



**Landrum Planning Commission Meeting
5:30 P.M.
Tuesday, May 16, 2023**

AGENDA

- 1. Call to Order**
- 2. Approval of Minutes from April 17, 2023 Meetings**
- 3. Consideration of a Conditional Use Permit for Keystone Cottages, LLC to construct Storage Units behind Dollar General at 1509 E. Rutherford Street**
- 4. Update on Zoning Code Adoption**

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.



City of Landrum
Planning Commission Meeting
Monday, April 17, 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.

1. Meeting called to order at 5:30 p.m. by Chairman Bob Lowe. Also, in attendance were Planning Commission Members, Bill Robinson, Carol Browning, Madelon Wallace, Joshua Freel and Page Rogers.
2. Approval Of Minutes from February 28, 2023, meeting. Chairman Bob Lowe called for a motion to accept the minutes from the February 28, 2023, meeting. Commissioner Bill Robinson made a motion to accept the minutes as written. Commissioner Madelon Wallace second the motion. All approved and the motion carried.
3. Consideration of the Conditional Approval of Final Development Plan for the proposed Claiborne Flexible Review District.

Mr. Jeff Guilbault, from the Appalachian Council of Governments presented items from the staff report for the final review of the Claiborne project. Conditional approval was recommended. Mr. Guilbault concluded the request should be approved if the statement of intent meets the FRD guidelines.

Mr. David Richey, from South Tyger Properties, was also available to clarify any questions that came up.

Commissioner Madelon Wallace had several questions to elucidate concerning storm water, preserving some existing trees (Mr. Richey said they try to do this but most times the clearing of the land kills most trees), road maintenance within the subdivision (Mr. Richey will be responsible for the roads for one year), home plan options (Ryan Homes offers several options, both 1 and 2 story), setbacks, widening of Jones Street (they will be able to widen it slightly), clarification of open space (there is a total of 25 acres set aside for open space), street lighting, builder clarification (Ryan Homes), landscape plans (Mr. Richey will oversee landscaping and works from a list of various trees, shrubs, etc.) and the differences between the two types of properties within the development (one property has no yard maintenance and with the other property yard maintenance is taken care of by the owner.)

Commissioner Page Rogers asked about the time frame of construction. Mr. Richey said Ryan homes only begin building when a home sells. He estimates the start of the project to begin in August of 2023 and to be completed by March 2027.

Chairman Lowe called for a motion to accept the Conditional approval of the final development plan for the proposed Claiborne Flexible Review District subject to South Tyger Properties, LLC being granted a permit from DHEC to begin construction.

Commissioner Bill Robinson made the motion to approve with Commissioner Carol Browning seconded the motion. All approved. Chairman Lowe made a request that this be followed up with the raising of hands and an oral approval. Again, all approved. The motion passed.

4. Consideration of a Conditional Use Permit for Keystone Cottages, LLC to construct storage units behind Dollar General at 1509 Rutherford Street was withdrawn and postponed until a later date.

Chairman Bob Lowe called for a motion to adjourn. Board Member Bill Robinson made the motion and Board Member Madelon Wallace second the motion. All were in favor. The motion carried.

Adjournment was at 6:40 p.m.

Attest: Camille Corn
Assistant City Clerk
Date Approved

RECUSAL STATEMENT

Member Name: WILLIAM G. ROBINSON

Meeting Date: 5-16-23

Agenda Item: Section _____ Number: 3

Topic: CONDITIONAL USE

The Ethics Act, SC Code §8-13-700, provides that no public official may knowingly use his office to obtain an economic interest for himself, a family member of his immediate family, an individual with whom he is associated, or a business with which he is associated. No public official may make, participate in making, or influence a governmental decision in which he or any such person or business has an economic interest. Failure to recuse oneself from an issue in which there is or may be conflict of interest is the sole responsibility of the council member (1991 Op. Atty. Gen. No. 91-37.) A written statement describing the matter requiring action and the nature of the potential conflict of interest is required.

Justification to Recuse:

Professionally employed by or under contract with principal

Owns or has vested interest in principal or property

Other: _____

Date: 5-12-23 William G. Robinson
Member

Approved by Parliamentarian: Robert W. Law