



Planning Commission Agenda

The Town of Lyman Planning Commission will meet on October 28th, 2025, at 6:00 p.m. at Town Hall located at 81 Groce Road on the following:

I. Call to Order (opening remarks)

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

III. Minutes of the Planning Commission

June 17th, 2025, Planning Commission Meeting Minutes Review

IV. New Business

A. Docket Number: RZ 2025-02
Applicant: Boiler Tube Company of America
Property Owner: Boiler Tube Company of America
Address: 506 Charlotte Hwy Lyman SC 29365
Tax Map Number: 5-15-03-051.04
Existing Zoning: General Industrial
Request: Rezone to Flexible Review District
• **Public Hearing**

V. Other Business

A. Planning and Zoning Report

VI. Adjourn

Documents related to the requests are available for public inspection in the Planning and Zoning Office located at 81 Groce Rd.



Planning Commission Minutes June 17th, 2025

Members Present: Marie Karas- Chair
Ronald Freier- Vice Chair
Lucinda Behm
Jauntavia Padgett

Member Not Present: Kay Humphries

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 regarding the minutes from June 5th, 2025 Planning Commission Meeting. Mrs. Padgett made a motion to approve the minutes as submitted. Mrs. Behm seconded the motion. All members voted in Favor (4-0).

IV. New Business

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

A. The Planning Commission will conduct a final workshop to discuss possibly revising the Town of Lyman's Comprehensive Plan as recommended by the South Carolina Local Government Comprehensive Planning Enabling Act of 1994.

Planning Staff and the Planning Commission discussed the Town of Lyman Comprehensive Plan and their recommendations for revisions for Town Council. This included discussions on the seven town character areas, any zoning changes that have occurred in these character areas and the town efforts/project items listed in the Comprehensive Plan. Planning Commission made recommendations for Town Council on each item and for the Character areas. These recommendations were notated and summarized by Planning Staff for future Town Council discussions.

V. Other Business

Staff provided the Commission with some upcoming meeting reminders.

VI. Adjourn

There being no other business to discuss, Mrs. Behm made a motion to adjourn. Mrs. Padgett seconded the motion. All members voted in Favor (4-0). The meeting adjourned at 7:27 p.m.



Planning Commission Staff Report October 28, 2025

Docket Number:	RZ 2025-02
Applicant:	Boiler Tube Company of America
Property Owner:	Boiler Tube Company of America
Property Location:	506 Charlotte Hwy Lyman SC 29365
Tax Map Number:	5-15-03-051.04
Current Zoning District:	General Industrial Zoning District
Request:	Rezone property from GI, General Industrial District to FRD, Flexible Review District
Parcel Size:	19.79 acres
Comprehensive Plan:	Gateway Character Area

Dates:

- | | |
|-----------------------------------|-----------------------------------|
| a. Rezoning Application Received: | September 28 th , 2025 |
| b. Planning Commission Deadline: | September 28 th , 2025 |
| c. Planning Commission Meeting: | October 28 th , 2025 |

Background Information:

Boiler Tube Company of America (“Boilertube”) owns the property located at 506 Charlotte Highway and is requesting a rezoning from GI – General Industrial District to FRD – Flexible Review District to allow for the expansion of their existing industrial facility and to accommodate continued business growth.

Boilertube is a longstanding industrial partner in the Lyman community, operating from this approximately 19-acre parcel for more than 20 years. The company has consistently contributed to the Town’s economic and infrastructure development, including the installation of a pump station along Charlotte Highway that benefits the broader Lyman utility system.

The property occupies a unique location at the corner of Charlotte Highway and Wellford Road, with portions of the parcel situated in both the Town of Lyman and the City of Wellford. The principal building and operations are located within the Lyman jurisdictional boundary. The site is further constrained by two large, approximately 200-foot-wide rights-of-way abutting both the front and rear of the property, resulting in limited buildable area under the current zoning district standards.

Proposed Project and Public Benefit:

The proposed building expansion will enable Boilertube to modernize its operations and expand local employment opportunities, while also supporting public infrastructure improvements within the Town's service area.

