



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

**AGENDA**

1. Call to Order
2. Approval of Minutes of October 26, 2021, Meeting
3. PUBLIC HEARINGS:
  - A. Rezoning Request of parcels on N. Shamrock Avenue from C-1 to R-2 adjacent to 609 N. Shamrock Avenue
  - B. Rezoning Request for a parcel E. Rutherford St. & N. Poplar Avenue from C-2 to R-3
4. Consideration of Rezoning Request for parcels on N. Shamrock Avenue at 609 N. Shamrock Avenue
5. Consideration of Rezoning Request for a parcel at E. Rutherford Street & N. Poplar Avenue
6. Zoning Administrator Report

**Adjournment**



**City of Landrum  
Planning Commission Meeting  
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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.

In attendance:

City Planning Commission Members: Bob Lowe, Page Rogers, Bill Robinson, Madelon Wallace, Carol Browning, Joshua Freel (No members absent), Mayor Bob Briggs, Rich Caplan-Zoning Administrator

Guest: Jordan Skellie, Sr. Associate/Principal at Lee & Associates, available to answer questions about the Starbucks plans.

Citizen Attendees: Randy & Gaye Atkins, Judy Henderson, and Kim Sherwood.

1. Public portion of the meeting was called to order at 5:32 pm by Bob Lowe.
2. Public Hearing
  - (a) Zoning Request for E. Rutherford Parcel to be zoned C-1 – Rich reminded the commission their focus is the actual rezoning. The Architecture Review Board will oversee the building, landscaping & signage.
  - (b) Amending Section 5-2-25.6.10 of the Landrum Zoning Code to allow for drive-thru restaurants

Adjourned to Planning Commission Meeting at 5:50

3. Consider Zoning Request for E. Rutherford Parcel to be zoned C-1  
Traffic flow into and out of Starbucks was discussed extensively. SCDOT will not allow another curb cut. A traffic study was mentioned but not sure if it could be justified. This was changed to a safety study later in the discussion. The entrance from Hwy 14 will be the road used for O'Darby's. Starbucks will have two entrances off that road.

Motion to approve the zoning request for Starbucks, Madelon Wallace  
Second, Bill Robinson  
In favor, All. Opposed none.

4. Consider Amending the section 5-2-25.6.10 of the Landrum Zoning Code to allow for drive-thru restaurants

Discussion to consider how far into Landrum our C1 zoning would come. Different options were brought up. It was suggested the C1 Zoning be completely rewritten. Rich Caplin suggested we look at the city overlay, discuss further, and consult the city attorney.

Motion to approve tabling with further discussion, Carol Browning  
Second, Joshua Freel

In favor, all with one abstention, Bill Robinson. Opposed none.

Motion to "untable" the previous rezoning motion above  
Joshua Freel, Motion to Approve  
Bill Robinson, Second the Motion

Amend wording to zoning up to Fairwinds Road from I-26 since Starbucks needed an answer as soon as possible.

Motion, Carol Browning

Second the Motion, Madelon Wallace

All in favor with one abstention, Bill Robinson. Opposed none.

5) Notice of Public Meeting from SCDNR. The purpose is to announce the commencement of a stakeholder-led effort to develop a regional water plan for the Broad River basin. City Council to attend as well as Madelon Wallace. This was an informational item only.

6) Storm Drainage Projects

The city received funds from the American Rescue Plan. Water related projects are one of the approved items for which this money can be used. The city is putting together a plan to use this money, \$75,000-\$125,000, for drainage issues in critical areas. Commission to send Rich Caplan ideas of problems they are aware of.

7) Request to approve zoning for parcel on N. Trade for Randy and Gaye Atkins. The current zoning is for single occupancy residential, and this property has a duplex on it. This item was not on the agenda, but Rich brought it to the attention of the board for future consideration. Rich Caplan to investigate adding a variance and other zoning options. Notice will be sent to the Planning Commission for a meeting to discuss this further.

Motion to adjourn, Bill Robinson  
Second, Joshua Freel

Adjourned at 6:35pm.

