



Minutes

Planning Commission Regular Meeting
Tuesday, May 21st, 2024 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, Members Cole, and Kiepert.

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, Vice-Chair Vollmer provided the invocation. Chair Huffman led the Pledge of Allegiance.

2. Consent Agenda

The Consent Agenda, including the agenda for the May 21st, 2024 Regular Meeting, and the minutes for the October 17th, 2024 meeting, were approved as distributed.

3. Open Public Hearing

The Commission opened the public hearing at 6:08 pm. Chair Huffman announced the procedures for public hearing conduct.

4. Public Hearing

- A. Zoning Text Amendment Request for 3101 Hilldale Road, TMS# 005636-01-004 to be rezoned from R-1 Single-Family Residential to C-1 General Commercial. Municipal Clerk Kelly gave background information on the request. Applicant Jasmine Capers was present and explained her need to rezone the property. Ms. Capers answered questions from the Commission.
- B. Zoning Map Amendment Request for 3021 Platt Springs Road, TMS# 005633-3-002 to be rezoned from R-3 Multi-Family Residential to C-1 General Commercial. Municipal Clerk Kelly gave background information on the request. Applicant Grayson Hartgrove was present and explained his organization's need to rezone the property. Mr. Hartgrove answered questions from the Commission.

5. Public Comment

Public Comment was provided by Bobby Douglas, Debra Temples, Christopher Sickle, and David Seaton.

6. Adjourn Public Hearing and Return to Regular Meeting

The Commission adjourned the Public Hearing and returned to Regular Meeting at 6:33 pm.

7. New Business

- A. Planning Commission Recommendation on Zoning Map Amendment Request for 3101 Hilldale Road, TMS# 005636-01-004 to be rezoned from R-1 Single-Family Residential to C-1 General Commercial. After discussion, Chair Huffman motioned that the request not be considered, as doing

so would violate the minimum district size requirements of the zoning ordinance. The applicant should be reimbursed for any fees paid. Member Kiepert seconded the motion, and it carried unanimously.

- B. Planning Commission Recommendation on Zoning Map Amendment Request for 3021 Platt Springs Road, TMS# 005633-3-002 to be rezoned from R-3 Multi-Family Residential to C-1 General Commercial. Vice-Chair Vollmer motioned to recommend approval of the amendment request, as it fits within the comprehensive plan. Member Cole seconded the motion, and it carried unanimously.
- C. Nominate Chairman and Vice-Chairman of the Planning Commission. The Commission voted unanimously to appoint Vance Vollmer as Vice- Chairman, and John Huffman as Chairman for a period of one year.

8. Adjourn

The meeting was adjourned at 6:47 pm by Chair Huffman.

John Huffman, Chair

Attest:

Leeann Kelly, Municipal Clerk/Secretary