



Planning Commission Agenda

The Town of Lyman Planning Commission will meet on June 23, 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**
May 26, 2026, Planning Commission Meeting Minutes Review
- IV. New Business**
 - a. Election of Chair and Vice Chair
 - b. RZ 2026-01 Public Hearing
 - c. RZ 2026-01 Request for Zoning Map Amendment at 106 Half Moon Road (R-15 to GBD-1)
- 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.

Planning Commission Meeting – Town of Lyman

Date: May 26, 2026

[Meeting Begins]

Chair:

Yes. Good evening, everybody. I'd like to call this evening's Planning Commission meeting for the Town of Lyman to order for May 26, 2026. At this time, staff will provide us with the FOIA statement, roll call, and establishment of a quorum.

Staff:

Thank you, Mr. Chair.

FOIA statement: In accordance with Title 30, Chapter 4 of South Carolina's Freedom of Information Act, written notice of the regularly scheduled meeting with an agenda has been publicly posted, published, and forwarded to the local newspapers not less than 24 hours prior to tonight's meeting.

Also, in accordance with South Carolina Code Section 30-4-80, during a regularly called meeting, no items, unless they are deemed an emergency, may be added to the agenda without an additional 24 hours' notice to the public.

I will now call roll. If I say your name:

- Savannah Durham
- R.C. Fryar — here
- Kay Humphries — here
- Jontavia Paget — here
- Carolyn Sanders — here

Thank you. We have a quorum for the meeting, with four members in attendance.

Chair:

OK, thank you.

We've received the minutes from the December 16, 2025 meeting. Has everyone had a chance to look them over? Was there anything that needs to be changed, or does everything look OK based upon your memory?

Humphries:

No changes for me.

Padgett:

No changes.

Chair:

OK, then I'll need a motion to accept as presented.

Padgett:

I make a motion to approve the minutes as presented.

Sanders:

I will second the motion.

Chair:

Thank you. All in favor of accepting, say aye.

Members:

Aye.

Chair:

The ayes have it, so it passes unanimously.

New Business

Chair:

We now move on to the new business portion of the meeting. If the commission has questions for the applicant, staff, or anyone in the audience, it is within their right to ask such questions.

The commission will make a recommendation to the Town Council on each request during this time. After the commission has voted, please contact planning staff at your convenience to move forward with the next steps.

If there is anyone present on the commission who would need to recuse themselves from the cases being reviewed this evening, please state your name and the case for the record and complete a recusal form from staff at the time the case is being presented. That person will need to step down from the panel.

Does that pertain to anyone this evening?

(No response.)

OK. Moving forward, Item A is called "Zoning Text Amendment." If you'll read the staff analysis for us.

Staff Presentation – TA 2026-01

Staff:

Thank you, Mr. Chair.

This docket number is TA 2026-01, Text Amendment 2026-01. The applicant is the Town of Lyman Town Council.

The specific request is a text amendment to the zoning ordinance, specifically Article 8, Section 816 of the town zoning ordinance, and concurrently repeal Section 22-29 of the Town Code, thereby eliminating redundancy and conflict.

A little background information: at a recent council meeting, members requested that staff prepare an ordinance to strengthen the town's ability to address junk and inoperable vehicles on residential properties.

Because this is a requested amendment to the zoning ordinance, it must first be reviewed by the Planning Commission prior to council taking final action. After your review and recommendation, it will move back to council for a final vote.

Commission Discussion

Chair:

So at this point we're reviewing it as written, and if we have any recommendations it will go back to council for review. Correct?

Staff:

That is correct.

Chair:

Did everyone have a chance to look at the proposed language? Any questions, recommendations, additions, or deletions?

Padgett:

Can I ask a question on the section that talks about classic automobiles? I wondered how we were designating that or if there was a process already in place for determining that.

Staff:

Typically, any vehicle older than 25 years is considered a classic vehicle, although it's not spelled out. That might be something that needs to be added.

Padgett:

I would recommend that we outline how that's determined and whether there's a formal process to obtain that declaration.

Staff:

Typically they would have that registered as such and would have a specific plate for that, but I'll look into whether there are any gray areas.

