

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG
TOWN OF LYMAN

ORDINANCE NO. 04122021 L

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

SECTION 4.8,

**TO ADD NO. 23 TO SECTION 4.8 PERTAINING TO REQUIREMENT OF
SUBDIVISION FENCES AND SIGNAGE TO BE INDICATED ON THE PRELIMINARY
PLAT SUBMISSION**

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 number 23 to section 4.8 pertaining to the requirement of subdivision fences and signage to be indicated on the Preliminary Plat submission.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCILMEMBERS OF THE TOWN OF LYMAN IN COUNCIL ASSEMBLED, that item number 23 be added to Article 4, Section 4.8 "Contents of Preliminary Plat". Said section is hereby amended to read as follows:

SECTION 4.8 CONTENTS OF PRELIMINARY PLAT

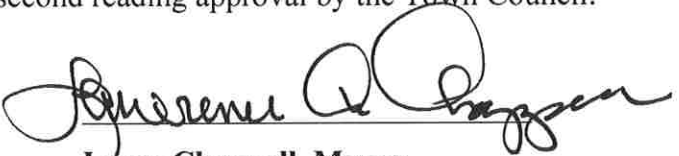
A preliminary plat shall be clearly and legibly drawn to a scale of not less than two hundred (200) feet to one (1) inch nor larger than twenty (20) feet to one (1) inch and marked "Preliminary Plat". All preliminary plats shall show the following:

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.
23. Fences and subdivision signage shown on the preliminary plat are to be pursuant to the Town of Lyman Zoning Codes referencing permitted locations.

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: April 12, 2021

Second Reading: May 10, 2021

Amendment approved by the Planning Commission on March 23, 2021

PROPOSED AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS

Attached please find:

1. Current Land Development Regulations Sec.4.8: Contents of Preliminary Plat
2. Proposed revised Land Development Regulations Sec. 4.8: Contents of Preliminary Plat with proposed revision highlighted.

DESCRIPTION OF ITEMS PROPOSED FOR AMENDMENT:

The proposed amendment is to add additional requirements to the contents of preliminary plat. By adding a line #23, Fences and subdivision signage shown on the preliminary plat are to be pursuant to the Town of Lyman Zoning Codes referencing permitted locations.

This amendment would require developers to locate fences and/or subdivision signage on the preliminary plat to conform to the zoning requirements for the placement of fences and subdivision signage.

ORIGINAL ADOPTED ORDINANCE

SECTION 4.8: CONTENTS OF PRELIMINARY PLAT

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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.

PROPOSED REVISED ORDINANCE

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.
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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, and a statement of proposed ownership and maintenance responsibility. And further, the Town will not own or maintain streets, roads, sidewalks curbs and gutters. Provision shall be made by the Applicant or Subdivider for perpetual ownership and maintenance of these improvements by covenants/agreements with

Homeowner Association or the County or State, and such covenants/agreements shall be recorded with the final plat.

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.
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