



Minutes

**Planning Commission Regular Meeting
Tuesday, October 18th, 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 Cole and Kiepert.

Planning Commission Member(s) Absent: Member Jeff Hendrix

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

1. Call to Order

A. Invocation

B. Pledge of Allegiance

Chair Vollmer called the meeting to order at 6:00 pm, and provided the invocation followed by the Pledge of Allegiance.

2. Consent Agenda

The Consent Agenda, consisting of the agenda for the October 18th, 2022 Regular Meeting, and the Minutes for the September 29th, 2022 Regular Meeting was unanimously approved.

3. New Business

A. Planning Commission Recommendation on Zoning Map Amendment Request for 1250 Kitty Hawk Drive TMS# 005633-04-005 to rezone a 2-acre freestanding C-1 General Commercial Zoning District within the southwest corner of the property. The Commission, on motion of Vice-Chair Huffman, seconded by Member Kiepert, voted unanimously to make a positive recommendation to Town Council to rezone the 2-acre portion of the property. Administrator Watkins stated the measurements for the proposed 2-acre free standing zoning district were 280 feet back from Kitty Hawk Drive, and 270 feet wide. Vice-Chair Huffman cautioned that there is a possibility of future multi-family development on the property and that public and institutional land use in Town should be protected. He stated that rezoning the 2-acre portion of the property relieves hardship on the property owner and protects surrounding properties from incompatible uses.

4. Discussion

A. PC Variance Guidelines. Chair Vollmer requested this agenda item to ensure the correct procedure for hearing variance applications is followed. He requested that the documents he provided be distributed to members of the Board of Zoning Appeals.

B. Comprehensive Plan Review. The Commission reviewed and made edits to the Comprehensive Plan. Vice-Chair Huffman discussed using a Town vehicle to update the land use map. He thanked Intern Natalie Faustine and Municipal Clerk/Planning Commission Secretary Leeann Eden for their hard work on updating the plan. The Commission requested a review of the newly required resiliency section for November's agenda. Vice-Chair Huffman requested the final copies of the Comprehensive Plan should include 11x14 maps that can be unfolded. The Commission agreed to have a final review of the draft document in December and discussed the timeline for a Public Hearing and presentation to Council.

5. Adjourn

Chair Vollmer adjourned the meeting at 6:32 pm.

Vance Vollmer, Chairman

Attest:

Leeann Eden, Secretary/Municipal Clerk