



LYMAN
SOUTH CAROLINA

A Ten-Year Comprehensive Plan to Guide the Future



Acknowledgments

The creation of the Town of Lyman's Comprehensive Plan was a town-wide effort. Under the oversight of the Planning Commission and Town Council, the Comprehensive Planning process benefited from collaboration with all Town Departments, consultation with Town Boards and Commissions, and support of the Town Council.

We received careful review and thoughtful feedback from community partners — dozens of community organizations, neighborhood associations, and local non-profits. Lyman's Comprehensive Plan is a product of community engagement: the hundreds of people who completed the survey, attended community forums, invited Town staff to stakeholder meetings, emailed comments, spoke up at Public Input Workshops, put marker to table, and wrote the headlines of the future helped bring this effort to fruition.

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Introduction

Purpose

In the state of South Carolina, all jurisdictions with zoning and land development regulations are required to prepare comprehensive plans to ensure that they are addressing the full range of community issues in their decision-making processes. These plans are updated every 10 years to ensure that they remain relevant and reflect the values of the community. This 2019 Comprehensive Plan (the Plan) is intended to guide land use development, community projects, and capital improvement decisions in the Town of Lyman over the next decade.

Required Plan Elements

Comprehensive plans must cover several “elements,” including an inventory of existing conditions, a statement of needs and goals, and implementation strategies related to each. The required elements of a comprehensive plan include:

- › Population
- › Economic Development
- › Natural Resources
- › Cultural Resources
- › Community Facilities
- › Housing,
- › Land Use
- › Transportation
- › Priority Investment

Often, comprehensive plans are organized by the various required elements. This plan, however, is organized around major issues identified through the public engagement process. This includes an overview of the issues and the strategies developed to achieve these. The background data collected around each of these required elements is included in supplemental information to this Plan.

How to Use the Plan

The comprehensive plan is used to help guide capital improvement planning and local government programming as well as land use decision-making. This includes decisions about how land is used, preserved, or developed. This also includes public facility investments related to those planned land uses or developments to support a desired quality of life or level of services of public services.

The comprehensive plan is the sum of many parts. Frequently, the focus is on the land use component of the Plan, but this is only a portion of the document. A substantial public engagement and public volunteer effort went into forming the Plan vision, goals, recommendations and action items. These are perhaps more important in guiding the future development of the town, as these can address qualitative issues beyond the scope of an individual land use. It has been clearly spoken throughout this process that the citizens of Lyman are greatly concerned about the qualitative aspects of development, and about the need for the Town to be proactive in protecting local quality of life.

To these ends, it is important that land use, capital decisions and programming utilize all parts of the comprehensive plan to help in the prioritizing, designing, and vetting evaluating of projects of all types. Any given project may meet some of the Plan goals and recommendations but not others. In such cases, it will be up to Council to decide whether a project on the balance meets the intent of the comprehensive plan.

Planning Process

The current planning process was initiated in the fall of 2017 as an effort to prepare a new comprehensive plan for the Town of Lyman. Early on, Town leaders decided that a strategic approach to comprehensive planning would be beneficial and allow the Planning Commission and Town Council to target their efforts and simplify implementation. In addition, the Planning Commission and Town Council felt very strongly that these plans needed to be the product of the residents of the Town.

In October of 2017, Phase I of the planning process was kicked off with a public open house session at Pacific Place. The purpose of the initial meeting was to gather information from citizens and to determine which issues were most critical. The meeting also showcased features of the Town that were appealing to residents and that contributed to their quality of life. A second public open house was held at the Tyger River Fire Department in December of 2017 to gain additional input from residents of Lyman north of US 29. The two public meetings drew 34 attendees, with an additional 168 residents responding to an online survey.

Phase II of the planning process, commencing in February 2018, consisted of focus group meetings with local business owners and public service providers. The goal of these meetings was to identify areas for improvement and opportunity. A total of 21 participants provided valuable information to help further specify the issues and strengths of the community from the citizens' perspective.

For Phase III, Town Council met and selected a working group of seven Lyman area residents and business owners to serve on a Stakeholder Committee. The purpose of the Stakeholder Committee was to work with the planning team and Town staff to review and validate open house, online survey and focus group comments and to fill in the gaps where necessary. The Committee also reviewed large amounts of data to get an idea of the community's quantitative conditions (i.e. demographics, retail market analysis, commuter data). The Committee met monthly from March – August 2018.

The results from Phases I, II, and III were tabulated and reviewed. To assist the planning team and the Stakeholder Committee in organizing and addressing the concerns of the community and apply them

to the required planning elements, the comments were categorized and grouped into four broad-based themes:

- > Quality of Life
- > Sense of Place
- > Transportation for All
- > Communication

In addition to their work on the plan's broad-based themes, the Stakeholder Committee also began studying land use information at their meeting in May 2018. It quickly became apparent that land use conditions are quite diverse in the Town. South of US 29, a more traditional neighborhood development pattern around the Mill had unique characteristics when compared to other residential areas of Town. Along Holly Springs Road, budding subdivisions and heavy traffic were a focus. After an extensive review of these existing land use patterns, the planning team and the Stakeholder Committee decided to evaluate and provide recommendations for the Town in the context of seven distinct character areas:

- > Lake Cooley
- > Holly Springs
- > Mill Town
- > Public Services
- > Gateway
- > Central Business
- > Industrial Park

Ultimately, the information produced from all three phases of the planning process have formed the basis of this comprehensive plan. All information from the public open houses, the online survey, the focus groups, and the Stakeholder Committee meetings are included in the Appendix to this Plan.



Community History & Characteristics

A History of Lyman

In the mid 1870's August Belton (A.B.) Groce opened a general store in the center of what would become the Town of Lyman. The store became the economic center of the community; so much so that the area eventually became known as Groce's Stop. Until the mid twenties Groce's Stop was a small but thriving farming community. However, in 1923 the economic status would change drastically.

Pacific Mills was seeking out a location for their largest textile mill to date. After much consideration they settled on Lyman. The mill purchased over 700 acres from the Groce family and built the Lyman Printing and Finishing Mill in 1924. In 1927 the mill expanded not only the plant but the community as well. Pacific Mills built a village of 375 homes to house the workers of the plant. Around this time the name of the community was changed as well. It would be called Lyman, in memory of the past Pacific Mills president Mr. Arthur T. Lyman.

Pacific Mills provided much more than just employment and housing for the workers of the plant. They helped to establish the community as a whole by building a community center, a 12 room schoolhouse, churches and a National Guard armory. The mill also offered recreational activities for the town including baseball and softball leagues, a community pool and golf and fishing clubs. They also funded senior citizen programs through the Lyman Community Council. The Mill was certainly the center of the community, but Pacific Mills' role in Lyman would soon change.





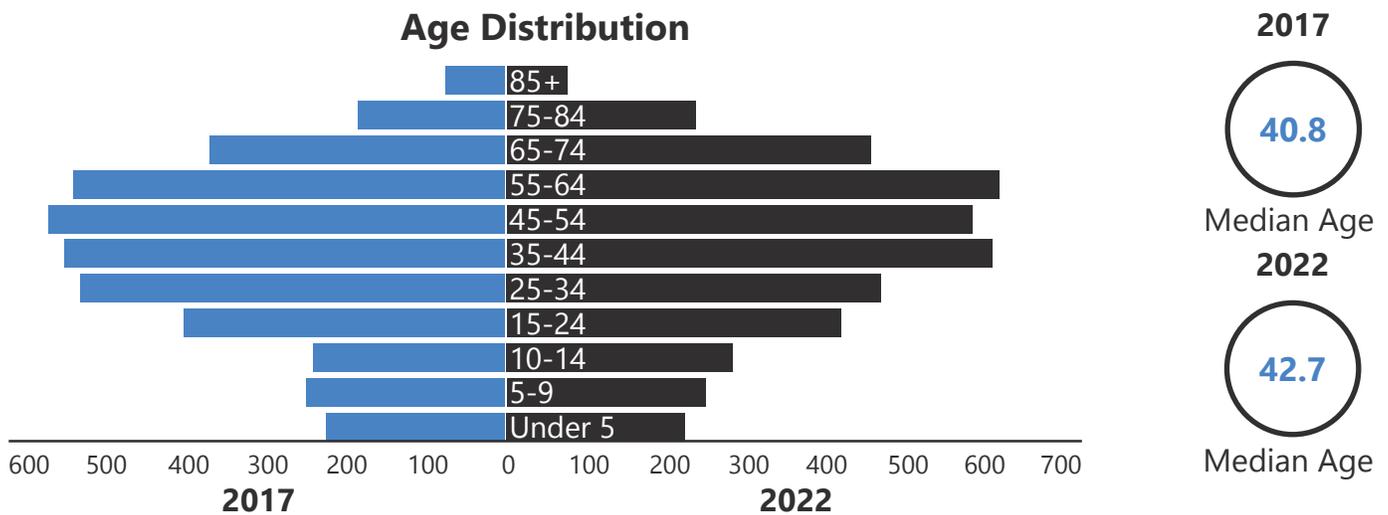
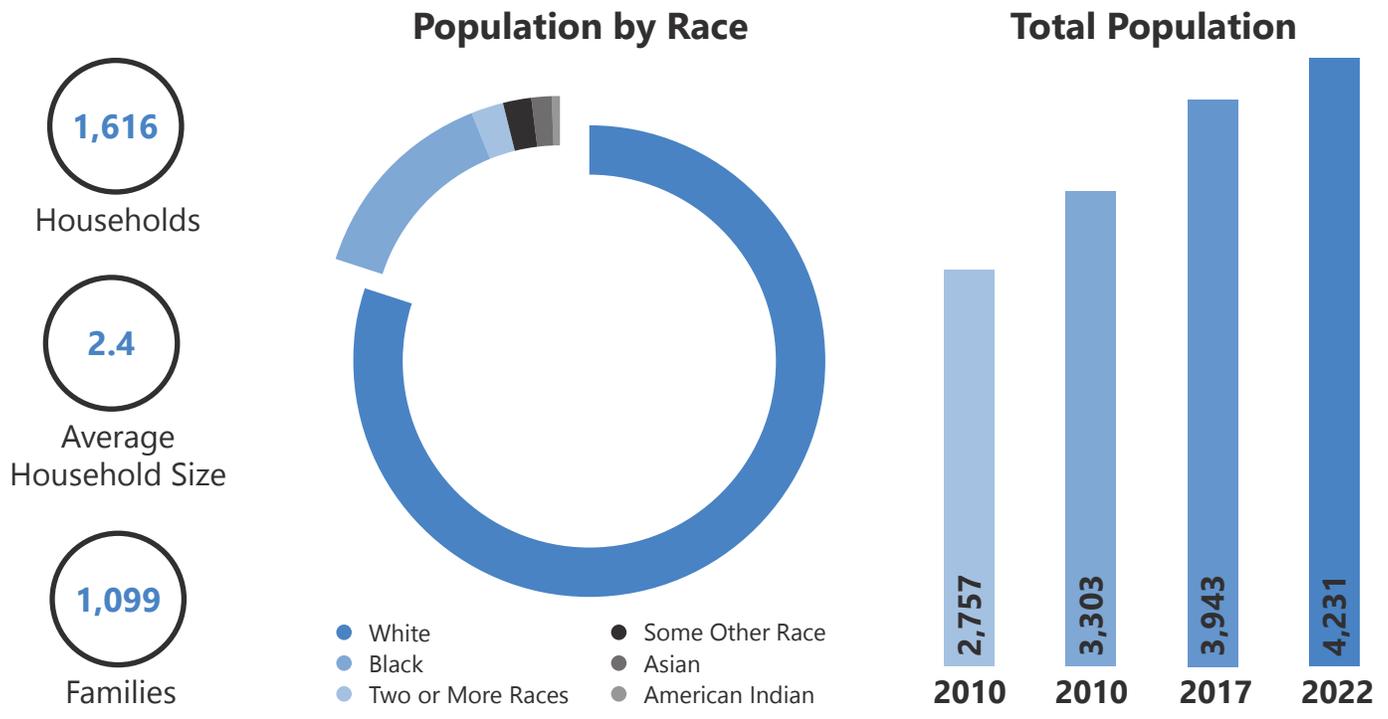
In 1954 Pacific Mills sold the Lyman plant to Burlington Industries. During this time the residents voted to incorporate the town. The small farming community that was once known as Groce's Stop would now officially become the Town of Lyman. More changes lay ahead because in 1955 all the homes owned by the mill would be sold to individuals as the Mill reduced their financial role to the community. And in 1955 the mill again changed ownership to M. Lowenstein and Sons. It was during this time in Lyman history when the town's government was established with Mr. John N. Becknell being elected the Town's first Mayor.

During the 1960's M. Lowenstein and Sons built a state of the art Wastewater facility that would become a vital part of the growth in surrounding areas for years to come. The facility would serve the mill and the surrounding village however it would eventually provide service to all surrounding areas as well. The town purchased the treatment plant from the mill in 1966, with the conditions that the mill continue to operate it for the next 30 years, which they did until 1996 when the town officially took over the operations.

