

## **AGENDA**

Lyman Town Council Regular Meeting  
Monday, January 12, 2026, at 6:00 p.m.  
Lyman Town Hall, 81 Groce Road, Lyman, SC 29365

- 1. Call to Order with Invocation & Pledge of Allegiance**
- 2. FOIA**
- 3. Roll Call**
- 4. Reading and Approval of Minutes from the Meeting of Town Council**
  - December 8, 2025
- 5. 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, S. C.*
- 6. Announcement of Business of the Month for January**
  - Mayor David Petty  
*Pepperoni Express Pizzeria, 207 N. Lawrence Street, Lyman, S. C.*
- 7. Updates to Council:**
  - Town Update
- 8. 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.
  - B. Andrew Karas, 32 Crescent Street, Lyman, SC**

Mr. Karas is requesting an update on the Agenda from the regular meeting on November 10, 2025.
  - C. Ron Freier, 859 Fort Prince Blvd., Wellford, SC**

Mr. Freier would like to address the Council about the rezoning application item, Resolution.
- 9. Review of FY 26/27 Budget Calendar and Treasurer’s Report by Donna Perry**
- 10. Department Reports**
  - Police Department
  - Fire Department
  - Public Works/Wastewater & Pre-treatment

- Zoning & Planning/Code Enforcement
- Business License Report

### **11. Old Business**

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

### **12. New Business**

- A. Discussion and possible action regarding an RFP for a Downtown Master Plan.
- B. Discussion and possible action regarding the procedures for the election and appointment of Committee Members, Board Members, and Council Officers.
- C. 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.
- D. 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 \$\_\_\_\_\_.
- E. 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.

### **13. Executive Session**

- 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.

**Discussion and possible action in follow-up to Executive Session items and any other items listed on this Agenda as action items.**

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

**15. Announcements**

- A Brownfields Cleanup Grant Public Meeting be held on Tuesday, January 13, 2026, at 2:00 p.m., at the Lyman Town Hall
- A Special Council Meeting will be held on Wednesday, January 14, 2026, at 2:00 p.m. at the Lyman Town Hall
- Friday, January 16, 2026, at 8:30 a.m., Lyman Municipal Court, at Lyman Town Hall
- Wednesday, January 19, 2026, Town Hall will be closed in observance of Dr. Martin Luther King Jr. Holiday
- Thursday, January 22, 2026, at 6:00 p.m., Council, Planning Commission, and Board of Zoning Appeals Workshop “Presentation on Effective Meetings by MASC”
- Tuesday, January 27, 2026, at 5:30 p.m., Planning Commission Meeting, at Lyman Town Hall
- MASC Hometown Legislative Action Day will be held on January 20, 2026, and MEO Institute of Government Training will be held on January 21, 2026, in Columbia, SC
- The Town of Lyman will host the Spartanburg County Municipal Association Meeting for January. The meeting will be held on Thursday, January 29, 2026, at 6:30 p.m., at the Lyman Event Center. The speaker will be Sheriff Bill Rhyne.
- Friday, February 6, 2026, at 8:30 a.m., Lyman Municipal Court, at Lyman Town Hall
- Monday, February 9, 2026, at 6:00 p.m., Regular Lyman Town Council Meeting, at the Lyman Town Hall
- Daddy Daughter Dance, Saturday, February 21, 2026, from 6:00 – 8:00 p.m., at the Lyman Event Center

**16. Adjournment**



**DRAFT MINUTES**  
**Lyman Town Council Meeting**  
**Monday, December 8, 2025, 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  
Adam Crip  
Rebecca Martin  
Phil McIntyre

**Reading and Approval of Minutes from the Regular Meeting on November 10, 2025**

Rebecca Martin made a motion to approve the Minutes. Phil McIntyre seconded the motion, and all were in favor. The Minutes were approved.

**Proclamation - Honoring the Life and Service of Karen Renee McGill Watson**

Mayor David Petty presented a Proclamation to the family of Karen Renee McGill Watson in recognition of the Town's enduring appreciation and remembrance of her extraordinary life and service. A community "Blessing Box" will be installed outside Town Hall and shall hereafter be named and dedicated the "Karen Watson Blessing Box" in her honor and in remembrance of her service.

**Announcement of Yard of the Month for December – Ridge Road and Adjacent Neighborhoods**

- **Council Member Phil McIntyre**

*Mr. and Mrs. Greg Wood of 81 Ridge Road, Lyman, SC, were the recipients of the Yard of the Month for December.*

**Announcement of Business of the Month for December**

- **Mayor David Petty**

*Ms. Jean Wood, Owner of Salon 24, 24 Groce Road, Lyman, SC, was the recipient of the December Business of the Month.*

**Updates to Council:**

- **Town Update**

There were no Town Updates provided by Council this month.

**Request to Appear Before Council**

**A. Melissa and Josh Green, 106 Clearview Drive, Lyman, SC**  
**Mr. and Mrs. Green would like to address the Council regarding keeping their rooster for their six (6) hens.**

Mr. and Mrs. Josh Green did not attend the meeting.

**B. Ron Freier, 859 Fort Prince Blvd., Lyman, SC**  
**Mr. Freier would like to address the Council regarding Planning and Council.**

Mr. Ron Freier addressed Council regarding the rezoning of the property located at 506 Charlotte Highway and requested that his statement be included in the minutes.

**C. Andrew Karas, 32 Crescent Street, Lyman, SC**  
**Mr. Karas would like to address the Council on Item 16-I under New Business from the Town of Lyman Regular Meeting on November 10, 2025.**

Mr. Andrew Karas stated that he serves as Vice Chair of the Board of Zoning Appeals and said that the Boiler Tube property was denied rezoning by the Planning Commission. He noted that the circumstances were similar to those of TruLife Church and should have been presented to the Board of Zoning Appeals for a variance instead of asking for a rezone. He requested that his statement be included in the minutes.

**Treasurer’s Report was given by Donna Perry, Staff Accountant**

Mayor David Petty inquired about the reason for the annual transfer from the Wastewater Fund. Ms. Perry explained that the transfer was due to the Town not collecting a franchise fee from the Wastewater Department.

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

**Department Reports**

Police Department	Chief Jay Hayes was not present.
Fire Department	No one from the TRFD was present.
Public Works/Wastewater & Pre-Treatment	Given by Scott Miller
Zoning and Planning/Code Enforcement	Given by Madison Workman
Mayor David Petty asked Ms. Workman for a year-end review at the next meeting.	
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 only received one application; however, he had received inquiries from several youth groups and schools wishing to participate.

**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 requested that the matter be tabled until additional information could be obtained to allow for an informed decision. Phil McIntyre expressed concern and agreed that the matter should be tabled to gain further clarity. Mayor David Petty stated that staff could provide additional information and that the matter could be tabled for a later date.

Jack Bellaire made a motion to table the matter. Phil McIntyre seconded the motion. A vote was taken with Mayor David Petty, Phil McIntyre, Adam Crisp, Cindy Behm, and Jack Bellaire voting in favor, and Rebecca Martin voting against. The motion passed, and the matter was tabled.

**Second reading of an Ordinance to designate Vernon Street as a right-turn-only exit onto US Highway 29 during specified hours.**

Adam Crisp made a motion to accept the second reading of the Ordinance designating Vernon Street as a right-turn-only exit. Rebecca Martin seconded the motion, and all were in favor.

**Executive Session**

Mayor David Petty made a motion at 6:53 p.m. to go into Executive Session for the purposes of:

- Discussion of contract negotiations.
- Discussion of proposed contract negotiations pertaining to Town Property.
- Discussion of proposed contractual arrangements.
- Discussion of negotiations incident to proposed contractual arrangements.
- Discussion of the appointment of a person regulated by a public body.
- Discussion of proposed contractual arrangements.
- Discussion of proposed contractual arrangements.

Phil McIntyre seconded the motion, and all were in favor.

Mayor David Petty made a motion to come out of Executive Session at 9:01 p.m. Adam Crisp seconded the motion, and all were in favor.

**No actions or votes were taken during the Executive Session.**

Rebecca Martin made a motion to authorize Noel Blackwell, Town Administrator, to enter into a new five (5) year lease with Roofline Gutters, reducing the rent beginning January 2026 to \$2,050.00 per month, with annual increases of \$100.00 thereafter. This item should be placed on the Agenda for approval by Council at the January meeting.

Phil McIntyre seconded the motion, and all were in favor.

Rebecca Martin made a motion to allow Noel Blackwell, the Town Administrator, to execute an Engagement Letter with C. D. Rhodes for the purposes of Special Project representation pertaining to the Stormwater Drainage System failure at Meadow Street.

Adam Crisp seconded the motion, and all were in favor.

**New Business**

**Discussion and possible action pertaining to a vacant seat on the Planning Commission.**

Adam Crisp made a motion to appoint Caroline Rogers to the vacant seat on the Planning Commission. Phil McIntyre seconded the motion. A vote was taken with Mayor David Petty,

Rebecca Martin, Adam Crisp, Phil McIntyre, and Jack Bellaire voting in favor, and Cindy Behm voting against. The motion passed, and Ms. Rogers was appointed to the Planning Commission.

**Discussion pertaining to “Request to Appear before Council” as detailed in items 9 “A”, “B”, and “C” of this Agenda.**

Mayor David Petty stated that he had spoken with Madison Workman regarding Item 9 “A” of the Agenda and discussed updating the Ordinance.

**Adjournment**

Mayor David Petty made a motion to adjourn at 9:08 p.m. Rebecca Martin seconded the motion, and all were in favor.

DRAFT

Ronald C Freier  
859 Fort Prince Blvd  
Wellford, SC 29385

December 8, 2025  
Town of Lyman  
Mayor and Council  
81 Groce Road  
Lyman, SC 29365

Good evening Mayor and Council,

My name is Ron Freier residing at 859 Fort Prince Blvd. I currently serve on the Town's Planning Commission as Vice-Chair. This letter will be short and addresses the results from the regular monthly Planning Commission meeting of October 28, 2025, specifically New Business item referred to as Docket number RZ-2025-02. It is relative to tonight's Council Agenda: Old Business item 12-B, the second reading of the Ordinance to re-zone the parcel number 5-15-06-114.01 located at 506 Charlotte Hwy. Lyman, SC.

The purpose is to provide Council with some clarity on the Planning Commission's decision to recommend to disapprove the application to re-zone.

The Commission was presented with the application to re-zone the property located at 506 Charlotte Hwy. from the current General Industrial to a Flexible Review District classification. After preliminary thorough analysis and review of both application and the current and requested Zoning Ordinance classifications, the Planning Commission substantiated with confidence their decision to disapprove the request by a 3-0 vote.