In February 2025, Town Council approved a Resolution (adopted February 10, 2025) authorizing the Town of Lyman to partner with Boilertube on a major sewer infrastructure expansion project in conjunction with this development. Under the approved cost-sharing agreement, the Town will contribute 40% of the project cost and Boilertube will fund 60%.

This partnership represents a strategic investment in expanding the Town's sewer service capacity along Charlotte Highway, which will allow for future connection opportunities for area residents and nearby properties that currently lack access to municipal sewer. The proposed infrastructure improvements will provide long-term community benefit beyond the Boilertube facility itself.

Surrounding Land Uses:

- North – R-15, Single Family Low Density Residential District
- West – NBD, Neighborhood Business District
- East – City of Wellford
- South – R-15, Single Family Low Density Residential District



Zoning Ordinance Regulations:

413.1 Purpose.

The intent of this district is to provide design and use flexibility to allow development and redevelopment of properties that are compatible with the existing character of the area as set forth by the Town's comprehensive plan. Specifically, the FRD enables the tools required to encourage exceptional planning and design in order to preserve the character of existing buildings, open spaces, streetscapes, and use clusters of unique areas of the town; and protect critical environmental resources through a greater efficiency in the layout of roads, utilities and other infrastructure.

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.

Light Industrial. A district intended for uses associated with Light Industrial operations and Business Parks. A design review component should be included to ensure compatibility between new development and existing community character. Adjoining properties should be protected from excessive noise, odor, objectionable views and unrestricted vehicular circulation.

Staff Analysis:

The requested rezoning to FRD (Flexible Review District) is appropriate given the unique configuration of the parcel, the existing industrial use, and the public benefit associated with the sewer infrastructure expansion. The FRD district provides flexibility for innovative site design, while allowing for coordinated review to ensure compliance with Town standards and community objectives.

Staff finds that the proposed rezoning is consistent with the Town's Comprehensive Plan goals of supporting economic development and infrastructure investment, particularly along major transportation corridors such as Charlotte Highway.

Recommendation:

Staff recommends approval of the rezoning request from GI to FRD.



REZONING APPLICATION

I certify that all the information on this application and any documentation attached are correct to the best of my knowledge.

Applicant: Boiler Tube Company of America (506 Charlotte Hwy Lyman SC 29365)

Email Address: dmler@boilertubes.com Phone Number: 864-949-2847

Property Owner: Boiler Tube Company of America

Email Address: dmler@boilertubes.com Phone Number: 864-949-2847

Rezoning

1. Property address: 506 Charlotte Hwy Lyman SC 29365 Tax Map Number: 5-15-03-051.04
2. Current Use of Property: Industrial/manufacturing Acreage of Property: 19.8 acres
3. Current Zoning of Property: General Industrial District Proposed Zoning: Flexible Review District (FRD)
4. Reason for Rezoning Property: To further define the property usage and allow for flexible building setbacks to accomodate future building expansions
5. Surrounding Property Zonings
 - a. North: Charlotte Hwy/Residential
 - b. East: Wellford Street/Residential
 - c. South: Wellford Street/Railroad/Residential
 - d. West: Lucile Street/Residential

Pursuant to the South Carolina Local Government Comprehensive Planning Enabling Act (Section 6-29-1145 of the South Carolina Code of Laws), is this tract or parcel restricted by any recorded covenant, restriction, easement, etc., that is contrary to, conflicts with or prohibits the (proposed) permitted activity?

Yes No

- By signing below, you are stating that you have Read the Town of Lyman Zoning Ordinance requirements for the district you are requesting and have addressed these in the proposed development plans.
- All supporting documents, plans, proof of ownership deeds, and fees need to be submitted with this application in order to be considered a complete application.

