



**Landrum Planning Commission Meeting
5:30 P.M.
Tuesday, February 15, 2022**

PUBLIC HEARING NOTICE

ON FEBRUARY 15, 2022 AT 5:30 P.M. IN THE LANDRUM CITY HALL COUNCIL
CHAMBERS, THERE WILL BE A PLANNING COMMISSION PUBLIC HEARING
REGARDING THE
REZONING OF A PROPERTY FROM R-1 TO R-2 (DUPLEXES) LOCATED ON LOTS 2
AND 3 TOTALING 0.788 ACRFES ON S. SHAMROCK AVENUE .



**Landrum Planning Commission Meeting
5:30 P.M.
Tuesday, February 15, 2022**

AGENDA

1. Call to Order
2. Approval of Minutes of November 30, 2021, Meeting
3. **PUBLIC HEARING:** Rezoning Request of parcels totaling 0.788 acres on S. Bomar Avenue to R-2 (Duplexes) located on Lots 2 and 3
4. Consideration of Rezoning Request for parcels on S. Bomar Avenue
5. Zoning Administrator Report

Adjournment

Landrum Planning Commission

Meeting Minutes November 30 2021

In Attendance: Members Bob Lowe, Page Rogers, Carol Browning, Joshua Freel, Bill Robinson, Madelon Wallace, and Rich Caplan, Zoning Administrator.

The meeting was gavelled in at 5:34 pm.

The minutes for the October meeting were approved. Motion: Carol Browning, 2nd Page Rogers

Public Hearings

The public hearings portion of the meeting was gavelled in at 5:36.

The first order of business was the discussion of rezoning of the property on North Shamrock and N. Trade Avenue.

Rich Caplan spoke first and summarized what would be discussed. Randy Atkins, owner of the property followed up with how he would like to improve the property and what he would like to build duplexes there.

The second order of business was the discussion of the rezoning of East Rutherford and North Poplar and Thrift Circle. Rich Caplan summarized the water retention and related issues to be discussed. Afterward, Jeff Smith, the owner of the parcel shared his residential plans for the property. It was noted that the hearing was for rezoning only and that the improvements to the intersection, potential widening of N. Poplar, and other technical elements of the plan are part of the plan review and not required at this time and would be part of the specific site plan approved by the city's Architectural Review Board and Spartanburg.

The following citizens expressed their concerns over the development of the property:

- Andrea Nanney
- Suzanne Bird
- Richard Turner
- Judy Henderson
- Scott Brand
- Kim Sherwood

Their concerns ranged from drainage issues, the number of townhomes, screening of the property from adjoining property owners, additional traffic to how the development of the property would look coming into the city viewed from E. Rutherford Street. Richard Turner, adjoining property owner, also sent a letter to the city with his concerns about N. Poplar Avenue. (see attached) City engineer, Eric Horton, will address these issues.

The public portion of the meeting was gavelled out at 6:21 at which time the planning commission meeting was gavelled back in.

Consideration of Rezoning Request for parcels on N. Shamrock Avenue at 609 N. Shamrock Avenue

Bill Robinson made the motion to approve the rezoning of the Atkins property on Shamrock from C1 to R2. Carol Browning 2nd. The motion was approved 5-0. Madelon Wallace abstained stating that she did not have enough concrete information to vote.

Consideration of Rezoning Request for a parcel at E. Rutherford Street & N. Poplar Avenue

Madelon Wallace made the motion to approve the rezoning of the property at East Rutherford and North Poplar from C2 to R3 for the portion along E. Rutherford and R-1 for single family lots on Thrift Circle. The number of lots would be no more than three but may be reduced if the lot sizes are not consistent with the zoning code. Page Rogers 2nd. The motion was approved 6-0.

Bill Robinson made the motion to end the Planning Committee meeting. Joshua Freel 2nd. The meeting ended at approximately 7:15.

*** Minutes are limited due to the malfunction of our recording device.

Respectfully submitted,

Camille Corn, Assistant City Clerk

Draft 2.15.2022

January 4, 2022

Mr. Rich Caplan
Landrum City Administrator
100 North Shamrock Avenue
Landrum, SC 29356

Re: Property located at corner of Shamrock and Bomar Aves.

Dear Mr. Caplan,

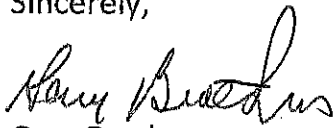
Attached you will find a copy of the approved plat for properties on the corner of Shamrock and Bomar Ave. owned by Past Prime Partners.

We are requesting to have lot 2 and lot 3 rezoned from single family homes to duplexes. No change necessary to lot 4 or lot 5.