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Attest: Camille Corn  
Assistant City Clerk  
Approval Date:

November 24, 2021

To: Landrum Planning Commission

From: Rich Caplan, Zoning Administrator

Re: **Public Hearing and Consideration for rezoning parcels on N. Shamrock Avenue (Adjacent to 609 N. Shamrock Avenue) from C-2 to R-2**

The city has received a request from the property owners to rezone four 8,000+ square foot parcels on N. Trade Avenue & N. Shamrock Avenue adjacent to 609 N. Shamrock Avenue. The owners of the property seek to construct 4 new duplex units. The design of the residential buildings and landscaping will be required to be considered and approved by the City of Landrum Architectural Design Review Board.

The property was zoned C-1 in 2002 based on its former use as commercial. However, commercial use is no longer viable in the area now surrounded by residential uses. The adjoining properties zoning and uses are as follows:

- North: Zoned R-2 and currently occupied by a single family house;
- South: Norfolk Southern Railway tracks;
- East: Zoned C-1 and occupied by a single-family house; and
- West: Zoned C-1 and occupied by a duplex unit.

All property owners within 300 feet of the parcel have been notified in writing of this request and the notice was duly posted and published in a newspaper.

This rezoning is consistent with the unanimously adopted City of Landrum Comprehensive Plan, Envision Landrum. The Plan's housing goals state that the city:

- "Encourage greater access to more types of housing"; and
- "Allow higher density (multifamily) development on commercial land..."

### **Recommendation**

It is recommended that the parcels rezoning to R-2 be approved by the Planning Commission based on the following factors:

- The parcel is adjacent to existing or vacant and existing residential land on all sides;
- A duplex is adjacent to the proposed rezoning; and
- The rezoning is consistent with the housing goals of the comprehensive plan.

Attachment: Letter of Request from Randy & Gaye Atkins

Parcel map

Preliminary Duplex design (subject to Architectural Design Review Board consideration)

# RANDY & GAYE ATKINS

104 FIVE OAKS DR.  
LANDRUM, SOUTH CAROLINA

864-612-0165  
E-MAIL [gayeatkins@rocketmail.com](mailto:gayeatkins@rocketmail.com)

City of Landrum  
Attn: Rich Caplan  
Shamrock Ave  
Landrum, SC 29356

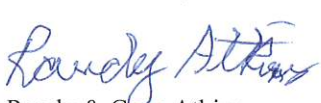
We would like to ask for a variance on property we own located between North Trade Avenue and 609 North Shamrock Avenue to build duplexes on the approved lots fronted on North Trade Avenue.

There is already a duplex on the property on North Shamrock. A variance would help us get started on this project right away. With winter approaching we really need to get grading underway as soon as possible. Also, lumber prices are reasonable right now.

We plan to build attractive buildings enhance the community and hopefully be rid of the kudzu eyesore.

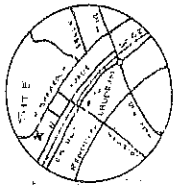
We appreciate your consideration on this matter.

