



Board of Zoning Appeals Agenda

The Town of Lyman Board of Zoning Appeals will meet on May 26, 2026, at 6:30 p.m. at Lyman 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. **Previous Minutes of the Board of Zoning Appeals**
April 27, 2026: Board of Zoning Appeals Meeting Minutes Review
- IV. **New Business**
 - A. BZA 2026-01: Public service use request, located at 111 Edwards Road, Lyman, SC (postponed from April 27, 2026 BZA meeting)
- V. **Other Business**
None
- VI. **Adjourn**

Documents related to the requests are available for public inspection in the Planning and Zoning Office located at 81 Groce Rd.



Board of Zoning Appeals Minutes

The Town of Lyman Board of Zoning Appeals met on April 27, 2026, at 5:30 p.m. at Lyman Town Hall, located at 81 Groce Road on the following:

I. Call to Order (opening remarks)

Meeting was called to order at 5:30PM.

II. FOIA and Roll Call by Planning & Zoning Administrator, Establishment of a Quorum

Chair Axsom, Vice Chair Karas, Member Wells, Member Fiden, and Member Freier present. Quorum established. Interim Zoning Administrator Mike Forman present.

III. Previous Minutes of the Board of Zoning Appeals

December 16, 2025, Board of Zoning Appeals Meeting Minutes Review

Member Freier made a motion to approve the minutes as written. Vice Chair Karas seconded the motion. After no further discussion, the motion carried 5-0.

IV. New Business

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

Mr. Forman stated the item as added was done so in error. No further discussion.

B. Public Hearing for certain public service use request, located at 111 Edwards Road, Lyman, SC

Chair Axsom asked Mr. Forman to provide a staff report. Mr. Forman provided the staff report, with a recommendation of approval for the request. Chair Axsom asked if the applicant was willing to speak.

Billy Cothran with SJWD addressed the Board. Board members raised concerns regarding the lack of info on the location of the tower, the location of the entrance, and buffering. Chair Axsom opened the public hearing. Five members of the audience spoke independently. Each audience member spoke against the request, with concerns including safety, traffic, and reduction of property values. Chair Axsom closed the public hearing. After discussion, member Wells made a motion to postpone the request until further information can be gathered. Member Freier seconded the motion. Information requested includes geotechnical and access location.

V. Other Business

None

VI. Adjourn

Motion to adjourn at 6:24PM.



Board of Zoning Appeals Meeting

April 27, 2026 and May 26, 2026

Staff Report

Docket Number:	BZA 2026-01
Applicant:	SJWD Water District
Property Owner:	NODINE BOYCE D TRUSTEE
Property Location:	111 Edwards Road, Lyman, SC 29365
Tax Map Number:	5-15-01-032.00
Current Zoning District:	R-15, Single- Family Low Density Residential District
Request:	Public Hearing and Board of Zoning Appeals approval required for certain public uses located within town limits
Parcel Size:	+/- 9 acres

Factual Dates:

- | | |
|--|----------------|
| a. Application Received: | March 11, 2026 |
| b. Board of Zoning Appeals Deadline: | March 28, 2026 |
| c. Board of Zoning Appeals Meeting and Public Hearing: | April 27, 2026 |
| d. Board of Zoning Appeals Meeting: | May 26, 2026 |

Background Information:

SJWD Water District is requesting approval from the Town of Lyman to install a 2MG composite +/- 100' elevated water storage at 111 Edwards Road. SJWD does not currently own the property but has entered into a purchase agreement with the existing property owner.

111 Edwards Road is zoned R-15, Residential, and is approximately 9 acres. The zoning ordinance of the Town of Lyman allows for public service uses to be located within the town irrespective of prevailing district regulations, provided they meet the dimensional requirements of the underlying zoning district. However, Section 801 of the Town of Lyman Zoning Ordinance also requires the Board of Zoning Appeals to hold a public hearing on certain requests if the project is located in a residential district, or is within 200' of a residential district in the town.

An ad was placed in the Spartanburg Herald Journal before April 12, 2026. In addition, property owners located within 200' of the property were notified via mail.

