

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG
TOWN OF LYMAN

ORDINANCE NO. 03092020 C

**AN ORDINANCE AMENDING TOWN OF LYMAN, SOUTH CAROLINA, LAND
DEVELOPMENT REGULATIONS:**

**SECTION 3.7, LETTER (F) TO ADDRESS TIME REQUIREMENT FOR DEVELOPER
TO COMPLETE INFRASTRUCTURE AND ROADS**

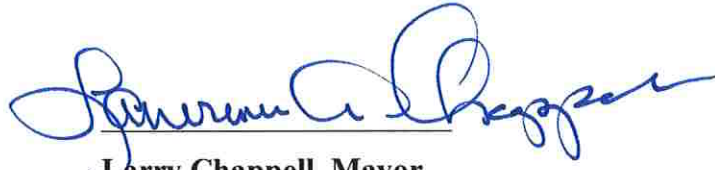
WHEREAS, the Town Council has determined that it is in the interest of the Town, for the benefit of the health, order, safety, general welfare and convenience of the Town and its residents, to amend the Town of Lyman, South Carolina, Land Development Regulations, to revise Article 3, Section 3.7 of the Land Development Regulations to revise the time requirement for the developer to complete all infrastructure and roads within the subdivision allowing for 24 months as opposed to 12 months prior to the Final Plat Submission. (As detailed and recommended by the Planning Commission in attached proposals)

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCILMEMBERS OF THE TOWN OF LYMAN IN COUNCIL ASSEMBLED, that the current Article 3, Section 3.7, Letter (F), be replaced with revised language and is hereby amended to read as follows:

Section 3.7 MAJOR SUBDIVISIONS

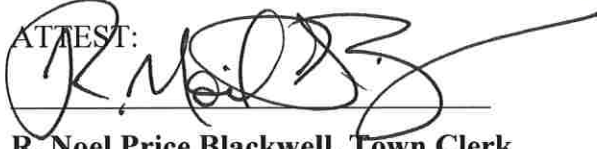
F. Application for approval of the final plat shall be submitted to the Planning Commission at least thirty (30) days prior to the meeting at which it is to be considered. The application shall be submitted no later than twenty-four (24) months after approval of the preliminary plat; otherwise such approval shall become null and void unless an extension of time is applied for and granted by the Planning Commission.

This Ordinance shall take effect upon second reading approval by the Town Council.



Larry Chappell, Mayor

ATTEST:



R. Noel Price Blackwell, Town Clerk

First Reading: 3/9/2020 Second Reading: 4/13/2020

PROPOSED AMENDMENTS TO THE LAND DEVELOPMENT REGULATIONS

PART 2

Attached please find:

1. Current Land Development Regulations page 13 with letter (F), item proposed to be revised, highlighted.
2. Proposed revised Land Development Regulations page 13 letter (F) with proposed revision highlighted.

DESCRIPTION OF ITEM PROPOSED FOR AMENDMENT:

- Original adopted version
Section 3.7
Letter (F)

The current LDR Section requires that final plat application shall be submitted no later than twelve (12) months after approval of the preliminary plat.

The proposed amendment is to replace the twelve (12) month requirement with a twenty-four (24) month requirement. This will provide additional time for the developer to complete all the infrastructure and roads within the subdivision prior to submitting a final plat.

ORIGINAL ADOPTED LDR

- C. Action on the final plat shall include review and approval by the Planning Commission secretary.
- D. Staff has the authority to forward minor subdivisions with unusual conditions or circumstances to the Planning Commission for advisement and review.