Signature: Dave Mier Date: 10/2/25

----- For Official Use Only -----

APPROVED DENIED

Zoning Administrator: _____ Date: _____

Current Zoning District: _____ Fee Paid: _____

Setbacks: Front _____ Left _____ Right _____ Rear _____

Comments/Conditions: _____

Boiler Tube of America Statement of Intent

Date: October 3, 2025

Applicant:

Boiler Tube Company of America
506 Charlotte Hwy
Lyman SC 29365
Contact: Diego Mier
Phone: 864-949-2847
Email: dmier@boilertubes.com

Civil Engineer:

McCutchen Engineering Associates, PC
898 W. Saint John Street
Spartanburg SC 29301
Contact: David McCutchen/C. Walden Jones, Jr./Thomas Karnes
Phone: 864-582-0585
Email: dmcutchen@mcc-ea.com / Wjones@mcc-ea.com/Tkarnes@mcc-ea.com

1. Project Overview

The proposed project is located on a 19.8-acre parcel situated at 506 Charlotte Highway within the Town of Lyman, SC. The site will be occupied by **Boiler Tube Company of America (BTA)**, a nationally recognized manufacturer specializing in replacement pressure boiler components and auxiliary parts for a wide range of industrial boilers.

BTA serves customers in the power generation sector as well as pulp and paper, petrochemical, oil and gas, and other process industries. The company is distinguished by its **ASME-certified boiler fabrication facility** in Lyman, SC, and a specialty tubing shop in Wellford, SC. With a large on-hand inventory of boiler tubing, BTA is positioned to provide both emergency and routine service, delivering rapid turnaround and long-term operational support.

2. Permitted Uses (Zoning Compliance)

The parcel is located within the **Flexible Review District (FRD)** zoning classification. The proposed use is consistent with the intent of the district, which is designed to accommodate a variety of commercial, research, and light-to-moderate industrial uses that can be reviewed for compatibility with surrounding land uses.

- Industrial uses involving manufacturing, processing, assembly, and storage of heavy materials and equipment, provided such uses do not generate noxious noise, vibration, smoke, fumes, or other hazards.
- Repair shops, equipment servicing, and incidental storage operations, subject to applicable yard and screening standards.
- Outdoor storage and sales uses on parcels of at least one acre, subject to fire protection and screening requirements.

Prohibited uses such as sexually oriented businesses, cellular towers, and overnight parking are not proposed for this site.

3. Parking Requirements

- Zoning Standard: **1 space per 500 sq. ft. of gross floor area.**
 - Parking will be designed to meet or exceed this requirement.
 - Landscaped islands will be incorporated to comply with the **minimum 10% landscaped open space requirement** for lots with 20 or more spaces.
-

4. Dimensional Standards

The proposed development will conform to the dimensional standards established within the FRD District and as conditioned through site plan review:

- **Front Setback:** 15 ft (Charlotte Hwy);
 - 25 ft (Wellford Rd, Main St, Lucille Dr)
 - **Side Setback:** 25 ft
 - **Rear Setback:** 25 ft
 - **Maximum Building Height:** 35 ft
-

5. Bufferyards & Landscaping

The project will provide bufferyards in accordance with **Article IV, Table 3 – Bufferyard Requirements** based on the zoning/use of adjacent properties. Landscaping will be incorporated to minimize potential conflicts between adjacent land uses.

- Bufferyards will be established along property boundaries as required.
 - Parking lots containing more than 20 spaces will include landscaped islands and barriers to break up impervious areas.
-

