

In accordance with City of Landrum Ordinance 2021-04, this meeting will be held via ZOOM.

You are invited to join the ZOOM meeting using your computer, tablet, or smartphone.

Meeting ID: 820 0780 9382 Passcode: 030Cvk

Please mute your connection unless called upon by the Chairperson.



**Board of Zoning Appeals Meeting**

**10:00 A.M.**

**Thursday, February 11, 2021**

**AGENDA**

- 1. Call to Order by Chairperson Paula Dotson**
- 2. Roll Call of BZA Members**
- 3. Public Hearing: Set-Back Variance Request** (applicant: Landrum Fire & Rescue District) for property located on the west side of Fairwinds Road south of E. Rutherford Street
- 4. Consideration and Decision of the Set-Back Variance Request**

**Adjournment**



February 4, 2021

To: Landrum Board of Zoning Appeals

From: Rich Caplan, Zoning Administrator

**Item 2: Set-Back Variance Request (applicant: Landrum Fire & Rescue District)**

The Landrum Fire & Rescue Department has requested a setback variance for a proposed new station to be located on a vacant parcel off Fairwinds Road near to the Subway restaurant. The variance is to allow for a 0 (zero) lot line rear setback. The C-1 Zoning District, where the parcel is located, requires a 25 foot set back. No setback is required for the sides of the proposed building.

**Discussion:**

The proposed rear setback abuts an existing asphalt driveway (see aerial map). The driveway serves the back of the stores in the Subway strip center and Bi-Lo. There is little or no regular traffic on this driveway except for the service trucks serving the stores in the center. The width of the alley is sufficient that a reduced set back will not be impacted to continue to be used by service trucks, so long as there is no parking adjacent to the Fire Station by any personnel using the Fire Station. Since the proposed Fire Station will be used exclusively for the Fire Department, the fire trucks, department employees and volunteers vehicles, etc. will not be used by the public, this variance request will have no negative impact on either the appearance of the proposed building, the shopping center, or the services trucks serving the shops in Bi-Lo Center.

**Recommendation:**

The variance causes no problems to the public view or access and it is recommended that this variance be approved by the Board of Zoning Appeals subject to the following conditions:

1. The Fire Department sign and prohibit any employee or other parking and that the Fire Department is responsible for enforcing any parking in the rear alley/roadway adjacent to its rear portion of the proposed station
2. That grass or other landscaping be provided from the rear of the building to the edge of the property line where the set back is not 0 feet; and
3. The final design of the building and the landscaping plan be subject to approval by the Landrum Architectural Design Review Board.

Attachments:

- Preliminary layout of Proposed Fire Station
- Landrum Zoning Code: C-1 Dimensional Criteria

- b. Newspaper publishing plant provided that the requirements for parking, loading, and unloading conform to those for industrial buildings, as set forth in Off-Street Parking and Loading.
- c. Radio and television stations provided that the requirements for parking, loading, and unloading, conform to those for industrial buildings as set forth in Off-Street Parking and Loading.
- d. Animal hospital or animal boarding facility provided all board arrangements are maintained within a building and no noise connected with the operation of the facility is audible beyond the premises.
- e. Residential uses permitted in the R-3 Low Density Multi-family District are permitted, subject to R-3 conditions.

4. Prohibited Uses.

The following uses are prohibited in the C-1 Zoning District.

- a. Sexually Oriented Businesses.
- b. Cellular Towers

5. Dimensional Requirements.

Unless otherwise specified elsewhere in this ordinance, uses permitted in the C-1 Zoning District shall be required to conform to the following standards:

<b>C-1 Dimensional Criteria</b>	
Minimum Lot Area:	None
Minimum Lot Width:	none
Setbacks:	
Minimum Front Setback:	none
Minimum Side Setback:	none
Minimum Rear Setback:	25 feet*
Maximum Building Height:	35 feet (except upon Fire Chief's written approval with conditions stated therein.)

\* Rear setback may be used for parking and service drives but must remain unobstructed by structures or buildings, and must be designed in conformance with Off-Street Parking and Loading if used for parking.

6. Signs.

Signs permitted in the C-1 Zoning District, including the conditions under which they may be located are set forth in the Sign Regulations.

7. Buffer yard Requirements.

Where this district abuts any residential district not separated by a street right-of-way, a buffer yard in compliance with Landscaping and Buffering, shall be required.



EXISTING ASPHALT  
 N/F LANDRUM FAIRMINDS, LLC  
 D.B. 1064/564  
 P.B. 189/800

N/F LANDRUM FAIRMINDS, LLC  
 D.B. 1064/564  
 P.B. 189/800

N/F LANDRUM FAIRMINDS, LLC  
 D.B. 1064/564  
 P.B. 189/800

ZONING: C-1 (CENTRAL BUSINESS DISTRICT)  
 SETBACKS:  
 FRONT = NONE  
 SIDE = NONE  
 REAR = 25'  
 MAXIMUM BUILDING HEIGHT = 35'  
 PARKING:  
 LANDSCAPING: 6' PLANTING STRIP ALONG THE STREET LINE ON THE PROPERTY.

CONCEPT LAYOUT

Project	LANDRUM FIRE DEPARTMENT FAIRWINDS ROAD - LANDRUM, SOUTH CAROLINA
Sheet Title	LAYOUT AND UTILITY PLAN
Drawn By	
Checked By	
Date	08/15/18
Revisions	

**McCutchen Engineering Associates, PC**  
 856 W. Saint John St., Spartanburg, S.C. 29301



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