

The meeting was called to order at 5:30 p.m. by Chairman Bob Lowe. Also in attendance were members Carol Browning, Bill Robinson, Joshua Freel and Paige Rogers. Commissioner Madelon Wallace was absent because of a conflict-of-interest representing the seller of the property in Item 2. Zoning Administrator Rich Caplan was also in attendance, as was Councilmember Joyce Whiteside.

Item: 2: Re-Zoning Request from R-1 to R-3 for proposed Landrum Town Homes on Dodd Street west of N. Randolph Avenue. The applicant John McKinnon, in association with Kent Shull of Atkins Construction, have requested a total of 56 townhome units on 58 lots (includes two common areas) on an 8.36 acre parcel.

Rich Caplan presented an overview of the project and site plan and showed photos of the developer's similar project in Moore – Middleton Place Townhomes. Mr. McKinnon and Mr. Shull presented their plans to the Commission and the public. Mr. Shull described the type of buyers he had seen in similar projects were young couples, single professionals or retired or semi-retired persons. He invited anyone to visit his other developments in Spartanburg County.

Chairman Lowe opened the public hearing. Mr. McKinnon and Mr. Shull responded to numerous questions from the public. Some of the key questions/comments from the area's residents were:

- The water pressure was not good – “would more homes in the area impact the water pressure” – (Rich Caplan stated this would be checked with Spartanburg Water and the Fire Department)
- There was a speeding problem on N. Randolph – more traffic would impact safety. The idea of making a four-way stop at Dodd Street was suggested. It was noted that a stop sign would require approval by SCDOT since it was a state road.
- How would the project impact the drainage at the Church? A discussion followed about the proposed retention pond planned for the property.
- If approved, Church representatives requested trees that would be low maintenance along their property line (celebration elm was suggested) – But residents did not want trees on the church side of a new extended Dodd Street.
- Would raising the value of the homes in the area result in higher taxes?
- Would there be security cameras at the entrance like their development in Spartanburg?
- Increase street lighting is important in the development to provide increased safety.

The Chairman closed the public hearing. Commissioner Browning stated that the city needed new housing in the proposed price range and that the project would increase the city's tax base and help the city's retail businesses with more local residents. Commissioner Robinson talked about his recent small housing project on S. Shamrock and how one of the neighbors was strongly concerned about his plans to remove trees and build houses but now that the houses were completed, the neighbor is very pleased and complemented him on how it has helped the

appearance of the street. Other commissioners expressed their support and need for new housing as has been discussed and stated in the Envision Landrum Plan.

Motion by Browning, seconded by Robinson to approve the rezoning, Roll Call vote was taken and the rezoning to R-3 was approved 5 – 0 subject to the following conditions:

- A. Dodd Street and all new streets and cul-du-sacs will be 30 feet in width;
- B. A minimum of four streetlights will be installed dispersed at key locations within the subdivision; The number of streetlights may be increased and will be based on a recommendation from the Landrum Chief of Police;
- C. Neighborhood amenities will be added and maintained to both common areas including but not limited to chairs or park benches, a covered porch swing and fire pit and sodded grass and landscaping;
- D. A homeowner's association will be established and recorded upon sale of the initial unit(s);
- E. There will be a 5 foot concrete sidewalk on one side of each street that fronts on units;
- F. There will be a 5 foot concrete sidewalk on north side of Dodd Street from N. Randolph Street to the R-3 parcel;
- G. There will be at least one curb cut on the south side to enable vehicle access from Dodd Street to the Landrum Springs Baptist Church cemetery;
- H. There will be a privacy fence of a material and color to be determined by the Landrum Architectural Design Review Board on the property abutting the Landrum Springs Baptist Church and landscape buffering consistent with the Landrum Zoning code;
- I. A retention pond will be placed on the lower (western) portion of the site subject to review and approval of the Spartanburg County Building Department.

Item 3: Request for a 3 unit residential subdivision for a 0.89 acre parcel (est. 38,768 square feet) on N. Shamrock Avenue between Greenwood Street and E. Durant Street (applicant: DTH Construction). The proposed subdivision was approved by a vote of 5-0 with no comments or conditions.

Item 4: Setback Variance Request for 4 residential parcels on S. Shamrock Avenue & Bomar Avenue (applicant: A.B. Turner and C.L. Culbreth)

This residential subdivision project was approved by the Landrum Planning Commission at the meeting held on January 27, 2020. At this time, the applicant has modified the location and design of the proposed units. Given the configuration of the site, the applicant is seeking a variance from the required 25 feet side yard to between 17.5 and 20.5 feet. This variance requires approval of the Planning Commission as the Zoning Administrator may only grant a variance of 10% (or 22.5 feet). There was a motion to approve, seconded and a voice vote. The Variance for three lots located at 740 Bomar Ave, 746 Bomar Ave. and 750 Bomar Ave. was approved 5-0.

There being no further business, the meeting was adjourned at 7:40 p.m.

Respectfully submitted,

Rich Caplan, Zoning Administrator