



Planning Commission Minutes March 25, 2025

Members Present: Marie Karas- Chair
Ronald Freier- Vice Chair
Nicholas Dobmeier
Lucinda Behm

Member Not Present: Jauntavia Padgett

Staff Members Present: Madison Workman Zoning Administrator

I. Call to Order

Mrs. Karas called the meeting to order at 6:00 PM and read the opening remarks.

II. FOIA and Roll Call by Planning & Zoning Administrator, Establishment of a Quorum

Ms. Workman read the FOIA statement, conducted roll call, and established a quorum for the record.

III. Minutes of the Planning Commission

Mrs. Karas asked for a motion to approve minutes from December 17, 2024. Mr. Freier made a motion to approve the minutes as submitted. Mrs. Behm seconded the motion. All in Favor.

IV. New Business

Mrs. Karas opened the Business Meeting for the following item:

A. AN 2025 -01 (125 Holly Circle)

Mr. Ronald Sims, applicant, gave a brief statement regarding the request.

Ms. Workman presented the Staff Analysis. She stated that their intention was to annex the property into the Town of Lyman so that they could combine it with another piece of property (448 Kaleb Mark Drive) located directly behind 125 Holly Circle and within the Town of Lyman.

The Planning Commission Members discussed the request. Mr. Freier asked Staff to clarify on the submitted plat which property was in the Town and which property was being annexed. Staff stated the location of each property shown on the submitted plat.

ACTION- Mr. Freier made a motion that the Planning Commission make a recommendation of approval on the request to annex (125 Holly Circle) into the Town of Lyman and zone it R-15,

Single-Family Low Density District. Mr. Dobmeier seconded the motion. The motion passed with a vote of 4-0, with all members voting in favor.

B. RZ 2025 -01 (111 Edwards Road)

David Richey, with South Tyger properties, represented this request as the applicant. He stated that their intention was to rezone the property from R-15, Single-Family Low-Density District to RPH, Single-Family Patio Home Residential District so that they could build patio homes. He spoke on behalf of the owner of the property in favor of the project.

ACTION- Mrs. Behm made a motion to open the Public Hearing. Mr. Freier seconded the motion.

All members were in Favor, 4-0.

There were several public comments that were presented to the Planning Commission.

Lance Martin, 114 Edwards Road Lyman SC 29365, a citizen present at the meeting, spoke against the project with concerns that the change in zoning would not be appropriate for that neighborhood or surrounding area.

Ron Reeves, 102 Edwards Road Lyman SC 29365, a citizen present at the meeting, spoke against the project with concerns that Edwards Road would not be able to support this project if the zoning is changed.

Lucas Kearse, 7 Nathaniel Seth Circle Lyman SC 29365, a citizen present at the meeting, spoke against the project stating that the project would not match the surrounding areas.

Edward Peacock, 213 Earl Drive Lyman SC 29365, a citizen present at the meeting, spoke against the project with concerns that the houses would not match the rest of the neighborhood and that the roads were not suited for this type of project.

Boyce Nodine, 394 High Street Roebuck SC 29376, the owner of the subject property was present at the meeting and spoke for the project stating that it would bring good development to Lyman and bring value to the community.

George & Pamela Turner (100 Edwards Road), John Renmy (335 Kaleb Mark Dr), and Jordan Lester (100 Surrey Dr) signed up to speak but declined to speak when called on because their concerns had already been addressed. Additionally, Staff received several written letters and petitions from the members of the community who were opposed to this request. These letters and petitions were reviewed by the Planning Commission.

ACTION- Mr. Dobmeier made a motion to close the public hearing. Mr. Freier seconded the motion. All members were in Favor.

Ms. Workman presented the Staff Analysis for this request and provided the board with a brief description of the differences between the current zoning of the property and the requested zoning.

The Planning Commission members discussed the request. Mr. Freier asked Staff if there were already utilities (Water & Sewer) available for this project. Staff informed the Commission that there were available utilities and that if any additional utility infrastructure updates needed to be completed to accommodate the project, those would be reviewed and discussed during the Plan Review stage of the project. Mrs. Karas asked Staff to clarify how many houses would be possible to have at this location under the current zoning compared to the requested zoning. Staff clarified that the new zoning district could allow for roughly double the number of houses or lots.

Karas asked staff to clarify if the residential properties behind the properties were within the town limits of Lyman or Wellford. Staff stated that they were in Wellford.

ACTION- Mr. Freier made a motion that the Planning Commission make a recommendation of denial on the applicant's request to rezone 111 Edwards Road from R-15, Single-Family Low Density Residential District to RPH, Single-Family Patio Home District. Mrs. Behm seconded the motion. The motion passed with a vote of 3-1, with Mr. Dobmeier voting against.

Other Business

Staff provided the Commission with some Planning and Zoning Department Monthly Report.

VI. Adjourn

There being no other business to discuss, Mr. Freier made a motion to adjourn. Mrs. Behm seconded the motion. All in Favor. The meeting adjourned at 6:47 p.m.