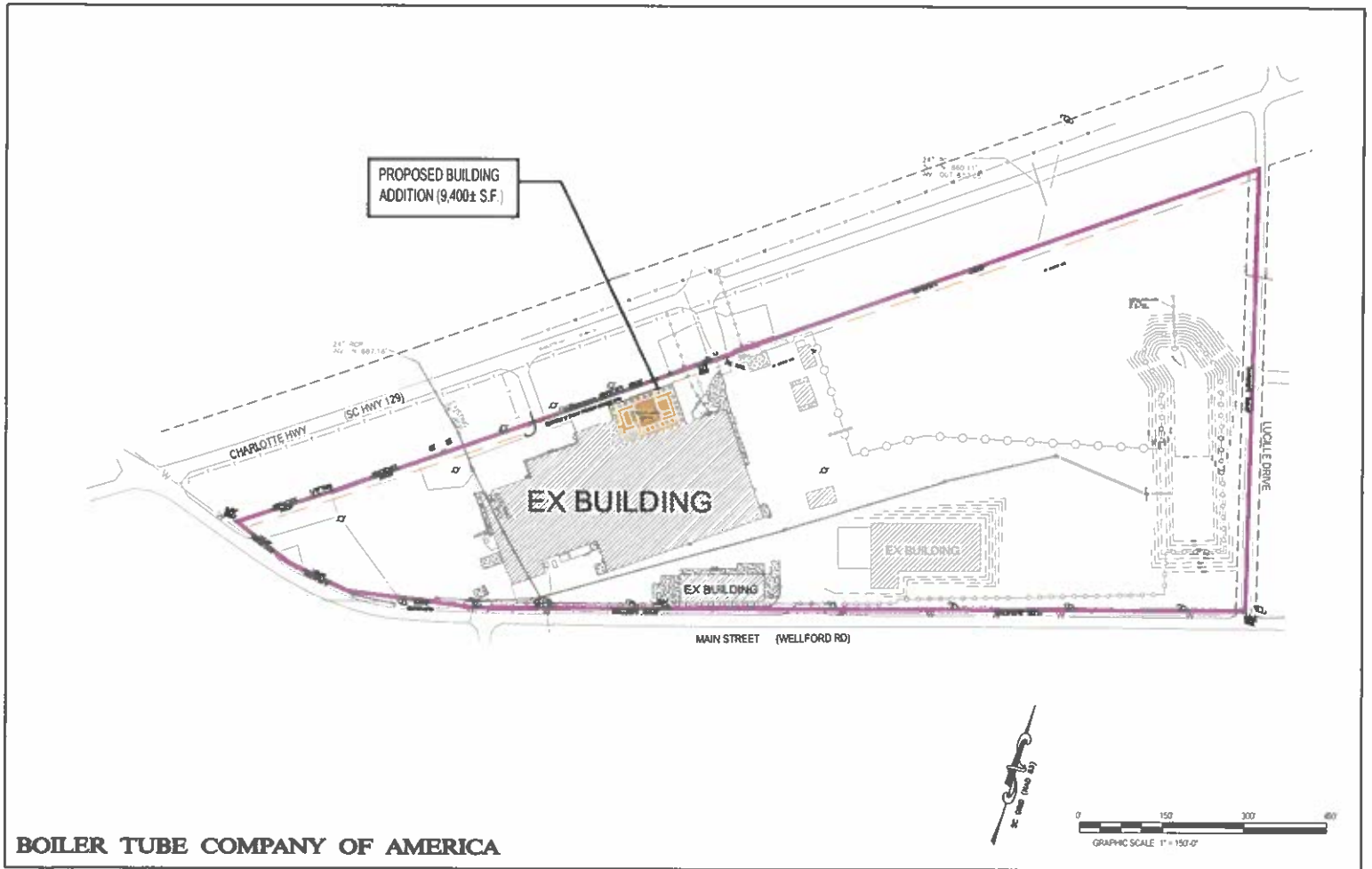
6. Outdoor Lighting Plan

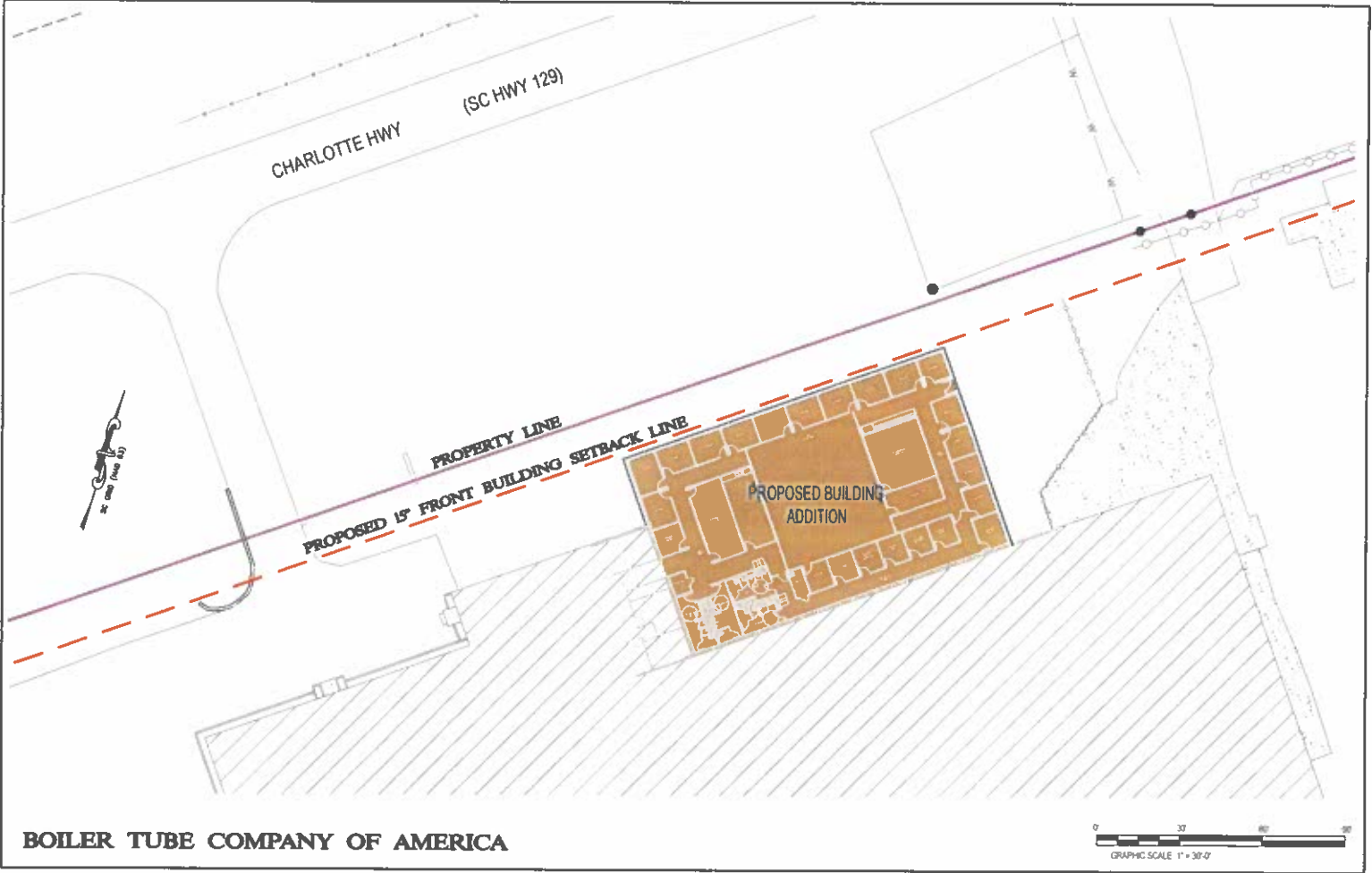
All outdoor lighting will comply with **Section 508** standards to minimize glare, light pollution, and off-site impacts:

- **Property Line Standards:** Maximum of 0.5 foot-candles at residential property lines; maximum of 2.0 foot-candles at road rights-of-way or non-residential property lines.
- **Flood Lighting:** Fixtures aimed downward $\geq 45^\circ$ below horizontal, shielded from roadway and residential view.
- **Wall Packs & Sign Lighting:** IESNA full cutoff fixtures; max 175 watts for external lighting fixtures.
- **Parking Lots:** Cutoff fixtures, max 25 ft mounting height, lighting not to exceed 20 foot-candles.

7. Conclusion

The proposed BTA facility is consistent with the permitted uses, dimensional requirements, landscaping provisions, parking standards, and lighting regulations of the **Flexible Review District (FRD)**. The project will provide a high-quality industrial development that supports local economic growth while maintaining compatibility with surrounding land uses.





OVERALL PLAN GENERAL NOTES

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED.