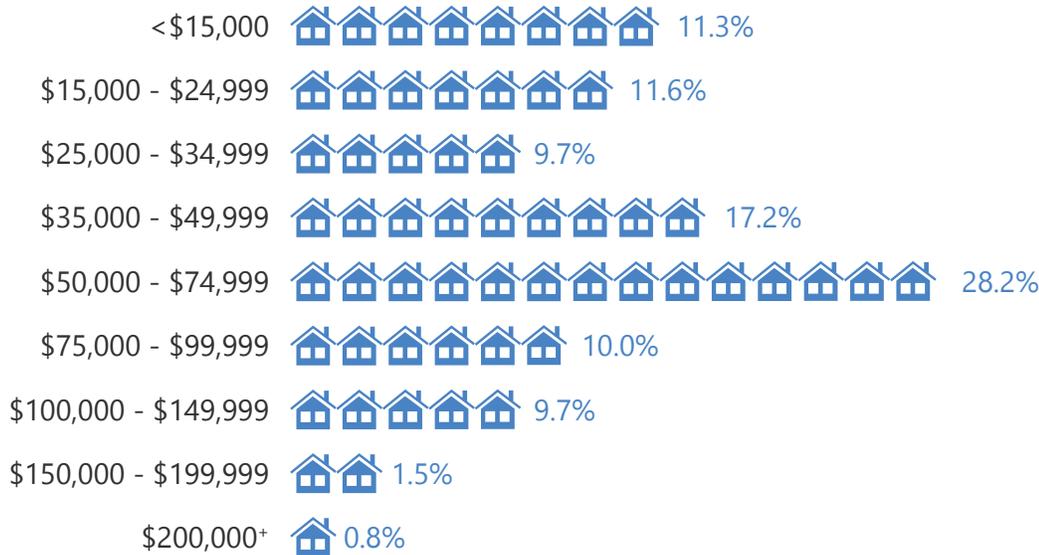
The Town continued to see growth in the 1990's and 2000's through migration and annexation. In 2005, the mill the town was built around closed their doors for the final time. Springs Industries, due to the diminishing textile industry, closed the Lyman facility. The Town responded by directing its focus to improving existing facilities and Town services. The Town approved and completed renovations to City Hall and built a new pedestrian bridge over the Middle Tyger River adjacent to the Library and River Place Park.

From a sleepy little farming community, to a thriving mill metropolis, to a prospering municipality, the Town of Lyman has had a history deeply rooted in faith, family and community. The Town of Lyman may have had very humble beginnings as a small farm town, but it has blossomed into a town whose slogan says it all "small town charm, big city services..."

Lyman's Demographics



Households by Income



\$50,076

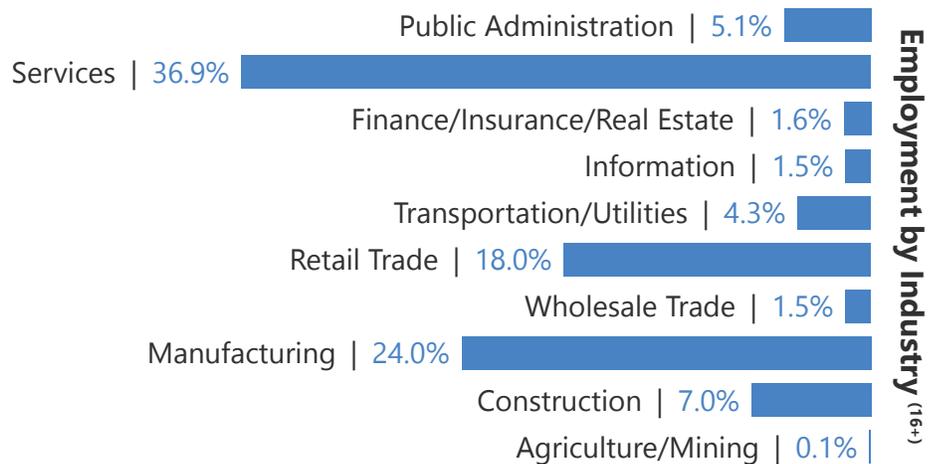
Median Household Income

\$22,880

Per Capita Income

3.2%

Unemployment Rate



Employment by Industry (16+)

Annual Household Spending

Apparel and Services | **\$1,450**
 Groceries | **\$3,793**
 Computers and Hardware | **\$110**
 Health Care | **\$4,472**
 Eating Out | **\$2,329**

Annual Lifestyle Spending

Travel | **\$1,383**
 Theater/Operas/Concerts | **\$36**
 Movies/Museums/Parks | **\$44**
 Sports Events | **\$37**
 Online Games | **\$3**

Educational Attainment (25+)

No High School Diploma | **12.5%**
 High School Graduate | **22.1%**
 GED/Alternative Credit | **5.9%**
 Some College; No Degree | **26.3%**
 Associate Degree | **10.7%**
 Bachelor Degree | **15.2%**
 Graduate/Professional Degree | **7.2%**

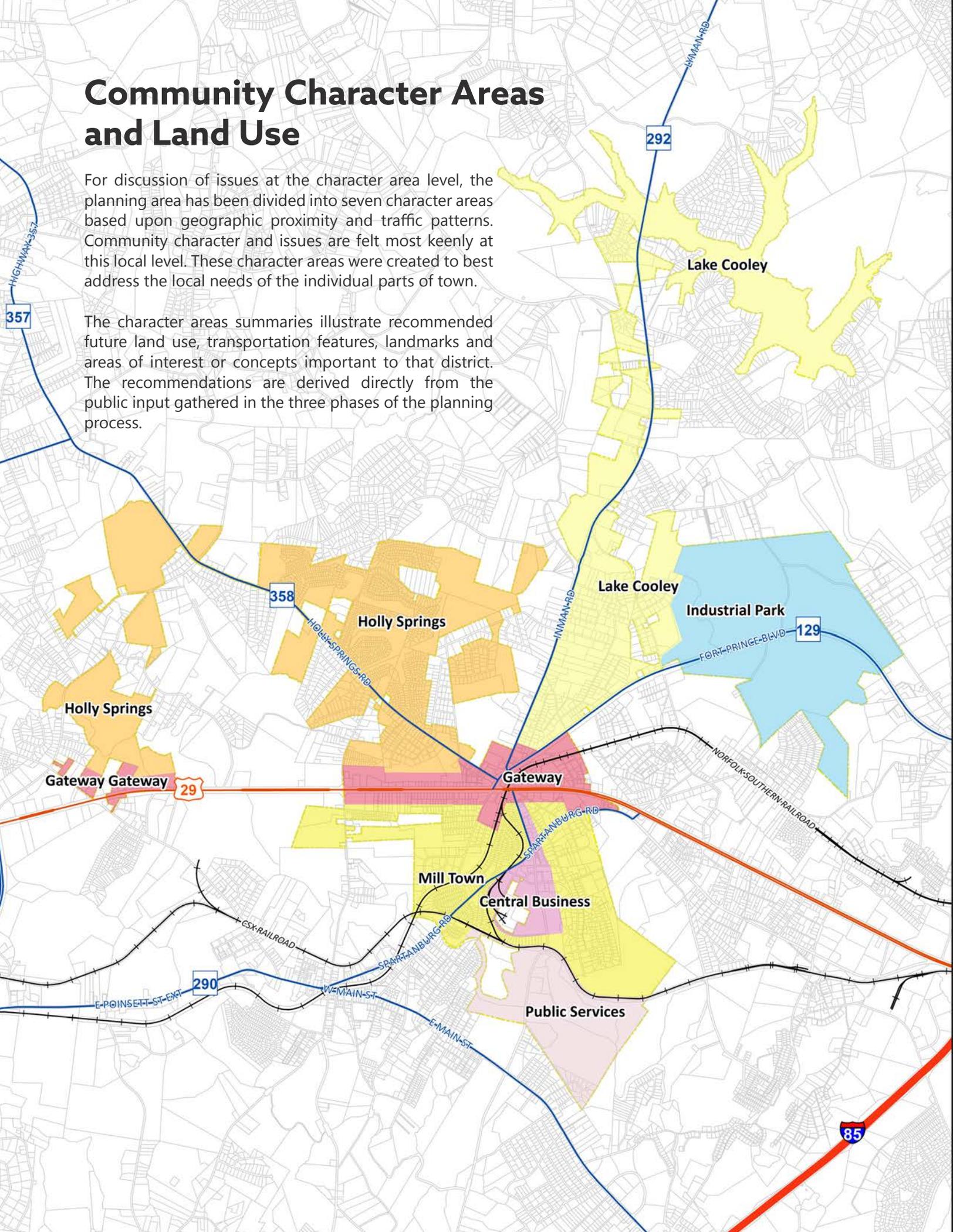
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri estimates for 2017 and forecasts for 2022

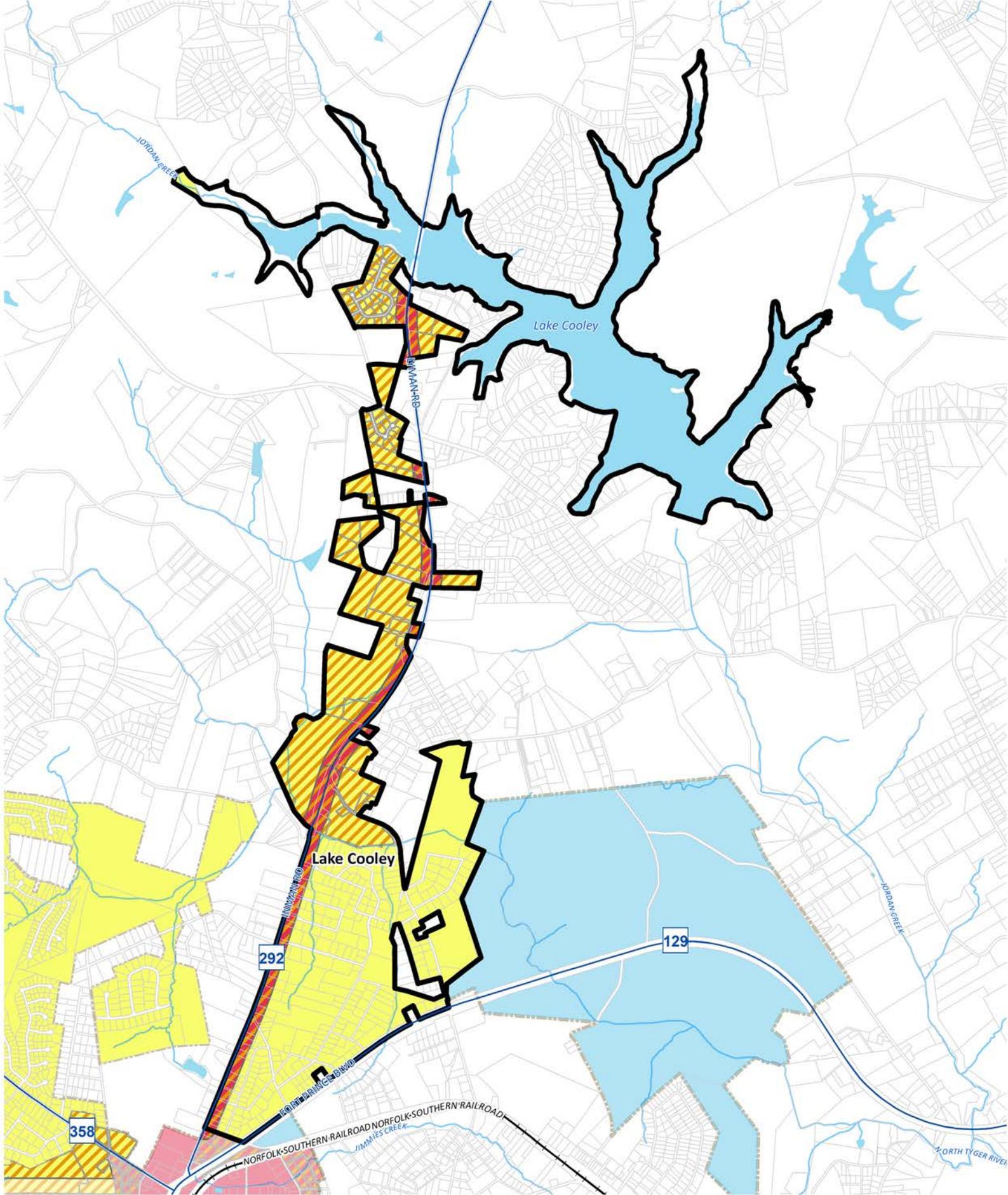


Community Character Areas and Land Use

For discussion of issues at the character area level, the planning area has been divided into seven character areas based upon geographic proximity and traffic patterns. Community character and issues are felt most keenly at this local level. These character areas were created to best address the local needs of the individual parts of town.

The character areas summaries illustrate recommended future land use, transportation features, landmarks and areas of interest or concepts important to that district. The recommendations are derived directly from the public input gathered in the three phases of the planning process.





Future Land Use

- | | | |
|----------------------------|---------------------------|--|
| Public Use | Light Industrial | Single Family Residential |
| Commercial and Residential | Limited Retail and Office | Single Family and Multi Family Residential |
| General Commercial | Multi Family Residential | Town Center |

Other

- | |
|--------------------|
| Lakes |
| Rivers and Streams |
| LymanTownLimits |



Lake Cooley Character Area

Stretching from US 29 to Lake Cooley, the Lake Cooley Character Area is the most diverse in terms of land uses and natural resources. Most homes along the SC 292 corridor are ranch-style homes built in the 60's and 70's, with newer homes adjacent to Lake Cooley and Lake Cooley Park. SC 292 is peppered with small-scale retail, office and service businesses. Traffic along the corridor is moderate with 6,000 vehicles per day on average. Heavy industrial land uses adjacent to the Town limits in Spartanburg County contribute to a large amount of heavy truck traffic along SC 292. The area has a more rural feel than other parts of Lyman, and the views are scenic.

