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.

DRAFT

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

DRAFT

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.

DRAFT

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.

DRAFT

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.

Chair:
Maybe it should become a votable agenda item if exceptions are being granted.

DRAFT

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.

I've had people ask me if I'm in the city limits and why the town allows that to go on. I've done everything but beg.

DRAFT

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

DRAFT

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.

DRAFT

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.

Chair:
The ayes have it, so we are now closed. (*6:56pm*)

DRAFT