The following points presented will provide Town Council with the determinant factors used in coming to that decision. This substantive information should provide impetus for important discussion regarding a decision whether to approve or disapprove this re-zoning request.

In no particular order they are as follows:

1. The applicant is the property owner and not a property development company as referenced in the Flexible Review District Ordinance statement of purpose.
2. The Staff report justifications used to recommend that Planning Commission approve were impertinent and raised procedural concerns.
3. Applicant stated there was no intention to develop or redevelop the property for mixed use and will continue in the capacity of a industrial manufacturing company.

4. The reason for the request was based upon a current zoning regulation encumbrance effecting the planned building addition which should've been presented to the Zoning Board of Appeals for a variance request.
5. Concerns that Town Staff advised the applicant to revoke their Board of Zoning Appeals Variance request and reapply for a rezoning request.
6. The Flexible Review District Ordinance stated Purpose is in conflict with the reason for the applicants request.
7. The FRD Statement of Intent project dimensions were not restricted to just the proposed building footprint as designed.

In conclusion, to use the Flexible Review District Zone classification for the purpose of changing a current Zoning regulation which is causing a encumbrance to a planned building addition is abuse of its intended purpose. It is inappropriate in this instance and does not comport with the spirit and intent for which the FRD was originally created in 2022, which was to allow development of mixed use district style areas.

The approval of this rezoning request will set a bad precedence thus encouraging future developers and property owners to circumvent the Board of Zoning Appeals. Anytime a zoning regulation creates a encumbrance to a project plan they can just request to rezone to a Flexible Review District, write project specifications any way they see fit and bypass a proper BZA variance request. This has the potential to open the Town of Lyman to costly litigation should future requests be denied under these same circumstances.

Thank you for your time and I request that this letter be made part the minutes for tonight's Town Council meeting of December 8, 2025.

Respectfully,



Ronald C Freier

Andrew Karas  
32 Crescent Street  
Lyman, SC 29365

December 8, 2025

Town of Lyman  
Mayor and Council  
81 Groce Rd.  
Lyman, SC 29365

Good Evening Mayor and Council,

My name is Andrew Karas, and I reside at 32 Crescent Street in Lyman, SC 29365.

Tonight, I am addressing you as a member of the Town of Lyman Board of Zoning Appeals.

On July 23, 2024, True Life Tabernacle Inc. came before the BZA for a variance requesting a variance on their front setback from 25 ft to 15 ft. The property is located at 12924 East Wade Hampton Rd. After listening to the petitioners describe the reason they were requesting the variance, the BZA granted them their variance for a lesser front setback.

I provide you with this example regarding a variance as this request is no different than what should be happening with Boiler Tube of America located at 506 Charlotte Hwy in Lyman. Boiler Tube of America is on the agenda for a second reading of an Ordinance requesting a rezoning of their property from Industrial to Flexible Review District. The property is currently zoned correctly and is in line with our Comprehensive Plan which is Industrial.

Rezoning a property to accommodate a property owner who needs to have a variance for a front setback is not proper use of zoning and is only circumventing the system for this property owner's benefit.

Rezoning this property to the Flexible Review District is incorrect when the property is zoned Industrial and is used as an Industrial Parcel. The FRD was established in 2022 for purpose of redeveloping and repurposing those properties such as the Mill Property and downtown district buildings. The property owner of Boiler Tube is not a developer repurposing property but a property owner making enhancements to their existing building who ran into an issue with a building footprint that requires a variance to their front setback.

The Planning Commissions denying the request for the rezoning was the correct action to take.

I also want to point out this board took no action on the First Reading of this Ordinance in their November Meeting. Mrs. Behm made a motion to accept the planning commission's actions. The vote was 2 in favor and 4 opposed. At that time this board should have made another motion if they did not want to accept the planning commissions actions and approve rezoning of the property. That was not done. Rezoning this property goes against the FRD Zoning purpose as well as the Comprehensive Plan. Also note to use reasoning the applicant is a long-standing property owner and there is a possible potential for additional jobs are not reasons for rezoning property. The reason for going against the recommendation of the Planning Commission must be a part of your motion.

I ask this board to deny the rezoning request and send the applicant back to the Board of Zoning Appeals where they were originally going to go.

I ask my letter be made a part of this evening's minutes for the Town of Lyman Board Meeting for December 8, 2028.

Respectfully,

Andrew Karas





## 2026 BEAUTIFICATION COMMITTEE

### 1. The Mill Village

- **Martin**
  - February
  - May
  - August
  - November

### 2. The area East of Groce Road (Ridge Road and adjacent neighborhoods)

- **McIntyre**
  - March
  - June
  - September
  - December

### 3. The area North of Highway 29, which is in the town limits of Lyman

- **Bellaire, Crisp & Behm**
  - April
  - July
  - October
  - January

- The Yard of the Month sign will be exchanged after the monthly meeting to the next committee.

### Some Guidelines to follow:

A yard can only be chosen once in a calendar year, and Town Council members and the Mayor are ineligible for this award while they serve on the Council.

If the property has been cited by code enforcement in the past year, it is not eligible.

### 4. Each Month, the Mayor will choose the Business of the Month.

**BY THE LYMAN TOWN COUNCIL**

**CERTIFICATE OF RECOGNITION**

**2026**

This Certificate of Recognition is gratefully presented to:

**PEPPERONI EXPRESS PIZZERIA**

In recognition and sincere appreciation for your excellent service to the Town of Lyman, South Carolina.

The Mayor and Council of the Town of Lyman, South Carolina, recognize:

**Pepperoni Express Pizzeria**

**BUSINESS OF THE MONTH**

January 12, 2026

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David Petty, Mayor



# Request to Appear Before Lyman Town Council



Submitted by: Laura Duncan

Submitted On: 2026-01-02 18:35:01

Submission IP: [35.133.200.77](#) (172.31.64.27)  
proxy-IP (raw-IP)

Status: Open

Priority: Normal

Assigned To: Candy Brock

Due Date: Open

David Petty, Mayor  
Rebecca Martin, Mayor Pro Tempore



**Town Council:**

Cindy Behm  
Jack Bellaire  
Adam Crisp  
Phil McIntyre

[81 Groce Road, Lyman, SC, Telephone: 864-439-3453 Fax: 864-439-0090](#)  
Email: [cbrock@lymansc.gov](mailto:cbrock@lymansc.gov)

* First Name	* Last Name		
Laura	Duncan		
* Address	* City	* State	* Zip Code
151 W Pyrenees Drive	Lyman	SC	29365
Address	City		
* Phone Number:	* Email:		
8645256976	lowoodturtle@yahoo.com		

\* DESCRIBE IN DETAIL THE REASON FOR APPEARANCE (ENTER TEXT HERE):

I am requesting an update on the HOA dissolution and an ownership status update on common areas in the Lyman Farms at Shiloh subdivision. I spoke to the council in October and I understand that since then, the town council and town lawyer have been in contact with Mr. Satterfield.

* Signature	* Date
Laura Duncan	01/02/2026
Please Type Your Name	Format: MM/DD/YYYY




**Candy Brock**

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**From:** Andrew Karas <akaras205@gmail.com>  
**Sent:** Monday, January 5, 2026 11:35 AM  
**To:** Candy Brock  
**Subject:** Request

Good Morning Candy,  
Attached is a request to appear before council for the January 12, 2026 meeting.  
Thank You,  
Andrew Karas

81 Groce Road  
Lyman, SC 29365  
(864) 439-3453  
(864) 439-9050 FAX



Glenn Greer, II  
Mayor  
Phil McIntyre  
Mayor Pro Tem  
Council:  
Jack Bellaire  
Adam Crisp  
Rick Hellams  
Rebecca Martin  
David Petty

**REQUEST TO APPEAR BEFORE LYMAN TOWN COUNCIL**

NAME: Andrew Karas

ADDRESS: 32 Crescent St  
Lyman, SC 29365

TELEPHONE NUMBER: 811-623-0789

DESCRIBE IN DETAIL REASON FOR APPEARANCE: \_\_\_\_\_  
Update on Agenda from Regular  
Meeting on Nov. 10, 2025

\_\_\_\_\_  
\_\_\_\_\_  
SIGNATURE: [Signature] DATE: Jan. 5, 2026

Sent from my iPhone

the 1990s, the number of people in the UK who are aged 65 and over has increased from 10.5 million to 13.5 million (13.5% of the population).

There is a growing awareness of the need to address the needs of older people, and the Government has set out a strategy for the 21st century in the White Paper on *Ageing Better: The Government's Strategy for Older People* (Department of Health 1999). This strategy is based on the following principles:

- Older people should be able to live independently and actively in their own homes.
- Older people should be able to live in their own communities.
- Older people should be able to live in their own homes and communities for as long as possible.
- Older people should be able to live in their own homes and communities with dignity and respect.

The White Paper also sets out a number of key objectives for the Government, including:

- To ensure that older people are able to live independently and actively in their own homes.
- To ensure that older people are able to live in their own communities.
- To ensure that older people are able to live in their own homes and communities for as long as possible.
- To ensure that older people are able to live in their own homes and communities with dignity and respect.

The White Paper also sets out a number of key actions for the Government, including:

- To ensure that older people are able to live independently and actively in their own homes.
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- To ensure that older people are able to live in their own homes and communities with dignity and respect.

81 Groce Road  
Lyman, SC 29365

(864) 439-3453  
(864) 439-9050 FAX



Glenn Greer, II  
Mayor

Phil McIntyre  
Mayor Pro Tem

**Council:**  
Jack Bellaire  
Adam Crisp  
Rick Hellams  
Rebecca Martin  
David Petty

### REQUEST TO APPEAR BEFORE LYMAN TOWN COUNCIL

NAME: RON FREIER

ADDRESS: 859 FORT PRINCE BVD  
WELLFORD, SC 29385

TELEPHONE NUMBER: \_\_\_\_\_

DESCRIBE IN DETAIL REASON FOR APPEARANCE: \_\_\_\_\_

Re zoning application item,  
Resolution

SIGNATURE: Ronald C Freier DATE: 1/5/2026

the 1990s, the number of people with a mental health problem has increased in the UK (Mental Health Act 1983, 1990).

There is a growing awareness of the need to improve the lives of people with mental health problems. The Department of Health (1999) has set out a vision of a new mental health system, which will be based on the following principles:

- People with mental health problems should be treated as individuals, with their own needs and wishes.
- People with mental health problems should be given the opportunity to participate in decisions about their care and treatment.
- People with mental health problems should be given the opportunity to live in their own homes and communities.

