



**Landrum Planning Commission Meeting  
5:30 P.M.  
Tuesday, August 16, 2022**

**AGENDA**

- 1. Call to Order**
- 2. Staff Summary of Major Changes in Revised Zoning Code (see attached memo)**
- 3. Public Hearing on Proposed Revised Zoning Code (Public comments are limited to no more than three minutes)**
- 4. Planning Commission Comments and Action**

**Adjournment**

*Please Note: The public is encouraged to submit any comments in writing prior to the start of the meeting for reproduction, distribution to the Planning Commission and inserting into the meeting's minutes.*

August 10, 2022

To: Landrum Planning Commission

From: Zoning Administrator

Re: Major Planning Commission Changes Approved on June 23, 2022

The following changes were recommended by the Commission at the workshop held on June 23, 2022 to be included in discussion of the revised Landrum Zoning Code at the public hearing on Tuesday, August 16, 2022, at 5:30 p.m.

A summary of the most substantial changes is listed below.

<u>Page(s)</u>	<u>Section</u>	<u>Change</u>
	Definitions: "in-fill housing"	Add: <b>Infill development</b> 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 of less than 10,000 square feet	A single-family residential unit may be approved on an existing vacant 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 average square footage of the immediately adjacent two parcels so long as the vacant parcel is no less than 6,000 square feet and meets residential set back requirements.
1-3, & elsewhere	Definitions "Comprehensive Plan"	The Comprehensive Plan shall include meaning the Envision Landrum Plan 2017
Multiple Pages	REMOVED SECTIONS: Zoning Districts: R-1a; R-2a; R-3a (Mobile Home Park); R-4 (Mobile Home Subdivision District) Renamed RLI (Research/Limited Industrial District) to GI – General Industrial	
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 5.2.25.6.05.4	Change to "no guest can stay more than 14 days"
103	Permitted Uses	<ul style="list-style-type: none"> <li>• Change wording from secretarial to "administrative"</li> <li>• Add "restaurants/eating establishments"</li> <li>• Add: "parking lot, garages and self- storage units allowed as conditional uses"</li> </ul>

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102	6ft Planting strips	Add "except for E. Rutherford Street from N. Trade Avenue to Church Street"
	Special Exceptions Uses 5.2.25.6.4.11	Change from 10,000 square feet 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 hours as stated in the 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 thirty (30) feet
112	Landscaping Section 5.2.26.8.05	Add "break up paving under C1 standards apply to site of 3 acres or more."
135	5-2-26.1 Required Off-Street Parking	<ul style="list-style-type: none"> <li>• Banks: reduce to 1 space per 280 square feet;</li> <li>• Business, commercial: reduce to 1 space per 190 sq. feet;</li> <li>• Add 1.5 spaces per senior housing dwelling unit plus at least one (1) visitor parking space for every five senior housing units.</li> <li>• Shopping centers: reduce to one space per 180 square feet</li> <li>• Eliminate discos;</li> </ul>
New:	NEW: Fee in lieu of downtown parking	The construction of any new square footage to buildings located in Downtown Landrum where the site is does not have parking shall be required to pay a fee of \$1,000 for every per parking space required by this code and is not able to be provided 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.