



MINUTES

Planning Commission Regular Meeting
Tuesday, November 18th, 2025 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: Vice-Chair Vance Vollmer, Members Kiepert and Cole

Planning Commission Member(s) Absent: Chair John Huffman.

Staff Present: Town Administrator Ashley Watkins, Municipal Clerk Leann Kelly

1. Call to Order

Vice-Chair Vollmer called the meeting to order at 6:00 pm and provided the invocation.

2. Consent Agenda

The consent agenda was unanimously approved.

3. Open Public Hearing

Vice-Chair Vollmer opened the Public Hearing at 6:02 pm.

4. Public Hearing

A. Zoning Map Amendment Request for TMS# 005633-02-021 to be rezoned from R-1 Single-Family Residential to C-1 General Commercial. Background information on the request was provided by Administrator Watkins. Vice-Chair Vollmer stated the land use map reflects surrounding properties being zoned as C-1 General Commercial.

5. Public Comment

David Waldrop and Jennifer Sickle provided neutral comments. Applicant Phillip Boltinhouse asked for consideration from the Commission.

6. Adjourn Public Hearing and Return to Regular Meeting

Vice-Chair Vollmer adjourned the Public Hearing and returned to the Regular Meeting at 6:15 pm.

7. New Business

A. Planning Commission Recommendation on Zoning Map Amendment Request for TMS# 005633-02-021 to be rezoned from R-1 Single-Family Residential to C-1 General Commercial. Vice-Chair Vollmer stated the Comprehensive Plan designates the parcel in question for commercial zoning. He further stated that rezoning the property to C-1 General Commercial would be in keeping with surrounding properties. Vice-Chair Vollmer inquired if the use of the property would become a non-conforming use after rezoning. Administrator Watkins stated the current use of the property would remain an allowed use. After a brief discussion, the Commission, on motion of Member Kiepert, seconded by Member Cole, voted unanimously to recommend a zoning map amendment for TMS# 005633-02-021 to Town Council.

B. Nominate Chairman, Vice-Chairman, and Secretary of the Planning Commission. The Commission decided unanimously to postpone the vote and continue with officers currently elected until all members of the Planning Commission are present.

8. Adjourn

Vice-Chair Vollmer adjourned the meeting at 6:20 pm.

John Huffman, Chair

Attest:

Leeann Kelly, Municipal Clerk/Secretary