



**Work Session Minutes
Landrum City Council
Tuesday, December 14, 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 5:25pm

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

Members absent: None

1. Discussion of Proposed N. Howard Avenue RV Park (applicant: Don Shields)

Mr. Shields presents to the council the conceptual site plan and illustrative renderings for a RV park. He requests the council's informal feedback prior to submitting a formal application for annexation and zoning. Currently the 2.84-acre vacant parcel is zoned as commercial and is not within the city limits. The parcel is located on the corner of N. Howard St. and Barnett Street. Mr. Don Shields proposes to purchase the property and wishes to be annexed into the City. His plans for the property include a RV park with 28 units, two guest cabins and an owner/manager place on site. He addressed the council to answer their questions and concerns. Council Member Shannon Dotson voices his objection and concern to the plans of an RV park being placed in a residential neighborhood and on a main corridor entering the City. Mayor Robert Briggs expressed his approval of the project, stating the proposed plans would improve the way the parcel looks. Council Member Joyce Whiteside wants the developer to have a community neighbor meeting with the surrounding property owners and get their feedback and concerns. Mr. Shields states that whatever they put there will be constantly managed, and they would be accountable to the City.

2. Discussion of proposed "Draft" Flexible Review District Ordinance / Discussion of Potential Development Impact Fee

The Council was provided a draft copy of the Flexible Review District ordinance in their agenda packets. In January 2020 the Planning Commission and the City Council received a presentation and recommendation from the Appalachian Council of Governments (ACOG) regarding proposed changes to the City's zoning code. Council Member Shannon Dotson states that he is agreement with the Flexible Review District. He would like for the council to take it slow and go back over all the notes they may have and take the enclosed Ordinance and make all the changes and notations they think may be necessary to reflect the desire the City has for future growth and the management thereof. Council Member Johnny Carruth suggests a committee be formed or the Council themselves mark up the ordinance and compare with each other, the common goals of the council that would best suit Landrum and the future growth. Once all the different suggestions are presented, then the permanent changes can be decided on, either by a special committee of the Council and Planning Commission members or the Council themselves.

City Administrator Rich Caplan asks the council their views on potential Development Impact Fees. He informs the Council if they would like to implement such fees that a 3rd party independent study of Landrum is required. The costs for such a study could reach as much as \$25,000. This study is required to be completed before a City can implement the impact fees. The Council agrees to let the City Administrator obtain some proposals to show the Council what the process is like. If the Flexible Review District is implemented, the City should also implement Development Impact Fees to coincide with those bigger development projects.

3. Construction Update on Landrum Farmers Market Pavilion

City Administrator Rich Caplan discusses the enclosed email document from Greg Broadwater, outlining the current proposed schedule for completion of the Farmers Market Pavilion. The new projected completion date is the end of February 2022. The original completion date was November 30, 2021. The contract states that if the project is not completed by the contracted date, a fee/deduction/credit will be applied to our bill of \$1000 a day. The document listing the schedule is attached to these minutes

Adjourn to Executive Session at 6:11pm.

Mayor Robert Briggs calls for a motion to adjourn to the Executive Session that was planned for after the regular Council Meeting. Council Member Shannon Dotson makes a motion to adjourn to Executive Session, Council Member Billy Inman 2nd the motion. All voted yes to adjourn to the Executive Session to discuss annexation issues related to new or proposed developments and legal advice for possible/pending zoning fees.

Adjourn from Executive Session to Regular Meeting at 6:45pm.

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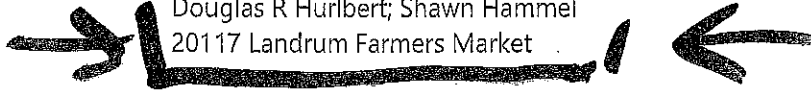
Attest: Rita H. Bruce

City Clerk / Treasurer

Approval Date: January 11, 2022

Rich Caplan

From: Greg Broadwater <greg@satchelconstruction.com>
Sent: Thursday, December 9, 2021 2:10 PM
To: Rich Caplan
Cc: Douglas R Hurlbert; Shawn Hammel
Subject: 20117 Landrum Farmers Market



Rich,

Per our conversation this morning, following is our current proposed schedule for completion:

December Schedule:

- Exterior Low walls constructed and low truss installation started
- High Truss installation
- Metal roofing on high roof
- Roof Dry-in with Metal on high roof and plywood/felt on low roof over occupied areas

January Schedule:

- Complete exterior finishes - Metal Roof & Wall Panels and Fiber Cement siding
- Mechanical/Electrical/Plumbing (MEP) Rough-ins
- Start Interior finishes on walls and ceilings
- Exterior Painting
- Site work - Roof Drains, sewer, and water tie-in
- Site Concrete - Drives

February Schedule:

- Complete Interior finishes on walls & Ceilings
- Interior Painting
- MEP Trim-out
- Overhead Doors
- Site - Landscaping

Substantial Completion - End of February

Let me know if there are any questions. Thanks and have a good weekend!

Greg Broadwater

Vice-President of Operations (Greenville)

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Total Control Panel

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To: rich.caplan@cityoflandrumsc.com [Remove](#) this sender from my allow list
From: greg@satchelconstruction.com

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