

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG
TOWN OF LYMAN

ORDINANCE NO. 03092020 D

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

**SECTION 4.7, TO ADD A NEW SECTION 4.7 PERTAINING TO “LAND TO INCLUDE
ON THE PRELIMINARY PLAT**

PREVIOUS SECTION 4.7 TO BECOME SECTION 4.8

**TO ADD NOS. 20, 21 & 22 TO SECTION 4.8 PERTAINING TO REQUIREMENT OF
ROAD SPECS, TRAFFIC IMPACT STUDY & AREA LAYOUT**

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, adding a section pertaining to “Land to include on the Preliminary Plat”, previous section 4.7 becomes Section 4.8 and adding numbers 20, 21 & 22 to section 4.8 pertaining to the requirement of road specs, traffic impact studies and area layout. (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 4, Section 4.7 “Contents of Preliminary Plat”, be replaced with a new Section 4.7 and is hereby amended to read as follows:

Section 4.7 LAND TO INCLUDE ON THE PRELIMINARY PLAT

The Preliminary Plat shall include all contiguous property under the ownership or control of the applicant unless otherwise approved by the Planning and Zoning Commission.

1. The contiguous property may contain more than one phase which, if so, shall be clearly identified on the Preliminary Plat.

2. If not all of the contiguous property is intended to be developed, prior to the expiration of the plat, the portion that is not intended to be developed may be identified and treated as a Remainder Tract, if permitted by the Planning and Zoning Commission.
 - (a) A remainder tract is deemed to be that portion of a contiguous property that is not included within the boundaries of a Preliminary Plat.
 - (b) A remainder tract shall not be considered a lot or tract of the subdivision that is shown on the Preliminary Plat.
 - (c) Approval of the related Preliminary Plat shall not constitute approval of development on a remainder tract.
 - (d) Information accompanying the Preliminary Plat application for a Remainder Tract shall be deemed to be an aid to the Planning & Zoning Commission in taking action on the Preliminary Plat and may be used to determine whether development of the land subject to the Preliminary Plat will be adequately served by public facilities and services and is otherwise in compliance with this Land Development Regulation, taking into account the development of the property as a whole. Information concerning the Remainder Tract, including topography, drainage, and existing and planned public improvements, may be considered in formulating conditions to approve the plat application.
 - (e) Based upon such information, the Planning & Zoning Commission may require that additional or less land be included as part of the Preliminary Plat in order to satisfy the standards applicable to the plat.
 - (f) Projects that return as a subsequent phase, without the benefit of phasing review as a preliminary plan, shall apply for a preliminary plan revision to allow the comprehensive review.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCILMEMBERS OF THE TOWN OF LYMAN IN COUNCIL ASSEMBLED, that Article 4, Section 4.8 be added (previously identified as Section 4.7) “Contents of Preliminary

Plat” as well as adding numbers 20, 21 & 22 to Section 4.8. Said section is hereby amended to read as follows:

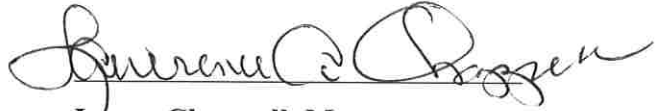
SECTION 4.8 CONTENTS OF PRELIMINARY PLAT


A preliminary plat shall be clearly and legibly drawn to a scale of not less than two hundred (200) feet to one (1) inch nor larger than twenty (20) feet to one (1) inch and marked “Preliminary Plat”. All preliminary plats shall show the following:

1. Proposed name of the subdivision, which shall not duplicate or approximate the name of any other existing subdivision.
2. Title, north arrow, scale and date.
3. Names and addresses of the owners of the property, the subdivider, and the person or firm preparing the plat.
4. A vicinity sketch at a scale of not more than one thousand (1,000) feet to one (1) inch showing the relation of the proposed subdivision to the surrounding development. Also, the boundary of adjoining parcels of land not subdivided with the name and addresses of the owners.
5. Location, right-of-way, width of roadway, and names of all existing or prior platted streets, roads, or highways that pass through or adjoin the area to be subdivided.
6. Location and extent of all water courses and location of one hundred (100) year flood plain or notification that none exists on the property to be developed.
7. Location and size of all sanitary sewers and water mains within or adjacent to the area to be subdivided.
8. Location and pertinent data for all existing railroads, easements, structures, public land and other features affecting the plat.
9. Topography at a contour interval of not greater than five (5) feet provided, however, the Administrator may require closer contour intervals and intermediate spot elevations.
10. Indication of existing zoning district classification applying to, and proposed use of, all land within the subdivision.
11. Written and signed statements of the appropriate officials verifying the availability of gas, electricity, sanitary sewer, and water to the proposed subdivision.

12. The proposed location and width of all streets (right-of-way and road way), and easements together with proposed street names.
13. Location of all proposed sidewalks.
14. Layout, numbers, and dimensions of lots.
15. Location and size of all parcels of land to be dedicated or reserved for public use.
16. Time schedule for development, if proposed development will occur in phases.
17. Detailed information and illustrations of the proposed decorative lighting and locations.
18. Storm water permit package in accordance with the *Storm Water Management Ordinance of Spartanburg County* and checklist.
19. Statement of ownership and maintenance responsibility for storm water detention facilities.
20. Provide road specifications per Appendix a-3
21. When required by our Land Development Regulations, a traffic study will need to be submitted.
22. Area Layout for the Remainder of the Tract. Where a subdivision is a unit or part of a larger tract, an Area Layout shall be submitted.

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