

MINUTES
Lyman Town Council Meeting
Monday, January 12, 2026, at 6:00 p.m.
Lyman Town Hall, 81 Groce Road, Lyman, S.C.

CALL TO ORDER

The meeting of the Lyman Town Council was called to order at 6:01 p.m. by Mayor David Petty.

FOIA

Notice of the meeting with an Agenda was publicly posted, published, and forwarded to the media no less than 24 hours prior to adjournment.

Present:

David Petty
Cindy Behm
Jack Bellaire
Rebecca Martin
Phil McIntyre

Absent:

Adam Crisp

Reading and Approval of Minutes from the Regular Meeting on December 8, 2025

Cindy Behm stated that she wanted a record of the discussion reflected in the Minutes of November 10, 2025. She stated that in reference to her motion regarding 506 Charlotte Road, there was no follow-up motion to her motion. It was explained that the Minutes from the November meeting were approved at the December meeting and could not be contested at this time.

Jack Bellaire made a motion to approve the Minutes. Rebecca Martin seconded the motion, and all were in favor except Cindy Behm, who voted against approving the Minutes. The Minutes were approved.

Announcement of Yard of the Month for January – North of Highway 29

- **Council Members Cindy Behm, Jack Bellaire, and Adam Crisp**
Di and Ron Melick, 323 Yukon Drive, Lyman, SC, were the recipients of the Yard of the Month for December. Mrs. Melick was presented with the Yard of the Month sign by Council Members Cindy Behm and Jack Bellaire.

Announcement of Business of the Month for January

- **Mayor David Petty**
Pepperoni Express Pizzeria, 207 N. Lawrence Street, Lyman, SC, was the recipient of the December Business of the Month. Mayor Petty will be presenting them with a Certificate and the Business of the Month sign.

Updates to Council:

• **Town Update**

There were no Town Updates provided by Council this month.

Requests to Appear Before Council

A. Laura Duncan, 151 W. Pyrenees Drive, Lyman, SC

Ms. Duncan is requesting an update on the HOA dissolution and ownership status of common areas in the Lyman Farms at Shiloh Subdivision.

Ms. Duncan asked the Council for an update regarding communication with Mr. Satterfield and the status of the common areas. She requested that Council either establish an action date for Mr. Satterfield to address the common areas or reinstate his fees effective January 26.

B. Andrew Karas, 32 Crescent Street, Lyman, SC

Mr. Karas did not appear at the meeting; however, he submitted a statement that was provided to the Mayor and Council Members. Mr. Karas’s statement will be included in the minutes.

C. Ron Freier, 859 Fort Prince Blvd., Lyman, SC

Mr. Freier would like to address the Council regarding the rezoning application item, Resolution.

Mr. Freier addressed Council and stated that the property referenced in the Agenda requesting a rezoning is Boiler Tube and should be denied, as he believes it is not a valid basis for a rezoning request and should instead have been submitted as a variance request. Mr. Freier further stated that Resolution No. 02102025 is associated with Boiler Tube, a private entity, and that a municipality operates using public funds and is governed by legal rules and procedures for the benefit of the entire community. He requested that his letter be included in the minutes.

Review of FY 26/27 Budget Calendar and Treasurer’s Report was given by Donna Perry

Mayor David Petty stated that the Municipal Association of South Carolina recommends that Town Councils hold a budget workshop in the fall. He expressed interest in holding a workshop in the fall and felt that it would be beneficial to the Town.

Ms. Perry stated that the annual audit is scheduled to begin on February 2, 2026.

Rebecca Martin made a motion to approve the Treasurer’s Report. Phil McIntyre seconded the motion, and all were in favor.

Department Reports

Police Department

Chief Jay Hayes

Fire Department

Deputy Chief Shawn Harter

Public Works/Wastewater & Pre-Treatment

Given by Scott Miller

Zoning and Planning/Code Enforcement

Given by Madison Workman

Business License Report

Report was Submitted to Council

Old Business

Discussion and possible action regarding the appointment of Community Members for the Community Care Committee.