SECTION 3.7: MAJOR SUBDIVISIONS

- A. Pre-Application Conference: Prior to preparing a preliminary plat and filing an application for approval thereof, the subdivider shall consult with the Planning Commission staff regarding his/her proposal and the requirements of the *Land Development Regulations of the Town of Lyman, South Carolina*.
- B. An application requesting approval of the preliminary plat, together with all required documentation and material, shall be filed with the Planning Commission thirty (30) days prior to the regularly scheduled meeting of the Planning Commission at which the plat is to be considered.
- C. The Planning Commission shall act on the preliminary plat within sixty (60) days after the initial consideration. The applicant may waive this requirement and consent to an extension of such period. Approval of the preliminary plat will not constitute approval of the final plat. Approval serves as authorization for the subdivider to proceed; under supervision of the Administrator, with site improvements only.
- D. The subdivider shall install required improvements or post a bond securing the improvements in the area covered by the approval of the preliminary plat, or any portion thereof, which he proposes to record and develop at the time.
- E. Upon installation of required improvements or the posting of a bond securing the same, a final plat may be submitted. The final plat shall conform substantially to the preliminary plat, or portion thereof, as approved.
- F. Application for approval of the final plat shall be submitted to the Planning Commission at least thirty (30) days prior to the meeting at which it is to be considered. The application shall be submitted no later than twelve (12) months after approval of the preliminary plat; otherwise such approval shall become null and void unless an extension of time is applied for and granted by the Planning Commission.
- G. Action of the Planning Commission on the final plat shall consist of approval or disapproval. Disapproval shall be accompanied by reasons for such action in writing.
- H. The applicant shall file the plat for record with the Spartanburg County Register of Deeds.

PROPOSED REVISED LDR

TOWN OF LYMAN LAND DEVELOPMENT REGULATIONS | GENERAL PROCEDURES

- C. Action on the final plat shall include review and approval by the Planning Commission secretary.
- D. Staff has the authority to forward minor subdivisions with unusual conditions or circumstances to the Planning Commission for advisement and review.

SECTION 3.7: MAJOR SUBDIVISIONS

- A. Pre-Application Conference: Prior to preparing a preliminary plat and filing an application for approval thereof, the subdivider shall consult with the Planning Commission staff regarding his/her proposal and the requirements of the *Land Development Regulations of the Town of Lyman, South Carolina*.
- B. An application requesting approval of the preliminary plat, together with all required documentation and material, shall be filed with the Planning Commission thirty (30) days prior to the regularly scheduled meeting of the Planning Commission at which the plat is to be considered.
- C. The Planning Commission shall act on the preliminary plat within sixty (60) days after the initial consideration. The applicant may waive this requirement and consent to an extension of such period. Approval of the preliminary plat will not constitute approval of the final plat. Approval serves as authorization for the subdivider to proceed; under supervision of the Administrator, with site improvements only.
- D. The subdivider shall install required improvements or post a bond securing the improvements in the area covered by the approval of the preliminary plat, or any portion thereof, which he proposes to record and develop at the time.
- E. Upon installation of required improvements or the posting of a bond securing the same, a final plat may be submitted. The final plat shall conform substantially to the preliminary plat, or portion thereof, as approved.
- F. Application for approval of the final plat shall be submitted to the Planning Commission at least thirty (30) days prior to the meeting at which it is to be considered. The application shall be submitted no later than twenty-four (24) months after approval of the preliminary plat; otherwise such approval shall become null and void unless an extension of time is applied for and granted by the Planning Commission.
- G. Action of the Planning Commission on the final plat shall consist of approval or disapproval. Disapproval shall be accompanied by reasons for such action in writing.
- H. The applicant shall file the plat for record with the Spartanburg County Register of Deeds.

**Spartanburg County Cities and Towns
Effective Date on Preliminary Plat
approval to Final Plat**

Cities and Towns of Spartanburg County	
Campobello	24 Months
Chesnee	No Time Limit
Cowpens	Unknown
Duncan	24 Months
Greer	24 Months
Inman	24 Months
Landrum	24 Months
Lyman	12 Months
Pacolet	18 Months or Final plat must have been approved by Planning Commission within one year.
Reidville	Varies, 12 months to 48 months. Dependant on size of development
Spartanburg	6 months on 1st phase
Wellford	No Reply
Woodruff	No Time Limit