



**Work Session Minutes
Landrum City Council
Tuesday, November 8, 2022
5:15 p.m.**

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 5:18 p.m.

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

Members Absent: None

1. Introducing/Announcement: Community Events Committee

City Administrator Rich Caplan explained that the LABA (Landrum Area Business Association) would be disbanding. The LABA was responsible for planning and managing the various annual community events. A committee has been formed, the Community Events Committee. This committee will be working under the direction of the PR and Marketing Director, Tricia Taber. Former LABA member Angel Forrester from CBL Bank will continue to volunteer her time to help with the various city events.

2. Presentation for Sutera In-Ground Waste Containment (Roger Lewis) Cancelled, Company representative did not show up.

3. Discussion of Request for Municipal/Corporate Membership for Rotary Club

Carol Browning, a representative from the Rotary Club of Tryon – Club No. 6406 spoke with the Mayor and Council on the possibility of the City of Landrum becoming members and Club sponsors for the 2022-2023 year. The Rotary Club is an organization of active and retired business leaders within our community. Its purpose is fellowship and service to the community. The corporate membership costs \$90.00 a quarter. The club meets on Thursdays.

4. Set Dates:

Ryan Homes Subdivision Tour in Spartanburg for the Planning Commission & City Council – The Council discussed the opportunity for the Planning Commission, Council and other City representatives to tour the Ryan Homes subdivision in Spartanburg. This tour will be beneficial in answering questions the Council and PC Board may have in reference to the proposed planned subdivision in the city. The Planning Commission will be polled to find a date that is suitable for the majority of members. The public will be informed of the date and time by way of an agenda posted on social media and the City website.

City Christmas Party – The City employee and volunteer Christmas Party was discussed. The party will be Thursday, December 8th at 6:00 p.m. and held at the Collective.


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

The memo sent to the council addressing some of the proposed changes will be attached to these minutes. Council Member Shannon Dotson noted that there needed to be another requirement listed under the Public Hearing section pertaining to the requirement of an applicant's presence at the Public Hearing. Everyone agreed on that requirement being added to the zoning ordinance.

City Administrator Rich Caplan gave his monthly report during the Work Session. His report is attached to these minutes.

There was a short discussion on the Farmers Market Pavilion end of construction punch list. City Administrator Rich Caplan explained that the major continued problem occurring is water coming in the sky lights. The City is still holding the final payment to Satchel Construction until the problem can be resolved.

Work Session adjourned 6:08 p.m.



Attest: Rita H. Bruce, ABL

City Clerk / Treasurer

Approval Date: December 13, 2022



November 3, 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: Only an individual, or such individual's authorized legal counsel, agent, or representative, who is an Interested Party in a matter before the City Council or any City board or commission shall be entitled to address such body at a public hearing required to be held under State law or any City ordinance. For the purposes of this provision, an "Interested Party" shall mean (1) a citizen of the City, (2) the owner of any real property or business situated in the City, and (3) the owner or resident of any real property or owner of any business located within 300 feet of any property that is the subject of any requested action before the City Council or other City board or commission for which a public hearing is required by law or City ordinance.
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.