Jack Bellaire informed Council that he had received three applications and would present them to Council at the next meeting.

Second Reading of an Ordinance accepting the zoning reclassification of property located at 506 Charlotte Highway, Lyman, SC, 29365, Parcel Number 5-15-03-051.04 from General Industrial District, GI, to FRD, Flexible Review District, Zoning Classification.

Jack Bellaire made a motion to adopt the Ordinance accepting the zoning reclassification of the property located at 506 Charlotte Highway to FRD, Flexible Review District. Phil McIntyre seconded the motion. A vote was taken with Mayor David Petty, Rebecca Martin, Phil McIntyre, and Jack Bellaire voting in favor of the motion. Cindy Behm voted against the motion. The motion passed.

NEW BUSINESS

Discussion and possible action regarding an RFP for a Downtown Master Plan.

Mayor David Petty addressed Council regarding the development of a Downtown Master Plan. Council agreed that a Downtown Master Plan would be beneficial for the Town.

Discussion and possible action regarding the procedures for the election and appointments of Committee Members, Board Members, and Council Officers.

Phil McIntyre provided Council Members with a handout titled *“Order of Events for Electing Committee Members or Council Officers.”* After some discussion and due to confusion regarding the election of Committee Members and Council Officers, Council agreed to follow the nomination and voting process outlined in the handout. It was noted that the Town’s Ordinance will need to be amended to reflect this Order of Events.

Resolution approving a Lease Agreement between the Town of Lyman and Roofline Gutters for the premises located at 59 Groce Road, Lyman, South Carolina, and authorizing the Town Administrator to execute the Lease Agreement.

Rebecca Martin made a motion to accept the Resolution approving the Lease Agreement. Jack Bellaire seconded the motion, and all were in favor.

Resolution accepting the donation of a Sewer Right-of-Way and Easement Deed by Tractor Supply Company, Tax Map No. 5-14-00-027.08 permanent Right-of-Way and Easement 25 feet in width as shown in attached Exhibit “A” for the purpose of laying, constructing, maintaining, operating, repairing, replacing, and removing an underground sewer line and the necessary appurtenances the Right-of-Way to be 12.5 feet on each side, with an estimated value of \$_____.

Mayor David Petty made a motion to table this item until we have an estimated value for the right-of-way and easement. Jack Bellaire seconded the motion, and all were in favor. This item has been tabled.

An Ordinance accepting zoning reclassification of property located at 12999 East Wade Hampton Blvd., Duncan, SC 29334, Parcel Number 5-14-06-001.00 from Central Business District, CBD, to General Business District-1, GBD-1, zoning classification.

Cindy Behm made a motion to approve the first reading of the Ordinance accepting the zoning reclassification of property located at 12999 East Wade Hampton Blvd. to GBD-1, General Business District-1. Phil McIntyre seconded the motion, and all were in favor.

Executive Session

Mayor David Petty made a motion at 6:59 p.m. to go into Executive Session for the purposes of:

- Discussion of proposed contract negotiations.
- Discussion of proposed contract negotiations.
- Discussion of a person regulated by a public body.
- Discussion of contract negotiations.
- Discussion of proposed contractual arrangements.

Cindy Behm seconded the motion, and all were in favor.

Mayor David Petty made a motion to come out of Executive Session at 8:11 p.m. Phil McIntyre seconded the motion, and all were in favor.

No actions or votes were taken during the Executive Session.

Discussion pertaining to “Requests to Appear before Council” as detailed in items 8 “A”, “B”, and “C” of this Agenda.

Council instructed Noel Blackwell, Town Administrator, to send Ms. Duncan a letter regarding Item 8 “A” and the steps that have been taken in this matter.

Adjournment

Rebecca Martin made a motion to adjourn at 8:13 p.m. Phil McIntyre seconded the motion, and all were in favor.