Future Land Use Recommendations

Single Family Residential. A district for single family residential development of a variety of densities. The vast majority of single family development in the Lake Cooley area is low density. Given existing development patterns and speeds along SC 292, single family development in these areas should be limited to low and medium density projects.

Example land uses include Parks and Open Space, Low Density Single Family Residential, Medium Density Single Family Residential, Home Occupations.

Commercial and Residential. A transitional district that should be considered for most residential and local/neighborhood level commercial uses. In the Lake Cooley area, SC 292 contains a number of small scale commercial and office uses. A 200 foot buffer along SC 292 should be considered for both residential and limited commercial uses. Commercial uses along the corridor should be screened and developed in a context sensitive manner with a focus on high quality architectural materials, monument signage, and low level exterior lighting. Multi family, townhome and duplex development should be considered and should focus on providing open space, landscaping and screening while using high quality architectural materials that blend in with the surroundings.

Example land uses include Parks and Open Space, Low Density Single Family Residential, Medium Density Single Family Residential, Townhomes, Duplexes, Apartments, Home Occupations, Small Offices, Neighborhood Retail and Commercial.



Single Family and Multi Family Residential. Primarily a single family residential district, but with flexibility for multi family, townhome and duplex development. Single family residential may be low or medium density. Multi family, townhome and duplex development should focus on providing open space, landscaping and screening while using high quality architectural materials that blend in with the surroundings. A mix of housing types and densities could be considered in this district. Avoid higher density developments that will detract from the rural character and natural beauty of the area.

Example land uses include Parks and Open Space, Low Density Single Family Residential, Medium Density Single Family Residential, Townhomes, Duplexes, Apartments, Home Occupations.

Other Recommendations

- › Adopt non-residential building standards that require upgraded materials such as brick, wood or stone and prohibit metal facades from facing rights-of-way or residential areas.
- › Non-residential signs along the corridor should not stand out, but rather blend in to the landscape. Consider requiring monument signs with brick or stone bases that are externally lit.
- › Require landscaping and buffering of commercial uses from adjacent residential uses and rights-of-way.
- › Consider adopting Multi-Family design standards to address building materials, landscaping, open space, density, etc.
- › Provide gateway entry signage at key locations along the corridor.
- › Protect the gateway into Lyman through targeted code enforcement efforts.



Population



Median Age



Average Household Size

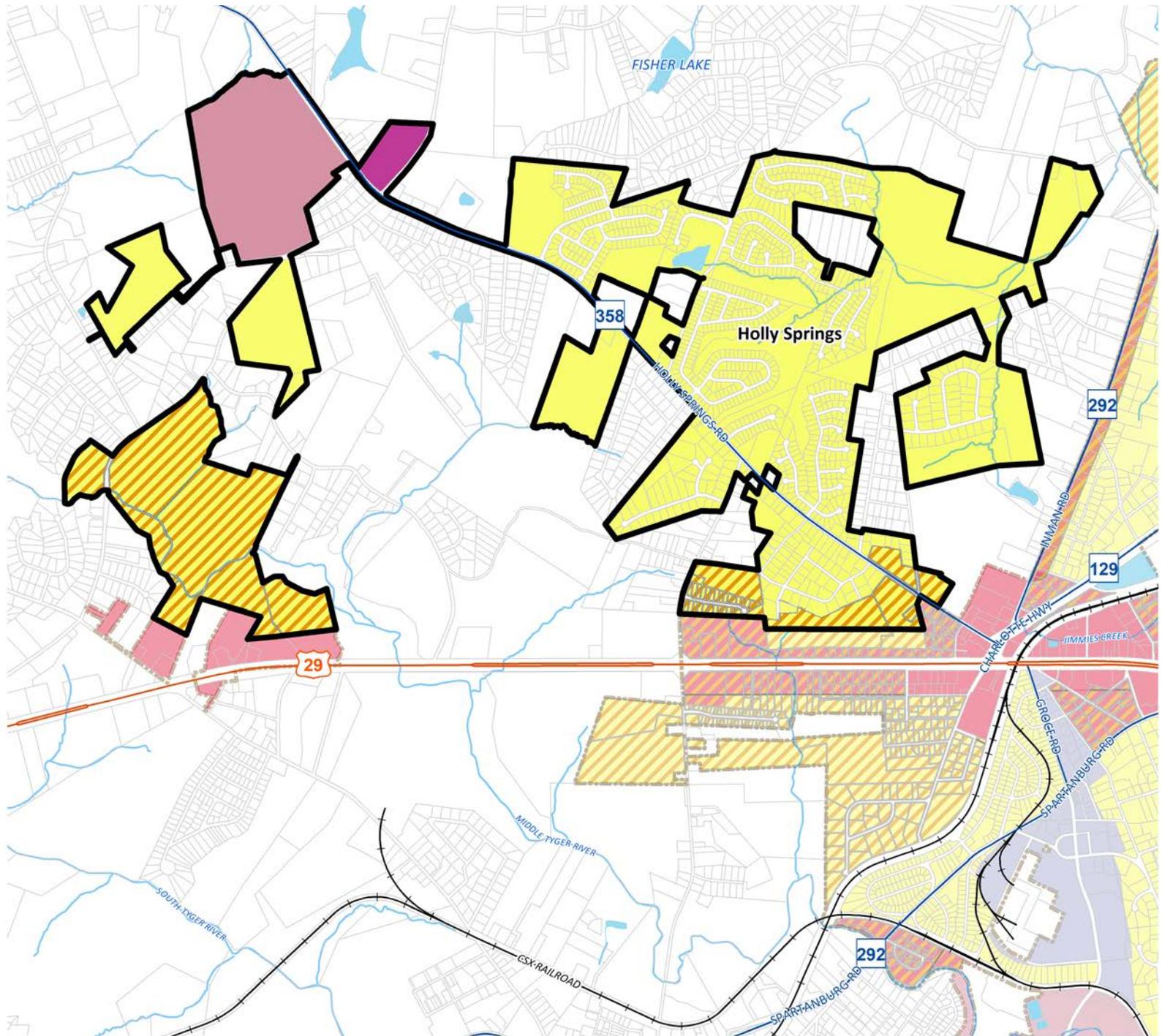


Median Household Income



Holly Springs Character Area

The Holly Springs Character Area has seen tremendous growth over the past 10 years. Newer medium-density residential subdivisions can be seen along the north side of Holly Springs Road, and continue along Shiloh Church Road. Most subdivisions in the area are typical tract homes with several models for the buyer to choose from. Absent along the corridor are left turn provisions, sidewalks and buffering. With the area continuing to see explosive residential growth, it is important to ensure that road improvements are considered in order to mitigate the impacts of each development. It is also important to consider sidewalks and shared-use paths to connect these subdivisions with Lyman Elementary School and D.R. Hill Middle School and to offer area residents recreational opportunities.



Future Land Use

- | | | |
|----------------------------|---------------------------|--|
| Public Use | Light Industrial | Single Family Residential |
| Commercial and Residential | Limited Retail and Office | Single Family and Multi Family Residential |
| General Commercial | Multi Family Residential | Town Center |

Other

- Lakes
- Rivers and Streams
- Lyman Town Limits



Future Land Use Recommendations

Single Family Residential. A district for single family residential development of a variety of densities. Throughout the public involvement process for the plan, citizens expressed concern about existing density within the Holly Springs area. Ultimately, most residents took issue with the problems that were a result of new development rather than the density itself. Higher density single family residential should be considered in this area only after careful planning to mitigate negative impacts. Higher density developments could include cluster subdivisions, which allow higher densities in exchange for large open space and recreational amenities.

Example land uses include Parks and Open Space, Low Density Single Family Residential, Medium Density Single Family Residential, High Density Single Family Residential, Home Occupations.

Single Family and Multi Family Residential. Primarily a single family residential district, but with flexibility for multi family, townhome and duplex development. Single family residential may be a variety of densities, with the highest of densities focused adjacent to commercial areas and major roadways. Multi family, townhome and duplex development should focus on providing open space, landscaping and screening while using high quality architectural materials that blend in with the surroundings. A mix of housing types and densities could be considered in this district. Special care must be given to higher density developments to ensure that negative impacts are mitigated.

Example land uses include Parks and Open Space, Low Density Single Family Residential, Medium Density Single Family Residential, High Density Single Family Residential, Townhomes, Duplexes, Apartments, Home Occupations.

Public Use. A district for institutional uses associated with municipalities, counties, school districts, and other public entities.

Limited Retail and Office. A district focused on providing retail and office opportunities for local residents. Large scale retail projects should be avoided due to their impact on the rural character of the area and traffic congestion.

Example land uses include Pharmacies, Local Grocery Markets, Retail Stores, Professional Offices, Convenience Stores.





Other Recommendations

- › Consider adopting residential design standards for Townhomes to address building materials, landscaping, open space, density, etc.
- › Require new subdivisions to provide a buffer or screen along any major road rights-of-way (i.e. Holly Springs Road, Shiloh Church Road).
- › Require sidewalks in subdivisions and consider requiring perimeter sidewalks along Holly Springs Road, Shiloh Church Road and Pine Ridge Road.
- › Require large subdivisions to mitigate traffic impacts through road improvements. Make any road improvements a condition of approval of the final plat.
- › Require active open space amenities in new subdivisions.
- › Consider requiring dedicated riparian buffers adjacent to the Middle Tyger River.
- › Pursue grants and other funding streams for road improvements to Holly Springs Road. Focus on safely delivering traffic through the area and providing decorative lighting and directional signage.
- › Identify funding for a shared-use path and/or sidewalk along Holly Springs Road and Pine Ridge Road in accordance with the recommendations from the *Lyman Walkability Corridor Study*.



Population



Median Age



Average Household Size



Median Household Income

Mill Town Character Area

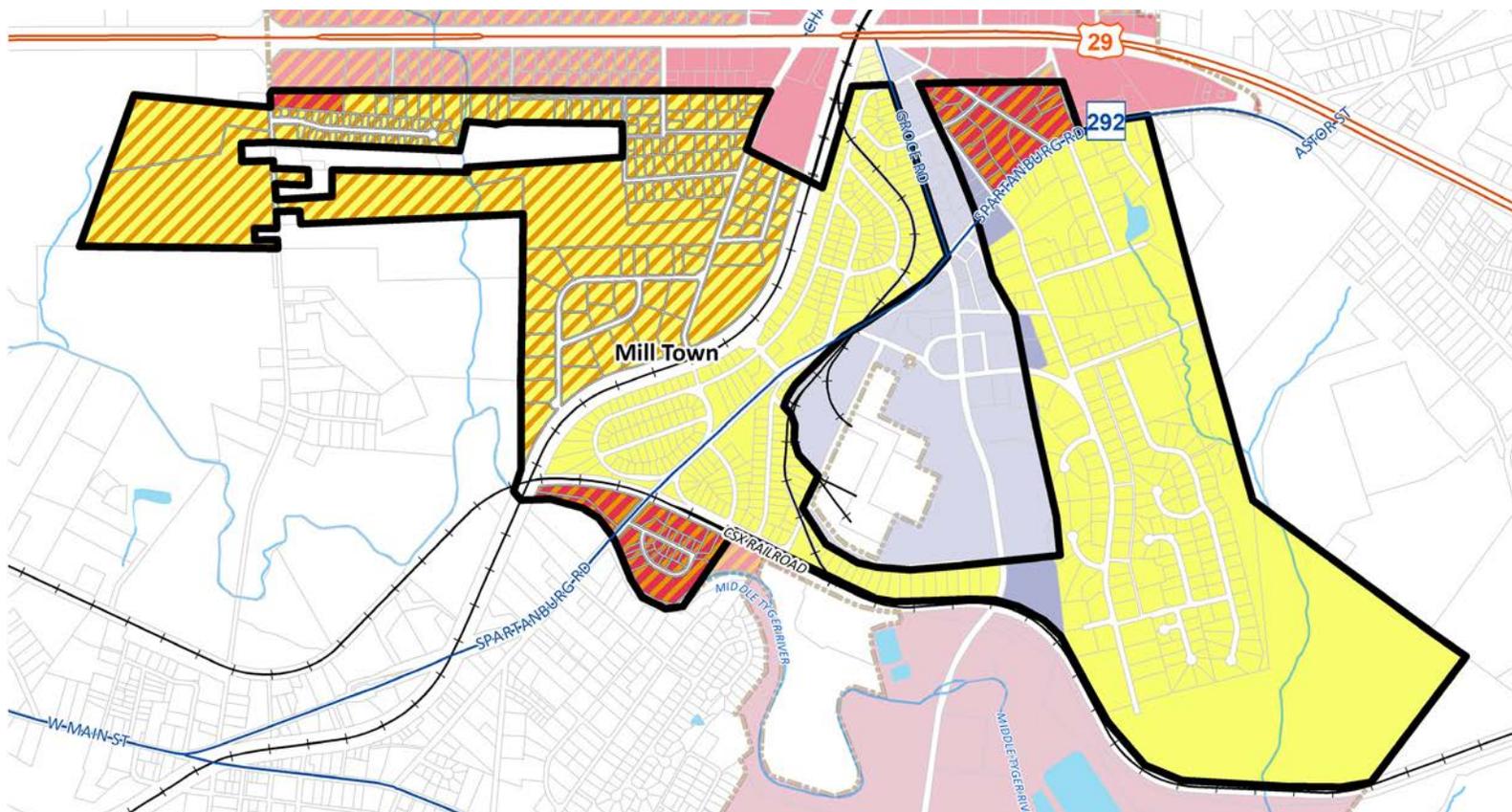
The Lyman Printing and Finishing Mill was constructed in 1924, with the addition of the village homes for mill workers in 1927. The layout of the mill village is a traditional neighborhood design, with sidewalks and a variety of housing types. Mature trees and manicured lawns can be seen throughout the area. East of Groce Road along and around Ridge Road, the homes and lots are larger with pockets of newer single- and multi-family development. Maintaining the character of the Mill Town Character Area is critical due to the area's history and charm. The area could see significant changes in the future depending on the future use of the old Mill property.