These principles are reflected in the Mental Health Act 1983 (MHA) (1983) and the Mental Health Act 1990 (MHA) (1990).

The MHA 1983 was the first piece of legislation to give people with mental health problems the right to be treated in their own homes and communities. The MHA 1990 was the first piece of legislation to give people with mental health problems the right to participate in decisions about their care and treatment.

The MHA 1983 and the MHA 1990 have been successful in many respects. However, there are still many people with mental health problems who are not being treated in their own homes and communities. There are also many people with mental health problems who are not being given the opportunity to participate in decisions about their care and treatment.

The Department of Health (1999) has set out a vision of a new mental health system, which will be based on the following principles:

- People with mental health problems should be treated as individuals, with their own needs and wishes.
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**Town of Lyman  
FY 26/27 Budget Calendar**

<b>Date</b>	<b>Budget Activity</b>
1/12/2026	Present budget calendar to Council
2/9/2026	Review Capital Budget - all departments
	Review proposed salary increases (in Executive Session)
3/9/2026	Review Revenue Budget
4/13/2026	Review Expenditures Budget for all departments & Total Budget Summary
5/11/2026	Budget Ordinance - First Reading
6/8/2026	Budget Ordinance - Public Hearing, Second Reading & Adoption of Budget

**Town of Lyman  
Financial Reports  
December 2025**

**Town of Lyman**  
**Financial Commentary**  
**December 2025**

**As of December 31, 2025, 50.00% of the budget year has passed with 50.00% of the budget year remaining.**

The budget reflected in the attached reports is the FY 25-26 budget approved by Council on June 9, 2025.

General Fund revenues are 27.66% of the budget. This is typical for this time of the year as most of the General Fund revenue is received in the last 6 months of the fiscal year. Property Tax revenue began coming in from Spartanburg County in December with a payment of \$142,304. Rents and Service Fees Revenue are 84.64% of budget. As noted last month, this is due to making the annual budgeted transfer of \$175,000 from the Wastewater Fund to the General Fund in November. General Fund expenditures are 39.02% of the budget.

Hospitality Fund revenues are 40.55% of the budget. This is below budget but as explained in October this is due to the FY 24/25 year end accrual and will be made up when the FY 25/26 year end accrual is made. Expenditures are 67.26% of the budget. This is more than 50.00% due to the Christmas Lights being a major expenditure (approximately \$70,000) in the first 6 months of the fiscal year and the \$65,000.00 budgeted transfer to the General Fund being made in the first 6 months of the fiscal year.

Wastewater Fund revenues are 53.88% of budget and expenditures are 45.32% of budget. Last month's report showed Wastewater Fund revenue at 53.28% of budget. This looks as if the Wastewater Fund received very little revenue for the month. It in fact received revenue of \$306,043.78 during the month. The issue is that a year-end accrual was made this month to push back FY24/25 revenue that was received in FY 25/26. This was for SJWD and industry wastewater treatment fee receipts received in July. Revenues for Tap Fees are still ahead of budget. Tap Fee revenue through December was \$383,000 versus a total year budget of \$150,000.



























the 1990s, the number of people with a mental health problem has increased in the UK (Mental Health Act 1983, 1990).

There is a growing awareness of the need to improve the lives of people with mental health problems. The Department of Health (1999) has set out a vision of a new mental health system, which will be based on the following principles:

- People with mental health problems should be treated as individuals, with their own needs and wishes.
- People with mental health problems should be given the opportunity to participate in decisions about their care and treatment.
- People with mental health problems should be given the opportunity to live in their own homes and communities.

These principles are reflected in the new Mental Health Act 1983 (MHA) 2003, which came into force in 2005.

The MHA 2003 has a number of key provisions, which are outlined below. The MHA 2003 is a complex piece of legislation, and it is not possible to cover all of its provisions in this paper.

The MHA 2003 introduces a new system of mental health care, which is based on the following principles:

- People with mental health problems should be given the opportunity to live in their own homes and communities.
- People with mental health problems should be given the opportunity to participate in decisions about their care and treatment.
- People with mental health problems should be treated as individuals, with their own needs and wishes.

The MHA 2003 also introduces a number of new provisions, which are outlined below.

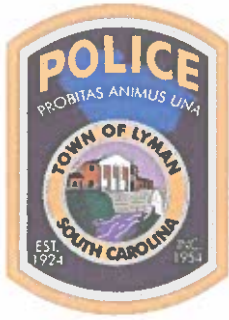
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LYMAN POLICE DEPARTMENT  
LYMAN MUNICIPAL COMPLEX  
81 GROCE ROAD  
LYMAN, SC 29365

Jay Hayes  
Chief of Police  
Phone (864) 485-0234  
Fax (864) 439-9050  
jhayes@lymansc.gov

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## POLICE SUMMARY

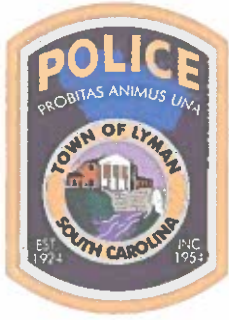
December 2025

### EVENTS

1. Officer Gipson was awarded Officer of the Year
2. Participated in Sober or Slammer campaign

### PLANNING

1. New RMS system



LYMAN POLICE DEPARTMENT  
LYMAN MUNICIPAL COMPLEX  
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LYMAN, SC 29365

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## December 2025 Police Report

### Incidents

See attached report "Offenses Reported".

Warnings Written: 44

Citations Written: 249

Arrests Made: 65

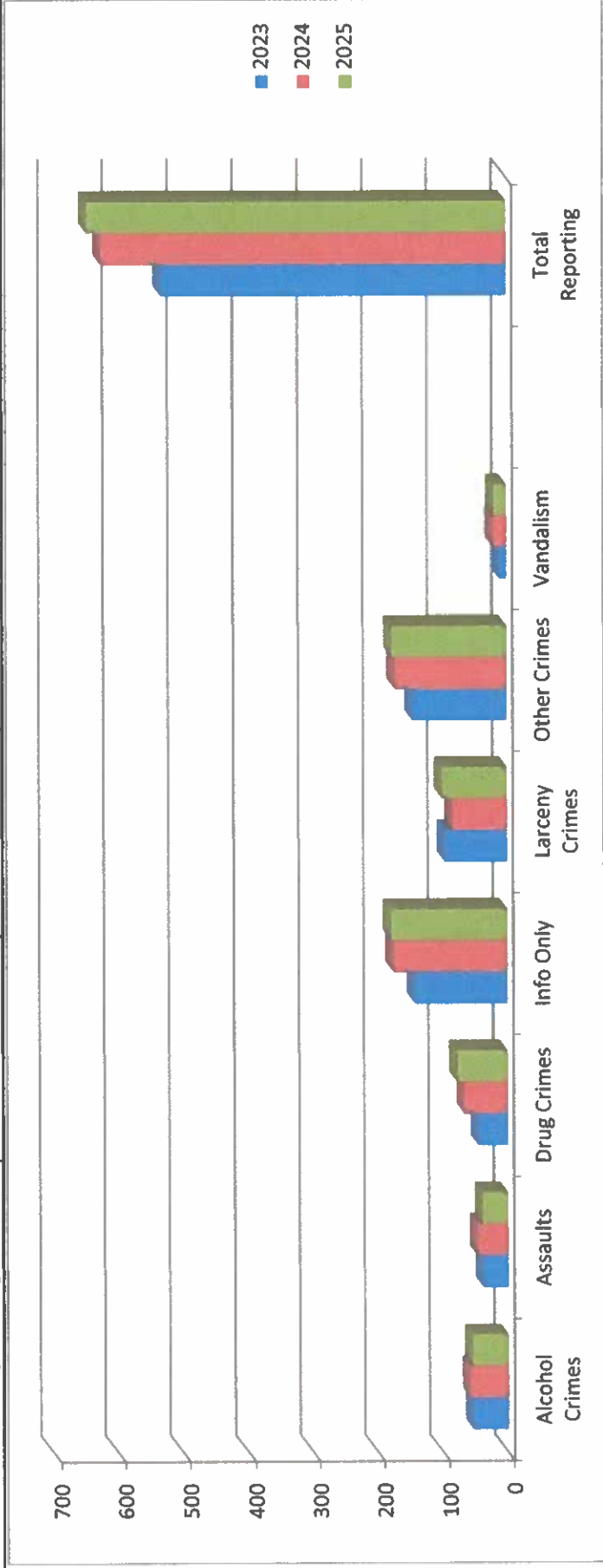
Traffic Accidents: 33 Accidents

Lyman Police Department was involved in 488 Event Calls for December 2025.

# Lyman Police 2025 Annual Statistics

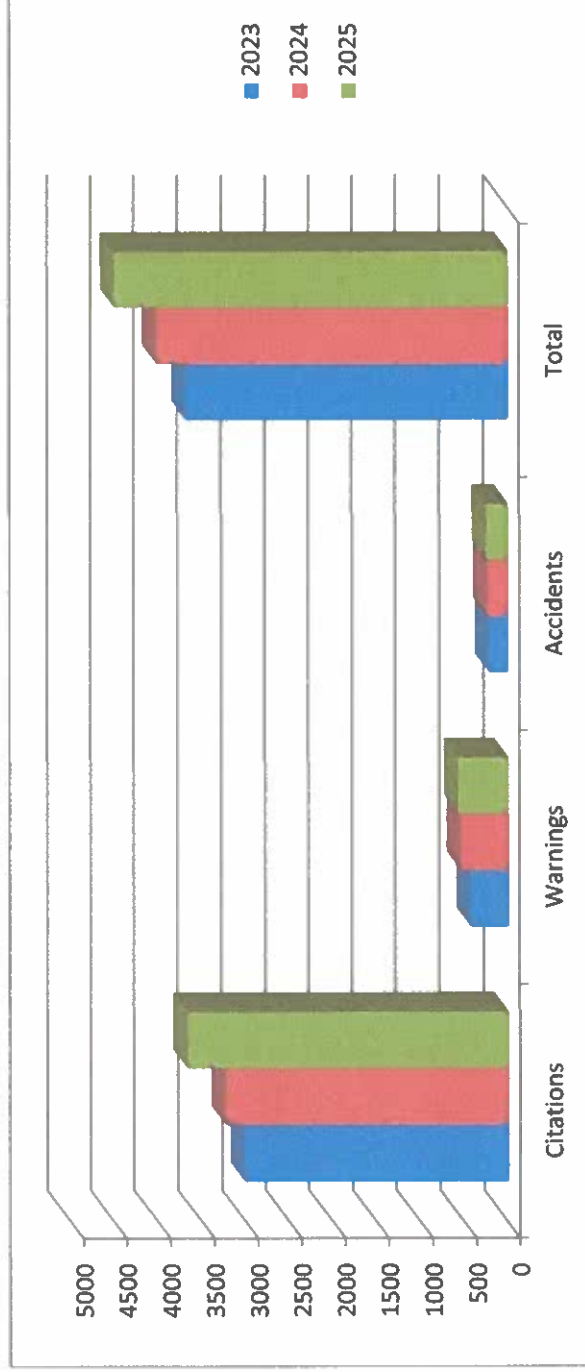
## Incidents

Description	2023	2024	2025	Difference	Percentage
Alcohol Crimes	54	59	55	-4	7%↓
Assaults	38	47	39	-8	19%↓
Drug Crimes	45	67	78	11	14%↑
Info Only	142	175	179	4	3%↑
Larceny Crimes	96	84	100	16	19%↑
Other Crimes	145	172	177	5	3%↑
Vandalism	11	20	19	-1	5%↓
<b>Total Reporting</b>	<b>531</b>	<b>624</b>	<b>647</b>	<b>23</b>	<b>3%↑</b>



