



**Work Session Minutes
Landrum City Council
Tuesday, January 11, 2022**

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 5:26pm

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

Members Present Electronically Via Zoom : Shannon Dotson and Daniel Prince

1. Discussion of Proposed E. Rutherford Street Parcel Annexation for Commercial Uses

(Adjacent to Mabry Motors at 1513 E. Rutherford – applicant: Bill Robinson)

Bill Robinson addressed the Council and explained to the council that he currently has a contract on the commercial parcel at 1509 E. Rutherford. The parcel of land has been on the market for several years. The overall geography of the land included in that parcel make building difficult, whereas only the front portion of the 9.91 acres is actually suitable for building, around 3 acres. He explains that drainage would not be an issue because the topography of the land slopes towards the back and away from the front. He proposes to separate the property into 3 parcels. He discusses that he has interest in constructing a Dollar General Market on one of the front parcels and has contacted numerous fast-food restaurants for the second front parcel. Several of the restaurants stated that there was not enough population in this area to sustain their business. The parcel is currently not inside the city, he would like to have the property annexed and zoned as C-2.

2. Annual Report on City permits on New residential and commercial development.

City Administrator Rich Caplan presents to the council the number of permits issued from the year 2017 to present. The list shows substantial new growth in residential construction.

See attached building permit document which lists building permits issued since 2017.

3. Update on annexation matters in the Town of Campobello.

The Town of Campobello posted Public Hearing notices for annexation of properties located very close to the City limits of Landrum. This type of aggressive annexation would allow them to annex a very large parcel of land that has been purchased by a developer with the intention of building a large residential housing development. At the time of this meeting the Mayor Robert Briggs announced that he had spoken with the Mayor and Clerk of Campobello and the annexations published were put on hold.

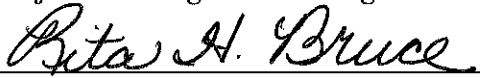
4. Set meeting for review of proposed Flexible Review District Ordinance.

City Administrator Rich Caplan followed up from the last meeting to ask the Mayor and Council to look over the proposed Flexible review District Ordinance and to schedule a time, a special work session to include the Planning Commission, to discuss this one ordinance and to resolve all the imperfections they found with the original ordinance and finalize the ordinance with all their

recommendations included in the final draft. They decided to schedule a meeting. City Administrator will set up the time and date of the Work Session and will inform the council, Planning Commission and the public.

5. Discussion of potential Moratorium on New Projects on large parcels. City Administrator Rich Caplan discussed the enclosed Ordinance to adopt a temporary moratorium on new residential subdivisions on larger parcels in the city of a specified amount or more acres and for a period not to exceed a certain length of time from the date of enactment. Planning Commission member Bill Robinson spoke against the moratorium and suggested that the Council speed up the process for the approval of the Flexible Review District, that they have been discussing already for over a year. The Council discussed the ordinance and decided to set the time limit to no more than 3 months and the size of parcel to 10 acres or more.

Adjourn to Regular Meeting. At 6:15pm.