Future Land Use Recommendations

Single Family Residential. A district for single family residential development of a variety of densities. The medium-density Mill Village area and low-density Ridge Road residential areas should remain as single family residential. Given the location of each area to the Town's core business district, higher density single family residential should be considered and evaluated. Higher density developments could include cluster subdivisions, which allow higher densities in exchange for large open space and recreational amenities.

Example land uses include Parks and Open Space, Low Density Single Family Residential, Medium Density Single Family Residential, High Density Single Family Residential, Home Occupations.

Commercial and Residential. A transitional district that should be considered for most residential and local/neighborhood level commercial uses. Commercial uses adjacent to residential uses should be screened and developed in a context sensitive manner with a focus on high quality architectural materials, pedestrian level signage, and low level exterior lighting. Multi family, townhome and duplex development should be considered and should focus on providing open space, landscaping and screening while using high quality architectural materials that blend in with the surroundings.



Future Land Use

- | | | |
|----------------------------|---------------------------|--|
| Public Use | Light Industrial | Single Family Residential |
| Commercial and Residential | Limited Retail and Office | Single Family and Multi Family Residential |
| General Commercial | Multi Family Residential | Town Center |

Other

- | |
|--------------------|
| Lakes |
| Rivers and Streams |
| LymanTownLimits |



Example land uses include Parks and Open Space, Low Density Single Family Residential, Medium Density Single Family Residential, High Density Single Family Residential, Townhomes, Duplexes, Apartments, Home Occupations, Small Offices, Neighborhood Retail and Commercial.

Single Family and Multi Family Residential. Primarily a single family residential district, but with flexibility for multi family, townhome and duplex development. Single family residential may be a variety of densities, with the highest of densities focused adjacent to commercial areas and major roadways. Multi family, townhome and duplex development should focus on providing open space, landscaping and screening while using high quality architectural materials that blend in with the surroundings. A mix of housing types and densities could be considered in this district. Special care must be given to higher density developments to ensure that negative impacts are mitigated.

Example land uses include Parks and Open Space, Low Density Single Family Residential, Medium Density Single Family Residential, High Density Single Family Residential, Townhomes, Duplexes, Apartments, Home Occupations.

Other Recommendations

- › Consider adopting an overlay district to protect the unique and historic character of the Mill Village. An overlay could include requirements for building materials, paint colors, accessory buildings, fencing, etc.
- › Consider installing welcome signage promoting the historic mill village and surrounding area.
- › Require landscaping and buffering of commercial uses from adjacent residential uses and rights-of-way.
- › Consider adopting Multi-Family design standards to address building materials, landscaping, open space, density, etc.
- › Provide gateway entry signage at key locations along the corridor.
- › Create a sidewalk improvement program for the area to repair and replace damaged sections of sidewalk in the Mill Village.



Population



Median Age



Average Household Size



Median Household Income



Future Land Use Recommendations

Public Use. A district for institutional uses associated with municipalities, counties, school districts, and other public entities.

Single Family Residential. A district for single family residential development of a variety of densities. The medium-density Mill Village area and low-density Ridge Road residential areas should remain as single family residential. Given the location of each area to the Town's core business district, higher density single family residential should be considered and evaluated. Higher density developments could include cluster subdivisions, which allow higher densities in exchange for large open space and recreational amenities.

Example land uses include Parks and Open Space, Low Density Single Family Residential, Medium Density Single Family Residential, High Density Single Family Residential, Home Occupations.

Other Recommendations

- › Consider dedicating a riparian buffer on Town-owned property adjacent to the Middle Tyger River. Begin conversations with SJWD regarding the Middle Tyger River and begin to plan for a larger trail network with connections to River Place Trail, Groce Road sidewalks, and the Mill Village.
- › Use decorative pedestrian-scale lighting along Groce Road to tie the River Place Trail to downtown Lyman. Use the lighting to hang branded banners and signage.



Population



Median Age



Average Household Size

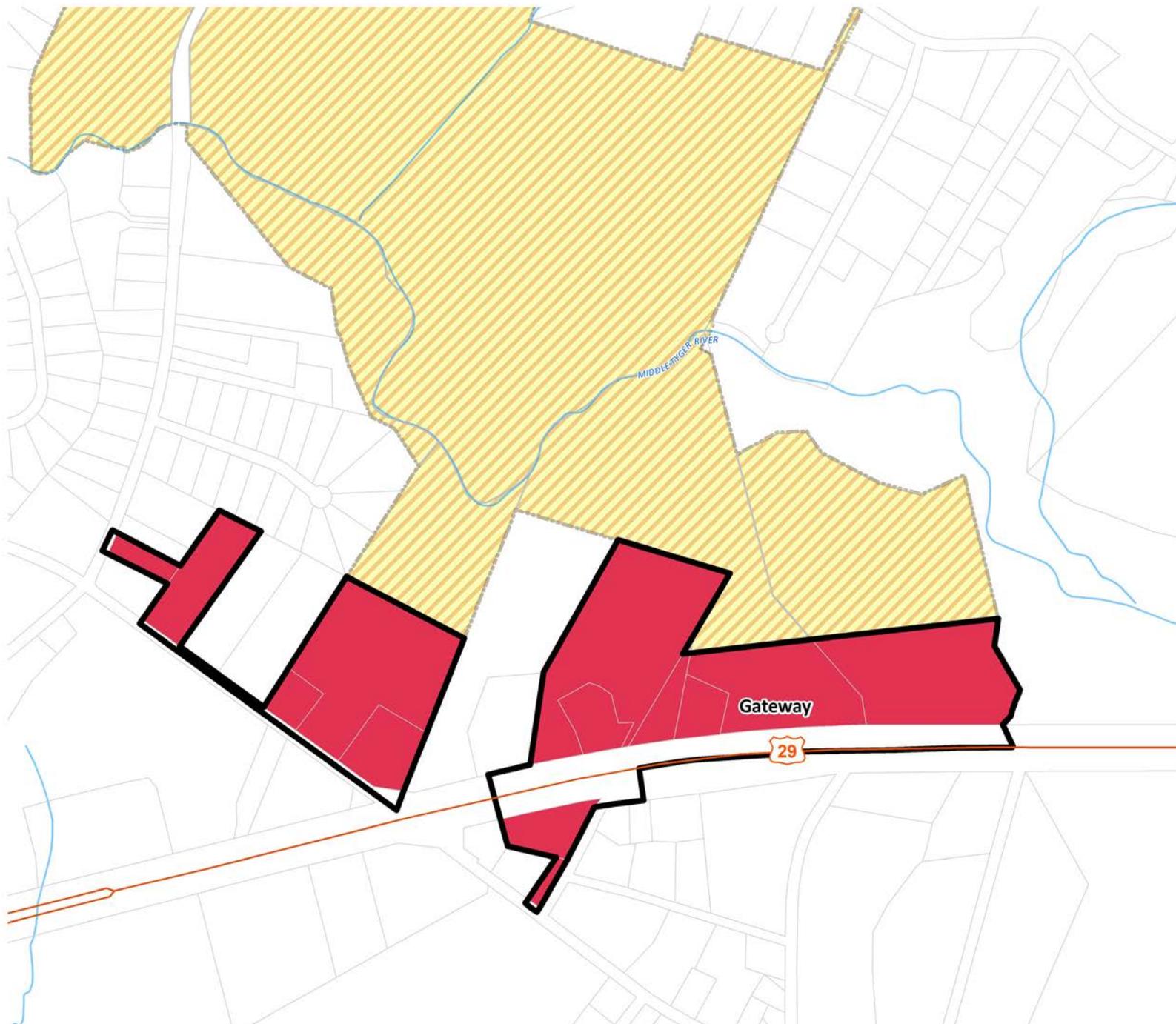


Median Household Income



Gateway Character Area

Centered on US 29, the Gateway Character Area serves as the commercial corridor for Lyman. The commercial buildings along US 29 range from small to medium in scale and cater to through traffic, as well as the adjoining neighborhoods. Most of the uses transition from small, local commercial establishments at the edge of Town to regional and national commercial establishments as you approach the SC 129/ SC 292/US 29 intersection. A portion of the gateway contains large lot residential development from the 1960s and 1970s. The focus of the corridor should be to provide a good first impression of Lyman to passing motorists through high quality development, street trees and planted medians, welcome signage, wayfinding signage, and an orderly appearance.



Future Land Use

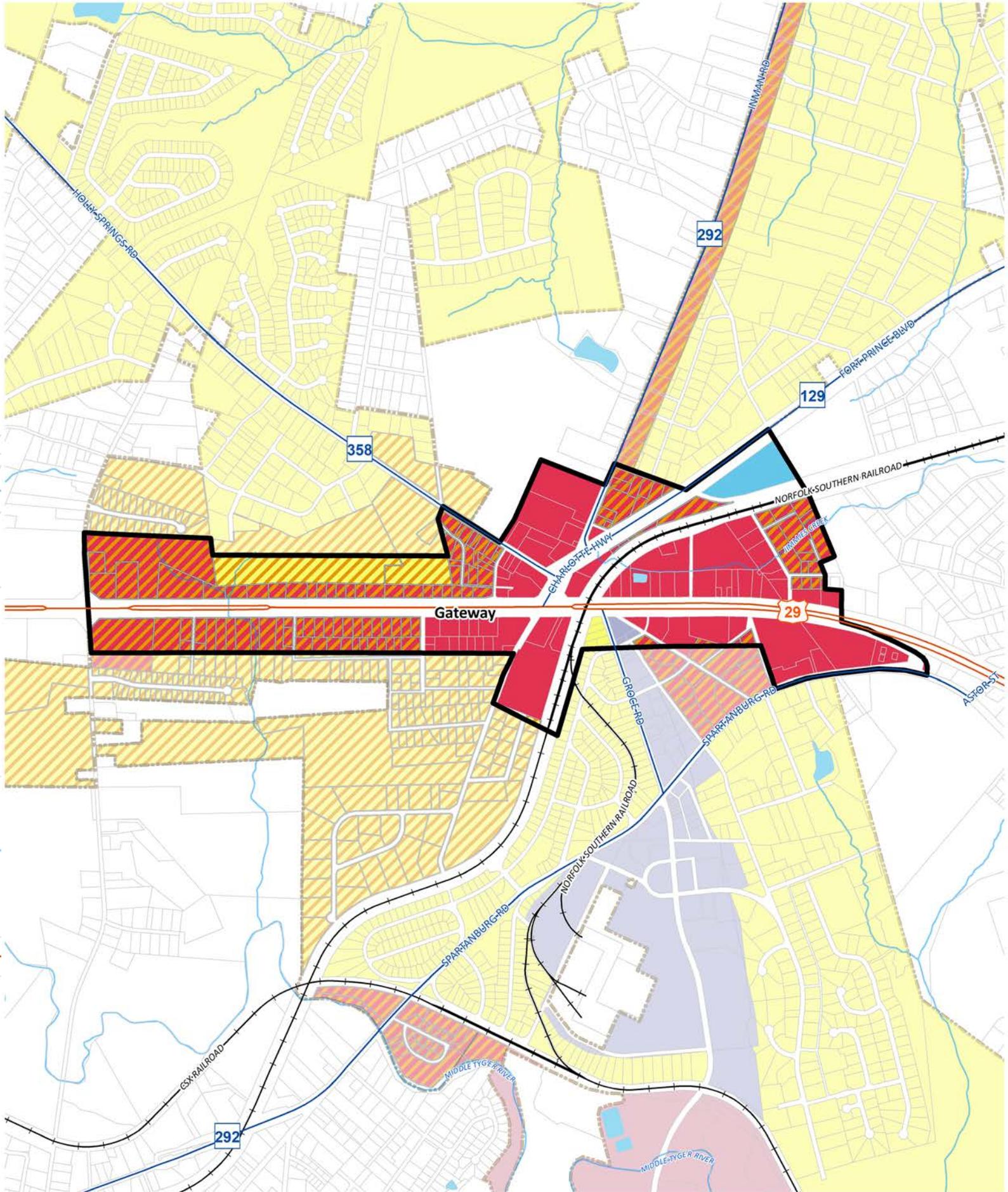
- | | | |
|----------------------------|---------------------------|--|
| Public Use | Light Industrial | Single Family Residential |
| Commercial and Residential | Limited Retail and Office | Single Family and Multi Family Residential |
| General Commercial | Multi Family Residential | Town Center |

Other

- | |
|--------------------|
| Lakes |
| Rivers and Streams |
| LymanTownLimits |



NORTH



Future Land Use

- | | | |
|----------------------------|---------------------------|--|
| Public Use | Light Industrial | Single Family Residential |
| Commercial and Residential | Limited Retail and Office | Single Family and Multi Family Residential |
| General Commercial | Multi Family Residential | Town Center |

Other

- | |
|--------------------|
| Lakes |
| Rivers and Streams |
| LymanTownLimits |



Future Land Use Recommendations

Town Center. A district to establish, enhance and promote a cultural, social and commercial center with a downtown atmosphere that is pedestrian oriented while still allowing vehicular access to the area. The district should have additional regulatory control through urban design features (i.e. lighting, coordinated signage, landscaping, architectural compatibility). Uses in the district include complementary residential and office uses located above and/or adjacent to retail and service commercial uses. A mix of residential and small retail/office uses should be expected and encouraged.