Chair:

Not everybody puts a classic plate on the vehicle. I have a '68 Ford pickup and it just has a regular tag on it. So if you're going to mandate a classic plate, that's different than simply saying it's 25 years or older.

Staff:

I'll make a note of that.

Discussion on Repairs and Storage

Chair:

Under exceptions, Item 2 talks about one motor vehicle undergoing maintenance, repair, or restoration for a period not to exceed three months.

A lot of times things take longer than three months to fix. What I thought might sound more open—but still keep things under control—is changing it so a motor vehicle undergoing maintenance, repair, or restoration work remains inside a fully enclosed garage or building until completed.

Sometimes it takes a while to get parts. As long as it's inside and unseen, there shouldn't be a deadline forcing someone to junk the vehicle.

Staff:

As written, anything stored in a garage is already exempt. The three-month limit applies to vehicles outside.

Chair:

Then maybe it should clarify that exterior vehicles are subject to the time limit.

Discussion on “May” vs. “Will”

Chair:

In several sections, the ordinance says the vehicle “may” be towed. I think “may” should be changed to “will” so there are teeth in the ordinance.

If you create a law, then it has to be enforceable. “May” leaves it open to interpretation.

Padgett:

I understand that, but I think “may” could allow for an appeal process or flexibility if someone is actively working with the town.

Chair:

The 15-day notice already gives them time to come explain the situation.

Padgett:

I think in some cases “may” grants authority rather than making the action mandatory.

Chair:

I understand that, but the concern is that if everything says “may,” then enforcement becomes optional.

Discussion on Fees

Chair:

Under fees, I don’t think towing and storage fees should be set by the town because those are usually determined by the towing company.

Staff:

My educated guess is that there would be a contracted rate established for services to the town.

Chair:

But one tow could be two miles and another could involve winching a vehicle out of a ditch. I think the towing company needs flexibility to set those costs.

Variances and Administrative Exceptions

Chair:

Under Item J, I would add language stating that the town administrator or staff shall advise the mayor and council of any possible good-cause exceptions being considered or granted.

That way both parts of the town government are aware of what’s happening.

Padgett:

I think if council is intended to take action on those exceptions, then that should be specifically stated.

Padgett:

I personally think adding a council vote for every exception creates unnecessary bureaucracy. The zoning administrator should be allowed to make those determinations and report them back.

Staff:

There is already a variance process outlined in the zoning ordinance through the Board of Zoning Appeals, so we would need to reconcile how this ordinance interacts with that process.

Public Hearing

Chair:

At this point we'll open the public hearing. I need a motion and a second.

Humphries:

I make a motion to open the public hearing.

Sanders:

Second.

Chair:

All in favor?

Members:

Aye.

Public Comment – Diane Yelton

Diane Yelton:

My name is Diane Yelton and I live at 109 Medallion Lane in Lyman.

For five years I've been fighting trying to get this changed. I like the fact that you say "will" instead of "may," because if you drive out Medallion Lane around Earl Drive, there's no question that it needs to be "will."

The people next to me have four cars that have not moved in five years. The ordinance was never enforced. They put plastic over them, duct tape all over them—purple tape, blue tape, green tape.

The septic tank company had to pump from the opposite side of the house because they couldn't move the cars.

These cars have not moved in five years, and it affects my property. I appreciate what you're doing, but it's time something was done.

Public Comment – Marie Harris

Marie Harris:

My name is Marie Harris. I live at 32 Crescent Street.

I think this is a fabulous ordinance. I agree with changing "may" to "will." There are cars all over our town in all states of disrepair, and we're not doing anything about it.

Beautifying our town would be wonderful.

I think the town administrator should advise the mayor and council, but not necessarily through a formal vote process.

Other than that, I hope you recommend it to the board. It's a terrific ordinance.

Public Comment – Andy Karras

Andy Kris:

Andy Kris, 32 Crescent Street.

I think this ordinance is getting overcomplicated. It's already spelled out. The biggest issue is changing "may" to "will."

That's been the problem for years—everything was discretionary, and nothing ever happened.

Other towns around us enforce their ordinances. Duncan, Spartanburg, Greer—they act on them.

There's a lot of change coming to Lyman. Developers look around before they invest money. If they see junk cars sitting on blocks and poorly maintained properties, they're not going to invest here.