Thanks so much,



Randy & Gaye Atkins

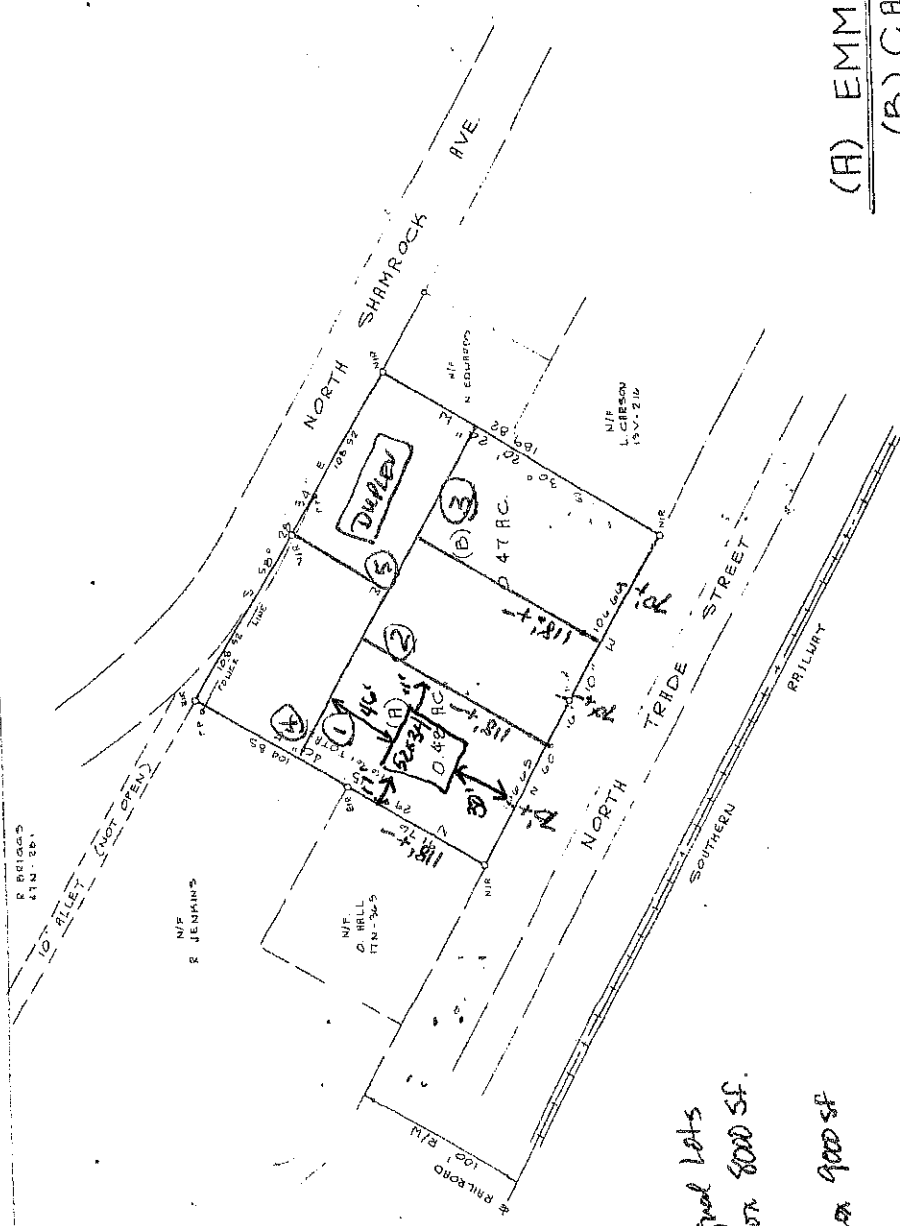




VICINITY MAP

TO VERIFY THE ACCURACY OF THIS PLAN, THE SURVEYOR HAS RECONSTRUCTED THE PROPERTY SUBDIVISION AND FOUND THAT THE MEASUREMENTS AND DISTANCES IN THIS PLAN ARE CORRECT.

*Erving J. Davis*



1-3 equal lots  
Approx 8000 sf.

4- Approx 9000 sf

LEGEND:  
 EIR EXISTING IRON ROD  
 NIR NEW IRON ROD  
 R/A POWER OF ATTORNEY  
 R/H PART OF LURRY

NOTE:  
 THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

(A) EMMIE LOU WILLIAMSON  
 (B) CANDICE ALVIN

SCHOOL DISTRICT #1, SPARTANBURG CO., S.C. OR.

LEGAL REFERENCE: DB 41N-P-216, 215-515

SCALE: 1" = 50' 23 JUNE 1994

BUTLER ASSOCIATES

REG. LAND SURVEYOR 12293

TRYON, NO. CAR.

*K.B. Baker*  
 February 3, 1994



November 24, 2021

To: Landrum Planning Commission

From: Rich Caplan, Zoning Administrator

**Re: Public Hearing and Consideration for rezoning a parcel on E. Rutherford Street at N. Poplar Avenue from C-2 to R-3**

The city has received a request from the property owner to rezone a 1.08 parcel on E. Rutherford Street and N. Poplar Avenue. The owner of the property, Jeff Smith, seeks to construct a six-unit townhome project. The units are intended to be rented. The proposed design of the residential building is to have the front doors facing E. Rutherford Street and the parking for each of the units is planned on the rear side of the project screened from E. Rutherford Street by the residential units. The actual building design, amenities, and landscaping will be required to be considered and approved by the City of Landrum Architectural Design Review Board. All property owners within 300 feet of the parcel have been notified in writing of this request and the notice was duly posted and published in a newspaper.

