



# LYMAN COMPREHENSIVE PLAN



## STAKEHOLDER MEETING #3 SUMMARY

LYMAN TOWN HALL | 05.17.2018 | 5:30 PM—7:00 PM

### CALL TO ORDER

The meeting was called to order at 5:35 PM.

### INDIVIDUALS PRESENT

Stakeholders: Charlie Clyburn, Jon Dunn, Misty Dunn, Audra Fowler, Sylvia Murray, Carter Smith

ACOG Staff: Chip Bentley, Lance Estep

### MEETING SUMMARY

ACOG staff provided a summary of the May 7th Joint Planning Commission-Town Council meeting. The Planning Commission and Town Council agreed with the proposed five themes of the Comprehensive Plan: Quality of Life, Sense of Place and Identity, Transportation, Bike and Pedestrian, and Communication.

Mr. Estep and Mr. Bentley reviewed current development trends and issues in the Town. Given the amount of new residential development occurring, the Town will move forward with adopting rules for new subdivisions, including design standards for roadways, screening, connectivity, etc.

Following a brief discussion on subdivision standards, the stakeholders reviewed the Town of Lyman Zoning Map. ACOG staff led the group in a discussion about future land use preferences within specific character areas of the Town:

- **Lake Cooley Corridor (SC 292):** Low-density residential was favored along the corridor.
- **Holly Springs Corridor (SC 358):** Low- to medium-density residential is the current development pattern. Stakeholders agreed that the density itself wasn't an issue, rather the lack of infrastructure improvements, bike and pedestrian facilities, and screening was an issue.
- **Gateway Corridor (US 29):** General commercial uses with elevated design standards was preferred.
- **Central Business District and Mill Area (Groce Road/Spartanburg Road):** Most of the discussion revolved around the potential redevelopment of the Mill property. Stakeholders agreed that a mix of land uses would be appropriate for the site, which should also include a public park. The type of development discussed was similar to that seen in Biltmore Park in Asheville.

### NEXT STEPS

Mr. Estep indicated that the June stakeholders meeting would focus on reviewing a draft of a portion of the Comprehensive Plan. The next stakeholders meeting is scheduled for **Thursday, June 28th at 5:30 PM** at Town Hall.

### ADJOURN

The meeting was adjourned at 7:05 PM.