This is the first time in my eight years coming to council meetings that I've seen something good put together. It just needs teeth behind it.

Closing Public Hearing

Chair:

Seeing no further comments, I'll need a motion to close the public hearing.

Humphries:

I make a motion to close the public hearing.

Sanders:

Second.

Chair:

All in favor?

Members:

Aye.

Final Discussion and Recommendations

Sanders:

In Section E, do we know how long a vehicle can remain in storage before it's sold if unclaimed?

Staff:

I do not know. I can find out.

Sanders:

I'd also suggest changing "three months" to "90 days" for consistency.

Staff Summary of Recommended Changes

Staff:

Recommendations include:

1. Clarify classic vehicle designation, including whether 25 years or older qualifies and whether a special tag is required.
 2. Change "three months" to "90 days."
 3. Clarify that the repair exemption applies to vehicles not located inside garages.
 4. Change several instances of "may" to "will."
 5. Clarify towing and storage timelines and fees.
 6. Clarify whether council is advised or formally involved in administrative exceptions.
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Vote

Chair:

I'll need a motion.

Humphries:

I make a motion to pass the ordinance as amended.

Sanders:

I second that.

Chair:

All in favor, say aye.

Members:

Aye.

Chair:

The ayes have it, so the motion passes.

(Note: motion carried 4-0)

Adjournment

Chair:

If nobody else has anything to say, I'll entertain a motion to close the meeting.

Padgett:

Motion to close the meeting.

Sanders:

Second.

Chair:

All in favor say aye.

Members:

Aye.



Planning Commission Meeting June 23, 2026

Staff Report

Docket Number: RZ 2026 -01
Applicant: Oleksandr Musuriviskyi and Vitalii Bonar
Property Owner: Oleksandr Musuriviskyi and Vitalii Bonar
Property Location: 106 Half Moon Road
Tax Map Number: 5-07-00-070.26
Current Zoning District: R-15, Single Family Low Density Residential District
Request: Rezone property from R-15, Single Family Low Density Residential District to GBD-1, General Business
Parcel Size: 0.928 Acres
Comprehensive Plan: Lake Cooley Character Area – Future Land Use Residential and Commercial

Factual Dates:

- a. Annexation Application Received: February 20, 2026
- b. Planning Commission Deadline: May 23, 2026
- c. Planning Commission Meeting: June 23, 2026

Background Information:

Oleksandr Musuriviskyi and Vitalii Bonar are requesting to rezone 106 Half Moon Road from R-15, Single Family Low Density Residential District to GBD-1 General Business District. The 0.928-acre property is located near the intersection of Half Moon Road and Inman Road (Highway 292).

The request to GBD-1 General Business is for an auto repair shop. Auto repair shop is a permitted use within the GBD-1 zoning district.

The Comprehensive Plan Future Land Use Map shows the area as Lake Cooley Character Area – Future Land Use Residential and Commercial.

The Lake Cooley Commercial and Residential future land use designation calls specifically for the area in question to be a transitional district that should be considered for most residential and local/neighborhood level commercial uses. *In the Lake Cooley area, SC-292 contains a number of small scale commercial and office uses. A 200 foot buffer along SC-292 should be considered for both residential and limited commercial uses. Commercial uses along the corridor should be screened and developed in a context sensitive manner with*

materials, monument signage, and low level exterior lighting. Multi family, townhome and duplex development should be considered and should focus on providing open space, landscaping and screening while using high quality architectural materials that blend in with the surroundings.