The property was zoned C-2 in 2002 based on its location along E. Rutherford Street the major commercial artery of the city. However, a majority of the city's new commercial development has been focused either on Downtown Landrum, near to Interstate 26 or along Howard Street (US Highway 176). The off configuration of this parcel and the access suggest that the potential for commercial use is less viable, and indeed, not desirable for the site.

The adjoining properties zoning and uses are as follows:

- North: Zoned R-1 (vacant and rezoned for single family housing by the city in 2020);
- South (across E. Rutherford): Zoned C-2 and currently occupied by a single-family home;
- East: Zoned C-2 and occupied by a single-family house; and
- West (across N. Poplar Avenue) : Zoned C-2 and occupied by a light manufacturing building.

Concerns about the existing drainage from this parcel are to be addressed by the developer with the addition of a retention pond on the parcel. A retention pond will serve to mitigate run-off from the parcel while precipitation is occurring and enable the run-off to be moderated on its impact on the E. Rutherford Street drainage infrastructure.

This proposed rezoning and use are consistent with the adopted City of Landrum Comprehensive Plan, Envision Landrum. The Comprehensive Plan's housing goals state that the city:

- "Encourage greater access to more types of housing"; and
- "Allow higher density (multifamily) development on commercial land",

### **Recommendation**

It is recommended that the property rezoning to R-3 be approved by the Planning Commission based on the following factors:

- The parcel is adjacent to existing or vacant residential land on three sides;



- The addition of a retention pond to the parcel will mitigate run-off during periods of precipitation; and
- The rezoning is consistent with the housing goals of the comprehensive plan.

Attachment: Preliminary Site Plan from applicant Jeff Smith

REV	DATE	DESCRIPTION
1	11/12/21	ISSUED FOR PERMITS

TOWNS AT EAST RUTHERFORD  
JEFFREY H. SMITH  
BOILING SPRINGS, SC

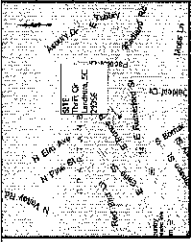
**MATRIX CIVIL ENGINEERING, INC.**  
912 SOUTH PINE STREET  
SPARTANBURG, SOUTH CAROLINA 29302  
(864) 583-6274

PRELIMINARY PLAN

DATE: 11/12/21  
SCALE: 1" = 40' (AS NOTED)

