



## Work Session Minutes Landrum City Council Tuesday, February 9, 2021

IN ACCORDANCE WITH THE SOUTH CAROLINA CODE OF LAWS, SECTION 30-4-80, THE TIME, DATE, AND LOCATION OF THE MEETING WAS POSTED AT CITY HALL, ON THE CITY WEBSITE AND THE CITY FACEBOOK PAGE. THE MEDIA WAS DULY NOTIFIED

Meeting started at 5:21pm

Members present, Mayor Bob Briggs, Council Members, Daniel Prince, Johnny Carruth, Billy Inman, Shannon Dotson, Joyce Whiteside and Tammy Cox

Members absent: None

1. A continued discussion of potential modifications to the Farmers Market Pavilion was held between Architect Doug Hurlbert, the Council and City Administrator. As a result of prior discussions with architect Doug Hurlbert as well as engineer Erik Horton, it was suggested that the original bid from Satchel Construction be reduced by three items totaling \$44,953 as follows:

Original Bid: \$1,796,944.00

Less:

a) Modified fire suppression backflow preventer (\$20,000.00)

b) Substitute HVAC equipment (\$7,973.00)

c) In lieu of pavers use 2x2 concrete squares to create illusion of pavers (\$16,980.00)

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Revised Budget: \$1,751,991.00

City Administrator clarified the details for the council. Mr. Caplan contacted some of the references that Satchel Construction provided the city. He explained to the council that the references contacted were very well pleased with the work completed by Satchel Construction.

Recommendation:

It is recommended that the City Administrator be authorized to enter into a standard AIA contract and subject to review by the City Attorney with Satchel Construction in the amount not to exceed \$1,751,991.00

2. A continued discussion regarding the proposed flexible review district (FRD).

In January 2020 the City Council received a presentation and recommendation from the planners from the Appalachian Council of Governments (ACOG) regarding proposed changes to the City's Zoning Code. They indicated that the City had too many zoning districts and that the city consider a "Flexible Review District" (FRD) process to provide the City with fewer zoning districts and provide enhanced design ability for the City to address non-single family housing development (including duplexes, townhomes, apartments and mixed use, etc.).

The Council was provided a copy of the City of Travelers Rest Zoning Ordinance (Section 5:15) re: Flexible Review District and an edited version of the proposed City of Landrum FRD Ordinance that identifies the differences between the two cities.

Recommendation:

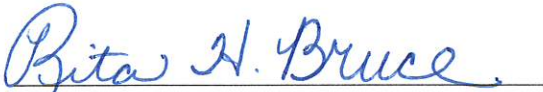
It is recommended that the City Council approve the Second Reading of Flexible Review District Ordinance No, 2021-02 providing the City with increased ability to negotiate with future developers enhanced site planning, address lot size and density, amenities and related development standards subject to review and Planning Commission and City Council approval.

The Council had some concerns about a section of the ordinance that was left out, Failure to Begin, Failure to Complete or Failure to make adequate progress. The Council agreed that the section pertaining to these specifications be written into Ordinance No. 2021-02 and would like to see the completed document with this section included before the second reading. They will wait until next meeting to have the 2<sup>nd</sup> reading so that the document may be finalized with that section included.

Mayor Robert Briggs calls for a motion to adjourn to an Executive Session, Council Member Tammy Cox makes the motion, Council Member Shannon Dotson 2<sup>nd</sup> the motion. All voted yes to adjourn to an Executive session to discuss ongoing litigation of Kim Sherwood vs. The City of Landrum.

Adjourned to Executive Session 5:53pm.

Executive Session adjourned to regular Council Meeting at 6:39pm.

A handwritten signature in blue ink that reads "Rita H. Bruce". The signature is written in a cursive style and is positioned above a horizontal line.

Attest: Rita H. Bruce  
City Clerk/ Treasurer

Approval Date: March 9, 2021