DRAWING KEYNOTES



GERALD F. NOE ARCHITECT

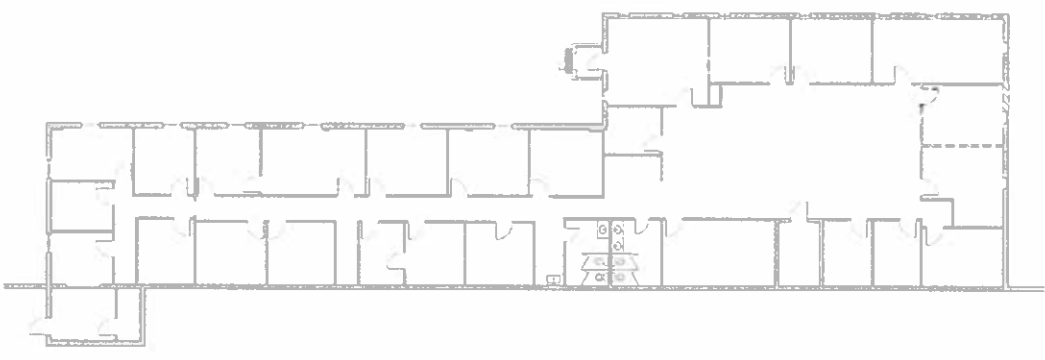
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DATE: 9/23/23

DESIGNED BY: GFM

APPROVED BY: GFM



EXISTING OFFICE & DEMOLITION PLAN

PLAN LEGEND

- EXISTING CONSTRUCTION
- NEW CONSTRUCTION FULL HEIGHT
- NEW CONSTRUCTION LAYOUT CHANGES
- NEW CONSTRUCTION PARTIAL HEIGHT
- NEW CONSTRUCTION OVERHEAD

NO.	DESCRIPTION	DATE	BY

PROJECT NAME:
BOILER TUBE COMPANY
OF AMERICA

506 CHARLOTTE HWY
LYMAN, SC 29365

SHEET
EXISTING & DEMOLITION
PLANS

PROJECT NO. 24-123
DATE 9/23/23
SHEET

A-010

SHEET ____ OF ____

OVERALL PLAN GENERAL NOTES
 1. ALL PLAN DIMENSIONS NOTED ARE TO FACE OF PARTIAL WALL.



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CONTRACT NO.: 14-100114-01
 DESIGNED BY: CWN
 APPROVED BY: CNH

PRELIMINARY
 9-24-25
 NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE	BY

PROJECT NAME:
BOILER TUBE COMPANY OF AMERICA OFFICE EXPANSION

508 CHARLOTTE HWY
 LYMAN, SC 29365

SHEET
FLOOR PLAN - OFFICE EXPANSION

PROJECT NO. 24-123
 DATE 04/25
 SHEET

A-100

SHEET ___ OF ___



FLOOR PLAN - OFFICE EXPANSION

PLAN LEGEND

	EXISTING CONSTRUCTION
	NEW CONSTRUCTION - WALL, DOOR
	NEW CONSTRUCTION - FLOOR FINISH
	NEW CONSTRUCTION - PARTIAL HEIGHT
	NEW CONSTRUCTION - PARTIAL HEIGHT
	NEW CONSTRUCTION - SHELVING

RAWING KEYNOTES



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 9/16/25
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REVISIONS:
 No. Description Date By

PROJECT NAME:
 BOILER TUBE COMPANY
 OF AMERICA
 OFFICE EXPANSION

506 CHARLOTTE HWY
 LYMAN, SC 29385

SHEET
 EXTERIOR ELEVATIONS

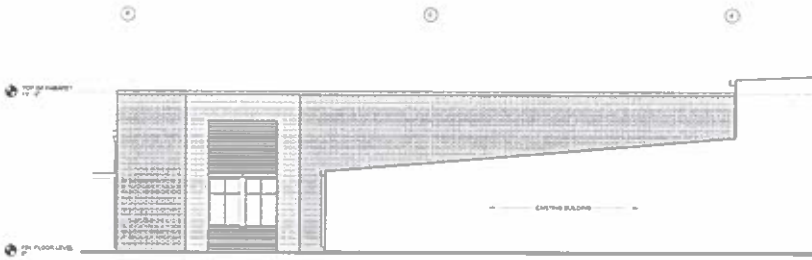
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 DATE 8/20/24
 SHEET

