



Minutes

Planning Commission Regular Meeting
Tuesday, September 29th, 2022 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 and Kiepert.

Planning Commission Member(s) Absent: Member Christie Cole.

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

1. Call to Order

A. Invocation

B. Pledge of Allegiance

Vice-Chair Huffman called the meeting to order at 6:00 pm and provided the Invocation. Chair Vollmer arrived at 6:01 and led the Pledge of Allegiance.

2. Consent Agenda

The Consent Agenda, consisting of the agenda for the September 29th, 2022 Regular Meeting, and the Minutes for the August 16th, 2022 Regular Meeting was unanimously approved.

3. Open Public Hearing

Chair Vollmer opened the Public Hearing at 6:04 pm.

4. Public Hearing

A. Zoning Map Amendment Request for 1250 Kitty Hawk Drive (formerly 1149 Lown Drive) TMS# 005633-04-005 from Public to General Commercial. Chair Vollmer requested background information on the request from Administrator Watkins. Chair Vollmer called upon the applicant to provide comments. Rick Elam, President of the Board of Directors for the Foundation of Independence Through Employment provided comments on the Foundation's need to rezone the property. He stated that the leasing of the property funds the non-profit Foundation, and under the current Public zoning, their perspective tenants are limited. Mr. Elam stated there are no plans to further develop the property or to harvest timber. The only portion of the property that would be made available to tenants would be the warehouse and the immediate property outside of the warehouse. Vice-Chair Huffman suggested rezoning 2 acres in the southwest portion of the property, including the warehouse to a free-standing C-1 Zoning District. Mr. Huffman stated that the solution he offered would allow a significant buffer between the commercial use and the surrounding residential use. Mr. Elam said that he didn't think the Board would have an issue with that solution.

5. Public Comment

Public Comment was provided by Sharon Reynolds, Matt Areheart, Rick Golden, Lucy Jeffcoat, and Paula Williamson.

6. Adjourn Public Hearing and Return to Regular Meeting

Chair Vollmer adjourned the Public Hearing at 6:35 pm.

7. **New Business**

B. Planning Commission Recommendation on Zoning Map Amendment Request for 1250 Kitty Hawk Drive (formerly 1149 Lown Drive) TMS# 005633-04-005 from Public to General Commercial. The Commission, on motion of Vice-Chair Huffman, seconded by Member Hendrix, voted to amend the request to *Zoning Map Amendment Request for 1250 Kitty Hawk Drive TMS# 005633-04-005 to rezone a 2-acre freestanding C-1 zoning district within the southwest corner of the property.* After a brief discussion, the Planning Commission agreed that Board President Elam will draw lines for the two-acre parcel on a site plan or plat and submit to Administrator Watkins. The Planning Commission agreed to place the vote for the amended request on the October meeting agenda.

8. **Discussion**

C. Comprehensive Plan. The Commission reviewed and made edits to the Comprehensive Plan. Vice-Chairman Huffman requested staff to obtain updated maps from the Central Midlands Council of Governments.

D. Wireless Communication Facilities. No report.

9. **Adjourn**

Chair Vollmer adjourned the meeting at 7:04 pm.

Vance Vollmer, Chairman

Attest:

Leeann Eden, Secretary/Municipal Clerk