We are ready to move forward and may start some land prep work while we pursue zoning changes.

Thank you for your prompt attention to our request.

Sincerely,


Gary Brothers

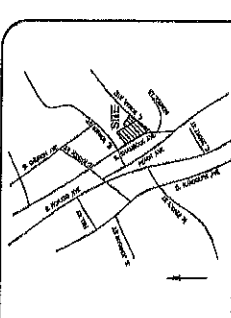
Past Prime Partners
611 N. Main St. Unit 5
Greenville, SC 29601

NOTES:

- THE PROPERTY IS SUBJECT TO THE 1981 REVISED CONVEYANCE ACT AND RELATED STATUTES. THE PROPERTY IS TO BE CONSIDERED AS A SINGLE UNIT FOR ALL PURPOSES INCLUDING TAXATION, ENDEAVORS TO DEVELOP RESERVATIONS, INTERESTS, EASEMENTS AND RIGHTS OF FIRST REFUSAL, UNLESS OTHERWISE SPECIFIED HEREIN.
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RECOMBINATION NOTES:

- PART TMS# 1-08-08-002 (0.021 ACRES), PART TMS# 1-08-08-003 (0.029 ACRES), AND PART TMS# 1-08-08-004 (PART TMS# 1-08-08-005) TO BE COMBINED WITH AND MADE PART OF TMS# 1-08-08-006 (0.027 ACRES).
- TOTAL COMBINED AREA IN LOT 1: 0.765 ACRES (30,331 SQ.FT.)
- PART TMS# 1-08-08-005 (0.041 ACRES) TO BE COMBINED WITH AND MADE PART OF TMS# 1-08-08-006 (0.514 ACRES).
- TOTAL COMBINED AREA IN LOT 2: 0.475 ACRES
- PART TMS# 1-08-08-002 (0.089 ACRES) TO BE COMBINED WITH AND MADE PART OF TMS# 1-08-08-003 (0.223 ACRES).
- TOTAL COMBINED AREA IN LOT 3: 0.313 ACRES (12,634 SQ.FT.)



LOCATION MAP - NOT TO SCALE

SUMMARY PLAT

CERTIFICATE OF OWNERSHIP AND IDENTIFICATION

THE PROPERTY IS SUBJECT TO THE 1981 REVISED CONVEYANCE ACT AND RELATED STATUTES. THE PROPERTY IS TO BE CONSIDERED AS A SINGLE UNIT FOR ALL PURPOSES INCLUDING TAXATION, ENDEAVORS TO DEVELOP RESERVATIONS, INTERESTS, EASEMENTS AND RIGHTS OF FIRST REFUSAL, UNLESS OTHERWISE SPECIFIED HEREIN.

DATE: _____

SEAL: _____

CERTIFICATE OF ACCURACY

I, _____, CERTIFIED SURVEYOR, STATE OF SOUTH CAROLINA, DO HEREBY CERTIFY THAT THE FOREGOING PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY AS SHOWN ON THE ORIGINAL INSTRUMENT AND AS APPROVED BY ME.