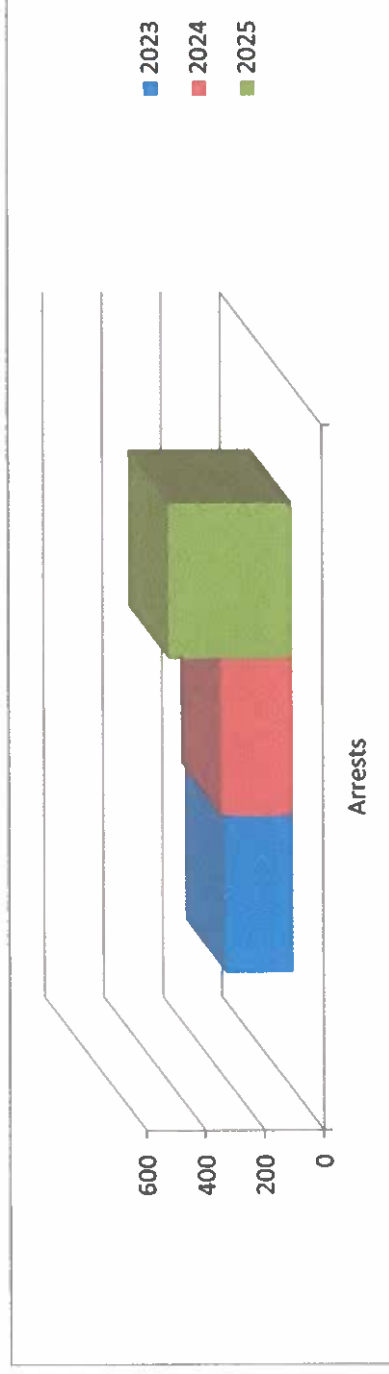
## Traffic Enforcement

Description	2023	2024	2025	Difference	Percentage
Citations	3028	3243	3679	436	13%↑
Warnings	433	543	575	32	5%↑
Accidents	222	239	255	16	6%↑
<b>Total</b>	<b>3686</b>	<b>4025</b>	<b>4509</b>	<b>484</b>	<b>12%↑</b>



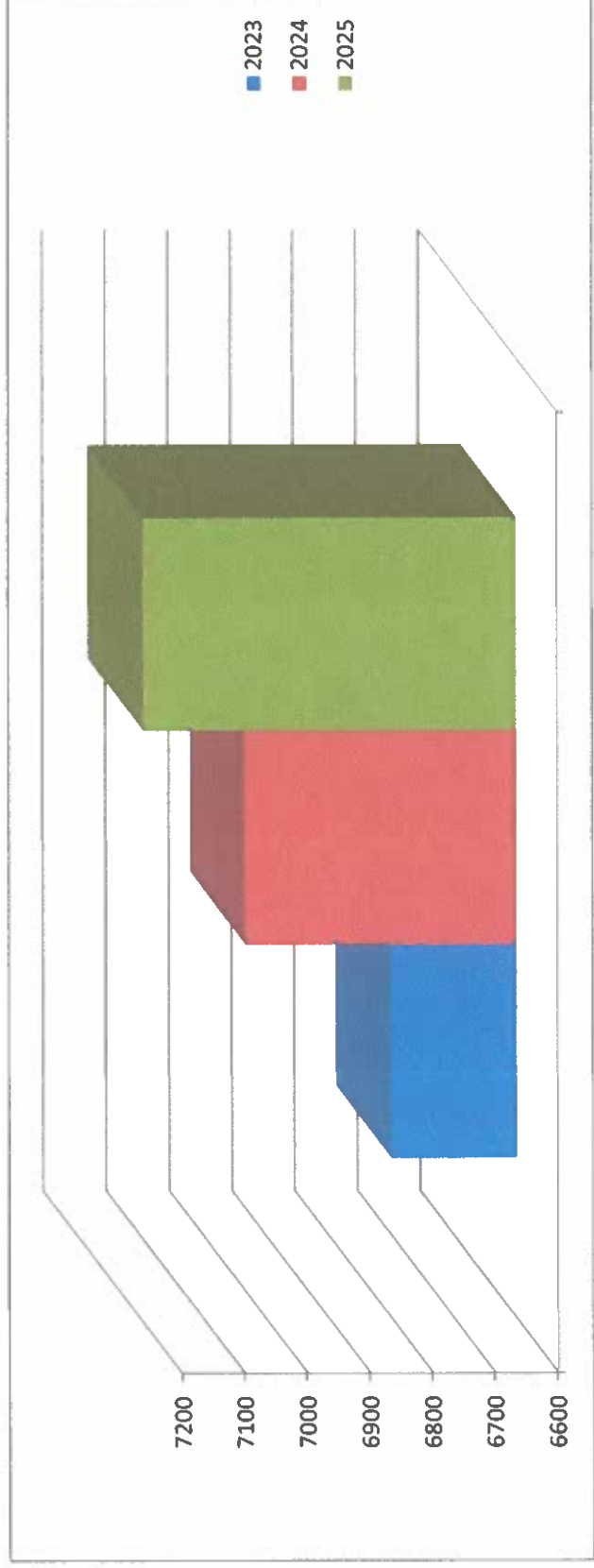
## Arrests

Description	2023	2024	2025	Difference	Percentage
Arrests	226	239	416	177	74%↑



# Calls

Month	2023	2024	2025	Difference	Percentage
Total Events	6800	7032	7194	162	2%↑



the 1990s, the number of people with a diagnosis of schizophrenia has increased in many countries, including the United Kingdom (Murray & Lewis, 1998).

There is a growing awareness of the need to improve the lives of people with schizophrenia. The World Health Organization (WHO) has developed a 'recovery paradigm' for mental health care, which emphasizes the importance of helping people with mental health problems to lead meaningful and satisfying lives (Murray & Lewis, 1998). This paradigm has led to a focus on the development of 'recovery-oriented' services, which aim to help people with mental health problems to achieve their goals and live the lives they want to live.

One of the key components of recovery-oriented services is the development of 'recovery-oriented' communities. These communities are designed to provide a supportive and enabling environment for people with mental health problems. They aim to help people with mental health problems to build a sense of community, to develop meaningful relationships, and to participate in activities that are important to them.

One of the challenges of developing recovery-oriented communities is the need to address the social and cultural barriers that can prevent people with mental health problems from participating in community life. These barriers can include stigma, discrimination, and a lack of social support. It is important to develop strategies to address these barriers and to create a supportive and enabling environment for people with mental health problems.

One of the ways to address these barriers is through the development of 'recovery-oriented' communities. These communities are designed to provide a supportive and enabling environment for people with mental health problems. They aim to help people with mental health problems to build a sense of community, to develop meaningful relationships, and to participate in activities that are important to them.

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# Tyger River Fire Department

Lyman SC

December 2025

145 Calls for Service

52 Calls in Town Limits

12/1	Not Breathing (Pedi)	Gap Creek Rd (Fire Station)	Lyman Town
12/2	Kitchen Fire	Oakwood Dr.	Lyman Town
12/16	Not Breathing	Sunnyglen Dr.	County
12/16	Structure Fire	HollySprings Rd.	Holly Springs
12/17	Landing Zone	Lyman Lake Lodge	County
12/21	Business Fire	Spartanburg Rd	Lyman Town
12/22	Lake Search	Lake Cooley	Lyman Town
12/24	Unattended death	Lister Rd	County
12/31	Brush Fire (Fireworks)	KayBrook Cir.	County
12/31	Brush Fire (Fireworks)	E. Fair Haven	Lyman Town
12/31	Brush Fire (Fireworks)	Leoni Dr	Lyman Town
12/31	Brush Fire (Fireworks)	Hobson Way	Lyman Town

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**Note: Numerous (10) Grass/ Brush Fires were responded to the night of New Years Eve, into New Years Day. The Dry Conditions, and the dormant warm weather grasses such as Bermuda are easily ignited with fireworks, and fire work debris.**

Shawn Harter  
Deputy Chief  
Tyger River Fire Department  
[sharter@trfire.com](mailto:sharter@trfire.com)  
864-303-5196



## incident breakdown

ACTUAL INCIDENT TYPE FOUND (NFIRS)	COUNT	PERCENT
100 - Fire, other	1	0.69%
111 - Building fire	3	2.07%
113 - Cooking fire, confined to container	1	0.69%
118 - Trash or rubbish fire, contained	1	0.69%
131 - Passenger vehicle fire	1	0.69%
142 - Brush or brush-and-grass mixture fire	3	2.07%
143 - Grass fire	3	2.07%
151 - Outside rubbish, trash or waste fire	2	1.38%
160 - Special outside fire, other	1	0.69%
311 - Medical assist, assist EMS crew	29	20.00%
320 - Emergency medical service incident, other	1	0.69%
321 - EMS call, excluding vehicle accident with injury	11	7.59%
322 - Motor vehicle accident with injuries	11	7.59%
324 - Motor vehicle accident with no injuries.	10	6.90%
331 - Lock-in (if lock out , use 511 )	1	0.69%
412 - Gas leak (natural gas or LPG)	1	0.69%
445 - Arcing, shorted electrical equipment	5	3.45%
531 - Smoke or odor removal	1	0.69%
550 - Public service assistance, other	6	4.14%
553 - Public service	7	4.83%
554 - Assist invalid	4	2.76%
571 - Cover assignment, standby, moveup	1	0.69%
600 - Good intent call, other	5	3.45%
611 - Dispatched & canceled en route	14	9.66%
621 - Wrong location	1	0.69%
622 - No incident found on arrival at dispatch address	2	1.38%
661 - EMS call, party transported by non-fire agency	3	2.07%
700 - False alarm or false call, other	8	5.52%

# incident breakdown

Tyger River FD SC  
Address: 355 Locust St, Lyman, SC, 29365



ACTUAL INCIDENT TYPE FOUND (NFIRS)	COUNT	PERCENT
711 - Municipal alarm system, malicious false alarm	1	0.69%
713 - Telephone, malicious false alarm	1	0.69%
733 - Smoke detector activation due to malfunction	1	0.69%
735 - Alarm system sounded due to malfunction	2	1.38%
743 - Smoke detector activation, no fire - unintentional	1	0.69%
745 - Alarm system activation, no fire - unintentional	1	0.69%
911 - Citizen complaint	1	0.69%
<b>Total</b>	<b>145</b>	<b>100.00%</b>

Criteria: Actual Incident Type Found (NFIRS) is not null AND PSAP Call Date/Time between 2025-12-01 00:00:00 and 2025-12-31 00:00:00

the 1990s, the number of people in the UK who are aged 65 and over has increased from 10.5 million to 13.5 million (13.5% of the population).