PROJECT: TOWNS AT EAST RUTHERFORD

SP A



LOCATION MAP

**OWNER**  
JEFFREY H. SMITH  
223 GILES DR.  
BOILING SPRINGS, SC 29316  
(864) 590-2381

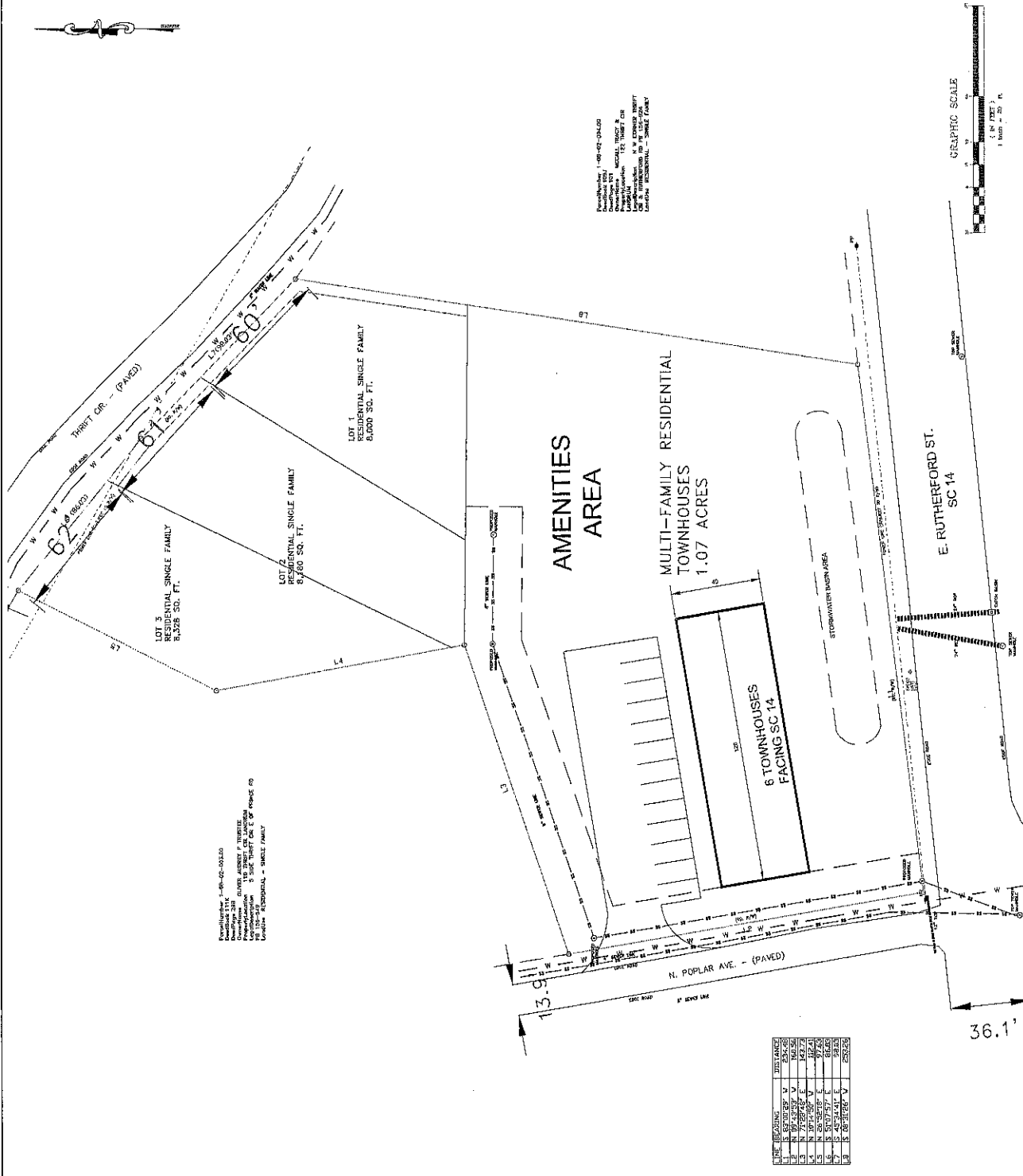
**ENGINEER:**  
MATRIX CIVIL ENGINEERING, LLC  
912 SOUTH PINE STREET  
SPARTANBURG, SC 29302  
TEL: 864-583-6274

**SURVEYOR:**  
HUSKEY & HUSKEY, INC.  
2939 CHESNEE HWY  
SPARTANBURG, SC 29307  
(864) 578-5671  
HUSKEYPLSINC@BELLSOUTH.NET

TAX MAP NO.: 1-08-02-004.02  
TOTAL PROPERTY AREA: 1.63 AC.  
DISTURBED AREA: 1.63 AC.



11/12/21



LINE	DESCRIPTION	DISTANCE
1	N. POPLAR AVE. - (PAVED)	13.91'
2	E. RUTHERFORD ST. SC 14	36.1'
3	N. GILES DR. - (PAVED)	60.7'
4	LOT 1	8,000 SQ. FT.
5	LOT 2	8,780 SQ. FT.
6	LOT 3	8,428 SQ. FT.
7	AMENITIES AREA	1.07 ACRES
8	TOWNHOUSES	6 UNITS
9	TOTAL DISTURBED AREA	1.63 AC.

This drawing is the property of Matrix Civil Engineering, LLC, and is not to be used for the project and site specifically identified herein and is not to be used on any other project. It is to be returned upon request.