup>st</sup> Reading of Council: May 13, 2024

### Background:

- The Zoning Ordinance and Land Development Regulations are living documents that need to be updated to ensure that they can adequately support and regulate Town of Lyman developments and property changes.

### Proposed Language:

- APPENDIX A – ZONING/ARTICLE II, SECTION 201:
  - o In the chart contained in this section, 11 rows down, is currently blank. The letters PH, indicating Patio Homes, shall be entered into said vacant row.
- APPENDIX A – ZONING/ARTICLE IV, SECTION 401.2:
  - o The heading of this section currently reads:  
*“The following uses shall be permitted in any R-12 Zoning District”*
  - o this is a clerical error and shall be amended to read:  
*“The following uses shall be permitted in the R-15 Zoning District”*
- APPENDIX A – ZONING/ARTICLE IV, SECTION 404.3:
  - o The heading of this section currently reads:  
*“The following uses shall be permitted in any RM-8 Zoning District subject to the conditions...”*
  - o and shall be amended to read:  
*“The following uses shall be permitted in any RM Zoning District subject to the conditions...”*
- APPENDIX A – ZONING/ARTICLE IV, SECTION 404.3, SUBSECTION B:
  - o The following language shall be removed from subsection B:  
*“provided plans for such facilities receive written approval of any County Boards prior to the issuance of any permits or construction and operation”*
  - o 404.3 shall be amended and read as follows:

*“Group housing should conform with any applicable requirements of the State of South Carolina”*

- APPENDIX A – ZONING/ARTICLE V, SECTION 410.4:
  - o The following language shall be removed in its entirety from section 410.4:  
*“The following uses are expressly prohibited in order to increase ordinance clarity: Sexually Oriented Bussineses”*
  - o This language shall be removed as the use is specifically permitted in Article V, Section 8-124 of the Town of Lyman Code of Ordinances
- APPENDIX A – ZONING/ARTILE V, SECTION 509 (CHART):
  - o The chart in Section 509 the first numeric row lists square feet “25,001 – 9,999” this is a clerical error and shall be amended to read “25,001 – 99,999”.
- APPENDIX A – ZONING/ARTICLE VI, SECTION 604.5 :
  - o This section currently reads:  
*“Freestanding signs shall meet Building Code structural provisions and UL (Underwriter’s Laboratories) electrical requirements”*
  - o and shall be amended to read as follows:  
*“Freestanding signs shall meet Building Code structural provisions and South Carolina State Code Requirements”*
- APPENDIX A – ZONING/ARTICLE VIII, SECTION 822.4, SUBSECTION BI:
  - o This section currently reads:  
*“A temporary portable storage unit shall not be allowed for a period of time exceeding ninety (90) days in any consecutive twelve (12) month period. Unless the use of the container is pursuant to a Spartanburg County Building Permit, they shall be removed from the premises within thirty (30) working days after the issuance of a Certificate of Occupancy.”*
  - o And shall be amended to read as follows:  
*“A temporary portable storage unit shall not be allowed for a period of time exceeding ninety (90) days in any consecutive twelve (12) month period. Unless the use of the container is pursuant to a permit from the Town of Lyman or its designee, they shall be removed from the premises within thirty (30) working days after the issuance of a Certificate of Occupancy.”*

**Staff Analysis and Recommendation(s):**

- Staff recommends Approval.
- The Planning Commission voted to recommend approval with a vote of 4-0. No Members abstained or voted against the motion.