

STATE OF SOUTH CAROLINA  
COUNTY OF SPARTANBURG  
TOWN OF LYMAN

**ORDINANCE NO. 04122021**

**AN ORDINANCE AMENDING TOWN OF LYMAN, SOUTH CAROLINA, LAND  
DEVELOPMENT REGULATIONS:  
INSERTING A SECOND PARAGRAPH TO SECTION 4.6 EFFECT OF PRELIMINARY  
PLAT APPROVAL**

**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 insert an additional paragraph to Section 4.6 Effect of Preliminary Plat Approval in order to indicate the requirement of a Revised Preliminary Plat submittal to the Planning Commission.


**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCILMEMBERS OF THE TOWN OF LYMAN IN COUNCIL ASSEMBLED**, that Section 4.6 is hereby modified to add revised preliminary plat requirements. Section 4.6 is hereby amended to read as follows:

**Section 4.6 EFFECT OF PRELIMINARY PLAT APPROVAL**

Approval or conditional approval of the preliminary plat by the Planning Commission shall be authorization for the subdivider to proceed, under supervision of the Administrator with preparation of construction drawings, installation of improvements, and staking of lots.

After an approval of a preliminary plat occurs and before the final plat, if any significant changes, as determined by the Zoning Administrator, are made including but not limited to, changing road configurations, reduction/increase of lots or change in lot layout, during that period of time, then another approval must be granted by the Planning Commission.

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

  
Larry Chappell, Mayor

ATTEST:  
  
Noel Price Blackwell, Town Clerk

First Reading: May 10, 2021

Second Reading: June 14, 2021

Approved by Planning Commission on May 6, 2021

## PROPOSED REVISED ORDINANCE

### SECTION 4.6: EFFECT OF PRELIMINARY PLAT APPROVAL

Approval or conditional approval of the preliminary plat by the Planning Commission shall be authorization for the subdivider to proceed, under supervision of the Administrator with preparation of construction drawings, installation of improvements, and staking of lots.

After an approval of a preliminary plat occurs and before the final plat , if any significant changes as determined by the Zoning Administrator, are made including but not limited to, changing road configurations, reduction/increase of lots or change in lot layout, during that period of time, then another approval must be granted by the Planning Commission.

## PROPOSED AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS

Attached please find:

1. Current Land Development Regulations Sec. 6.12: Road Construction Standards, Letter C. Construction Standards for Public Roads.
2. Proposed revised Land Development Regulations Sec. 6.12 C, item proposed to be revised highlighted.

### DESCRIPTION OF ITEMS PROPOSED FOR AMENDMENT:

The proposed amendment is to add additional wording "and Private Roads".

This amendment would clarify when a developer would submit road construction details that the standards would be the same for all roads, public or private.

## PROPOSED REVISED ORDINANCE

SECTION 6.12 C. Construction Standards for Public Roads

SECTION 6.12 C. Construction Standards for Public and Private Roads