

— South Carolina —
SPRINGDALE

MINUTES

Springdale Planning Commission Regular Meeting and Public Hearing

Tuesday, April 20, 2021 at 6:00 pm

The media and public were duly notified of the date, time, and place of this meeting.

Member(s) Present: Members Driggers, Huffman, Vollmer, and Cole.

Member(s) Absent: Member Jeff Hendrix

Staff Present: Administrator Ashley Watkins, Municipal Clerk Leeann Eden

I. Call to Order

Member Driggers volunteered to Chair the meeting with no opposition. Member Driggers called the meeting to order at 6:00 pm. Member Driggers provided the invocation and led the Pledge of Allegiance.

II. Consent Agenda

A. Approval of Agenda. The Commission, on motion of Member Vollmer, seconded by Member Cole, voted unanimously to approve the agenda.

B. Approval of Minutes. The Commission, on motion of Member Vollmer, seconded by Member Cole, voted unanimously to approve the minutes from the November 17th, 2020 Regular Meeting.

III. Open Public Hearing

The Public Hearing was opened at 6:05 pm.

IV. Public Hearing

A. **Zoning Text Amendment Request for Section 2.8.3, Prohibited Uses of the Design Overlay District. To remove section 2.8.3 (3): Storage lots and outdoor sales, including but not limited to boats, trailers, recreational vehicles, campers, manufactured homes, flea markets, furniture, lumber, scrap metal and salvage operations.** Administrator Watkins provided background information on the Text Amendment Request. Mr. Calvin Sheppard provided comment on the current use of the property. The Commission briefly discussed adding language into the Zoning Ordinance concerning variances.

B. **Zoning Map Amendment Request of .44 acres of property located on Lownsdale Road, TMS#005733-05-013 from C-2 (Neighborhood Commercial) to R-1 (Single Family Residential) to allow for construction of a single family residence.**

Administrator Watkins provided background information on the Map Amendment Request, stating that while the property is adjoined by commercial property, it is surrounded by residential lots. Mr. Michael Hagler and Mr. Lester Franzen provided comment on the purchase of the property and the architecture of the proposed home site. Member Huffman inquired about how drainage would be handled for the

property. Mr. Haigler described where the proposed home site would be and where the drainage would be channeled to. Mr. Haigler stated that if the property is not able to be rezoned, the home will not be able to be built there and Mr. Franzen will be back to square one.

V. Public Comment

Public comment was provided by Michael Hagler, Lester Franzen, and Calvin Sheppard.

VI. Adjourn Public Hearing and Return to Regular Meeting

The Commission, on motion of Member Vollmer, seconded by Member Huffman, voted unanimously to adjourn the Public Hearing and return to the Regular Meeting at 6:38 pm.

VII. New Business

A. Discuss Appointment of a Chairman and Vice-Chairman. The Commission unanimously agreed to delay this item until the next meeting where all members are in attendance.

B. **Discussion and Recommendation of Zoning Text Amendment Request for Section 2.8.3, Prohibited Uses of the Design Overlay District. To remove section 2.8.3 (3): Storage lots and outdoor sales, including but not limited to boats, trailers, recreational vehicles, campers, manufactured homes, flea markets, furniture, lumber, scrap metal and salvage operations.** The Commission, on motion of Member Vollmer, seconded by Member Huffman, voted unanimously to recommend the Zoning Text Amendment to Council using the following language:

Section 2.8.3 (3) Storage lots and outdoor sales, including but not limited to boats, utility trailers with a loading capacity exceeding 20 feet in length, recreational vehicles, campers, manufactured homes, flea markets, furniture, lumber, scrap metal and salvage operations,

(a) No more than 5 permitted utility trailers may be posted for sale at one time.

C. **Zoning Map Amendment Request of .44 acres of property located on Lownsdale Road, TMS#005733-05-013 from C-2 (Neighborhood Commercial) to R-1 (Single Family Residential) to allow for construction of a single family residence.** The Commission, on motion of Member Huffman, seconded by Member Vollmer, voted unanimously to recommend the Zoning Map Amendment to Council.

VIII. Adjourn

The Commission, on motion of Member Huffman, seconded by Member Cole, voted unanimously to adjourn at 6:52 pm.

Member Keith Driggers, Planning Commission

Attest:

Leeann Eden, Municipal Clerk