Example land uses include Libraries, Museums, Professional Offices, Banks, Restaurants/Cafés, Taverns, Retail Shoppes, Townhomes, Apartments.

General Commercial. A district intended to allow for general commercial uses. While regulating use is important in this district, design guidelines governing the quality of development are more important when attempting to create identity and sense of place. Commercial uses along the corridor should be held to a high architectural standard and be required to install landscaping and screening.

Example land uses include Professional Offices, Grocery Stores, Gas Stations, Fast-Food Restaurants, Site-Down Restaurants, Banks.

Commercial and Residential. A transitional district that should be considered for most residential and local/neighborhood level commercial uses. Commercial uses adjacent to residential uses should be screened and developed in a context sensitive manner with a focus on high quality architectural materials, pedestrian level signage, and low level exterior lighting. Multi family, townhome and duplex development should be considered and should focus on providing open space, landscaping and screening while using high quality architectural materials that blend in with the surroundings.

Example land uses include Parks and Open Space, Low Density Single Family Residential, Medium Density Single Family Residential, High Density Single Family Residential, Townhomes, Duplexes, Apartments, Home Occupations, Small Offices, Neighborhood Retail and Commercial.

Single Family and Multi Family Residential. Primarily a single family residential district, but with flexibility for multi family, townhome and duplex development. Single family residential may be a variety of densities, with the highest of densities focused adjacent to commercial areas and major roadways. Multi family, townhome and duplex development should focus on providing open space, landscaping and screening while using high quality architectural materials that blend in with the surroundings. A mix of housing types and densities could be considered in this district. Special care must be given to higher density developments to ensure that negative impacts are mitigated.

Example land uses include Parks and Open Space, Low Density Single Family Residential, Medium Density Single Family Residential, High Density Single Family Residential, Townhomes, Duplexes, Apartments, Home Occupations.

Single Family Residential. A district for single family residential development of a variety of densities. The medium-density Mill Village area and low-density Ridge Road residential areas should remain as single family residential. Given the location of each area to the Town's core business district, higher density single family residential should be considered and evaluated. Higher density developments could include cluster subdivisions, which allow higher densities in exchange for large open space and recreational amenities.

Example land uses include Parks and Open Space, Low Density Single Family Residential, Medium Density Single Family Residential, High Density Single Family Residential, Home Occupations.

Light Industrial. A district intended for uses associated with Light Industrial operations and Business Parks. A design review component should be included to ensure compatibility between new development and existing community character. Adjoining properties should be protected from excessive noise, odor, objectionable views and unrestricted vehicular circulation.

Other Recommendations

- › Consider adopting a Gateway Corridor Overlay District to regulate new and rehabilitated development. The overlay standards should place requirements on building materials, signage, exterior lighting, landscaping and screening, parking, building orientation and setbacks.
- › Invest in the US 29 corridor by creating gateway signage to downtown Lyman at the Groce Road intersection.
- › Work with SCDOT to provide landscaping and decorative lighting along US 29 where possible.
- › Seek out funding to reconfigure the US 29/SC 129/SCS 292 intersection in accordance with the recommendations from the *Lyman Walkability Corridor Study*.
- › Work with SCDOT and property owners along US 29 to install curbing at strategic locations to delineate driveway access.
- › Use targeted code enforcement along the corridor to control zoning violations



Population



Median Age

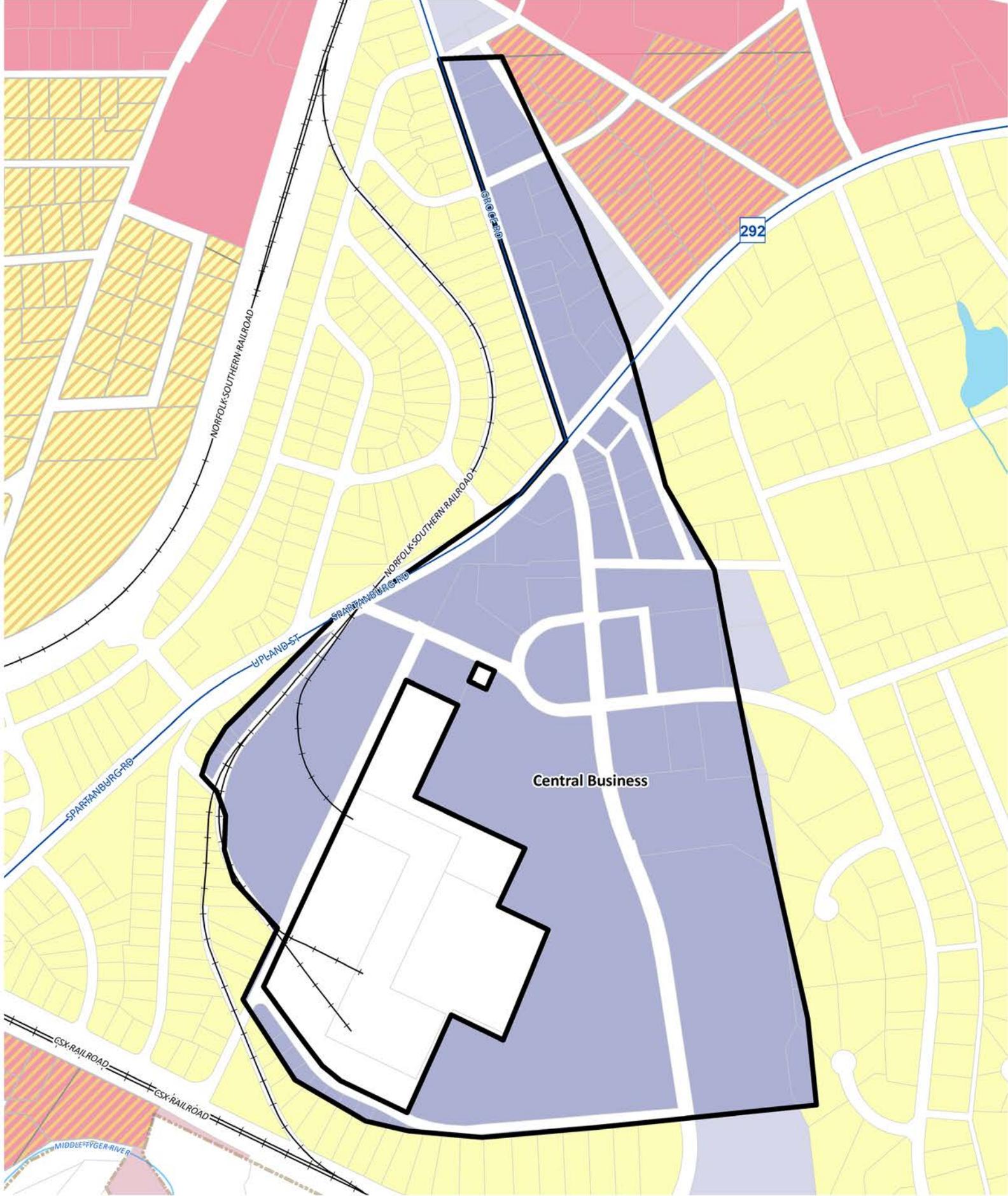


Average Household Size



Median Household Income





Future Land Use

- Public Use
- Light Industrial
- Single Family Residential
- Commercial and Residential
- Limited Retail and Office
- Single Family and Multi Family Residential
- General Commercial
- Multi Family Residential
- Town Center

Other

- Lakes
- Rivers and Streams
- LymanTownLimits



Central Business Character Area

The downtown area of Lyman fronts Groce Road and provides a variety of retail and commercial opportunities for Town residents. Once the home of Mill shops and bustling sidewalks full of people, Groce Road now lends itself to improvement to attract Town residents that typically do their shopping and eating elsewhere. At the heart of the corridor is the former Pacific Mills property, which closed its doors in 2005 and is mostly vacant today. The vacant mill property creates a significant void in the heart of the community and any future development will likely define the character of the Central Business area into the future. Redevelopment of this property should be guided by the vision residents expressed through public input of a desire to see downtown Lyman as a gathering spot for community events, a shopping destination for goods and services, and a place where small shoppes and cafes can succeed. The Mill property and Groce Road have tremendous potential and present an opportunity for the Town to develop a sense of place and make it a community focal point.

Future Land Use Recommendations

Town Center. A district to establish, enhance and promote a cultural, social and commercial center with a downtown atmosphere that is pedestrian oriented while still allowing vehicular access to the area. The district should have additional regulatory control through urban design features (i.e. lighting, coordinated signage, landscaping, architectural compatibility). Uses in the district include complementary residential and office uses located above and/or adjacent to retail and service commercial uses. A mix of residential and small retail/office uses should be expected and encouraged.

Example land uses include Libraries, Museums, Professional Offices, Banks, Restaurants/Cafés, Taverns, Retail Shoppes, Townhomes, Apartments.

Other Recommendations

- › Consider making public investment into Groce Road through a streetscape project. Focus on narrowing the road and widening sidewalks. Provide lighting, landscaping and signage throughout the corridor.
- › Consider adopting a Town Center overlay district to control urban design features of new or rehabilitated development.
- › Protect the future opportunity of the Mill property by proactively rezoning the property to a Planned Development.
- › Use decorative lighting to connect River Place Trail to downtown.
- › Consider funding a façade grant program for downtown merchants to encourage repainting and remodeling of storefronts along Groce Road.
- › Work with regional transportation planning agencies such as the Appalachian Council of Governments and Spartanburg Area Transportation Study to evaluate and mitigate freight-related traffic on Groce Road.



Population



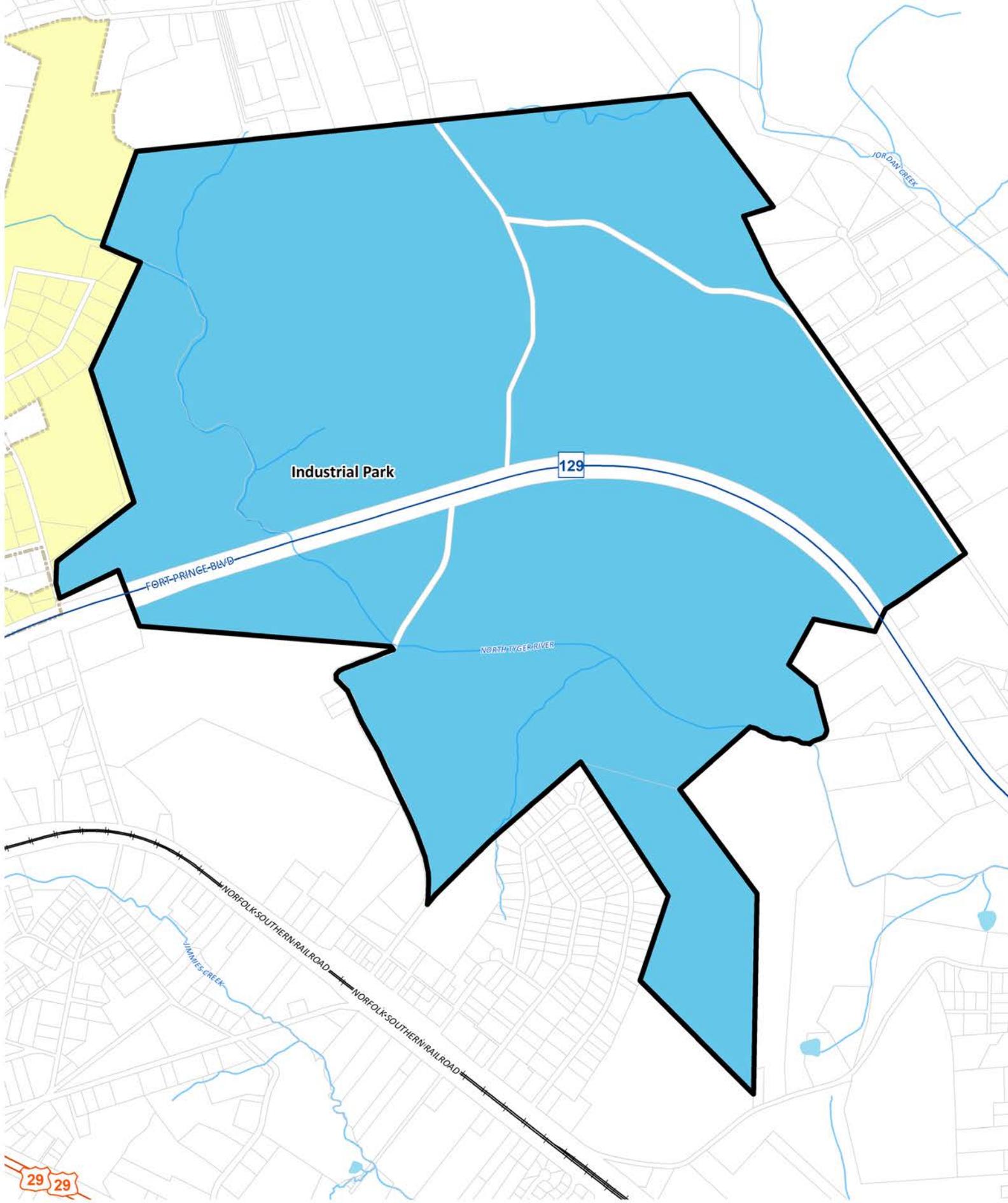
Median Age



Average Household Size



Median Household Income



29 29



Future Land Use

- | | | |
|--|---|--|
|  Public Use |  Light Industrial |  Single Family Residential |
|  Commercial and Residential |  Limited Retail and Office |  Single Family and Multi Family Residential |
|  General Commercial |  Multi Family Residential |  Town Center |

Other

- | |
|--|
|  Lakes |
|  Rivers and Streams |
|  Lyman Town Limits |

Industrial Park Character Area

The Industrial Park Character Area contains large areas of undeveloped land that were annexed into the Town in 1999. With access to Fort Price Boulevard, Interstate 85, and SC 80 nearby, the area is ripe for potential manufacturing operations in a park-like setting. The site, once developed, could have the potential to employ a number of local residents, which in turn could increase demand for housing and services for the Town. As with any undeveloped site, it will be critical for the Town to have significant input in how the property is used and developed and how negative impacts are mitigated.

