

— South Carolina —
SPRINGDALE

MINUTES

Springdale Planning Commission Regular Meeting and Public Hearing

Tuesday, September 21st, 2021 at 6:00 pm

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

Member(s) Present: Chair Vance Vollmer, Vice-Chair John Huffman, Members Hendrix, Driggers, and Cole.

Member(s) Absent: None.

Staff Present: Administrator Ashley Watkins, Municipal Clerk Leeann Eden

I. Call to Order

The meeting was called to order at 6:00 pm by Chair Vance Vollmer. Member Driggers provided the invocation and Chair Vollmer led the Pledge of Allegiance.

II. Consent Agenda

- A. Approval of Agenda. The Commission unanimously approved the agenda for the September 21st, 2021 Regular Meeting and Public Hearing, the minutes for the June 15th, 2021 Regular Meeting and Public Hearing, and the minutes from the August 17th, 2021 Regular Meeting and Public Hearing.
- B. Approval of Minutes. The Commission unanimously approved the minutes for the June 15th, 2021 Regular Meeting and Public Hearing, and the minutes for the August 17th, 2021 Regular Meeting and Public Hearing.

III. Open Public Hearing

The Commission, on motion of Member Hendrix, seconded by Member Driggers, voted to open the Public Hearing at 6:04 pm.

IV. Public Hearing

- A. Zoning Ordinance Map Amendment Request for 3014 Platt Springs Road, TMS# 005638-02-022 from R-1 Residential to C-1 General Commercial.

Administrator Watkins provided background information on the request and stated that the applicant was not present for the meeting.

V. Public Comment

Resident Curtis Hooks of 2928 Hookdale Road, Resident Earl Person of 2707 Morningdale Road, and Resident Ann Person of 3018 Platt Springs Road provided public comment opposed to the zoning map amendment request.

VI. Adjourn Public Hearing and Return to Regular Meeting

The Commission, on motion of Member Vice-Chair Huffman, seconded by Member Hendrix, voted to adjourn the Public Hearing and return to the Regular Meeting at 6:11 pm.

VII. New Business

A. Discussion and Recommendation of a Zoning Ordinance Map Amendment Request for 3014 Platt Springs Road, TMS# 005638-02-022 from R-1 Residential to C-1 General Commercial. Vice-Chair Huffman stated that the land development plan calls for commercial lots in this area. He also stated that the zoning ordinance allows for split lot zoning in order to avoid the commercial development from reaching Hookdale Road. Chairman Vollmer expressed concern that the applicants failed to attend both meetings concerning the Amendment Request and no proposal on intended use was presented which could be helpful in making a decision. Vice-Chair Huffman stated that requesting a proposal on intended use could be construed as contract zoning or preparing a site plan for a specific use. Member Hendrix stated that if the strategic plan is to move the area toward commercial zoning, the issue will likely come back up in the future. Vice-Chair Huffman made a motion to approve the Map Amendment Request. With no second, the motion failed. The Commission, on motion of Member Driggers, seconded by Member Cole, voted to make a recommendation to Council that the request be denied, with Vice-Chair Huffman opposed to the motion.

VIII. Discussion

A. Amendments to the Springdale Zoning Ordinance – Section 4.2: Landscape Requirements. Chair Vollmer provided an overview of the working document and reviewed requested edits with the Commission. Member Hendrix described previous issues with developers maintaining open space within a development. Member Cole suggested including language that applies to Home Owner’s Associations.

IX. Adjourn

The Commission, on motion of Vice-Chair Huffman, seconded by Member Hendrix, voted unanimously to adjourn at 7:01 pm.

Vance Vollmer, Chair

Attest:

Leeann Eden, Municipal Clerk