



**Landrum Planning Commission Meeting
5:30 P.M.
Thursday, June 23, 2022**

AGENDA

1. Call to Order
2. Approval of Minutes of May 5 and May 26, 2022 meetings
3. Review of Draft Changes to Zoning Code (see attached)
4. Set Date for Public Hearing for Zoning Code Revisions
5. Update on Development Matters/Comprehensive Plan Update?

Adjournment



**City of Landrum
Planning Commission Meeting
Tuesday, May 5, 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 Planning Commission meeting was called to order at 5:34 by Chairman Lowe. Also, in attendance were Planning Commissioners Madelon Wallace, Carol Browning, Joshua Freel, and Bill Robinson. and Page Rogers. Rich Caplan, Zoning Administrator, was also in attendance.

Recommended changes were discussed and are attached.

Motion to adjourn by commissioner Carol Browning, 2nd by commissioner Bill Robinson. Motion passed.



**City of Landrum
Planning Commission Meeting
Tuesday, May 26, 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 Planning Commission meeting was called to order at 5:32 by Chairman Lowe. Also, in attendance were Planning Commissioners Madelon Wallace, Carol Browning, Joshua Freel, and Bill Robinson. and Page Rogers. Rich Caplan, Zoning Administrator, was also in attendance.

Recommended changes were discussed and are attached.

Motion to adjourn by commissioner Bill Robinson, 2nd by commissioner Joshua Freel. Motion passed.

Proposed Planning Commission Changes from May 5 and May 26, 2022, work session meeting

<u>Page(s)</u>	<u>Section</u>	<u>Change</u>
	Definitions: "in-fill housing"	Add: Infill development means land development that occurs within designated areas based on local land use, watershed and/or utility plans where the surrounding area is single family residentially developed, and where the site or area is either vacant or has previously been used for another purpose.
	NEW: Proposed Residential in-fill on lots on less than 10,000 square feet	A single-family residential unit may be approved on a lot less than 10,000 square feet by the zoning administrator where one or more of the immediately adjacent existing single family residential lots are less than 10,000 square feet. Such a vacant lot may be approved for a single-family residence comparable to the square footage of the immediately adjacent parcel so long as the vacant parcel is no less than 6,000 square feet and meets set residential set back requirements.
1-3, & elsewhere	Definitions "Comprehensive Plan"	The Comprehensive Plan shall include meaning the Envision Landrum Plan 2017
90	5.2.24.4.02 4.	Add: "as long as the railroad line is in use for railroad purposes"
92	5.26.25.6.01 2. Conditional uses	Add 5) "subject to review and approval by the Planning Commission"
96	Bed & Breakfast	Delete reference to "cannot be built in the future"
97; 104	Bed & Breakfast	Change to "no guest can stay more than 14 days"
103	Permitted Uses	Change wording from secretarial to "administrative" Add "restaurants/eating establishments" Add: "parking lot, garages and self- storage units allowed as conditional uses"
102	6ft Planting strips	Add "except for E. Rutherford Street from N. Trade Avenue to Church Street"
	Special Exceptions Uses	Change to "buildings over 15,000 square feet subject to approval by the Zoning Administrator"
104	Prohibited Uses	Add "junk and salvage yards"
106	Conditional use within 70 feet of a residential area	Add "and subjected to noise ordinance"
107	11. External storage	Add subject to approval by the Architectural Design Review Board
111	5-2-.26.7	Change from 120 feet to twenty-five (25) feet
112	Landscaping	Add "break up paving under C1 standards apply to site of 3 acres or more?"

135	5-2-26.1 Required Off-Street Parking	Banks: reduce to 1 space per 280 square feet; Business, commercial: reduce to 1 space per 190 sq. feet; Add 1.5 spaces per senior housing dwelling units; Shopping centers: reduce to one space per 180 square feet Eliminate discos;
	NEW: Fee in lieu of downtown parking	New construction in Downtown Landrum where the site is does not have parking shall pay a fee of \$1,000 for every per parking space required and not provide on the site. Such parking fees shall be required to be utilized by the city to provide new public parking spaces elsewhere to serve Downtown.