Future Land Use Recommendations

Industrial Park. A district intended for uses associated with Light Industrial operations and Business Parks. A design review component should be included to ensure compatibility between new development and existing community character. Adjoining properties should be protected from excessive noise, odor, objectionable views and unrestricted vehicular circulation.

Other Recommendations

- › Adopt Industrial/Business Park design guidelines to assure high quality development through careful evaluation of controlled site access, location of service areas, public access/visitor parking, screening of storage, work areas, and mechanical equipment, architectural features, and landscaping/tree preservation.
- › Look for ways to preserve and protect the North Tyger River throughout the area. Require riparian buffers adjacent to the North Tyger.
- › Ensure that some element of tree preservation is required prior to site development.



Population



Median Age



Average Household Size



Median Household Income



292

Mill Property
56.2 Acres



1 inch = 300 feet

Pacific Mills

At the heart of Lyman is the former Pacific Mills property, a once bustling mill that now sits vacant, which presents a significant void in the Town's center. Throughout the public involvement process of the plan, residents expressed a desire to see the property cleaned up and redeveloped into something special. A proactive approach by the Town is needed in order to guide proper development of the property. Ultimately, the Mill's future identity will likely define the character of the downtown area for years to come.

Future Land Use Recommendations

Mixed-Use Development. A development that meets several criteria with the goal of minimizing automobile use, improve community design, use public infrastructure wisely, and conserve environmental resources. Mixed-use development combines two or more types of land use into a building or set of buildings that are physically and functionally integrated and mutually supporting. This can be some combination of residential, commercial, industrial, office, institutional, or other land uses.

Mixed-use development can be vertical or horizontal. Vertical mixed-use occurs when different uses inhabit the same building and sit atop one another, such as housing or offices over ground floor retail. Horizontal mixed-use occurs when uses are placed next to each other, such as an apartment building adjacent to offices, restaurants, or retail shops. Mixed-use areas often encompass the main street/downtown, activity center, or commercial corridor of a local community, district, or neighborhood.



Guiding Principles For Future Development

The following Guiding Principles for a mixed-use development on the Mill site should be addressed in the site's Planned Development Purpose and Design:

- › **Diversity of Uses.** Increase the diversity and range of uses and activities, such as housing, retail, services, offices and civic or community facilities; this will attract activity at different times of the day at appropriate locations. At the same time, care should be taken to avoid token amounts of any one type of use.
- › **Appropriate Mix of Uses.** Ensure the uses complement other uses on site and are compatible with the surrounding area.
- › **Integration with Existing Neighborhoods.** Minimize potential negative impacts on neighboring properties by transitioning the size, scale and character of mixed-use development to respect existing adjacent neighborhoods. Efforts should also be taken to protect viable and legal non-conforming businesses and to address concerns of existing adjacent residents along with the expectations of new residents of mixed-use development.
- › **Pedestrian Orientation.** Incorporate pedestrian-friendly site design with direct walking and bicycling connections within the site and to surrounding areas, with pedestrian-oriented architecture, and well-defined street edges, active ground floors and interesting building details.
- › **Flexible Transportation and Parking Approach.** Parking requirements can be reduced to reflect the less-car dependent nature of mixed-use and potential for shared parking.
- › **Focal Point for the Community.** Mixed-use development should serve as a community focal point for the Town it serves. It should feature gateway or landmark elements; incorporate inviting gathering places and community activities; and offer a central space for community activities.
- › **Attractive Design.** Mixed-use development should exhibit distinctive and attractive architecture, featuring a variety of compatible building types and sizes. It should appear “organic,” as if having been built over time, rather than all at once; balance creativity and diversity in architectural styles with a sense of cohesion; use styles and details that reflect Lyman’s context and history; and preserve and highlight any existing historical, cultural or environmental resources.
- › **Coordination of Development Strategies.** Coordinate planning and economic-development strategies to help increase the range of uses at mixed-use developments to encourage neighborhood-serving uses—especially food outlets and everyday services—to attract surrounding residents and employees.



Example One | Baxter Town Center, Fort Mill, South Carolina

Baxter Town Center is the main commercial node that serves all of Baxter Village, a large scale, 1,000 acre mixed-use development center in Fort Mill with over 1,400 homes and 450,000 square feet of restaurants, shops, offices, and civic spaces. Construction on the Town Center and some residential areas surrounding Town Center began in 1998. Baxter Town Center was completed and opened in 2003. The remaining residential portions of the village were completed in 2014.

The Town Center itself is around 40 acres and houses the majority of the village’s 450,000 square feet of commercial space. The Town Center contains various medical offices, a YMCA, locally owned restaurants, boutique retail shops and other services (barber, nail salon, dry cleaner).

Baxter is considered a traditional neighborhood development and provides a variety of housing types, numerous park facilities, and pedestrian-oriented development.



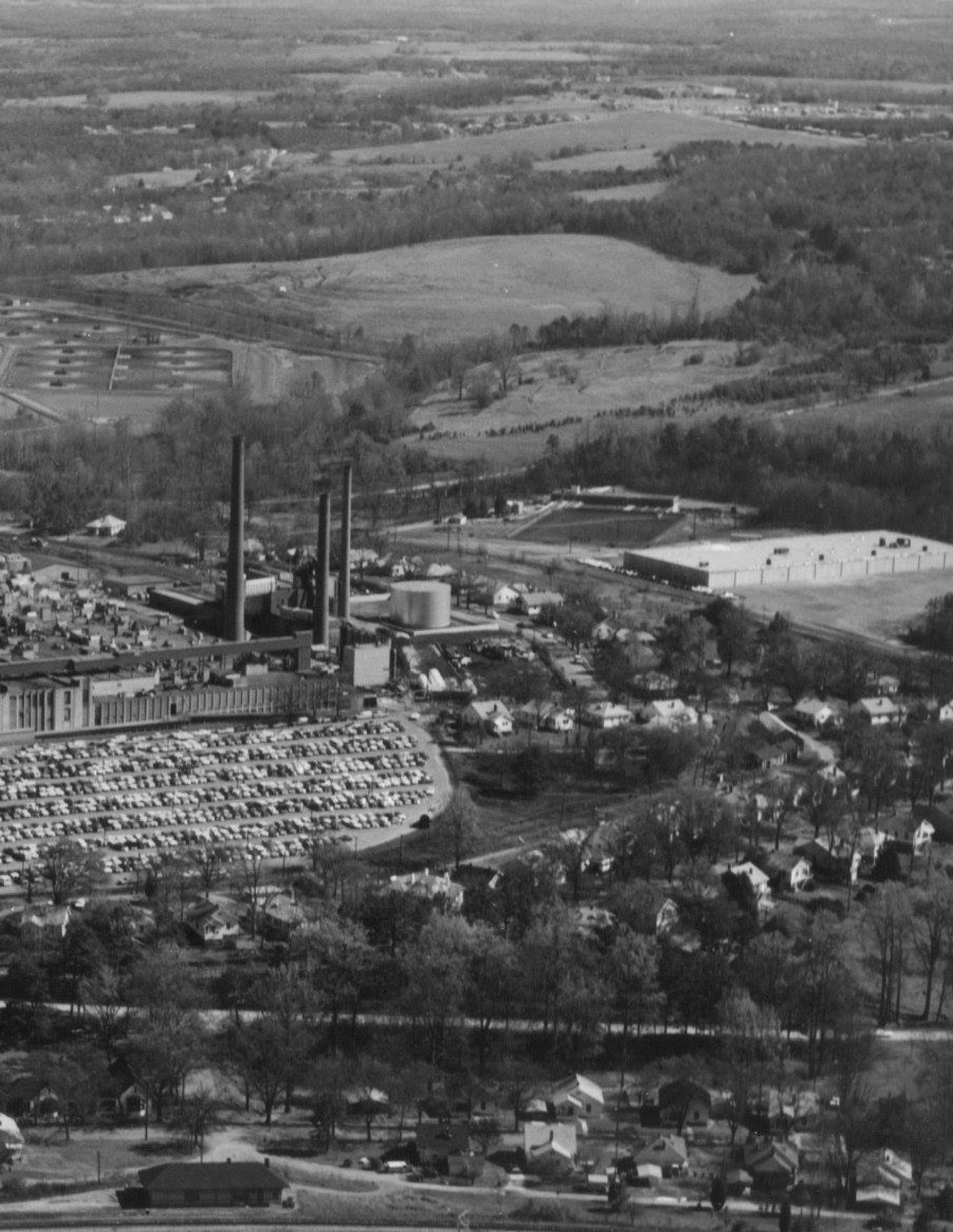
Example Two | Biltmore Park Town Square, Asheville, North Carolina

Biltmore Park Town Square is Asheville’s first mixed-use community and was created to incorporate New Urbanism principles and to create a place that fosters and nurtures meaningful connections between people, businesses and the environment.

The 42-acre mixed-use development opened in 2009 and contains 285,000 square feet of special retail and restaurants, 270,000 square feet of office space, a 165-room Hilton hotel, a 65,000 square foot YMCA, a 57,000 square foot Regal Cinema movie theatre, and 274 apartments, townhomes and condominiums.









Community Vision and Recommendations

This comprehensive planning process began with a public conversation about what citizens want for, and from, their Town. Four themes clearly have the support of the Town's citizens. These themes include the desire for:

- › Quality of Life
- › Sense of Place
- › Transportation for All
- › Communication

The Stakeholder Committee discussed and addressed each theme with a series of goals and objectives that relate to each. Taken together, these goals express the vision for Lyman. These goals should be considered as an umbrella – as overarching guides for steps to be taken to achieve the vision of this Comprehensive Plan.

Quality of Life

A consistent theme throughout the public involvement process was a concept referred to as "Quality of Life." Residents mentioned several issues that hindered their overall enjoyment of Lyman, but residents also pointed out the things they love and appreciate about the town. It is important to make sure this plan focuses not only on improving in areas that are lacking, but also maintaining the good qualities that make Lyman attractive to residents and businesses.

Topics

Recreation and Trails, Parks, Dining Out and Shopping, Open Space and Growth Management, Adequate Public Infrastructure

Comprehensive Plan Elements

Economic Development, Housing, Land Use, Priority investment, Natural Resources, Community Facilities

Objectives

- › Enhance the overall quality and planning of new development
- › Provide diverse dining and shopping opportunities
- › Provide recreational opportunities locally
- › Plan proactively in order to manage growth efficiently

Enhance the Quality and Planning of New Development

1.1 Land Development Regulations

Adopt a comprehensive set of regulations that govern all aspects of subdivision development, including sidewalks, site design, roads and road improvements, connectivity, public utilities, etc.

1.2 Overlay Design Standards

Protect Lyman's main residential and commercial corridors by writing and adopting overlay zoning standards to address architectural standards, landscaping and buffering, parking, signage, etc.

Provide Diverse Dining and Shopping Opportunities

2.1 Retail Market Study

Conducted a detailed retail market study to analyze the supply and demand of retail establishments. The study determined the significant retail leakages and where opportunities are in the market.

2.2 Overlay Design Standards

Create a public-private task force to work through a seven month EF Toolkit planning curriculum. After setting goals and objectives and determining strategies, the task force will adopt an Entrepreneur Friendly Action Plan, which will better equip the town to support local small business development.

2.3 Business Recruitment Strategy

Work with regional and state economic development partners such as the Spartanburg Economic Futures Group, the Appalachian Council of Governments, and the South Carolina Department of Commerce to develop a strategy to target and recruit retail market segments that show significant leakage within a 5-10 minute drive of Lyman.

Provide Recreational Opportunities Locally

3.1 Intergovernmental Coordination on Middle Tyger River Trail Opportunities

Work with Town of Duncan, Spartanburg County Parks and Recreation, and the Tyger River Foundation to determine the feasibility of a Middle Tyger River regional trail system.