There are a number of reasons why the number of people aged 65 and over has increased. One of the main reasons is that people are living longer. The life expectancy at birth in the UK is now 78 years for men and 82 years for women. This is an increase of 10 years since 1950.

Another reason is that people are having children later in life. This means that there are more people aged 65 and over who are the children of people who were born in the 1950s and 1960s.

There are also a number of other factors that contribute to the increase in the number of people aged 65 and over. These include the fact that people are working longer hours and retiring later in life.

The increase in the number of people aged 65 and over has a number of implications for society. One of the main implications is that there is a need for more social care services for older people.

There are a number of different types of social care services available to older people. These include residential care, day care, and home care.

Residential care is provided in care homes or nursing homes. Day care is provided in day centres or day care centres. Home care is provided in the person's own home.

The cost of social care services is increasing rapidly. This is due to a number of factors, including the increase in the number of people aged 65 and over and the increase in the cost of care services.

There are a number of ways in which the cost of social care services can be reduced. One way is to provide more services in the person's own home.

Another way is to provide more services in the community. This can be done through day care centres and day care centres.

There are also a number of other ways in which the cost of social care services can be reduced. These include providing more services to people who are at risk of needing care services.

The increase in the number of people aged 65 and over is a major challenge for society. It is important that we find ways to meet the needs of older people and to reduce the cost of social care services.

There are a number of things that we can do to help older people. We can provide more services in the person's own home. We can provide more services in the community.

We can also provide more services to people who are at risk of needing care services. This can be done through day care centres and day care centres.

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Planning and Zoning Department

# January 2026 Planning & Zoning Report

## Summary Notes for Council

The summary below includes all Department updates and applications received in December 2025.

### Boards and Commission Update:

- The Board of Zoning Appeals met in November and approved of the 2026 meeting Calendar and appointed Mr. Axsom as the Board Chair and Mr. Karas as the Board Vice Chair.
- Planning Commission met November to review a rezoning request. They voted to approve the request with a vote of 3-0 stating concerns over the requested zoning district. In addition, they approved of the 2026 meeting Calendar and voted to wait to appoint new Chair and Vice Chair positions until the New Year to allow all members to be present.

### Subdivision Update:

- No new Final plats or Preliminary plats have been submitted or signed.

### Zoning and Code Enforcement Update:

<b>December 2025 Zoning Recap</b>			
New Residential	14	Pool	1
Res: Additional/Reno	0	Sign Permits	0
New Commercial	0	Chicken Permits	0
Com: Addition/Reno	0	Accessory Structures	4
Admin Plats	2	Fences	14
Preliminary Plat	0	Home Occupations	0
Final Plat	0	New Businesses	2

<b>December 2025 Code Enforcement Recap</b>			
Misc. Code Violations	0	Unlicensed Business	19
Overgrowth	0	Rubbish	4
Vehicle Violations	2	Work w/o Approval	11
Final Inspections	12	Sign Violations	3



**Planning and Zoning Department**

**2026 Town of Lyman Board Meeting Schedules**

**Board of Zoning Appeals 5:30**

**Planning Commission 6:00**

**4<sup>th</sup> Tuesday of the Month**

**(December is one week early due to the holiday)**

<b>Application Deadline</b>	<b>Meeting Date</b>
December 27, 2025	January 27, 2026
January 24, 2026	February 24, 2026
February 24, 2026	March 24, 2026
March 28, 2026	April 28, 2026
April 26, 2026	May 26, 2026
May 23, 2026	June 23, 2026
June 28, 2026	July 28, 2026
July 25, 2026	August 25, 2026
August 22, 2026	September 22, 2026
September 27, 2026	October 27, 2026
October 24, 2026	November 24, 2026
November 15, 2026	December 15, 2026



**Planning and Zoning Department**  
**2025 Planning and Zoning Department Audit**

This is a summary of everything in 2025 from January 1<sup>st</sup> to December 31<sup>st</sup>.

**Planning Commission**

- Preliminary Plat approvals	0
- Final Plat Approvals	3
- Rezoning	3
- Text Amendments	0
- LDR Variances	0
- Annexations	1
- Random Items	5 – 4 Comprehensive Planning, 1, Street Name Change
- Total Meetings	8

**Board of Zoning Appeals**

- Variances	2
- Appeals	0
- Random Items	0
- Total Meetings	2

**Zoning Application Reviews**

- New Residential Developments	296
- Res: Additions/Reno	11
- New Commercial Businesses	0
- Com: Addition/Reno	3
- Administrative Plats	22
- New Business	11
- Chicken Permits	4
- Home Occupation	11
- Accessory Structure	30
- Sign Permits	6
- Pool	5
- Demo	0
- Fences	141

**Business License (Code Enforcement)**

- 255 businesses were talked to about not having a Business License
  - o This was down from 341 last year. This could be for a variety of reasons.
- 14 Businesses were spoken to more than once.

**Code Enforcement**

- 385 violations were found this year, down from 442 violations in 2024
- o Rubbish 38 Violations
  - o Illegal Signs 7 Violations
  - o Vehicle Violations 39 Violations
  - o Overgrowth 181 Violations
  - o Work w/o approval 96 Violations
  - o Other Property Maintenance (unsafe structure, disrepair, etc) 24 Violations

the 1990s, the number of people in the world who are living in poverty has increased. The number of people living on less than \$1 a day has increased from 1.1 billion in 1981 to 1.5 billion in 1999. The number of people living on less than \$2 a day has increased from 2.1 billion in 1981 to 2.7 billion in 1999. The number of people living on less than \$3 a day has increased from 2.8 billion in 1981 to 3.3 billion in 1999.

There are many reasons for this increase in poverty. One of the main reasons is the rapid population growth in the developing world. The number of people in the world has increased from 5 billion in 1981 to 6 billion in 1999. This increase in population has led to a corresponding increase in the demand for food, clothing, and shelter. The developing world is unable to meet this demand, and as a result, the number of people living in poverty has increased.

Another reason for the increase in poverty is the rapid technological change in the developed world. The developed world has experienced a rapid increase in technological change, which has led to a corresponding increase in the demand for skilled workers. The developing world is unable to meet this demand, and as a result, the number of people living in poverty has increased.

A third reason for the increase in poverty is the rapid economic growth in the developing world. The developing world has experienced a rapid increase in economic growth, which has led to a corresponding increase in the demand for goods and services. The developing world is unable to meet this demand, and as a result, the number of people living in poverty has increased.

There are many other reasons for the increase in poverty, but these are the three main reasons. The rapid population growth in the developing world, the rapid technological change in the developed world, and the rapid economic growth in the developing world are all contributing to the increase in poverty. It is clear that the world is facing a serious problem of poverty, and it is time to take action to address this problem.

One of the most important steps that can be taken to address the problem of poverty is to increase the number of people who are working. This can be done by creating more jobs in the developing world. This can be done by investing in infrastructure, such as roads, bridges, and schools. This can also be done by providing training and education to the people in the developing world.

Another important step that can be taken to address the problem of poverty is to increase the number of people who are receiving social services. This can be done by providing food, clothing, and shelter to the people in the developing world. This can also be done by providing medical care and education to the people in the developing world.

It is clear that the world is facing a serious problem of poverty, and it is time to take action to address this problem. The rapid population growth in the developing world, the rapid technological change in the developed world, and the rapid economic growth in the developing world are all contributing to the increase in poverty. It is clear that the world is facing a serious problem of poverty, and it is time to take action to address this problem.

# Monthly Business License Activity For 2025

Lessor of

Month	Business Renewals		New Homes	Contractors	Real Estate		New Businesses		TOTALS	2024 Totals
	In Town	Out of Town			New	In Town	Out of Town			
January	1	0	37	26	0	0	2	66		
February	8	40	28	35	0	2	1	114		
March	23	60	54	30	4	1	0	172		
April	104	117	57	23	0	4	0	305		
May	31	46	22	56	0	3	2	160		
June	30	14	27	63	0	18	2	154	85	
July	14	4	54	53	0	5	2	132	113	
August	3	1	32	49	2	3	2	92	75	
September	0	2	31	63	12	4	2	114	75	
October	0	1	22	65	6	16	5	115	87	
November	0	0	30	27	1	2	1	61	71	
December	0	0	25	43	6	0	3	77	44	
<b>Running Totals:</b>	<b>214</b>	<b>285</b>	<b>419</b>	<b>533</b>	<b>31</b>	<b>58</b>	<b>22</b>	<b>1562</b>		

the 1990s, the number of people in the UK who are employed in the public sector has increased from 10.5 million to 12.5 million, and the number of people in the public sector who are employed in health care has increased from 2.5 million to 3.5 million (Department of Health 2000).

There are a number of reasons why the public sector has expanded. One reason is that the population of the UK has increased from 55 million in 1990 to 60 million in 2000. Another reason is that the population is ageing, and the number of people aged 65 and over has increased from 10 million in 1990 to 15 million in 2000. A third reason is that the government has increased its spending on health care from 10% of GDP in 1990 to 12% of GDP in 2000.