Attest: Rita H. Bruce
City Clerk / Treasurer

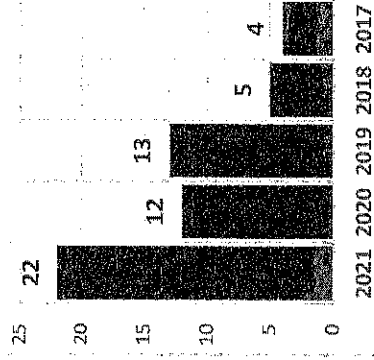
Approval Date: February 8, 2022

2017 - 2021 NEW HOUSING & NEW COMMERCIAL BUILDING PERMITS

<u>Date</u>	<u>Year/Application Number</u>	<u>Address</u>	<u>Purpose of Application</u>
	<u>2017: 4 units</u>		
1/9/2018	2018-1	605 S. Church Ave.	New Home Construction
3/21/2018	2018-5	612 S. Church Ave.	New Home Construction
5/16/2018	2018-12	Lot 58; Downing Way Cottages	New Home Construction
5/16/2018	2018-12	Lot 59; Landrum Trail Cottages	New Home Construction
12/21/2018	2018-32	216 E. Durham Street	New Home Construction
	<u>2019: 13 units</u>		
3/21/2019		396 Forest Avenue	New Home Construction
3/26/2019		The Cottages Lots 31,61	New Home Construction
4/17/2019		Lot 80 Forest Ave	New Home Construction
2/8/2019	2019-04	Lot 33; Page Creek Blvd. Cottages	New Home Construction
4/22/2019	2019-15	Lot 30; The Cottages	New Home Construction
4/22/2019	2019-16	Lot 60; The Cottages	New Home Construction
6/5/2019		212 W. Duncan	New Home Construction
6/26/2019		616 E. Earle	New Home Construction
10/1/2019		516-528 S. Shamrock - 4 homes	New Home Construction
	<u>2020: 12 units</u>		
8/18/2020	RBP-2020-2021-01	115 Albert Street	New Home Construction
8/25/2020	RBP-2020-2021-02	N. Shamrock Lot 1	New Home Construction
8/25/2020	RBP-2020-2021-03	N. Shamrock Lot 2	New Home Construction
8/25/2020	RBP-2020-2021-04	N. Shamrock Lot 3	New Home Construction
8/26/2020	RBP-2020-2021-05	409 S. Lyles Ave	New Home Construction
9/8/2020	RBP-2020-2021-07	404 Redbird Lane	New Home Construction
10/20/2020	RBP-2020-2021-10	N. Randolph Ave. Lot 1	New Home Construction
10/20/2020	RBP-2020-2021-11	N. Randolph Ave. Lot 2	New Home Construction
10/20/2020	RBP-2020-2021-12	N. Randolph Ave. Lot 3	New Home Construction
11/18/2020	RBP-2020-2021-21	The Cottages Lot #14	New Home Construction
4/23/2020	RBP-2020-2021-22	The Cottages Lot #67	New Home Construction

<u>Year</u>	<u>New Homes</u>
2021	22
2020	12
2019	13
2018	5
2017	4

New Homes



4/20/2021	RBP-2020-2021-26	321 Moss Lane	New Home Construction
2021: 22 units			
11/16/2021	RBP-2020-2021-39	202 E. Tucker Street (lot 1)	New Home Construction
3/10/2021	RBP-2020-2021-41	250 Moss Lane	New Home Construction
4/15/2021	RBP-2020-2021-44	214 S. Johnson Street	New Home Construction
5/11/2021	RBP-2020-2021-45	124 ALBERT STREET	New Home Construction
5/11/2021	RBP-2020-2021-48	202 E. Turner Street	New Home Construction
5/12/2021	RBP-2020-2021-47	158 Page Creek Blvd.	New Home Construction
5/26/2021		The Cottages, Lot 13	New Home Construction
6/23/2021	RBP-2020-2021-49	703 S. BOMAR AVE.	New Home Construction
7/20/2021	RBP 21/22 01	368 E Turner Street	New Home Construction
7/20/2021	RBP 21/22 02	367 E Turner Street	New Home Construction
7/20/2021	RBP 21/22 03	348 E Turner Street	New Home Construction
7/20/2021	RBP 21/22 04	344 E Turner Street	New Home Construction
7/28/2021	RBP 21/22 05	195 Page Creek Blvd	New Home Construction
7/28/2021	RBP 21/22 06	150 Page Creek Blvd	New Home Construction
7/28/2021	RBP 21/22 07	175 Page Creek Blvd	New Home Construction
9/29/2021	RBP 21/22 14	111 Lakeview Drive	New Home Construction
9/30/2021	RBP 21/22 15	Lot 15, Page Creek Blvd	New Home Construction
11/16/2021	RBP 21/22 18	Lot A, E. Tucker Street	New Home Construction
11/18/2021	RBP 21/22 19	105 W Jones Street	New Home Construction
11/18/2021	RBP 21/22 20	109 W Jones Street	New Home Construction
2/11/2021	RBP-2020-2021-43	204 E. Turner Street	New Home Construction

New Commercial Construction

10/15/2017		E. Rutherford (Landrum Hardware)	New Bldg. Construction
6/28/2018		121 Fairwinds Road (Liquor Barn)	New Bldg. Construction
5/13/2019		Bi-Lo building addition (by Subway)	New Bldg. Construction
12/17/2019		109 Redlands Road (Miss Tammy's Day Care) Building addition	
7/14/2020	CBP-2020-2021-01	1403 E. Rutherford Street (CBL Bank)	New Bldg. Construction