



MINUTES

Planning Commission Regular Meeting
Tuesday, May 19, 2026 at 6:00 pm
2909 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, and Members Kiepert, Cole, and Davis.

Planning Commission Member(s) Absent: None.

Staff Present: Municipal Clerk Leeann Kelly.

1. Call to Order

Chair Huffman called the meeting to order at 6:00 pm.

2. Consent Agenda

The consent agenda was unanimously approved.

3. Discussion

A. R-2 Duplex Residential Density. Municipal Clerk Kelly explained Town Council is seeking to decrease density in the R-2 Duplex Residential district. Multiple ideas were discussed, including limitations on multi-family developments. Chair Huffman cautioned against exclusionary zoning for affordable housing. The Commission discussed measures taken by other jurisdictions to mitigate overcrowding of multi-family developments and recommended a review of Lexington County's ordinance. Vice-Chair Vollmer stated the comprehensive plan drives development, and developments may be denied if they do not meet the plan. The Commission concluded that Town Council should seek legal advice before proceeding with amendments to the R-2 Duplex Residential District. Vice-Chair Vollmer stated definitions of dwelling units should reflect those used in the South Carolina Building Code.

4. New Business

A. Nominate Chairman, Vice-Chairman, and Secretary of the Planning Commission. Chair Huffman stated he did not wish to continue as Chairman, and is not seeking another term on the Commission. He is willing to serve as Vice-Chairman. Member Cole motioned to nominate Vance Vollmer as the Chairman of the Planning Commission. Member Davis seconded the motion, and it passed unanimously. Member Davis motioned to nominate John Huffman as Vice-Chair of the Planning Commission. Member Cole seconded the motion, and it passed unanimously. Member Cole motioned to nominate Leeann Kelly as the Secretary of the Planning Commission. Member Kiepert seconded the motion, and it passed unanimously.

5. Adjourn

Chair Huffman adjourned the meeting at 6:37 pm.

John Huffman, Chair

Attest:

Leeann Kelly, Municipal Clerk/Secretary