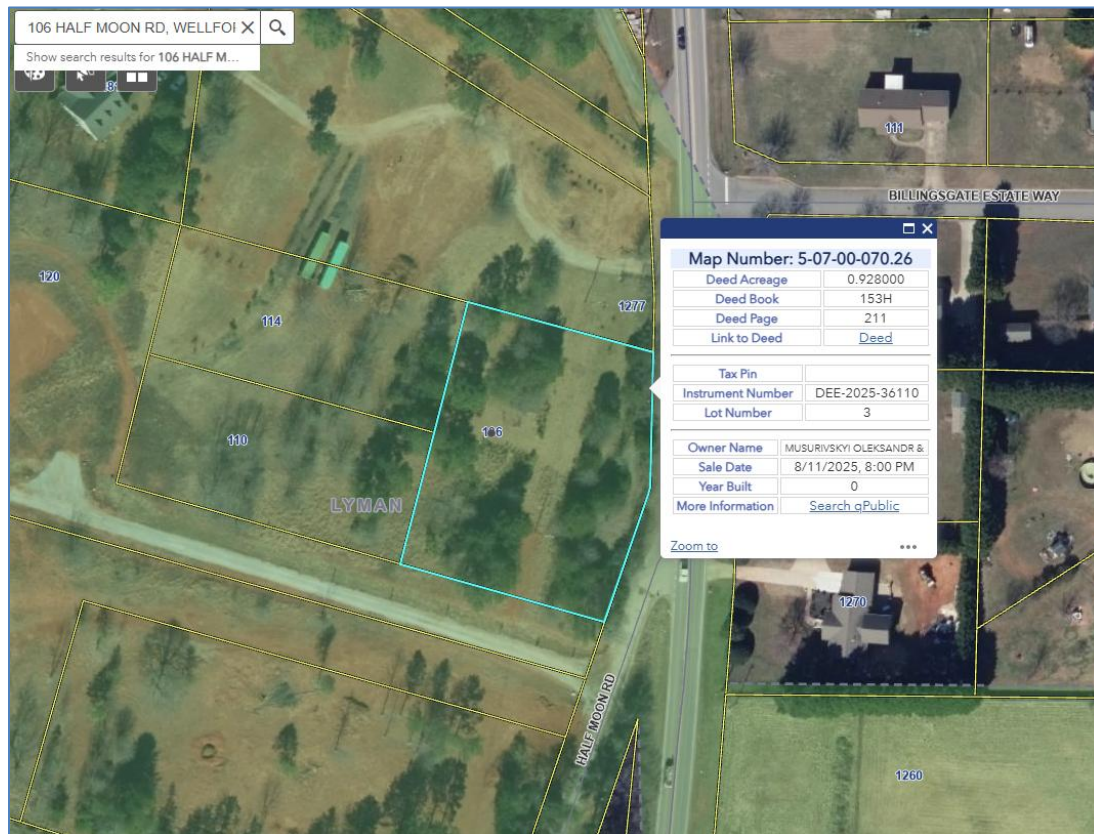
Surrounding Land Uses and Zoning:

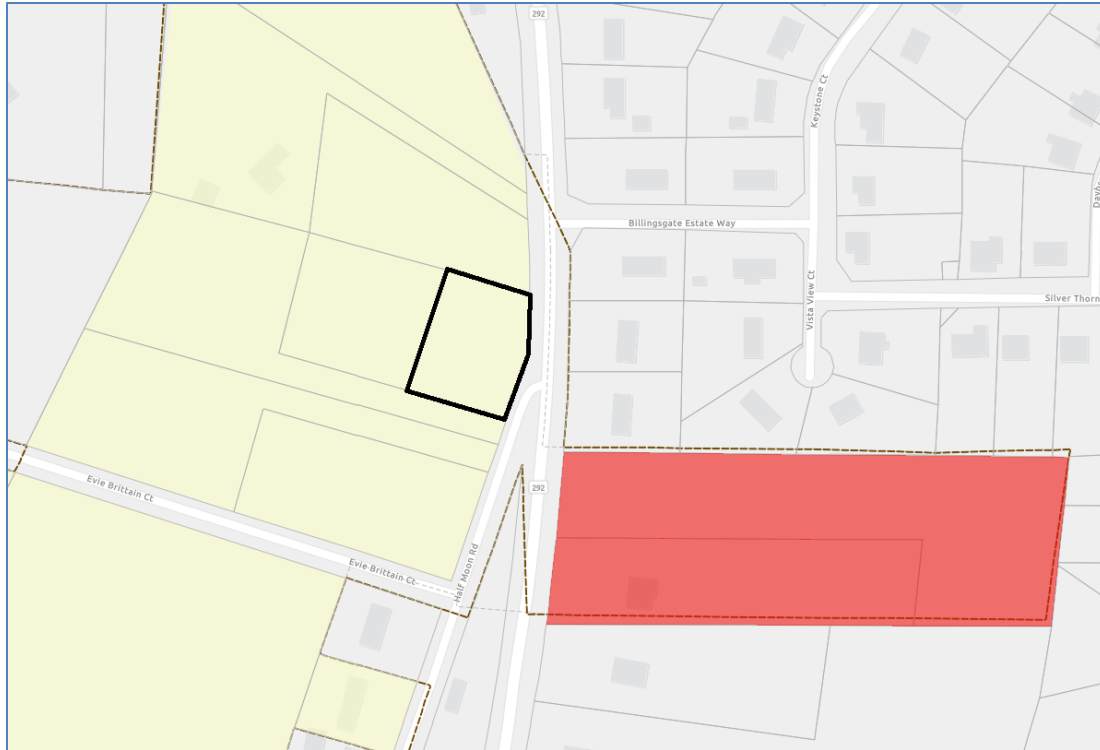
North – Vacant Lot (R-15 - Single Family Residential Zoning)

