



**Work Session Minutes
Landrum City Council
Tuesday, March 14, 2023**

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 5:20 p.m.

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

Members absent: none.

1. Discussion of Proposed Fairwinds Park Land Acquisition

City Administrator Rich Caplan led the discussion for the proposed ways to raise the funds by private and corporate donations. He discussed the City's plan with several professional fundraising firms. The amount needed to purchase the land and then develop a conceptual plan for the land was discussed. \$3.3 million would be needed for the purchase and it was discussed that another \$3 million or more would be needed for the infrastructure of the park. The City can apply for certain grants and solicit donations. The group Upstate Forever was also discussed as a possibility for receiving grant funds.

a) Discussion of process for Voter Bond Referendum on May 30, 2023, Special Municipal Election

They date of May 30th was discussed to put the bond on the Special Election ballot. Council Member Shannon Dotson brought up the point that May 30th could be too soon and that would not be enough time for the city to educate the public on the overall plans and goals that the city was trying to achieve by purchasing this land at a cost to the tax paying citizens. City Administrator Rich Caplan stated that there would be a regular election in November and the Referendum Bond could be put on that ballot. The council came to the consensus to put the referendum on the November 2023 ballot if that length of time was favorable with the sellers (the Boatwright's). This would give the city time to educate the citizens of the proposed long-term goals of the project. They also discussed the need to have the conceptual master plan in place before they presented to the citizens. This would require the purchase and enlistment of the design firm plans. At this time the park/project will be referred to Fairwinds Park.

b) Discussion of Appointment of Proposed Fairwinds Park Acquisition Citizens Committee

It is also recommended that the city enlist the help of citizens by forming a Fairwinds Park Citizens Committee. There are several area citizens who have already voiced their interest in serving on the committee. Marion Price from the Landrum Youth Sports Association announced the citizens willing to serve on the committee as follows: Daniel Prince, Brandon Hyder, Marion Price and Bill Robinson. The council would like to have at least 4 to 6 more names by next month's meeting.

c) Discussion of Proposed Contract to Prepare Conceptual Park Master Plan

Studio Main submitted their scope of services for the Fairwinds Park Master Plan. Their design team is experienced in municipal planning and design specifically related to parks. The proposed Studio Main plans are \$10,500, this would include the project management and attending steering committee meetings, analysis of existing conditions, a master plan workshop and implementation guidance.

It was discussed by the council to present the conceptual plan to the citizens in several informational committee meetings which would also be attended by Studio Main. They also expressed the need to educate the citizens on the length of time that it will take to bring these plans to the actual start of construction phase. This project will be a long-term project over at least 3 to 5 or even more years.

The Council decided to postpone the appointment of the advisory committee until a future meeting and will postpone the reading of the resolution at the regular meeting until a future meeting.

2. Discussion of Residential Zoning Code Update

The City Administrator discussed the main focal points of the residential zoning that were to be changed with the new zoning ordinance. The minimum lot size will be changed to 10,000 sq. ft., In-Fill Housing will be defined as the Planning Commission suggested, with 6,000 sq. ft being the very minimum lot size accepted by using the average square footage of the immediately adjacent

parcels. The R-3 density will remain at 8 units per acre, with a provision added that states that any change in the R-3 density requires a Conditional Use Permit subject to a public hearing, review and approval by the Planning Commission and the City Council, if it is determined by the City Council that the proposed location and such R-3 housing is addressing special residential needs of the city and in the public interest.

It was brought up by the City Clerk that the R-1 Dimensional Criteria Chart was missing from the Ordinance, the chart should be listed in section 5-2-25.6.01 R-1 Single Family Residential District, under number 5, Dimensional Requirements. It will be added to the final copy. Council Member Shannon Dotson also noted that the R-1 sq. ft. dimensional criteria was not discussed at the February 7, 2023 Special Work Session and that the City Clerk will need to revise those minutes. All that was discussed was In-fill Hosing lots and the Agricultural Preservation District. Council Member Shannon Dotson discusses that he does not know when the 10,000 square footage minimum requirement was changed from 20,000 down to 10,000. Council Member Shannon Dotson expresses that he is extremely against the change from 20,000 to 10,000, and that several citizens have also noted their concern with him. During the last year of the work on revising the city zoning code, several changes have been made to the zoning code that have been assumed to be in effect, when in fact, they have been included in the revised code, but not yet voted on. The Mayor explains that over 20 lots have been approved that were within the 10,000 sq. ft. criteria and no one has complained about those and that people have already bought the houses that were built on those lots. The Mayor explains that the council is now trying to rectify the issue by codifying the zoning ordinance. There still seems to be some confusion over this topic. Council Member Shannon Dotson states that he will vote NO.

3. Discussion of Municipal Code Update

Attorney Larry Flynn discussed that he and the City Administrator have been working on updating the City Municipal Code. There were several sections that needed to be deleted in their entirety, that deals with fire service, water service and beautification (under the zoning code). Flynn also stated that this municipal code would adopt the county international codes relating to building and the International property maintenance codes. The council will have the first reading of the ordinance at the regular meeting.

Adjourn to Regular Meeting: 6:20p.m.



Attest: Rita H. Bruce, ABL

City Clerk / Treasurer

Approval Date: April 11, 2023