



**Special Work Session Minutes
Landrum City Council
Tuesday, February 3, 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 5:35

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

1. Continued discussion of Draft Ordinance No.2022-01 Amending the City of Landrum Land Use and Zoning Code Chapter 5-2-27 (corrected to 5-2-31) Regarding a Flexible Review District (FRD)

Facilitator: Lance Etsep, Planning Director, Appalachian Council of Governments.

The council was provided a copy of the draft ordinance in the agenda packets. City Administrator Rich Caplan had made a few changes that were notated in the margins. The changes that he notated were the results of previous discussions pertaining to adjustments to the FRD the Council and Mayor had at work sessions and council meetings.

Council Member Shannon Dotson questioned whether impact fees and roads development plans requirement would be included in the FRD. Lance Etsep responded no and explained that the FRD is the first step of planning and site plan requirements. He also stated that the traffic impact studies are normally submitted before the preliminary plats, which should include the documentation of the roads.

Council Member Dotson also questioned why the engineering process, environmental studies, impact on utilities and the failure to begin and failure to complete information were not included in this FRD. These were some of the items that the council had discussed previously.

Lance Etsep explained that there are 3 phases to site planning.

- Phase 1, Request for and approval of zoning or rezoning requests
- Phase 2, Plat approvals
- Phase 3, Engineering, including roads, sidewalks, storm water and any other topography issues.

He also stated that all plat approvals must already follow the Land development Regulations of Spartanburg County. If the City would like to add other requirements for site developments, they would have to be introduced by ordinance. The extra site requirements would have to be included in an ordinance and approved by the council to add to the current site submittal requirements.

Other things discussed were minimum site size and required permanent open space. The minimum lot size was discussed to change from 10 acres to 5 acres and to either reduce the requirement for open space from 20% to 10 % or leave out specified amount to open the door for negotiations, but make a requirement for open space.

Lance also stated other municipalities spell out in their FRD that as part of the site submittal, the site development standards are agreed upon relating to certain aspects of the plan, such as setbacks, internal road widths, etc. He would research the exact language to include in the City FRD and let Rich know.

Meeting Adjourned 7:36 pm.

Attest: Rita H. Bruce

City Clerk / Treasurer

Approval Date: March 8, 2022