3.2 Parks and Open Space

Consider requiring large subdivisions to dedicate open space and parks to the town for public recreation. Even small open spaces can give residents an opportunity to be active. Continue to make progress on rail trail initiatives that encourage walkability.

Plan Proactively To Manage Growth Efficiently

4.1 Annexation Plan

Develop a proactive strategy regarding annexation and consider where future growth opportunities for the town exist.

4.2 Intergovernmental Partnerships

Partner with Spartanburg County regarding development activity adjacent to the town limits. Be open to collaboration with neighboring jurisdictions on regional-scale developments.



Sense of Place

“Sense of Place” is a category that is difficult to describe because it inherently lacks clearly defined parameters of measure. Noted French anthropologist Marc Augé preferred to define non-places, which he described as those landscapes that have no special relationship to the places in which they are located – they could be anywhere. American writer Gertrude Stein once wrote of her homeTown Oakland, California “...there is no there there.” Lyman residents vocalized a desire for a strong sense of Town identity, one which is easily identifiable.

Topics

Town Events, Entry Gateways and Wayfinding Signage, Downtown Redevelopment, Neighborhood Character

Comprehensive Plan Elements

Housing, Economic Development, Cultural Resources, Priority Investment

Objectives

- › Create attractive gateways into Lyman
- › Plan town events and celebrations
- › Encourage and incentivize downtown redevelopment
- › Be proactive in determining the Mill’s future
- › Maintain unique character in neighborhoods and along corridors

Create Attractive Gateways into Lyman

1.1 Beautification Programs

Encourage programs and volunteer efforts that promote beautification in the town's downtown, corridors, and neighborhoods.

1.2 Public/Private Corridor Investment

Explore public and private grant options to promote revitalization and adaptive reuse of vacant or underutilized commercial developments by taking advantage of redevelopment tools offered through the Abandoned Buildings Revitalization Act, the Bailey Bill, and/or the Retail Facilities Revitalization Credits.

1.3 US 29 and Groce Road/Downtown Overlay Districts

Using design overlay districts, provide minimum standards for development along major commercial corridors. Include language that requires certain improvements (i.e. landscaping) to be made with a change in occupancy.

1.4 Provide Decorative Wayfinding Signage

Focus on signage at the intersection of Groce Road and US 29 to direct through traffic along US 29 to downtown Lyman. Explore funding options through the South Carolina Tourist Oriented Directional Signage Program. Expand decorative wayfinding signage throughout the town, directing patrons to the mill, downtown, town hall, shopping, parking, etc.

Plan Town Events and Celebrations

2.1 Lyman Centennial Celebration

Plan a community-wide celebration of Lyman's 100th anniversary. Offer educational programs on Lyman's history. Consider a "Storycorps" type platform (booth at town events) to allow citizens to tell their stories of Lyman's history.

2.2 Cultural and Learning Opportunities

Collaborate with schools, churches, county organizations, and other relevant entities to develop local initiatives and activities that afford cultural and learning opportunities to all residents. Encourage art in public spaces (buildings, parks, infrastructure, streetscapes).

2.3 Special Celebrations

Involve local businesses and utilize their expertise to plan annual celebrations around Halloween in the Mill Village, Christmas Tree Lighting, Lymanfest, Lyman-Wellford Christmas Parade, etc.

Encourage and Incentivize Downtown Redevelopment

3.1 Strategic Public Investment

Conducted a detailed retail market study to analyze the supply and demand of retail establishments and to determine if there are significant leakages that the town can take advantage of.

3.2 Façade Grant Program

Consider allocating general fund revenues to a façade grant program that allows property owners along Groce Road to apply for grant funding for specific façade improvements such as paint, landscaping, windows, doors, and awnings.

3.3 Foster A Business-Friendly Environment

Work with local and regional partners to foster a business-friendly environment. Encourage retention, growth, and profitability of existing businesses that benefit the town and its residents. Coordinate with downtown businesses to plan town events that generate foot traffic along Groce Road.

Be Proactive In Determining the Mill's Future

4.1 Mill Property Acquisition

Partner with the current property owner and Spartanburg County via the EPA Brownfields Program to assess environmental hazards and determine mitigation efforts needed in order to clean up and develop the Mill property (Phase I and II Environmental Assessments). Commit to acquiring the property.

4.2 Existing Industry Relocation and Property Acquisition

Consider and develop a long term strategy for relocating businesses that about the Mill property and acquiring the property.

4.3 Annexation and Proactive Zoning

Develop a plan and timeline to annex the Mill property into the Town of Lyman . Create a Planned Development zoning classification in the Zoning Ordinance and proactively zone the Mill property and any adjacent properties acquired as a Planned Development in order to maintain developmental controls.



4.4 Cast A Vision for the Property

Reach out to architecture programs at local and regional universities. Utilize faculty and student resources to develop a schematic vision of the Mill property, including a preliminary site plan, architectural details, public spaces, etc.

4.5 Parking Lot Utilization

Consider ways to utilize (temporarily activate) the town-owned parking lot adjacent to the Mill, such as a food truck cook-off, pop-up markets, public performances, etc. ReSurfaced in Louisville, Kentucky and People Street in Los Angeles, California are non-profit programs that can give ideas and examples of temporary activation of large parking lots.

Maintain Unique Character in Neighborhoods and Along Corridors

5.1 Strategic Public Investment

Work with residents and local organization to preserve and promote neighborhood assets by supporting historic preservation where appropriate,; designing and placing public facilities (e.g. parks, bike parking facilities, etc.) that enhance existing neighborhoods and promote livability.

5.2 Neighborhood Stability

Monitor and address neighborhoods showing signs of distress and promote stabilization, enforce code violations, and provide information to help owners make necessary repairs to their property and pursue funding to address blighted structures within residential neighborhoods. Develop greening programs to beautify vacant lots within residential neighborhoods. Conduct regular windshield surveys of housing conditions. Create a reporting mechanism for residents to report neighborhood concerns (e.g. litter, roads, etc.)



Transportation For All

Transportation is a common target of disdain in most communities across the United States, and Lyman is no different. The geographic location of Lyman in the region is one of its significant benefits, but also a significant challenge. Situated between Greenville and Spartanburg, adjacent to major highways and arterial roadways, and a few miles from Inland Port Greer, residents from Lyman compete for precious roadway capacity with heavy trucks, commuters, tourists, high schoolers, and each other. Heavy traffic makes walking and biking through town a safety concern. It is important to recognize the assets the Town has, and try to connect them safely through a variety of transportation modes.

Topics

Streetscape, Downtown parking, Holly Springs Road, US 29/SC 358/SC 129/SC 292, Trail Connections to River Place, Bike and Pedestrian around schools

Comprehensive Plan Elements

Transportation, Natural Resources, Priority Investment

Objectives

- › Learn from the past, plan for the future
- › Reduce truck traffic and vehicular speeds where feasible
- › Provide multi-modal options for getting around Lyman

Learn from the Past, Plan for the Future

1.1 Regional Transportation Planning

Actively participate in the Spartanburg Area Transportation Study Long Range Transportation Planning Process and the Appalachian Council of Governments Regional Freight Planning efforts to prioritize interjurisdictional improvements and ensure Lyman's transportation needs are being addressed.

1.2 Neighborhood Stability

Ensure that existing roadway infrastructure can accommodate a proposed development by requiring traffic impact studies to determine if improvements may be needed.

1.3 A Sensible Mix of Uses

Locate areas of the Town that could benefit from a mix of residential and commercial land uses, such as the Groce Road corridor, and make amendments to the Zoning Ordinance permitted use table as needed. In areas of mixed uses, ensure that sufficient design guidelines are in place to control the aesthetic quality of the development.

Reduce Truck Traffic and Vehicular Speeds where Feasible

2.1 Streetscape Improvements

Pursue funding mechanisms (i.e. SCDOT Transportation Alternatives) for streetscape improvements along Groce Road to include wider sidewalks, delineated on-street parking, street trees, furniture and lighting, and bump outs for traffic calming.

2.2 Neighborhood Traffic Calming

Encourage traffic calming measures on main subdivision access roads during the early planning stages of subdivision development.

2.3 No Through Truck Routes

Speak with the South Carolina Department of Transportation District Traffic Engineer to determine the level of support for eliminating through truck traffic along Groce Road.

Provide Multi-Modal Options for Getting Around Lyman

3.1 Lyman Walkability Corridor Study

- › Implement the intersection enhancement and shared use path recommendations from the *Lyman Walkability Corridor Study*. Work with the Spartanburg Area Transportation Study to ensure that specific projects from the study are ranked and scored for future funding.

3.2 Safe Crossings

Reduce barriers and create a safer environment for active transportation, particularly within school zones. (e.g. highly-visible crosswalks).

3.3 Develop Bicycle Infrastructure

Integrate a system of on-street and off-street bicycle facilities to provide safe and convenient biking options for residents. Develop a bicycle route network in Lyman that serves all areas of the Town and provide bicycle parking facilities at strategic locations in Town.

3.4 Maintain and Expand Pedestrian Infrastructure

Begin to identify connections to the sidewalk network and plan for expansions; make the long term goal be a connected sidewalk network throughout Town. Analyze Town sidewalks for maintenance needs and address safety issues (especially in Mill Village). Install mid-block pedestrian crossings along Groce Road to facilitate foot traffic from residential and recreation area to businesses. Provide general fund revenues for sidewalk repair and expansion.



Communication

With the ever-growing list of apps and social media platforms, it is becoming more and more difficult to reach a broad group of individuals. A proactive communication strategy is becoming a necessary tool for Towns to get their message across to their residents. During all of the plan's public input sessions, residents and businesses alike expressed a desire to hear more from Lyman; more about Town events and more about business partnership opportunities. In turn, most individuals have volunteered skills that could be utilized by the Town for the greater good. However, it is not enough for the Town to communicate better with residents and business; those groups themselves must be in frequent dialogue with each other to maximize mutual resources and to maintain momentum from the Town's planning efforts.

Topics

Foster and Develop Relationship with Local Businesses, Diversify Communication Methods for Businesses and Citizens

Comprehensive Plan Elements

Priority Investment, Economic Development, Cultural Resources

Objectives

- › Be strategic in communications with residents and businesses
- › Utilize business leaders as assets for the community
- › Collaborate with residents and businesses to foster civic engagement

Be Strategic in Communications with Residents and Businesses

1.1 Branding and Marketing Strategy

Foster relationships with local universities (Wofford, USC-Upstate, etc.) and determine if a branding and marketing study for Lyman could be included as bachelors or masters level class project. A branding study would create consistency in the Town's presentations and communications and could carry over into wayfinding signage designs.

1.2 External Communication Strategy

Develop a plan for how Town Council and staff will provide and receive information and feedback from residents, businesses, visitors, government, stakeholders, community groups, etc., using a variety of methods and tactics (e.g., public meetings, social media, Town's website, surveys, workshops, etc.).

Utilize Business Leaders as Assets for the Community

2.1 Public/Private Collaboration

Be open to potential partnerships with all types of partners including: private companies; public or institutional organizations like school boards; not-for-profit or charitable groups like the YMCA; and community groups that may be affiliated with the Town through their use of facilities but not necessarily considered as potential partner. Utilize these partnerships as a way to maintain or possibly enhance the number and quality of services offered by the Town.



2.2 Facilitate Business Coordination

Proactively assist the local business community to organize and regularly meet, as it is critical that local businesses themselves to be in frequent dialogue with each other to maximize mutual resources and minimize any service redundancies. Provide meeting space and support for these meetings and utilize their expertise and advice as needed.

Collaborate with Residents and Businesses on Common Goals

3.1 Foster Civic Participation

Consider using ad hoc business and citizen committees to act in an advisory capacity as the Town plans major events (i.e. Lyman Centennial Celebration) and initiatives. Hold regular interest meetings and encouraging residents to serve on boards and commissions that advise Town Council.

3.2 An Accessible Government

Make the Town government more accessible by clearly advertising public meetings at multiple venues and through multiple media outlets. Consider creating and maintaining an official contact database to disseminate notice and information ensuring that Town policies, regulations, and other pertinent information are made available and easy to understand.



Strategic Action Plan

Implementation

The goals and recommendations of any comprehensive plan are vital for setting expectations for the future direction of the community. Whether the locality actually moves in that direction or not depends on the willingness of the governing body to implement the recommendations of the Plan. This implementation might be in the form of ordinance changes, capital improvement projects or new initiatives, but it is the true test of the local commitment to the established plan.

Priority Investment

One of the requirements of the State Comprehensive Planning Legislation is that the Town consider how it will pay for needed capital investments. This includes an analysis of all funding sources for public infrastructure and facilities, as well as coordination with other adjacent and relevant jurisdictions and agencies.

The Town of Lyman has been engaged in capital asset and debt administration for its infrastructure for many years and understands the benefits of coordination with partner agencies. The Town works closely with SCDOT, SPATS and Spartanburg County, for instance, on planning and securing funding for construction of road projects. The Town has made major investments in its sewer infrastructure over the past several years, while also setting aside nearly \$650,000 for improvements to the River Place Trail and Town-owned sidewalks and road infrastructure.

The Administrative Department prepares the Town's budget, which includes Capital Asset and Debt Administration. In order to address several of the plan's recommendations, the Town should consider putting together a five-year operating plan to help staff and Council members anticipate future capital costs and needs while better managing the Town's financial resources.