DATE: _____

SEAL: _____

CERTIFICATE OF APPROVAL FOR RECORDING

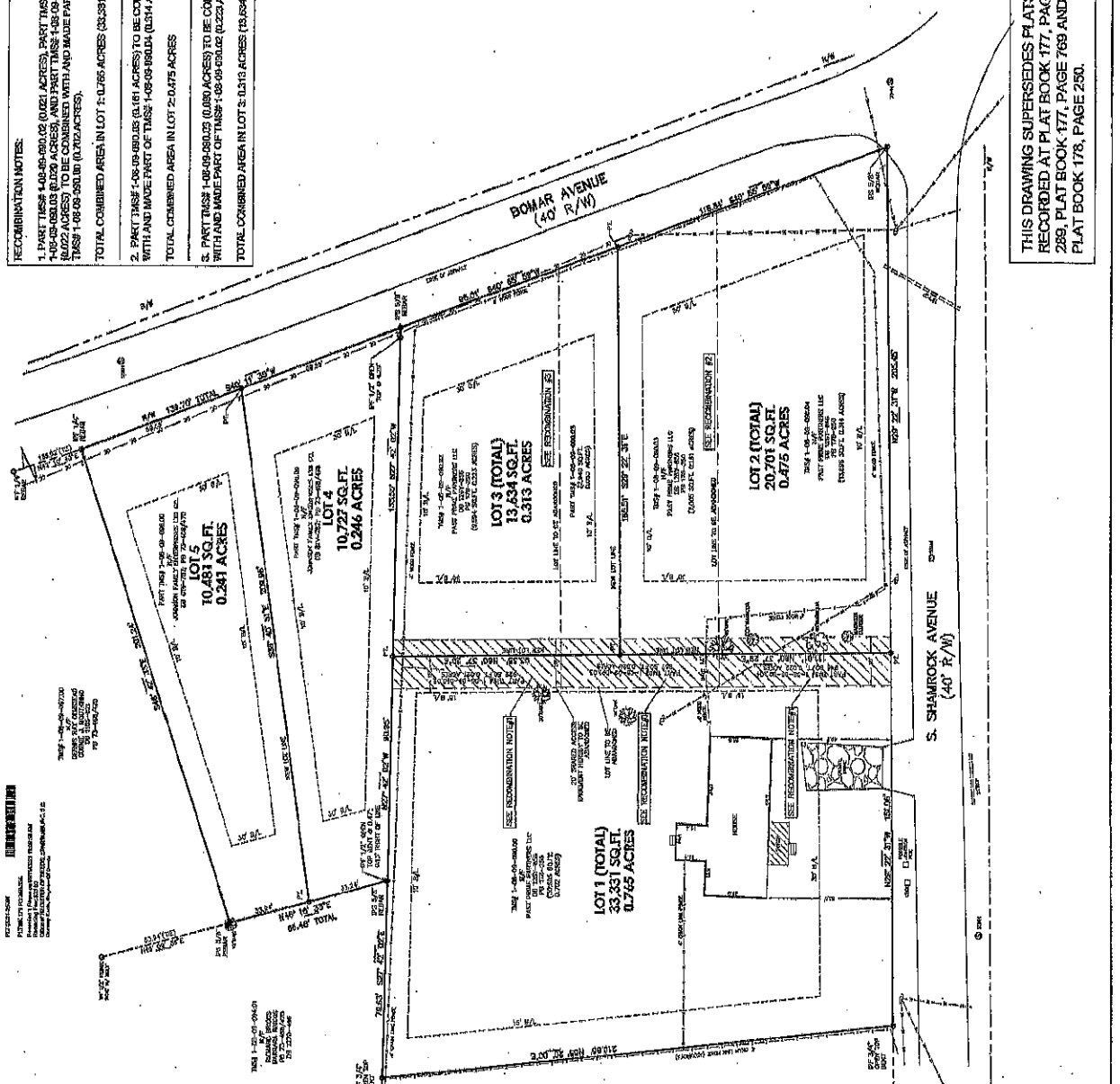
I, _____, COUNTY CLERK OF SAUNDERSON COUNTY, SOUTH CAROLINA, DO HEREBY CERTIFY THAT THE FOREGOING PLAT HAS BEEN RECORDED IN THE PUBLIC RECORDS OF SAUNDERSON COUNTY, SOUTH CAROLINA, AS OF THIS DATE.

DATE: _____

FILE NUMBER

SUBDIVISION OF A.B. TURNER AND C.L. CULBRETH LOTS 2 AND 3 LANDRUM, SC 29356

DATE OF ADJUSTMENT	2/24	TOTAL AREA	0.833 ACRES
DATE OF SURVEY	5	ADJUSTED AREA	0.833 ACRES
		PREPARED BY	UNLICENSED
		DATE	



THIS DRAWING SUPERSEDES PLATS RECORDED AT PLAT BOOK 177, PAGE 289; PLAT BOOK 177, PAGE 769 AND PLAT BOOK 178, PAGE 250.

LEGEND

○	1" = 10' HORIZONTAL SCALE
○	1" = 10' VERTICAL SCALE
---	PROPERTY LINE
---	BOUNDARY LINE
---	ADJACENT PROPERTY LINE
---	RIGHT OF WAY LINE
---	ADJACENT RIGHT OF WAY LINE
---	ADJACENT SUBDIVISION LINE
---	ADJACENT TRACT LINE
---	ADJACENT SECTION CORNER
---	ADJACENT TOWNSHIP CORNER
---	ADJACENT COUNTY CORNER
---	ADJACENT STATE CORNER
---	ADJACENT FEDERAL CORNER

NOTICE TO THE PURCHASER OF SEC. 404 OF SAUNDERSON COUNTY, SOUTH CAROLINA.

THE PURCHASER IS ADVISED THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY AS SHOWN ON THE ORIGINAL INSTRUMENT AND AS APPROVED BY ME. THE PURCHASER IS TO BE CONSIDERED AS A SINGLE UNIT FOR ALL PURPOSES INCLUDING TAXATION, ENDEAVORS TO DEVELOP RESERVATIONS, INTERESTS, EASEMENTS AND RIGHTS OF FIRST REFUSAL, UNLESS OTHERWISE SPECIFIED HEREIN.