

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.

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,

A handwritten signature in cursive script that reads "Ronald C Freier".

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

