



**Landrum Planning Commission Meeting
5:30 P.M.
Tuesday, October 26, 2021**

AGENDA

1. Call to Order
2. PUBLIC HEARING:
 - A. Zoning Request for E. Rutherford Parcel to be zoned C-1
 - B. Amending the Section 5-2-25.6.10 of the Landrum Zoning Code to Allow for Drive-through Restaurants
3. Consider Zoning Request for E. Rutherford Parcel to be zoned C-1
4. Consider Amending the Section 5-2-25.6.10 of the Landrum Zoning Code to Allow for Drive-through Restaurants
5. Notice of Public Meeting for Broad River basin regional water plan
6. Discussion of Potential Storm Drainage projects (Use of American Rescue Plan Funds)

Adjournment

October 20, 2021

To: Landrum Planning Commission

From: Rich Caplan, Zoning Administrator

Re: **Public Hearing for a 1.53-acre parcel on E. Rutherford Street (Adjacent to Hospice Thrift Barn) and Zoning Code Amendment for Drive-through Establishments**

The city has received a petition to annex a 1.53 acre parcel on E. Rutherford Street adjacent to the Hospice Thrift Barn. The buyer of the property seeks to construct a new drive-through restaurant (proposed as a Starbucks). Upon annexation, the city also needs to zone the property. C-1 Zoning is recommended as the parcel is between two other C-1 zoned parcels.

It has been overlooked in the city's outdated Zoning Code prohibits drive-in and drive-through establishments.

A public hearing is required for changing the Zoning Code and to zone the proposed annexed parcel to C-1.

Attachment: Landrum Zoning Code Section 5-2-15.6.10
Notice Stakeholder meeting for Broad River basin meetings

§5-2-25.6.10 C-1: Central Business District

1. Purpose.

The intent of this district is to promote the concentration and vitality of business and governmental uses in downtown Landrum. This district is characterized by wall-to-wall development, pedestrian walkways, and public parking.

2. Permitted Uses.

The following uses shall be permitted in the C-1 Zoning District:

- a. General retail stores including convenience stores.
- b. Personal service businesses such as laundries and dry cleaners, alterations, barber and beauty shops, shoe repair shops, secretarial services, interior decorators, photographers and similar kinds of activities.
- c. General offices and government offices and buildings.
- d. Restaurants and drinking establishments including bakeries but excluding drive-in and drive-through establishments.
- e. Kindergarten, preschool and day care centers.
- f. Cultural and community centers, including museums, art galleries, facilities of civic, fraternal or charitable organizations, libraries, theaters, neighborhood recreation centers, and similar facilities.
- g. Public and private recreation establishments, including parks, movie theaters, pool and video game rooms, dancing and staged entertainment, bowling and skating rinks, tennis and basketball courts.
- h. Hotels, motels, and tourist homes.
- i. Parking lots and garages.
- j. Churches and other religious facilities.
- k. Noncommercial horticulture.
- l. Banks and other financial institutions.
- m. Grocery stores

3. Conditional Uses.

The following uses shall be permitted in any C-1 Zoning District subject to conditions of this section and Section 5-2-24, Code Compliance.

- a. Combination of residential units with any use permitted herein provided that all units have direct access to the outside of the structure. Parking provisions shall be complied with for each use.

PRELIMINARY ZONING INFORMATION

LOT SIZE	1.05 AC (46,847 SF)
BUILDING SIZE	STARBUCKS: 62,500 SF
PROPOSED ZONING	C-1 COMMERCIAL BUSINESS DISTRICT
EXISTING ZONING	INDUSTRIAL
PROPOSED USE	RESTAURANT AND RETAIL STORES (1) STARBUCKS RESTAURANT (2) STARBUCKS RETAIL STORE (3) ACCESS DRIVEWAY
ACCESS	(1) CROSS ACCESS DRIVEWAY
REQUIRED BUILDING SETBACKS	FRONT: 10 FT SIDE: 5 FT REAR: 25 FT
REQUIRED DRIVEWAY SETBACKS	VEHICLE: 10 FT SIDE: 5 FT SQUARE FEET OF DRIVEWAY: 100 32 SPACES (1 HANDOFF)
PROVIDED PARKING	VEHICULAR STORAGE (HANDOFF) BICYCLE STORAGE
DRIVEWAY FINISHING	CONCRETE
STORMWATER MANAGEMENT	PROVIDED 12 STAFF STANDING SPACES (FOOD) PROVIDED IN ACCORDANCE WITH SCINAC STORMWATER MANAGEMENT PLAN
LANDSCAPE BUFFER	LANDSCAPE BUFFER 10 FT INTERIOR LANDSCAPE BUFFER 10 FT FLOOR AREA: 200 SF BUFFER 10 FT 1.5 WIDTH
BUFFER YARD	

SITE NOTES:

1. FURTHER COORDINATION REQUIRED WITH SCOT LOCATION SHOWN ARE
2. ALL UTILITIES SHALL BE DEEPER THAN 18" BELOW FINISHED GRADE
3. ALL UTILITIES SHALL BE DEEPER THAN 18" BELOW FINISHED GRADE
4. ALL UTILITIES SHALL BE DEEPER THAN 18" BELOW FINISHED GRADE