A-501

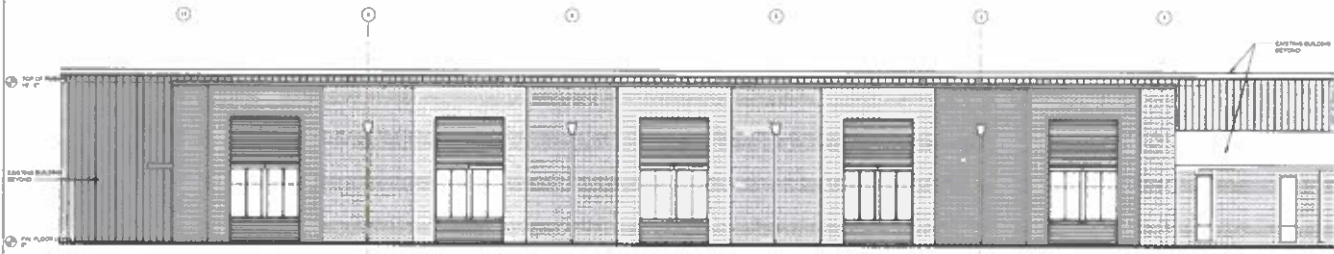
SHEET OF



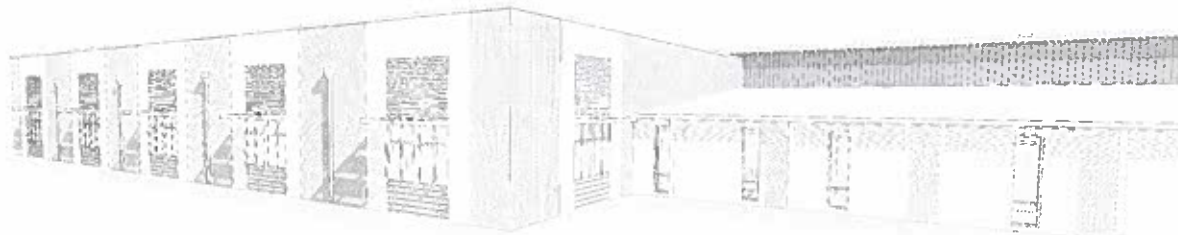
EAST SIDE ELEVATION
 1/8" = 1'-0"



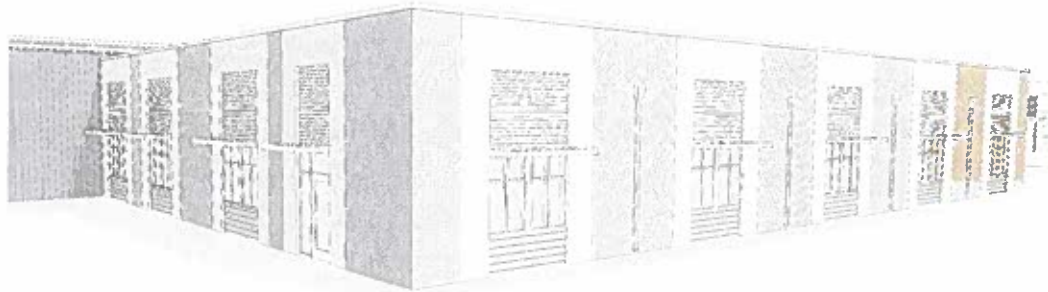
WEST SIDE ELEVATION
 1/8" = 1'-0"



FRONT ELEVATION
 1/8" = 1'-0"



PERSPECTIVE VIEW 2



PERSPECTIVE VIEW 1



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 OFFICE EXPANSION**

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 EXTERIOR
 PERSPECTIVES

PROJECT NO. 24121
 DATE 08/15/15
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A-502

SHEET ____ OF ____