



# Minutes

Planning Commission Regular Meeting  
Tuesday, July 18<sup>th</sup>, 2023 at 6:00 pm  
2915 Platt Springs Road, Springdale, SC 29170

The media and public were duly notified of the date, time, and place of this meeting.

**Planning Commission Member(s) Present:** Chair John Huffman, Vice-Chair Vance Vollmer, Members Cole, and Kiepert.

**Planning Commission Member(s) Absent:** Member Jeff Hendrix.

**Staff Present:** Administrator Ashley Watkins, Municipal Clerk Leeann Kelly, Chief of Police Bear Richbourg.

## 1. Call to Order

Chair Huffman called the meeting to order at 6:01 pm, provided the invocation, and led the Pledge of Allegiance.

## 2. Consent Agenda

The Consent Agenda, including the agenda for the July 18<sup>th</sup>, 2023 Regular Meeting, and the minutes for the June 20<sup>th</sup>, 2023 meeting, were approved with the following amendment to the minutes.

- Item 5. New Business:

Planning Commission recommendation on Zoning Map Amendment Request for 3228 Oakdale Road, TMS # 005630-02-012 to be rezoned from R-1 Single Family Residential, to R-3 Multi-Family Residential. Vice-Chair Huffman stated that the option to apply for a zoning amendment should have been waved off as the property does not constitute the 2 acres required to create a new zoning district. He continued by stating he believes allowing the occupancy of the secondary structure should be permitted as a grandfathered use, and to deny a long-established use would create a hardship for the family. The Commission, on motion of Vice-Chair Huffman, seconded by Member Hendrix, voted unanimously that the rezoning request be denied as it violates zoning ordinance section 7.1.2, to combine the two back lots into one with a new survey by a licensed surveyor. The new plat should be brought to Town Hall before it is recorded at the County to be signed off on by the Chairman and Town Administrator as a grandfathered use. The Commission decided that a refund should be issued to Mr. Dorn for the zoning map amendment fee of \$125.00.

## 3. Open Public Hearing

A. Public Comments for Zoning Map Amendment Request: For a Portion of TMS# 005733-06-001 to be rezoned from C-2, Neighborhood Commercial, to C-1 General Commercial. The public hearing was opened at 6:07 pm. Administrator Watkins provided background information on the request. Architect Stephen Ramos and Developer Malav Thakor presented a proposed plan for the property. The Planning Commission asked questions and discussed stormwater management, utility lines, traffic control, outside lighting, parking, intended land use, extensions for split zoned lots, and height for the proposed facility. Public Comment was given by Tommy Tapp, Sharon Reynolds, Paula Williamson, Karen Linden, Cleve Brown, Vernelle Lawson, Iris Kleinlercher, Bill Watson, David Pfaehler, Heather McCants, Rebecca Tirpak, Frank Long, and Sam Clyburn.

#### **4. Adjourn Public Hearing and Return to Regular Meeting**

Chair Huffman adjourned the public hearing at 6:58 pm, and the regular meeting resumed.

#### **5. New Business**

A. Planning Commission Recommendation on Zoning Map Amendment Request: For a portion of TMS# 005733-06-001 to be rezoned from C-2, Neighborhood Commercial, to C-1, General Commercial. Chair Huffman made a motion that the request be denied because the purpose of the zoning ordinance and the land development plan is to promote development, but to separate incompatible uses from residential uses. The motion was seconded by Vice-Chair Vollmer and carried unanimously. Chair Huffman stated there is plenty of opportunity to develop the site in the future for C-1 commercial uses, but not for the use proposed during the meeting.

#### **6. Discussion**

- A. Perimeter/Buffer Yard Requirements for Commercial Land Use adjacent to Residential Land Use. The Commission discussed the need to increase buffer requirements. The appropriate amendments were discussed and the Planning Commission requested staff to present the changes to Council to obtain feedback.
- B. Requirements and Submission of Lighting Plans for Commercial Development. Vice-Chair Vollmer stated that Lexington County requires shielded lights and no light trespassing with commercial development plans. He proposed requiring submission of a lighting plan that details all lighting, including those in public/utility rights-of-way. The Commission agreed to make lighting plan submission a general requirement within the zoning ordinance and on the zoning permit application. The Planning Commission requested staff to present the changes to Council to obtain feedback.
- C. Edible Yard Regulations. The Planning Commission agreed that any issues with edible yards are handled through Code Enforcement and agreed to remove this item from the agenda.
- D. Farm Animals and Livestock. Administrator Watkins stated that there is no specific ordinance that addresses farm animals. If complaints are received concerning a nuisance, it is handled through Code Enforcement. This item can be removed from the agenda.

#### **7. Adjourn**

Chair Huffman adjourned the meeting at 7:47 pm.

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John Huffman, Chair

Attest:

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Leeann Kelly, Municipal Clerk/Secretary