



Board of Zoning Appeals Agenda

The Town of Lyman Board of Zoning Appeals will meet on April 27, 2026, at 5:30 p.m. at Lyman 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. Previous Minutes of the Board of Zoning Appeals

December 16, 2025, Board of Zoning Appeals Meeting Minutes Review

IV. New Business

- A. Discussion and possible action pertaining to the Chair and Vice Chair positions.
- B. Public Hearing for certain public service use request, located at 111 Edwards Road, Lyman, SC

V. Other Business

None

VI. Adjourn

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



Board of Zoning Appeals Meeting April 27, 2026

Staff Report

Docket Number:	BZA 2026-01
Applicant:	SJWD Water District
Property Owner:	SJWD Water District
Property Location:	111 Edwards Road, Lyman, SC 29365
Tax Map Number:	5-15-01-032.00
Current Zoning District:	R-15, Single- Family Low Density Residential District
Request:	Public Hearing and Board of Zoning Appeals approval required for certain public uses located within town limits
Parcel Size:	+/- 9 acres

Factual Dates:

- | | |
|--------------------------------------|----------------|
| a. Application Received: | March 11, 2026 |
| b. Board of Zoning Appeals Deadline: | March 28, 2026 |
| c. Board of Zoning Appeals Meeting: | April 27, 2026 |

Background Information:

SJWD Water District is requesting approval from the Town of Lyman to install a 2MG composite +/- 100' elevated water storage at 111 Edwards Road. SJWD does not currently own the property but has entered into a purchase agreement with the existing property owner.

111 Edwards Road is zoned R-15, Residential, and is approximately 9 acres. The zoning ordinance of the Town of Lyman allows for public service uses to be located within the town irrespective of prevailing district regulations, provided they meet the dimensional requirements of the underlying zoning district. However, Section 801 of the Town of Lyman Zoning Ordinance also requires the Board of Zoning Appeals to hold a public hearing on certain requests if the project is located in a residential district, or is within 200' of a residential district in the town.

An ad was placed in the Spartanburg Herald Journal before April 12, 2026. In addition, property owners located within 200' of the property were notified via mail.

Surrounding Land Uses:

- North – Right-of-Way of Edwards Road, then unincorporated County
- West – Right-of-Way of Pine Ridge Road, then unincorporated County
- East – R-15, Single Family Low Density Residential District
- South – R-8, Single Family Low Density Residential District



Aerial Image of 111 Edwards Road and surrounding areas



Zoning Image of 111 Edwards Road and surrounding areas

Zoning Ordinance Regulations:

Sec. 801: Certain Public Service Uses

Due to the unique nature of certain public service uses and the need to locate such uses in certain areas of the town irrespective of prevailing district regulations, the following list of uses may be established in any zoning district in the Town of Lyman, provided such uses meet all dimensional requirements of the district, within which they will be located:

- Post Office.
- Police and Fire Stations, and other municipal buildings.
- Telephone Exchange and Repeater Stations.
- Radio and TV Station Masts.

606.1 Bufferyards. Post offices, police, fire and telephone exchanges and repeater stations shall observe the bufferyard requirements for office buildings in Table 3, Table of Bufferyard Requirements; all other uses shall observe the bufferyard requirements for Research and Industrial or Institutional uses as determined by the Zoning Administrator.

606.2 Public Hearing. Prior to the granting of a building permit for any of the above-listed uses in a residential district or within 200' of a residential district, the Board of Zoning Appeals shall hold a public hearing on the matter. At least fifteen (15) days notice of time and place of which shall be published in a newspaper of general circulation in the Town of Lyman.

- A. Based on the hearing and the expected impact of such uses on contiguous uses and conditions, the Board of Zoning Appeals may elect to deny such request in favor of a more acceptable site elsewhere.

Sec. 1006. - Decisions of the Board of Zoning Appeals.

The concurring vote of three (3) members of the Board of Zoning Appeals shall be necessary to reverse any order, requirement, decision or determination of the Zoning Administrator or to decide in favor of the applicant on any matter upon which it is required to pass under this ordinance or to affect any variation of this ordinance. Upon taking any official action, the Board shall file all of its proceedings and accompanying materials with the Town Clerk. These materials shall become public record and a copy of all materials and findings shall be sent to the Zoning Administrator. On all appeals, applications and matters brought before the Board of Zoning Appeals, the Board shall inform in writing all parties involved of their decisions and the reason(s) for their decisions.

Decision:

Staff recommends the Board of Zoning Appeals approves the request as submitted.



Board of Zoning Appeals Minutes December 16th, 2025

Members Present: Andrew Karas, Vice Chair
Richard Fiden
Katrina Freier
John Wells

Member Not Present: Tony Axsom, Chair

Staff Members Present: Madison Workman, Zoning Administrator

I. Call to Order

Mr. 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 Board of Zoning Appeals

Mr. Karas asked for a motion regarding the meeting minutes from August 26th, 2025. Mrs. Freier made a motion to approve the minutes as submitted. Mr. Fiden seconded the motion. The motion passed with a vote of 4-0, with all members in favor.

IV. New Business

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

A. Discussion and possible action pertaining to Chair and Vice Chair positions

ACTION: Mr. Wells made a motion to nominate Tony Axsom for the Chair position. Mrs. Freier seconded the motion. The motion passed with a vote of 4-0. All were in favor.

ACTION: Mr. Fiden made a motion to nominate Andrew Karas for the Vice Chair position. Mr. Wells seconded the motion. The motion passed with a vote of 4-0. All were in favor.

B. Discussion and possible action pertaining to the 2026 BZA Meeting Calendar

ACTION: Mrs. Freier made a motion to approve the 2026 Meeting Calendar as presented by Town staff. Mr. Wells seconded the motion. The motion passed with a vote of 4-0, with all members in favor.

Mr. Karas closed the New Business portion of the meeting.

V. Planning and Zoning Report

Ms. Workman gave the Board of Zoning Appeals members a brief summary of what the department did since the August meeting. In addition, she gave a brief update regarding a new training workshop occurring in January of 2026.

VI. Adjourn

There being no other business to discuss, Mr. Karas asked for a motion regarding adjournment. Mrs. Freier made a motion to adjourn. Mr. Wells seconded the motion. All in Favor. The meeting was adjourned at 5:47 p.m.