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STATE OF SOUTH CAROLINA )  
COUNTY OF SPARTANBURG )  
TOWN OF LYMAN, SC 29365 )

**ORDINANCE NO. 11102025 - I**

**AN ORDINANCE ACCEPTING ZONING RECLASSIFICATION OF PROPERTY  
LOCATED AT 506 CHARLOTTE HWY, LYMAN, SC 29365, PARCEL NUMBER 5-15-  
03-051.04 FROM GENERAL INDUSTRIAL DISTRICT, GI, TO FRD, FLEXIBLE  
REVIEW DISTRICT, ZONING CLASSIFICATION**

**WHEREAS**, the Town of Lyman has received a recommendation from the Planning Commission Meeting held on October 28, 2025, recommending a denial of the application to re-zone the above-named property to an FRD zoning classification, and

**WHEREAS**, the Council of the Town of Lyman has caused an investigation and public hearing to be made of said property occurring at the Planning Commission Meeting on October 28, 2025; and

**WHEREAS**, the Council of the Town of Lyman has reviewed and considered the Site development plan; and

**WHEREAS**, the Council of the Town of Lyman has reviewed and considered the Statement of Intent; and

**NOW, THEREFORE**

**BE IT ORDAINED** By the Mayor and Members of Council of the Town of Lyman, South Carolina, in Council assembled:

1. That the recommendation from the Planning Commission from the meeting taking place on October 28, 2025, for denying the re-zoning of the property located at 506 Charlotte Hwy, Lyman, SC, Parcel number 5-15-06-114.01 from R-15 to FRD, hereinafter described to the Town of Lyman, be disaffirmed.
2. That the Council of the Town of Lyman hereby approves the Site development Plan for Parcel Number 5-15-06-114.01 attached hereto.
3. That the Council of the Town of Lyman hereby approves the Statement of Intent for the development of Parcel Number 5-15-03-051.04 attached hereto.
4. That the property described above is hereby re-zoned as a Flexible Review District in the Town of Lyman and as part and parcel of the Town of Lyman

with full privileges accorded to and responsibilities required of the zoning ordinance.

\_\_\_\_\_  
**David Petty, Mayor**

**ATTEST:  
Reading:**

\_\_\_\_\_  
**Candy Brock, Town Clerk**

**First Reading:**      **November 10, 2025**

**Second Reading:**      \_\_\_\_\_

DRAFT



# Order of Events for Electing Committee Members or Council Officers.

## Proposed Structure for Committee Member Elections

This outlines a proposed order of events for electing members to committees. It provides a clear and organized process to ensure transparency and efficiency during the election.

1. Announcement of election dates and nomination period.
2. Collection and verification of nominations.
3. Publication or announcement of the list of eligible candidates.
4. Distribution of voting materials or voice vote and instructions to all eligible voters.
5. Opening of the voting period.
  1. Take nominations or read list of all candidates in alphabetical order
  2. Read names of all candidates in alphabetical order along with their qualification information.
    - a. The first name on the list is read, if a candidate's nomination is seconded, a vote is taken, if a majority present is achieved the election is completed. If a majority is not achieved then the next candidate's name is read and if seconded, then a vote is taken. This process is continued until a winner is determined.
6. Collection and counting of votes (if by written ballots this should occur after each election). The results are announced at the conclusion of each vote.
7. Announcement of final election results and confirmation of elected committee members is at this time completed.

This order of procedures was obtained from "The New Roberts Rules of Order" page 184-185. Copyright 1989 by Penguin Books Mary A. De Vries.



**STATE OF SOUTH CAROLINA  
COUNTY OF SPARTANBURG  
TOWN OF LYMAN**

**RESOLUTION NO. 01122026\_\_\_\_\_**

**A 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**

**BE IT RESOLVED AND ORDAINED** by the Town Council of Lyman, South Carolina, a municipal corporation, that the Town of Lyman approves the attached Lease Agreement between the Town of Lyman and Roofline Gutters for the premises located at 59 Groce Road, Lyman, South Carolina. Further, the Town of Lyman authorizes the Town Administrator to execute the Lease Agreement.

This Resolution shall take effect immediately upon reading approval by the Council on this 12th day of January, 2026.

\_\_\_\_\_  
**David Petty, Mayor**

**ATTEST:**

**Reading:**

\_\_\_\_\_  
**Candace Brock, Town Clerk**

**RENTAL AGREEMENT FOR 59 GROCE ROAD, LYMAN, SC**

**Town of Lyman**

**81 Groce Road**

**Lyman, SC 29365**

**864-485-0402**

**TENANT:** Sal Medved dba Roofline Gutters

**ADDRESS:** 453 Sea Breeze Way

**CITY/STATE:** Lyman, SC **ZIP:** 29365

**PHONE:** 864-381-5089

**EMAIL:** rooflinegutters06@gmail.com

**RENTAL LOCATION:** 59 Groce Road, Lyman, SC, consisting of one designated outside fenced storage area, three bays designated inside garage bays, and one designated office area. In addition, the tenant may park outside of his bay storage area with no more than three (3) work vehicles. Tenant agrees to keep work vehicles parked inside the fenced-in area during hours of non-operation, including weekends, to leave parking available for the dog park area and Town rental property.

This rental agreement is entered into on the above date between the Town of Lyman, hereinafter referred to as the Landlord, and the above-listed Tenant. Landlord agrees to allow Tenant the use of the space referenced above for the purpose of storing the Tenant's personal property, subject to the terms and agreements of this rental agreement. Tenant agrees that Landlord does not exercise care, control, or custody of Tenant's stored personal property, nor does Landlord accept or take possession of Tenant's stored property, and Landlord is not a warehouseman or bailee for hire and is not liable in any manner for the safekeeping or condition of Tenant's property or stored items on the premises.

**Use of Premises:** Tenant agrees to use the premises only for lawful purposes. Tenant agrees not to store at the rental location any dangerous, flammable, or explosive substances or items, or any chemicals, fireworks, ammunition, gasoline or other accelerants, garbage, odor-producing materials, or any illegal or stolen materials or items. Tenant agrees to return the premises to

Landlord at the conclusion of the rental period or notice of termination period in “as good” condition as the commencement of the rental term, normal wear and tear expected. Tenant agrees to maintain and keep in good working order the five overhead bay garage doors during the term of the lease.

**Landlord’s disclaimer of liabilities:** It is hereby agreed that the Landlord is not an insurer and that it is the intention of the parties to this agreement that the Landlord shall not, and does not, assume responsibility for any loss under this agreement or for any loss or damage sustained through burglary, theft, robbery, fire, water damage, rodents, insects, Acts of God, the active or passive acts or omissions of Landlord or Landlord’s agents, or any liability on the part of Landlord by virtue of this agreement or because of the relationship hereby established. Tenant and Landlord agree specifically, but without limitation, that Landlord will not be responsible in any way for damage or loss caused by Tenant or Tenant’s agents or other tenants or third parties, whether caused by the acts of these parties, or the failure of Landlord to act with respect to such parties, which may be claimed to cause loss or damage to Tenant.

Landlord shall not have or incur any liability for personal injury to Tenant. Tenant’s agents, persons visiting Tenant, and Tenant agree to hold Landlord harmless from any such claims and agree to indemnify the Landlord for any such loss by all claims, including attorney’s fees, incurred by the Landlord. If any provision of this agreement is invalid or illegal, the remainder shall be valid and enforceable.

**Insurance:** Tenant will insure at Tenant’s own expense any personal property owned by the Tenant or stored within or on Landlord’s self-storage facility. Tenant understands and agrees that the Landlord does not have insurance on Tenant’s personal property or his invitees and that the Tenant’s insurance must extend coverage against all perils, including fire, water, wind damage, vandalism, burglary, theft, and accidental damage. Tenant expressly agrees that the provider of Tenant’s insurance will not be subrogated to any claim of Tenant against Landlord or Landlord’s employees, or agents. Tenant agrees to name the Town of Lyman as an additional insured on its insurance policy. This insurance must be effective January 9, 2026, and remain in effect for the term of this lease, unless the lease is in fact cancelled.

**Rental Amount:** Tenant agrees to pay the Landlord (Town of Lyman) per calendar month the amount of Two Thousand, Fifty Dollars (\$2,050.00). Such amount shall be due on the first day of each month, commencing upon the start date of this lease. The above amount is agreed to for the first year of this lease. The terms for the remaining four years are as follows: Year two rental is \$2,150.00; year three rental is \$2,250.00; year four rental is \$2,350.00; and year five rental is \$2,450.00.

<b>Year one:</b>	<b>2026 updated rental total beginning February 1, 2026</b>	<b>\$2,050.00 per month</b>
	<b>Ending on January 1, 2027</b>	
<b>Year two:</b>	<b>2027 beginning January 1, 2027</b>	<b>\$2,150.00 per month</b>
<b>Year three:</b>	<b>2028 beginning January 1, 2028</b>	<b>\$2,250.00 per month</b>
<b>Year four:</b>	<b>2029 beginning January 1, 2029</b>	<b>\$2,350.00 per month</b>
<b>Year five:</b>	<b>2030 beginning January 1, 2030</b>	<b>\$2,450.00 per month</b>

The Tenant agrees to pay Landlord at Landlord's address the agreed-upon rental amount per month listed above. Tenant shall not be entitled to any refund for any partial month of occupancy or use of the premises.

In addition, the Tenant will pay arrears billed annually of \$1,200 toward the annual cost of the following utilities: electricity and natural gas for heat.

**Lease Term:** This lease begins January 9, 2026, and will run for a term of five years ending on January 31, 2030. If agreed upon by both parties at the end of this lease period, this lease may be extended, and rental terms may be renegotiated at the end of this term.

**Termination/Cancellation:** Either Tenant or Landlord may cancel this agreement no sooner than year three of this lease by giving the other party ninety (90) days' written notice in advance. Tenant agrees to vacate the rental location, without further legal proceedings, at the end of the lease period or the ninety-day notice period and waives any right to contest such termination or cancellation notice. If Tenant's space becomes unusable as a result of an Act of God or for any other reason, Tenant's obligation to pay rent, as well as Landlord's obligation to provide rental space, shall cease

at the time of the occurrence, and this agreement shall be considered terminated. It is agreed that any property left at the rental location at the end of the lease period or the notice period shall be considered as abandoned and shall be subject to disposal by Landlord without recourse by Tenant or liability by Landlord.

**Business License:** The tenant agrees to acquire and maintain a Town of Lyman business license for the term of this amended lease.

\_\_\_\_\_  
Town of Lyman- Landlord

\_\_\_\_\_  
Tenant

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Date

DRAFT

the 1990s, the number of people who have been employed in the public sector has increased in all countries.

There are a number of reasons for the increase in public sector employment. One of the main reasons is the increasing demand for public services. As the population ages, there is a need for more social security, health care, and education. In addition, the demand for public services has increased in many other areas, such as transportation, housing, and environmental protection.

Another reason for the increase in public sector employment is the increasing size of the public sector. In many countries, the public sector has grown significantly in size over the past few decades. This has led to a corresponding increase in the number of public sector employees.

