

Minutes of the Lyman Town Council Meeting
Monday, February 14, 2022 at 6:00 p.m.
Town Hall, 81 Groce Road

CALL TO ORDER

The meeting of the Lyman Town Council was called to order at 6:03 p.m. by Mayor, Glenn Greer, II.

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.

ROLL CALL

Conducted by Town Administrator and quorum was present:

Present:

Glenn Greer, II
Alton Free
Adam Crisp
Brantley Enloe
Rebecca Martin
Hannah Welzel

Reading and approval of Minutes from Meetings

January 10, 2022

January 12, 2022

January 27, 2022

Alton Free made a motion to approve the minutes as read. Brantley Enloe seconded the motion and all were in favor.

Treasurer's Report

Mayor Greer made a motion to approve the Treasurer's Report. Rebecca Martin seconded the motion and all were in favor.

Department Reports

Police Department (Given by Chief Hayes)
Fire Department (Given by Chief Redd)
Public Works/Wastewater & Pre-Treatment (Given by Scott Miller)
Zoning and Planning (Given by Brandy Blake)
Business License Report

Old Business

Second Reading of an Ordinance to amend the Budget for the Town of Lyman for the Fiscal Year 2021-2022

Alton Free made a motion to approve the second reading. Brantley Enloe seconded the motion and all were in favor.

Public Hearing and First Reading of an Ordinance accepting re-zoning of property located at 1094 Holly Springs Road, Parcel Number 5-11-00-013.00, from CBD, Central Business District, to GBD-1, General Business District-1, zoning classification

i. PUBLIC HEARING

Mayor Greer made a motion to open the public hearing to order at 6:19 p.m. notifying those in attendance of the rules of procedure for the public hearing. Alton Free seconded the motion and all were in favor.

Social Distancing Guidelines were maintained in Council Chambers therefore a limited number of the public were permitted inside. This has been taking place since 2020.

Planning and Zoning Administrator, Brandy Blake, presented staff report to Council.

Mayor Greer then called the following speaker from the Public Hearing Sign in Sheet as follows:

- **Kevin Kramer, 709 Tabernacle Lane, Lyman**

In opposition

Spoke regarding Town's Land Development

Regulations and his opinion that our LDR does not allow for this re-zone as it is financially harmful to residents.

- **Carl Fila, 346 Hobson Way, Lyman**

In opposition

Main concern is lack of recourse for what happens if this developer does not do all the improvements that they propose to do to the RV Park should they be approved for the re-zone. Additionally, concerned for traffic issues.

- **Ken Kenski, 209 Tesla Court, Lyman**
In opposition
Does not think RV Park is the right thing to do with this property. He believes single family homes would be more appropriate. He is concerned about the traffic issues.
- **Allison Tate, Owner/Operator of the proposed RV Park**
The requirement of paving parking spaces seems unfair as many businesses in the Town of Lyman have unpaved parking. She feels she has done everything the Town has asked her to do and her family is now being attacked over this issue. She does not feel she can do anything else to change Council's decision and thanks them for their time.

Mayor Greer made a motion to close the public hearing at 6:31 p.m. Alton Free seconded the motion and all were in favor.

- ii. **Possible action on first reading of proposed Ordinance**
Adam Crisp made a motion to deny the request for Rezone. Alton Free seconded the motion. A vote was taken with 4 members in support of the motion to deny the rezoning ordinance and 2 members opposed to the motion to deny the rezoning ordinance. Motion to deny the rezoning of the property and the Ordinance is passed via 4-2 vote.

Discussion and possible action pertaining to two vacant seats on the Board of Zoning Appeals

Alton Free made a motion to table this item. Mayor Greer seconded the motion and all were in favor.

New Business

Public Hearing and First Reading of an Ordinance accepting re-zoning of 0.22 acres of property, Tax Map ID 5-15-05-011.01, from GBD-1, General Business District-1, to RM, Multi-Family High Density, Zoning Classification

- i. **PUBLIC HEARING**

Mayor Greer made a motion to go into Public Hearing. Alton Free seconded the motion and all were in favor. No public was present to speak on this matter.

Mayor Greer made a motion to come out of Public Hearing. Alton Free seconded the motion and all were in favor.

ii. Discussion and possible action on proposed Ordinance

Alton Free made a motion to approve the first reading of the Ordinance. Brantley Enloe seconded the motion and all were in favor.

Public Hearing and First Reading of an Ordinance amending Town of Lyman, South Carolina, Land Development Regulations: Section 3.5, Exempt Subdivision

i. PUBLIC HEARING

Mayor Greer made a motion to open Public Hearing. Alton Free seconded the motion and all were in favor.

No public was present to speak on this matter.

Mayor Greer made a motion to close the Public Hearing on this matter.

Alton Free seconded the motion and all were in favor.

ii. Discussion and possible action on proposed Ordinance

Mayor Greer made a motion to approve the first reading of the Ordinance. Rebecca Martin seconded the motion and all were in favor.