Surrounding Land Uses:

- North – Right-of-Way of Edwards Road, then unincorporated County
- West – Right-of-Way of Pine Ridge Road, then unincorporated County
- East – R-15, Single Family Low Density Residential District
- South – R-8, Single Family Low Density Residential District



Aerial Image of 111 Edwards Road and surrounding areas



Zoning Image of 111 Edwards Road and surrounding areas

Zoning Ordinance Regulations:

Sec. 801: Certain Public Service Uses

Due to the unique nature of certain public service uses and the need to locate such uses in certain areas of the town irrespective of prevailing district regulations, the following list of uses may be established in any zoning district in the Town of Lyman, provided such uses meet all dimensional requirements of the district, within which they will be located:

- Post Office.
- Police and Fire Stations, and other municipal buildings.
- Telephone Exchange and Repeater Stations.
- Radio and TV Station Masts.

606.1 Bufferyards. Post offices, police, fire and telephone exchanges and repeater stations shall observe the bufferyard requirements for office buildings in Table 3, Table of Bufferyard Requirements; all other uses shall observe the bufferyard requirements for Research and Industrial or Institutional uses as determined by the Zoning Administrator.

606.2 Public Hearing. Prior to the granting of a building permit for any of the above-listed uses in a residential district or within 200' of a residential district, the Board of Zoning Appeals shall hold a public hearing on the matter. At least fifteen (15) days notice of time and place of which shall be published in a newspaper of general circulation in the Town of Lyman.

- A. Based on the hearing and the expected impact of such uses on contiguous uses and conditions, the Board of Zoning Appeals may elect to deny such request in favor of a more acceptable site elsewhere.

Sec. 1006. - Decisions of the Board of Zoning Appeals.

The concurring vote of three (3) members of the Board of Zoning Appeals shall be necessary to reverse any order, requirement, decision or determination of the Zoning Administrator or to decide in favor of the applicant on any matter upon which it is required to pass under this ordinance or to affect any variation of this ordinance. Upon taking any official action, the Board shall file all of its proceedings and accompanying materials with the Town Clerk. These materials shall become public record and a copy of all materials and findings shall be sent to the Zoning Administrator. On all appeals, applications and matters brought before the Board of Zoning Appeals, the Board shall inform in writing all parties involved of their decisions and the reason(s) for their decisions.

Decision:

Staff recommends the Board of Zoning Appeals approves the request as submitted.

Note: The Lyman Board of Zoning Appeals moved to postpone the decision at their April 27, 2026 meeting until further information can be gathered and reviewed. The additional information requested included a geotechnical survey (if possible), and a more definitive location for the tower and the entrance. The motion to postpone was approved by a 5-0 vote.

From: Billy Cothran <bcothran@sjwd.com>
Sent: Friday, May 15, 2026 10:28 AM
To: Zoning <zoning@lymansc.gov>
Cc: Jake Lancaster <jlancaster@sjwd.com>
Subject: Re: Lyman BZA May meeting

Good morning Mike,

I wanted to follow up regarding the upcoming BZA meeting for the SJWD elevated tank site. Since the April meeting, SJWD has continued working to address the items discussed by the Board. We have now received preliminary concurrence from SCDOT regarding the feasibility of an entrance connection to Pine Ridge Road, subject to their normal final permitting and design review processes. We intend to provide that information to the Board for the May meeting. We are also preparing additional conceptual site information so the Board has a clearer understanding of the proposed use and its relationship to surrounding properties. With respect to the geotechnical investigation discussed during the last meeting, that information will not be available. SJWD is evaluating the scope and timing of that work as part of the project's normal engineering and final design process.

Our understanding is that the primary focus of the special exception review is the appropriateness of the proposed public utility use and site compatibility under the ordinance criteria, and we believe the information being provided during the April meeting and for the upcoming May meeting should allow the Board to adequately evaluate those considerations. I also appreciate your recommendation, supporting approval of the request, and your assistance throughout this process.

Please let me know if there is anything further you believe would be beneficial for the Board to review in advance of the meeting or if there are any additional submission requirements we should be aware of. Thanks.



Billy Y. Cothran III, P.E.

Chief Executive Officer
SJWD Water District
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