There are also a number of other factors that have contributed to the increase in public sector employment. For example, the increasing demand for public services has led to the creation of new public sector jobs. In addition, the increasing size of the public sector has led to the hiring of more public sector employees.

Finally, the increasing demand for public services has led to the expansion of the public sector. In many countries, the public sector has expanded significantly in size over the past few decades. This has led to a corresponding increase in the number of public sector employees.

In conclusion, the number of people who have been employed in the public sector has increased in all countries. This is due to a number of factors, including the increasing demand for public services, the increasing size of the public sector, and the increasing demand for public services.

The increasing demand for public services has led to the creation of new public sector jobs. In addition, the increasing size of the public sector has led to the hiring of more public sector employees. Finally, the increasing demand for public services has led to the expansion of the public sector.

In many countries, the public sector has expanded significantly in size over the past few decades. This has led to a corresponding increase in the number of public sector employees. The increasing demand for public services has led to the expansion of the public sector.

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**STATE OF SOUTH CAROLINA  
COUNTY OF SPARTANBURG  
TOWN OF LYMAN**

**RESOLUTION NO. 01122026 \_\_\_\_\_**

**A 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 \$ \_\_\_\_\_**

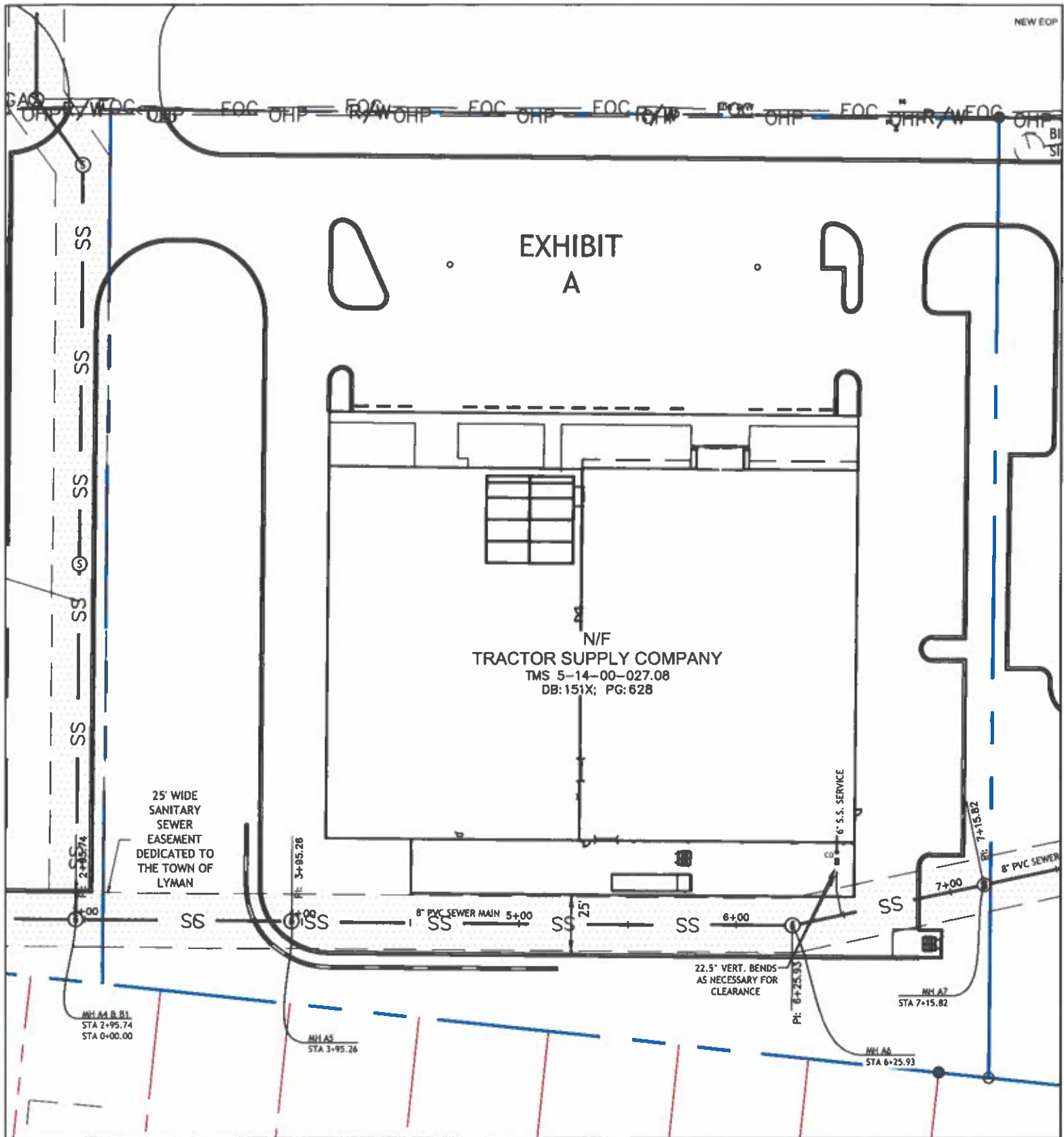
**BE IT RESOLVED AND ORDAINED** by the Town Council of Lyman, South Carolina, a municipal corporation, that the Town of Lyman approves and accepts the donation of a Sewer Right-of-Way and Easement Deed by Tractor Supply Company, Tax Map No. 5-14-00-027.08 permanent right-of-way and easement 25 feet in width as show 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 \$ \_\_\_\_\_.

This Resolution shall take effect immediately upon reading approval by the Council on this *12th day of January, 2026.*

\_\_\_\_\_  
**David Petty, Mayor**

**ATTEST:  
Reading:**

\_\_\_\_\_  
**Candace Brock, Town Clerk**




SEWER EASEMENT EXHIBIT

**EAST WADE HAMPTON  
TRACTOR SUPPLY COMPANY**

EAST WADE HAMPTON BLVD      TOWN OF DUNCAN, SC

JOB No.: 2024026      PROJECT DATE: 10-9-2024

NO.	DATE	REVISION
A	-	
-		
-		



**SHEET  
CV-1**

SCALE: 1" = 60'



**STATE OF SOUTH CAROLINA  
COUNTY OF SPARTANBURG**

**SEWER RIGHT OF WAY EASEMENT AGREEMENT**

**KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED,**

For 8 Corporation, Inc. (Grantor), of the County of Spartanburg, State of South Carolina, for and in consideration of the sum of One Hundred Thousand and 00/100 (\$100,000.00) Dollars to it in hand paid at and before the sealing of these presents by the Town of Lyman (District), (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released and by these presents does grant, bargain, sell and release unto the Town of Lyman, its successors and assigns forever: **A PERPETUAL AND EXCLUSIVE RIGHT-OF-WAY & EASEMENT**, 25 feet in width, over, upon, under and across certain property owned by the Grantor herein located in the County of Spartanburg, State of South Carolina, being more particularly described as Common Area #1, containing 4.01 acres, on a Plat of The Woods at Pine Ridge, prepared by Souther Land Surveying, Inc, dated February 22, 2018, and recorded in Plat Book 175, at Page 999, on June 21, 2019, in the Office of the Register of Deeds of said State and County, said land being designated as tax map number 5-15-05-246.00.

Said Right-of-way and Easement is shown on a plat made for the Town of Lyman by Precision Land Surveying, Inc., dated 10-07-24, a copy of which is attached hereto and made a part hereof and attached as Exhibit A. For a more full and particular description, reference is hereby specifically made to the above referenced plat and records thereof.

The Town of Lyman shall clear and grub the entire width of said right-of-way and easement along its entire length.

1. Said Right-of-way and Easement is granted for the purpose of enabling the Town of Lyman to construct, lay, maintain, operate, renew, enlarge, replace, repair and remove a line or lines of underground and/or above ground sewer pipe or pipes, including individual sewer service line or lines together with all necessary appurtenances, which pipe line or lines shall be used in the transmission of sewage, with the right at any and all times to enter upon the strip of land included within the above described for any purpose in connection with the inspection, maintenance,

operation, renewal, enlargement, replacement or repairing of the said pipe or lines or any appurtenances or any of them and with the right to do all necessary excavation, installation, construction and maintenance work. Said right is also granted to install or permit to be installed individual sewer service line or lines within said right-of-way and easement.

2. The Grantor hereby covenants and agrees for himself and his heirs and assigns, which covenant shall run with the property over which said Right-of-way and Easement is granted, that (a.) Grantor will not engage in, and will not permit the engaging in, any activities or uses of the right-of-way and easement (e.g. excavation, blasting, use of explosives, landscaping such as planting of trees or large shrubs whose root systems may damage sewer lines) that would damage, tend to damage, injure or obstruct sewer lines, service lines or the other appurtenances installed in connection therewith, or that may in any way interrupt or interfere with the normal and usual service of said installations; (b.) Grantor will not alter or permit the alteration of the ground grade level within the limits of the right-of-way and easement beyond the elevation or elevations existing at the time of completion of construction of the underground and/or above-ground sewer line(s) within the right-of-way and easement; (c.) Grantor will not within the right-of-way and easement erect, or permit to be erected, any permanent or temporary building or structure; provided however, the installation of paved asphalt or concrete driveways, sidewalks, patios or other hardscape features shall not be specifically prohibited;

3. If the Town of Lyman must remove an encroachment prohibited by Section 2, the Town of Lyman shall not be responsible for any restoration or replacement costs for damage to the Grantor's property that Grantor may sustain. If the Town of Lyman must remove pavement or other hardscape features for any reason, the Town of Lyman will make efforts to properly repair and patch the area within reason. The Town of Lyman will not be responsible for replacing any "specialty" type of hardscape as this will be considered a permanent or temporary structure which is prohibited.

#### 4. Miscellaneous

- a. Pronouns. The term Grantor as used in this instrument and all pronouns associated with Grantor shall be deemed to include all genders, singular and plural and persons or corporations.
- b. Successors and Assigns. This instrument is binding upon and shall inure to the benefit of the parties hereto, their successors and assigns.

Grantor does hereby bind himself, his heirs, executors, and administrators, to warrant and forever defend all and singular said premises to the Town of Lyman, its successors and assigns, against himself and his heirs and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

IN WITNESS WHEREOF, Grantor has caused the presents to be executed in its name this 6 day of December, 2024.

IN THE PRESENCE OF:

FOR 8 CORPORATION INC.

