



## MINUTES

Planning Commission Regular Meeting  
Tuesday, April 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 Vance Vollmer, Vice-Chair John Huffman, Members Hendrix, Cole, and Kiepert.

**Planning Commission Member(s) Absent:** None.

**Staff Present:** Administrator Ashley Watkins, Municipal Clerk Leeann Eden.

### 1. Call to Order

Chair Vollmer called the meeting to order at 6:00 pm. Vice-Chair Huffman provided the invocation, and Chair Vollmer led the Pledge of Allegiance.

### 2. Consent Agenda

The Consent Agenda, including the agenda for the April 18<sup>th</sup>, 2023 Regular Meeting, and the minutes for the November 15, 2022 meeting, were unanimously approved as presented.

### 3. Open Public Hearing

Chair Vollmer opened the Public Hearing at 6:06 pm.

### 4. Public Hearing

A. Zoning Map Amendment Request for TMS# 005733-06-010 and 005733-06-002 from C-2 Neighborhood Commercial to C-1 General Commercial. Chair Vollmer announced guidelines for Public Hearings. Administrator Watkins provided an overview of the request, and next steps after Planning Commission provides a recommendation to Town Council. Architect Stephen Ramos was in attendance for the meeting, provided an overview of the rezoning request, and the Fairfield Inn Hotel development that is proposed for the parcels in question.

### 5. Public Comment

Public Comment was provided by Craig Scott, Cleve Branham Jr., Rebecca Tirpak, David Pfaehler, Sherri & Buddy Bouknight, Heather & Kyle McCants, Earl Person, Samuel Clyburn, Sandra O'Steen, Lisa Terrell, Karen Linden, Paula Williamson, Cathy Phillips, and Wayne Melton, all of who opposed the rezoning request.

### 6. Adjourn Public Hearing and Return to Regular Meeting

Chair Vollmer adjourned the Public Hearing and returned to the Regular Meeting at 6:58 pm.

### 7. New Business

A. Planning Commission Recommendation on Zoning Map Amendment Request for TMS# 005733-06-010 and 005733-06-002 from C-2 Neighborhood Commercial to C-1 General Commercial. The Commission, on motion of Vice-Chair Huffman, seconded by Member Cole, voted unanimously to make a recommendation to Town Council that the current zoning be maintained in order to protect residential areas from high-intensity commercial land use.

B. **Resolution R-23-01**, A Resolution of the Planning Commission for the Town of Springdale, South Carolina Recommending Adoption of the Comprehensive Plan. The Commission, on motion of Vice-Chair Huffman, seconded by Member Kiepert, voted unanimously to adopt the Resolution.

**8. Adjourn**

Chair Vollmer adjourned the meeting at 7:17 pm.

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Vance Vollmer, Chair

Attest:

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Leeann Eden, Municipal Clerk/Secretary