Public Hearing and First Reading of an Ordinance amending Town of Lyman, South Carolina, Land Development Regulations: Article 2, Definitions, Subdivision Exempt

i. PUBLIC HEARING

Mayor Greer made a motion to open the Public Hearing. Alton Free seconded the motion.

No public was present to speak on the matter.

Mayor Greer made a motion to close the Public Hearing. Alton Free seconded the motion all were in favor.

ii. Discussion and possible action on proposed Ordinance

Alton Free made a motion to approve the first reading of the Ordinance. Adam Crisp seconded the motion and all were in favor.

Public Hearing and First Reading of an Ordinance amending Town of Lyman, South Carolina, Land Development Regulations: Article 4, Preliminary Plat Requirements, Section 4.4, Fees

i. PUBLIC HEARING

Mayor Greer made a motion to open the Public Hearing. Alton Free seconded the motion and all were in favor.

No public was present to speak on this matter.

Mayor Greer made a motion to close the Public Hearing. Alton Free seconded the motion and all were in favor.

ii. Discussion and possible action on proposed Ordinance

Alton Free made a motion to approve the first reading of the Ordinance. Brantley Enloe seconded the motion and all were in favor.

Public Hearing and First Reading of an Ordinance amending Town of Lyman, South Carolina, Zoning Ordinance: Article VII, Bufferyards, Section 710 – Fences and Walls Zoning Requirements

i. PUBLIC HEARING

Mayor Greer made a motion to open the Public Hearing on this matter. Alton Free seconded the motion and all were in favor.

No public was present to speak on this issue.

Mayor Greer made a motion to close the Public Hearing on this matter. Alton Free seconded the motion and all were in favor.

ii. Discussion and possible action on proposed Ordinance

Alton Free made a motion to approve the first reading of the Ordinance. Adam Crisp seconded the motion and all were in favor.

Public Hearing and First Reading of an Ordinance amending Town of Lyman, South Carolina, Zoning Ordinance: Article VIII, General and Supplementary Provisions, Section 803, Street Access

i. PUBLIC HEARING

Mayor Greer made a motion to open the Public Hearing. Alton Free seconded the motion and all were in favor.

No public was present to speak on this matter.

Mayor Greer made a motion to close the Public Hearing. Alton Free seconded the motion and all were in favor.

ii. Discussion and possible action on proposed Ordinance

Mayor Greer made a motion to approve the first reading of the Ordinance. Alton Free seconded the motion and all were in favor.

Public Hearing and First Reading of an Ordinance amending Town of Lyman, South Carolina, Zoning Ordinance: Article II, Establishment of Zoning Districts and the Official Zoning Map

i. PUBLIC HEARING

Mayor Greer made a motion to open the Public Hearing on this matter. Alton Free seconded the motion and all were in favor.

No public was present to speak on this issue.

Mayor Greer made a motion to close the Public Hearing. Alton Free seconded the motion and all were in favor.

ii. Discussion and possible action on proposed Ordinance

Alton Free made a motion to approve the first reading of the Ordinance. Brantley Enloe seconded the motion and all were in favor.

First Reading of an Ordinance approving the financing of the improvement, construction and equipping of certain sewer treatment facilities of the Town of Lyman, South Carolina, through the borrowing of not exceeding three million five hundred thousand dollars, (\$3,500,000.00), plus sums necessary to capitalize interest, if any, from the State Water Pollution Control Revolving Fund, by Agreement with the South Carolina Water Quality Revolving Fund Authority, pursuant to Title 48, Chapter 5, Code of Laws of South Carolina, 1976, as amended; providing for the Agreement to make and accept a loan, the execution and delivery of a Loan Agreement between the Town of Lyman, South Carolina, and the South Carolina Water Quality Revolving Fund Authority, the execution and delivery of a promissory note from the Town of Lyman, South Carolina to the South Carolina Water Quality Revolving Fund Authority; and other matters relating thereto

Alton Free made a motion to approve the first reading of the Ordinance. Brantley Enloe seconded the motion and all were in favor.

Review of Budget Streets, Hospitality and Court

Administrator, Gregg Miller, presented Council with a review

Executive Session

Mayor Greer made a motion at 6:55 p.m. to go into executive session for the specific purpose of discussion of appointment of persons regulated by a public body and for discussion of contractual negotiations related to donation of property to the Town. Alton Free seconded the motion and all were in favor.

Mayor Greer made a motion to come out of Executive Session at 7:53 p.m. Brantley Enloe seconded the motion and all were in favor. No votes or actions were taken during Executive Session.

Discussion and possible action in follow up to Executive Session Items

Alton Free made a motion to remove the Law Firm of Johnson & Smith as the Town Attorney. Brantley Enloe seconded the motion and all were in favor.

Alton Free made a motion to appoint the Larry Flynn, Pope Flynn Group, as the attorney of record for the Town of Lyman. Brantley Enloe seconded the motion and all were in favor.

Adjournment

Alton Free made a motion to adjourn at 7:55 p.m. Brantley Enloe seconded the motion and all were in favor.