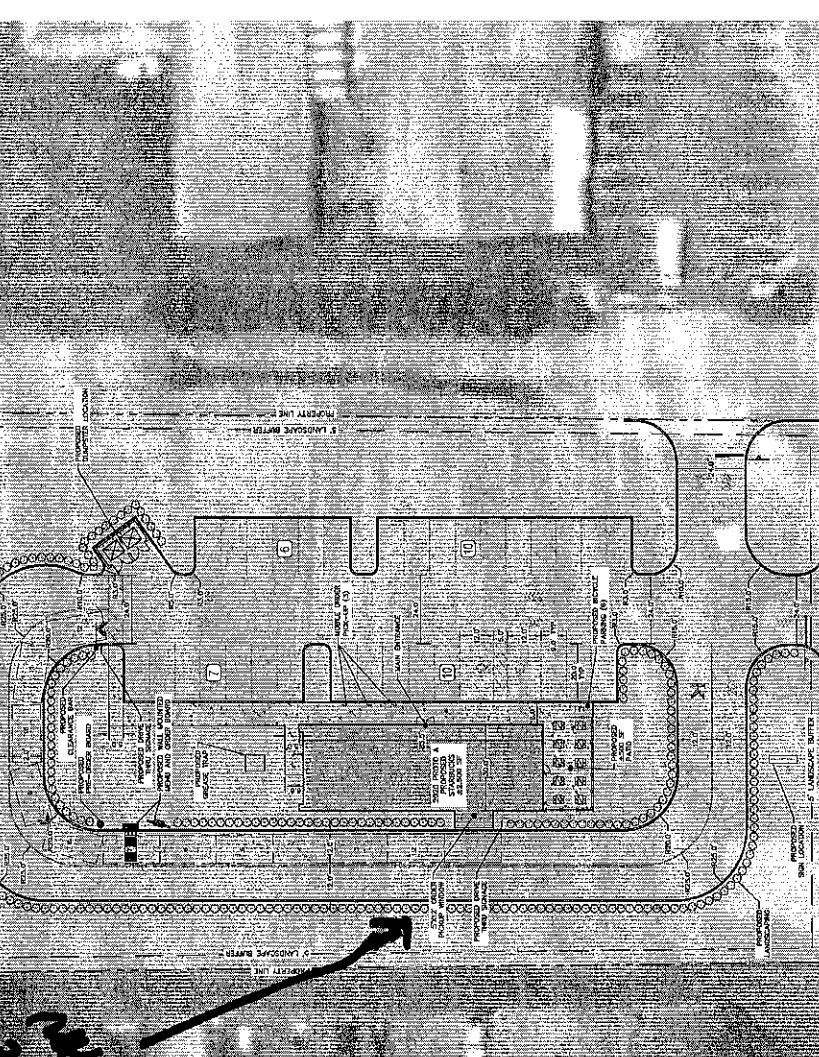
FOR THE DEVELOPMENT.

NOTE:

THIS PRELIMINARY ZONING INFORMATION IS FOR ILLUSTRATIVE PURPOSES ONLY. AND DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY. THE CITY OF LANDRUM, SOUTH CAROLINA, DOES NOT GUARANTEE THAT ALL REQUIREMENTS FOR ZONING ARE MET. THE ZONING CODE HAS NOT BEEN REEVALUATED FOR THIS PROJECT.



DRIVE TRAIL



SC-14 EAST

South Carolina Department of Natural Resources



Robert H. Boyles, Jr.

Director

Ken Rentiers
Deputy Director for
Land, Water and Conservation

October 13, 2021

Mr. Rich Caplan
Administrator, City of Landrum
100 N Shamrock Ave
Landrum, SC 29356

Dear Mr. Caplan:

The South Carolina Department of Natural Resources (SCDNR) is pleased to announce the commencement of a stakeholder-led effort to develop a regional water plan for the Broad River basin. In 2018, SCDNR convened a State Water Planning Process Advisory Committee (PPAC) to develop a multi-faceted framework for state-wide water planning. The work of the PPAC culminated in a report, *South Carolina State Water Planning Framework* (Planning Framework), in October 2019. The Planning Framework describes the process for developing a stakeholder-driven water supply plan (River Basin Plan) and describes the contents of such plans for each of the State's eight planning basins to ensure current and future water demands can be met over a 50-year planning horizon. A major component of the Planning Framework is the convening, by SCDNR, of a River Basin Council (RBC) consisting of a diverse group of stakeholders who will be responsible for developing a River Basin Plan for their basin. The Planning Framework is currently being implemented in the Edisto basin, and the Broad basin has been selected as the next basin for implementation.

Two public meetings have been scheduled for November 8th and 9th to introduce the Planning Framework to Broad basin stakeholders and to solicit membership applications for the Broad RBC. Presentations and a Q&A panel discussion will be given by SCDNR and members of the PPAC. Meeting dates, times and locations are as follows:

November 8th, 2021, 6:00 pm – 8:00 pm
Cooperative Conference Center
169 Laurelhurst Ave.
Columbia, SC 29210

November 9th, 2021, 6:00 pm – 8:00 pm
1881 Event Hall
805 Spartan Boulevard
Spartanburg, SC 29301

We are sending you this letter knowing of your interest in the water resources of the Broad basin. Your attendance is important to us as we gather information and input from experts and the general public alike. Be informed that both meetings will generally cover the same material. For more information, please visit the SCDNR website at <http://hydrology.dnr.sc.gov/water-planning.html>.

Sincerely,

Ken Rentiers, Deputy Director
Land, Water and Conservation Division, SCDNR