



Minutes

Planning Commission Regular Meeting
Tuesday, May 17th, 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, Member Paul Kiepert.

Planning Commission Member(s) Absent: Member Cole

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

I. Call to Order

- A. Invocation
- B. Pledge of Allegiance

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

II. Consent Agenda

- A. Approval of Agenda
- B. Approval of Minutes

The Consent Agenda was unanimously approved, to include the agenda for the May 17th, 2022 Regular Meeting. The Commission requested the following amendments to the minutes for the April 26th, 2022 Regular Meeting: Member Kiepert's name should be spelled correctly, and Vice-Chair Huffman's absence should be noted as excused.

III. Open Public Hearing

Chair Vollmer opened the Public Hearing at 6:10 pm.

IV. Public Hearing

- A. **Zoning Ordinance Text Amendment Chapter 4: General Requirements: Section 4.3.5 Commercial and Recreational Vehicles.** After opening the Public Hearing, Chair Vollmer requested background information on the ordinance from Administrator Watkins. Administrator Watkins provided a timeline of the proposed text amendment.

V. Public Comment

There were no Public Comments.

VI. Adjourn Public Hearing and Return to Regular Meeting

Chair Vollmer adjourned the Public Hearing at 6:20 pm.

VII. New Business

A. Planning Commission Recommendation on Zoning Ordinance Text Amendment Chapter 4: General Requirements; Section 4.3.5 Commercial and Recreational Vehicles. Member Kiepert made a motion to recommend the zoning ordinance text amendment. With a second from Vice-Chair Huffman, the motion carried. Vice-Chair Huffman stated that it bothers him when an ordinance is written for one or two individual circumstances, but affects the whole Town.

VIII. Discussion

A. Comprehensive Plan. The Commission discussed edits to the Comprehensive Plan up to page 19/Section 2.6.2. Chair Vollmer stated that Lexington County is in the process of updating their Comprehensive Plan and he has been in contact with their planning department. He requested that Administrative Staff forward his recent emails concerning planning to the rest of the Planning Commission. Chair Vollmer proposed a consultation with professional planner John Gardner. Administrator Watkins stated that there should be no issue with obtaining a consultation for assistance with the Comprehensive Plan. The Planning Commission agreed to formally request funds for a consultation.

B. Wireless Communication Facilities. Chair Vollmer requested Council to review the current ordinance for wireless communication facilities at their next Work Session. He also requested to keep the item on the regular meeting agendas for the next two Planning Commission meetings. The members present agreed to read over the current ordinance and continue discussion at the next meeting.

IX. Adjourn

Chair Vollmer adjourned the meeting at 7:15 pm.

Vance Vollmer, Chairman

Attest:

Leeann Eden, Municipal Clerk