West – Vacant Lot (R-15 - Single Family Residential Zoning)

East – Right-of-Way for Half Moon Road and Inman Road (then unincorporated Spartanburg County – residential single family)

South – Vacant Lot (R-15 - Single Family Residential Zoning)





Zoning Map (Note: Yellow = R-15, Red = GBD-1, Gray = unincorporated)

Zoning Ordinance Regulations for GBD-1

408.1 Purpose. The intent of this district is for business development on major roadways for the convenience of local residents and for the traveling public.

408.2 Permitted Uses. The following uses shall be permitted in the GBD Zoning District:

- A. Any use, together with the conditions attached thereto permitted in the CBD Zoning District.
- B. General retail stores, provided that any external storage of inventory, parts, or machinery is established to the rear of the front line of the principal structure and provided that such storage be completely enclosed by a solid fence or wall of at least six feet in height composed of treated wood or brick.
- C. **Service businesses, including, but not limited to** plumbers, electricians, small engine machine shops, **repair services**, and similar uses, **provided all services take place within an enclosed building and any external storage of inventory, parts, or machinery is established to the rear of the front line of the principal structure and provided that such storage is completely enclosed by a solid fence or wall of at least six feet in height composed of treated wood or brick.**
- D. Restaurants (with or without drive-in window).
- E. Food stores, including general grocers, produce stands, bakeries, and meat markets (without slaughtering on-site).
- F. Food preparation establishments for off-premises delivery.
- G. Schools.
- H. Care homes.
- I. Funeral homes.

- J. Miniature golf course and driving range.
- K. Mini-warehouses.
- L. Horticulture nurseries.

408.3 *Dimensional Requirements.* Unless otherwise specified elsewhere in this ordinance, uses permitted in the GBD Zoning District shall be required to conform to the following standards:

A.	Minimum Lot Area:	None
B.	Minimum Lot Width:	None
C.	Minimum Front Setback: Front setback may be used for parking and service drives but must remain unobstructed by structures or buildings, and must be designed in conformance with Article V, Section 508, if used for parking. For exceptions to this requirement, see Article VIII, Sections 807 and 808.	25 feet
D.	Minimum Side Setback: See Article VIII, Section 804 on side yard requirements pertaining to corner lots.	None
E.	Minimum Rear Setback: Rear setback may be used for parking and service drives but must remain unobstructed by structures or buildings, and must be designed in conformance with Article V, Section 508 if used for parking. For rear yard requirements pertaining to double frontage lots see Article VIII.	25 feet
F.	Maximum Building Height: Except upon Fire Chief's written approval with conditions stated therein. For other exceptions to height regulations see Article VIII, Section 812.	45 feet

408.5 *Prohibited Uses.* The following uses are prohibited in the GBD Zoning District. No activity that does not fall within the parameters of Sections 408.2 or 408.4 shall be permitted within the GBD Zoning District. The following uses are expressly prohibited in order to improve ordinance clarity:

- Sexually Oriented Businesses.
- Cellular Towers.

408.6 *Parking and Loading.* Uses permitted in the GBD Zoning District shall meet the parking and loading standards set forth in Article V.

408.7 *Signs.* Signs permitted in the GBD Zoning District, including the conditions under which they may be located are set forth in Article VI.

408.8 *Bufferyard Requirements.* Where this district abuts any residential district not separated by a