



Planning Commission Agenda

The Town of Lyman Planning Commission will meet on September 22, 2026, at 6:00 p.m. at Town Hall located at 81 Groce Road on the following:

- I. Call to Order (opening remarks)**
- II. FOIA and Roll Call by Planning & Zoning Administrator, Establishment of a Quorum**
- III. Minutes of the Planning Commission**
June 23, 2026, Planning Commission Meeting Minutes Review
- IV. New Business**
 - a. Election of Chair and Vice Chair
 - b. Discussion and possible action to consider a recommendation to Town Council regarding the zoning designation for a 25-foot-wide, approximately 1,424-foot-long portion of Spartanburg County Tax Map No. 5-10-00-017.03, which is the subject of a pending request for annexation into the Town of Lyman.
- V. Other Business**
- VI. Adjourn**
Documents related to the requests are available for public inspection in the Planning and Zoning Office located at 81 Groce Rd.

Town of Lyman Planning Commission Meeting Minutes June 23, 2026

1. Call to Order

The regular meeting of the Town of Lyman Planning Commission was called to order on June 23, 2026, by the Acting Chair, Ms. Padgett.

2. Freedom of Information Act Statement and Roll Call

Staff read the Freedom of Information Act (FOIA) statement, noting that in accordance with South Carolina Code Title 30, Chapter 4, written notice of the meeting and agenda had been publicly posted, published, and provided to local newspapers at least 24 hours prior to the meeting.

Roll call was conducted with the following members present:

- Ms. Humphries
- Ms. Padgett
- Ms. Rogers

Mr. Freier was absent.

A quorum was established with three members present.

3. Approval of Minutes

The Commission reviewed the minutes from the May 26, 2026 meeting.

Corrections noted included:

- Correction of Mr. Freier's last name spelling.
- Correction of Caroline Sanders' first name spelling to "Caroline."
- Correction of Ms. Padgett's first and last name spelling to "Jauntavia Padgett".

Motion was made to approve the May 26, 2026 minutes as corrected.

Motion: Commissioner Humphries made a motion to approve the minutes as amended

Second: Commissioner Rodgers seconded

Vote: Unanimous approval (3-0)

4. New Business

a. Election of Chair and Vice Chair

The election of Chair and Vice Chair was tabled until the next meeting when Mr. Freier could be present.

b. Public Hearing and Zoning Map Amendment Request – RZ-2026-01

Request: Rezoning of property located at 106 Half Moon Road from R-15 (Residential Single-Family Low Density) to GBD-1 (General Business District).

Staff Presentation

Staff presented the rezoning request for Tax Parcel No. 5-07-00-070.26, consisting of approximately 0.928 acres.

Key points included:

- Current zoning: R-15 Residential.
- Requested zoning: GBD-1 General Business District.
- Proposed use: Auto repair business.
- The property is located near the intersection of Half Moon Road and Highway 292.
- The Town's Comprehensive Plan identifies the area within the Lake Cooley Character Area and designates future land use as Residential and Commercial.
- Commercial uses are recommended within a 200-foot corridor along Highway 292, and the subject property falls within that area.
- Nearby commercial properties already exist and are currently undergoing redevelopment.
- GBD-1 zoning permits a variety of commercial uses, including service and repair businesses.
- Any future development would be required to comply with zoning regulations, setback requirements, buffering, screening, parking requirements, and applicable permitting processes.

Staff recommended approval of the rezoning request based on the Comprehensive Plan and surrounding commercial activity.

Public Hearing

A motion was made and seconded to open the public hearing.

The Chair invited public comment. No members of the public spoke.

A motion was made and seconded to close the public hearing.

Commission Discussion

Commission members discussed:

- Nearby commercial redevelopment projects, including a planned landscaping business.

- Potential traffic impacts and parking concerns given the proximity to residential properties.
- Future access management and review by the South Carolina Department of Transportation.
- The possibility of future changes in business use and whether additional approvals would be required.
- Concerns raised by neighboring residents regarding development activity and communication.
- Town oversight of future permitting, code enforcement, buffering, screening, and site development requirements.

Staff explained that any permitted use within the GBD-1 district could occur without further rezoning, but uses not permitted in the district would require additional zoning approvals. Staff also confirmed that future site development would undergo review and permitting processes.

Action

Motion was made to recommend approval of Rezoning Request RZ-2026-01 from R-15 Residential to GBD-1 General Business District.

Motion: Commissioner Humphries made a motion to approve RZ-2026-01

Second: Commissioner Rodgers seconded

Vote: Unanimous approval (3-0)

5. Old Business

No old business was presented.

6. Adjournment

A motion was made and seconded to adjourn the meeting.

Vote: Unanimous approval.

The meeting adjourned at **6:20 p.m.**



100 Percent Petition Form

TO THE MAYOR AND COUNCIL OF THE TOWN OF LYMAN, SC:

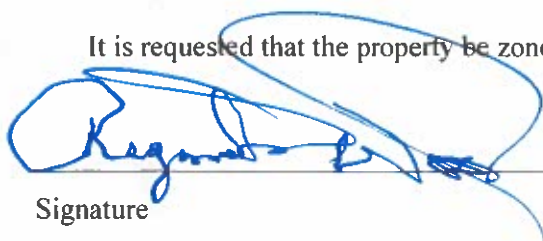
The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the Town of Lyman by ordinance effective as soon hereafter as possible, pursuant to South Carolina Code Section 5-3-150(3).

The territory to be annexed is described as follows:

The property is designated as follows on the County tax maps: 5-10-00-017.03

A plat or map of the area should be attached. A tax map may be adequate.

It is requested that the property be zoned as follows: R-15


Signature

8 manager of Lyman SC, 29365
Street Address, City

9-4-26
Date

Signature

Street Address, City

Date

=====
For Municipal Use:

Petition received by Scott Mallo, Date 9/4/16

Description and Ownership verified by Scott Mallo, Date 9/4/16

Recommendation _____

By: _____, Date _____