Amber C. Wooten  
(1<sup>st</sup> Witness Signature)

Curt E. Niemela (SEAL)  
By:

John D. Johnson  
(2<sup>nd</sup> Witness Signature)

Title: PRESIDENT

STATE OF SOUTH CAROLINA )

ACKNOWLEDGMENT

COUNTY OF Greenville )

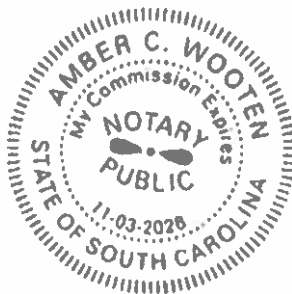
I, the undersigned Notary Public in and for the County and State aforesaid, certify that Curt Niemela, as President of 8 Corporation Inc., personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal this 6 day of December, 2024

Amber C. Wooten (SEAL)

Notary Public for the State of South Carolina

My Commission Expires: 11-3-2026





STATE OF SOUTH CAROLINA  
COUNTY OF SPARTANBURG

AFFIDAVIT FOR TAXABLE OR  
EXEMPT TRANSFERS

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit, and I understand such information.
2. The subject property, bearing County Tax Map Number 5-15-05-246.00, is the subject of a Sewer Right of Way Easement Agreement granted unto the Town of Lyman by For 8 Corporation, Inc. dated December 6, 2024, 2024.
3. Check one of the following: The easement is

(a)  subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.

(b)  subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.

(c)  exempt from the deed recording fee because (See Information section of affidavit):

(If exempt, please skip items 4 - 7, and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty?

Check Yes  or No

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit.):

(a) The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$100,000.00.

(b) The fee is computed on the fair market value of the realty which is \_\_\_\_\_.

(c) The fee is computed on the fair market value of the realty as established for property tax purposes which is \$ \_\_\_\_\_.

5. Check Yes  or No  to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before the transfer.) If "Yes," the amount of the outstanding balance of this lien or encumbrance is: \_\_\_\_\_.

6. The deed recording fee is computed as follows:

(a) Place the amount listed in item 4 above here:	\$100,000.00
(b) Place the amount listed in item 5 above here: (If no amount is listed, place zero here.)	-0-
(c) Subtract Line 6(b) from Line 6(a) and place result here:	\$100,000.00

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$ 370.00

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantor

9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

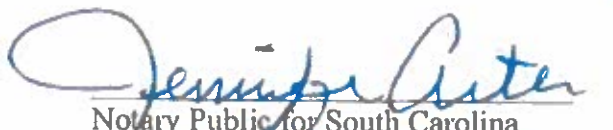
For ~~8~~ Corporation, Inc.

  
Carl Neimela, President

STATE OF SOUTH CAROLINA

COUNTY OF Spartanburg

Sworn and Subscribed before me on this 23<sup>rd</sup> day of April, 2025.

  
Notary Public for South Carolina  
Commission Expires: 2/23/2034



the 1990s, the number of people in the UK who are aged 65 and over has increased from 10.5 million to 13.5 million (15.5% of the population).

There are a number of reasons why the number of people aged 65 and over has increased. One of the main reasons is that people are living longer. The life expectancy at birth in the UK is now 77 years for men and 81 years for women. This is a significant increase from the 1950s, when life expectancy at birth was 71 years for men and 75 years for women.

Another reason why the number of people aged 65 and over has increased is that people are having children later in life. This means that there are more people aged 65 and over who have children who are still alive. This is a significant increase from the 1950s, when people were having children earlier in life.

There are a number of reasons why people are living longer. One of the main reasons is that people are eating better. They are eating more fruits and vegetables, and less fat and sugar. This has led to a decrease in the number of people who are obese, and a decrease in the number of people who have heart disease and other chronic conditions.

Another reason why people are living longer is that they are getting more exercise. They are walking more, and doing more physical activity. This has led to a decrease in the number of people who are sedentary, and a decrease in the number of people who have heart disease and other chronic conditions.

There are a number of reasons why people are having children later in life. One of the main reasons is that people are getting married later. They are waiting until they are in their late 20s or early 30s before getting married. This means that they are having children later in life.

Another reason why people are having children later in life is that they are having children with their partners. This means that they are having children later in life. This is a significant increase from the 1950s, when people were having children with their partners earlier in life.

There are a number of reasons why people are eating better. One of the main reasons is that they are eating more fruits and vegetables. They are eating more apples, oranges, and other fruits. They are also eating more vegetables, such as broccoli, cauliflower, and other cruciferous vegetables.

Another reason why people are eating better is that they are eating less fat and sugar. They are eating less red meat, and less processed food. They are also eating less sugar, and less fat. This has led to a decrease in the number of people who are obese, and a decrease in the number of people who have heart disease and other chronic conditions.

There are a number of reasons why people are getting more exercise. One of the main reasons is that they are walking more. They are walking to work, and walking to the shops. They are also walking for exercise. This has led to a decrease in the number of people who are sedentary, and a decrease in the number of people who have heart disease and other chronic conditions.

Another reason why people are getting more exercise is that they are doing more physical activity. They are doing more sports, and more physical activity. This has led to a decrease in the number of people who are sedentary, and a decrease in the number of people who have heart disease and other chronic conditions.

There are a number of reasons why people are getting married later. One of the main reasons is that they are waiting until they are in their late 20s or early 30s before getting married. This means that they are having children later in life. This is a significant increase from the 1950s, when people were getting married earlier in life.

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STATE OF SOUTH CAROLINA )  
COUNTY OF SPARTANBURG )  
TOWN OF LYMAN, SC 29365 )

**ORDINANCE NO. 01122026 \_\_\_\_\_**

**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**

**WHEREAS**, the Town of Lyman has received a recommendation from the Planning Commission Meeting held on December 16, 2025, recommending the approval of the application to re-zone the above-named property to a GBD-1 zoning classification; and

**WHEREAS**, the Council of the Town of Lyman has caused an investigation and public hearing to be made of said property occurring at the Planning Commission Meeting on December 16, 2025; and

**NOW, THEREFORE**

**BE IT ORDAINED** By the Mayor and Members of Council of the Town of Lyman, South Carolina, in Council assembled:

1. That the recommendation from the Planning Commission dated December 16, 2025, for approving the re-zoning of the 0.65 acres of property, located at 12999 East Wade Hampton Blvd., Duncan, SC, Parcel number 5-14-06-001.00 from CBD, Central Business District, to GBD-1, General Business District 1, be affirmed.
2. That the property described above is hereby re-zoned as a GBD-1, General Business District-1, in the Town of Lyman and as part and parcel of the Town of Lyman with full privileges accorded to and responsibilities required of the zoning ordinance.

\_\_\_\_\_  
**David Petty, Mayor**

**ATTEST:**

**Reading:** \_\_\_\_\_

**Candace Brock, Town Clerk**

**First Reading: January 12, 2026**

**Second Reading: February 9, 2026**



# Planning Commission Staff Report December 16, 2025

**Docket Number:** RZ 2025-03  
**Applicant:** P.K. 2009 LLC  
**Property Owner:** Patel Harshil  
**Property Location:** 12999 East Wade Hampton Blvd Duncan SC 29334  
**Tax Map Number:** 5-14-06-001.00  
**Current Zoning District:** Central Business District  
**Request:** Rezone property to General Business District-1  
**Parcel Size:** 0.65 acres  
**Comprehensive Plan:** Gateway Character Area

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## Dates:

- |                                   |                                  |
|-----------------------------------|----------------------------------|
| a. Rezoning Application Received: | November 5 <sup>th</sup> , 2025  |
| b. Planning Commission Deadline:  | November 16 <sup>th</sup> , 2025 |
| c. Planning Commission Meeting:   | December 16 <sup>th</sup> , 2025 |

## Background Information:

Patel Harshil owns the property located at 12999 East Wade Hampton Blvd and is requesting a rezoning from CBD, Central Business District to GBD-1, General Business District to have a zoning designation that better reflects the property's location and usage. The property is currently located on the corner of East Wade Hampton Blvd (SC HWY 29) and Gap Creek Road.

The gas station has been operating from this 0.65 acre parcel for more than 10 years. The land usage of the property has always consisted of a gas station. Currently, this land usage is not a permitted land use in the current Central Business District. The only zoning district that allows gas stations is General Business District -1 and -2 and it is listed as a conditional use.

## Surrounding Land Uses:

- North – East Wade Hampton Blvd (SC Hwy 29)
- West – Gap Creek Road / Greer Municipal Boundary
- East – Central Business District
- South – Unincorporated Spartanburg County



### **Zoning Ordinance Regulations:**

#### **408.1 Purpose. GBD-1, General Business District-1**

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

#### **408.4 Conditional Uses.**

Machine service and repair and automobile gas station, body shop, and garage, provided:

1. There is no open storage of wrecked vehicles; dismantled parts, or parts visible beyond the premises;
2. Such facilities shall be arranged so that all servicing is conducted on the premises and out of the public right-of-way; and
3. Gasoline pumps shall be no closer than twenty-five (25) feet to the right-of-way line of the street and all fuel tanks shall be installed underground.

### **Staff Analysis and Recommendation(s):**

The Comprehensive Plan and Future Land Use Map identify this area as the Gateway Character Area.

Future Land Use Recommendations for Gateway Character Area: Light Industrial.

General Commercial A district intended to allow for general commercial uses. While regulating use is important in this district, design guidelines governing the quality of development are more important when attempting to create identity and sense of place. Commercial uses along the corridor should be held to a high architectural standard and be required to install landscaping and screening.

### **Staff Analysis:**

The requested rezoning to GBD-1 (General Business District-1) is appropriate given the property's history as a gas station and its location on Hwy 29. The proposed district would allow the property to have a zoning district more in line with the current use of the property and provide needed guidelines for the property such as setback lines and gas station land usage

Town Staff finds that the proposed rezoning is consistent with the Town's Comprehensive Plan goals of supporting residents using East Wade Hampton (SC Hwy 29) to travel in and out of town. The proposed district is better suited for the needs of this type of commercial land usage and heavily trafficked area.

**Recommendation:**

Planning Staff recommend approval of the rezoning request from CBD to GBD-1.

Planning Commission made a recommendation to Town Council that the rezoning application be approved as submitted with a vote of 3-0.



the 1990s, the number of people who are employed in the service sector has increased in all countries. The increase is most pronounced in the United States and the United Kingdom.

There are several reasons for the increase in the service sector. First, the service sector has become more important in the economy because of the increasing demand for services. Second, the service sector has become more important because of the increasing demand for services from the government. Third, the service sector has become more important because of the increasing demand for services from the private sector. Fourth, the service sector has become more important because of the increasing demand for services from the public sector.

The increase in the service sector has led to a number of changes in the economy. First, the service sector has become more important in the economy.

Second, the service sector has become more important because of the increasing demand for services from the government.

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