Priority Actions

To make best use of projected funding opportunities, it is important to have a workplan that prioritizes projects based upon need, form and function. There are some projects that logically need to be undertaken first, in order to provide needed input or clarity for other, later projects. The following work plan highlights the initial priorities of the comprehensive plan. The Plan and its recommended strategies are comprehensive and extensive. However, as Town resources are finite, it is necessary to prioritize the plan recommendations to make efficient strides towards this established vision. As items on this list are accomplished, priority should shift to other projects contained within the Action Plan. Progress should be tracked in an interactive online implementation matrix to preserve transparency and accountability for the success of the Plan.

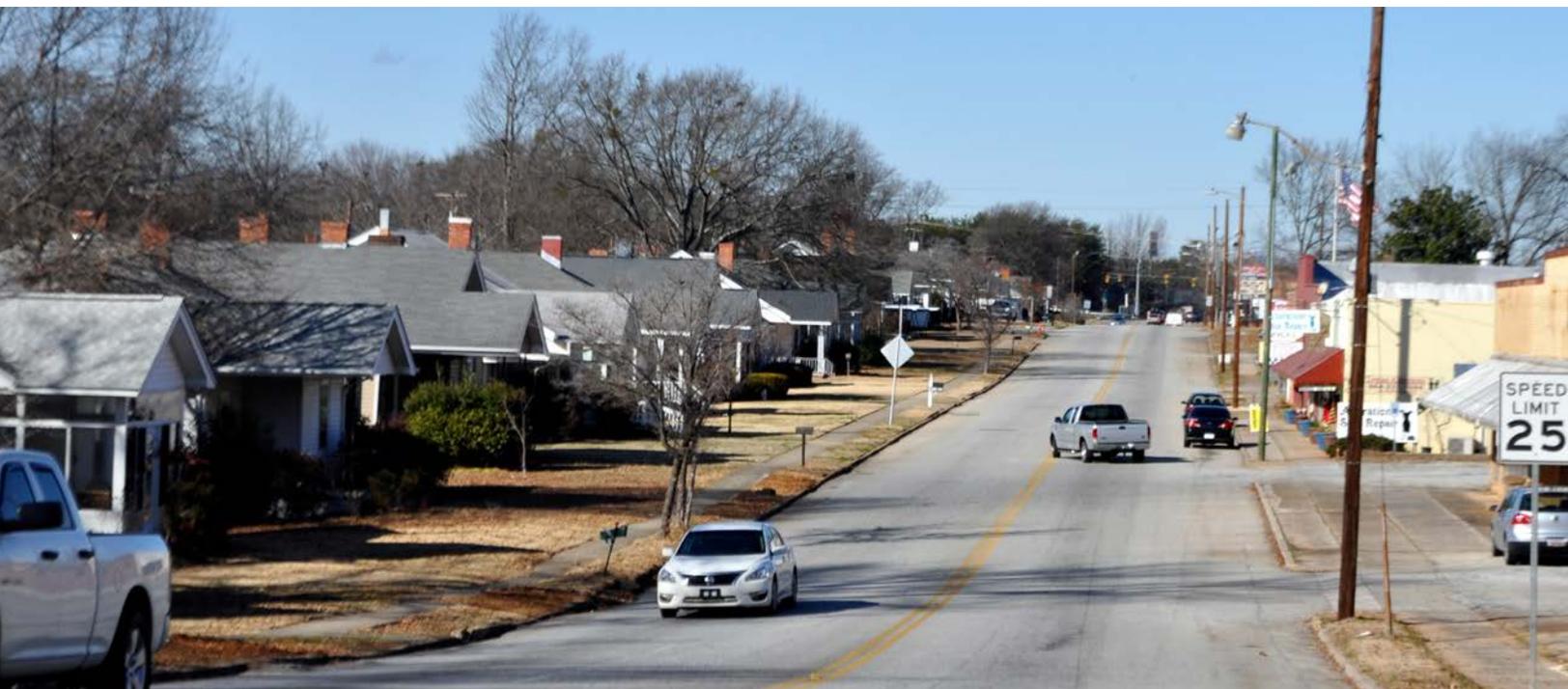
Some of these actions can be undertaken easily and for little cost, but the majority of these priority actions will be complicated undertakings. These will likely involve multiple staff and possibly consultants, which will require careful scheduling and budgeting to ensure that projects are able to proceed in a logical and efficient manner. These constraints demand that worthwhile projects are staggered over the next several years in order to manage the workload and financial considerations.

Immediate Efforts | Timeframe: Ongoing

- › Utilize the recommendations of this comprehensive plan to develop and rank annual capital improvement priorities. *This can be accomplished in-house during the annual ranking of capital projects.*
- › Identify and evaluate projects throughout all sectors of Town government needed to maintain established levels of service and include these within the Town's annual budgeting processes. *This can be accomplished in-house, during program development and budget approval processes.*
- › Collaborate with Spartanburg County and surrounding municipal partners to ensure planning priorities and policies are aligned across jurisdictional boundaries. *This can be accomplished in-house, during regular project review meetings with Town and County staff, and through Planning Commission and Council action.*
- › Protect the gateway into Lyman and residential areas through targeted code enforcement efforts. This can be accomplished in-house by a Code Enforcement Officer. *Targeted areas can be identified by Town staff or through a Council workshop process.*
- › Work with regional transportation planning agencies such as the Appalachian Council of Governments and Spartanburg Area Transportation Study to evaluate and mitigate freight-related traffic on Groce Road. *This can be accomplished in-house through participation in MPO Policy Committee meetings and other regional planning efforts.*
- › Identify and promote local Lyman events. Look for ways to work with the local business community to create events to bring residents to downtown. *This can be accomplished in-house using Town staff and the local business community.*
- › Proactively assist the local business community to organize and regularly meet, as it is critical that local businesses themselves to be in frequent dialogue with each other to maximize mutual resources and minimize any service redundancies. Provide meeting space and support for these meetings and utilize their expertise and advice as needed. *This can be accomplished in-house using Town staff with support from Town Council.*
- › Consider using ad hoc business and citizen committees to act in an advisory capacity as the Town plans major events (i.e. Lyman Centennial Celebration) and initiatives. Hold regular interest meetings and encouraging residents to serve on boards and commissions that advise Town Council. *This can be accomplished in-house using Town staff with support from Town Council.*

Short-Term Efforts | Timeframe: 6 months – 24 months

- › Adopt language in the Land Development Regulations that requires minimum open space requirements and landscaping and buffering of subdivisions. *This is an involved project that will require participation of multiple staff (Planning and Legal), and likely support from a consultant team.*
- › Review the Landscaping and Screening requirements in the Zoning Ordinance to ensure the requirements are adequately addressing screening for conflicting land uses. *This can be accomplished in-house using Planning department staff with support from the Planning Commission and Town Council.*
- › Review the Sign requirements in the Zoning Ordinance to ensure the requirements are in line with Town priorities and recommendations from the comprehensive plan. *This can be accomplished in-house using Planning department staff with support from the Planning Commission and Town Council.*
- › Adopt a Gateway Corridor Overlay District in the Zoning Ordinance to regulate new and rehabilitated development. The overlay standards should place requirements on building materials, signage, exterior lighting, landscaping and screening, parking, building orientation and setbacks. *This is an involved project that will require participation of multiple staff (Planning and Legal), and likely support from a consultant team.*
- › Protect the future opportunity of the Mill property by proactively rezoning the property to a Planned Development. Use this process to cast a vision for what the property could become and look for ways to use the property in its current form. *This can be accomplished in-house using Planning department staff with support from Town Council. A consultant team can be utilized to help cast a vision for the property.*
- › Adopt a Town Center Overlay District in the Zoning Ordinance to control urban design features of new or rehabilitated development. *This is an involved project that will require participation of multiple staff (Planning and Legal), and likely support from a consultant team.*
- › Consider requiring dedicated riparian buffers in the Land Development Regulations adjacent to the North Tyger River and Middle Tyger River. *This can be accomplished in-house using Planning department staff with support from the Planning Commission and Town Council.*
- › Consider adopting an annexation plan that plans for future Town expansion in a strategic way. *This is an involved project that will require participation of multiple Town staff, and likely support from a consultant team.*
- › Develop a plan for how Town Council and staff will provide and receive information and feedback from residents, businesses, visitors, government, stakeholders, community groups, etc., using a variety of methods and tactics (e.g., public meetings, social media, Town’s website, surveys, workshops, etc.). *This can be accomplished in-house using Town staff with support from Town Council.*
- › Conduct a detailed retail market study to analyze the supply and demand of retail establishments and to determine if there are significant leakages that the Town can take advantage of. *This is an involved project that will require participation of multiple Town staff, and likely support from a consultant team.*



Mid-Term Efforts | Timeframe: 18 months – 5 years

- › Adopt multi family, townhome and duplex design standards in the Zoning Ordinance to address building materials, landscaping, open space, density, etc. *This is an involved project that will require participation of multiple staff (Planning and Legal), and likely support from a consultant team.*
- › Adopt minimum non-residential building standards in the Zoning Ordinance that require upgraded materials such as brick, wood or stone and prohibit metal facades from facing rights-of-way or residential areas. *This is an involved project that will require participation of multiple staff (Planning and Legal), and likely support from a consultant team.*
- › Consider dedicating a riparian buffer on Town-owned property adjacent to the Middle Tyger River. Begin conversations with SJWD regarding the Middle Tyger River and begin to plan for a larger trail network with connections to River Place Trail, Groce Road sidewalks, and the Mill Village. *These projects may vary in complexity. Some may be able to be accomplished in-house, with citizen interest groups, while others may require support from a consultant team.*
- › Adopt Industrial/Business Park design guidelines in the Zoning Ordinance to assure high quality development through careful evaluation of controlled site access, location of service areas, public access/visitor parking, screening of storage, work areas, and mechanical equipment, architectural features, and landscaping/tree preservation. *This is an involved project that will require participation of multiple staff (Planning and Legal), and likely support from a consultant team.*
- › Consider funding a façade grant program for downtown merchants to encourage repainting and remodeling of storefronts along Groce Road. *This can be accomplished in-house using Town administration staff with support from Town Council.*
- › Install decorative pedestrian-scale lighting along Groce Road to tie the River Place Trail to downtown Lyman. Use the lighting to hang braded banners and signage. *This can be accomplished in-house during the annual ranking of capital projects.*
- › Make public investment into Groce Road through a streetscape project. Focus on narrowing the road and widening sidewalks. Provide lighting, landscaping and signage throughout the corridor. *This can be accomplished in-house during the annual ranking of capital projects.*
- › Invest in the US 29 corridor by creating gateway signage to downtown Lyman at the Groce Road intersection. *This can be accomplished in-house during the annual ranking of capital projects.*
- › Work with state and regional economic development partners such as the Spartanburg Economic Futures Group, the Appalachian Council of Governments and the South Carolina Department of Commerce to develop a strategy to target and recruit retail market segments that show significant leakage within a 5-10 minute drive time from Lyman. *This is an involved project that will require participation of multiple Town staff, Town Council, and likely support from a consultant team.*
- › Foster relationships with local universities (Wofford, USC-Upstate, etc.) and determine if a branding and marketing study for Lyman could be included as bachelors or masters level class project. A branding study would create consistency in the Town's presentations and communications and could carry over into wayfinding signage designs. *This can be accomplished in-house using Town staff with support from Town Council.*
- › Pursue grants and other funding streams for road improvements to Holly Springs Road. Focus on safely delivering traffic through the area and providing decorative lighting and directional signage. This can be accomplished in-house during the annual ranking of capital projects or by Town staff through funding research opportunities. *This can also be accomplished during the annual ranking of capital projects.*
- › Identify funding for a shared-use path and/or sidewalk along Holly Springs Road and Pine Ridge Road in accordance with the recommendations from the *Lyman Walkability Corridor Study*. This can be accomplished in-house during the annual ranking of capital projects or by Town staff through funding research opportunities. *This can also be accomplished during the annual ranking of capital projects.*

Long-Range Efforts | Timeframe: Greater than 3 years

- › Work with SCDOT to provide landscaping and decorative lighting along US 29 where possible.
- › Seek out funding to reconfigure the US 29/SC 129/SCS 292 intersection in accordance with the recommendations from the Lyman Walkability Corridor Study. *This can be accomplished in-house during the annual ranking of capital projects or by Town staff through funding research opportunities.*
- › Work with SCDOT and property owners along US 29 to install curbing at strategic locations to delineate driveway access. *This can be accomplished in-house during the annual ranking of capital projects.*
- › Create a sidewalk improvement program for the area to repair and replace damaged sections of sidewalk in the Mill Village. *This can be accomplished in-house during the annual ranking of capital projects.*
- › Adopt a Mill Town Overlay District in the Zoning Ordinance to protect the unique and historic character of the Mill Village. An overlay could include requirements for building materials, paint colors, accessory buildings, fencing, etc. *This is an involved project that will require participation of multiple staff (Planning and Legal), and likely support from a consultant team.*
- › Consider installing welcome signage promoting the historic mill village and surrounding area. *This can be accomplished in-house during the annual ranking of capital projects.*
- › Revisit plan policies and assess for effectiveness. *This can be accomplished in-house, during program development and budget approval processes*
- › Continue making lower priority capital improvements, as funding allows. *This can be accomplished in-house during the annual ranking of capital projects.*
- › Prepare for five-year update to the Comprehensive Plan. *This is an involved project that will require participation of Town staff, a citizen interest group, and likely support from a consultant team.*



LYMAN

SOUTH CAROLINA

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