



Work Session Agenda

Landrum City Council

October 11, 2022

5:15 P. M.

- 1. Continued Discussion of Revised Zoning Code (non-residential sections)**

Adjourn to Executive Session regarding Outstanding Litigation



October 6, 2022

To: Landrum Mayor & City Council

From: Rich Caplan, City Administrator

Re: **Proposed Changes to Zoning Code Sections 5-2 through 5.24 and 5.2.25.6.4 through 5.2.25**

The following changes are recommended by the Planning Commission at the workshop held on June 23, 2022 and approved after the Planning Commission public hearing on Tuesday, August 16, 2022 and discussed by the City Council at a special work session on September 27, 2022. A summary of the proposed changes are listed below.

<u>Section</u>	<u>Change</u>
Definitions: NEW 5.2.22	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.
Definitions: NEW 5.2.22	Add: Public Hearing: Any citizen of the city or owner of a business in the city or applicant for a rezoning matter shall be entitled to address the Planning Commission or City Council at a public hearing to discuss the matter advertised for the public hearing.
Definitions "Comprehensive Plan" 5.2.22	The Comprehensive Plan shall include meaning the Envision Landrum Plan 2017
5.2.25.6.6 Industrial	Renamed RLI (Research/Limited Industrial District) to GI – General Industrial
Code Enforcement 5.2.24.4.02,4.	Add: "as long as the railroad line is in use for railroad purposes"
5.26.25.6.01 2. Conditional uses	Add 5) "subject to review and approval by the Planning Commission"
Bed & Breakfast	Delete reference to "cannot be built in the future"
Bed & Breakfast 5.2.25.6.05.4	Change to "no guest can stay more than 14 days"
5.2.25.6.4.3 Permitted Uses	<ul style="list-style-type: none"> • Change wording from secretarial to "administrative" • Add "restaurants/eating establishments" • Add: "parking lot, garages and self- storage units allowed as conditional uses"



C-2 5.2.25.6.05 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"
C-2; 5.2.25.6.05.5 Prohibited Uses	Add "junk and salvage yards"
GI; 5.2.25.6.6.3 Conditional use within 70 feet of a residential area	Add "and subjected to hours as stated in the noise ordinance"
GI: 5.2.26.6.6.11 External storage	Add subject to approval by the Architectural Design Review Board
5,2.26.7	Change from 120 feet to thirty (30) feet
Landscaping Section 5.2.26.8.05	Add "break up paving under C1 standards apply to site of 3 acres or more."
5.26.1 Required Off-Street Parking	<ul style="list-style-type: none"> • 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 unit plus at least one (1) visitor parking space for every five senior housing units. • Shopping centers: reduce to one space per 180 square feet • Eliminate discos;
NEW: Fee in lieu of downtown parking 5.2.26.3	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.

Recommendation

It is recommended that the City Council adopt first reading of Ordinance 2022 – 08 incorporating these changes into the Landrum Zoning Code.