

— South Carolina —
SPRINGDALE

MINUTES

Springdale Planning Commission Regular Meeting and Public Hearing

Tuesday, June 15th, 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 Hendrix, Huffman, Driggers, Cole, and Vollmer.

Member(s) Absent: None.

Staff Present: Administrator Ashley Watkins

I. Call to Order

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

II. Consent Agenda

- A. Approval of Agenda. Member Huffman suggested amending Item VII. A to reflect “Election” of Chairman and Vice-Chair. The Commission, on motion of Member Driggers, seconded by Member Cole, voted unanimously to amend the agenda to reflect the following language for Item VII.A: Discuss Election of a Chairman and Vice-Chairman.

- B. Approval of Minutes. The Commission, on motion of Member Driggers, seconded by Member Cole, voted unanimously to accept the minutes from the May 18, 2021 Regular Meeting and Public Hearing as approved.

III. Open Public Hearing

The Commission, on motion of Member Driggers, seconded by Member Cole, voted unanimously to open the Public Hearing at 6:05 pm.

IV. Public Hearing

- A. **Zoning Ordinance Map Amendment Request for 3021 Platt Springs Road, TMS#005633-03-002 from C-1 General Commercial to R-3 Multi-Family Residential.** Administrator Watkins provided background information on the Zoning Ordinance Map Amendment Request. Eric Julian from Phase One Design presented basic design plans on behalf of the property owners and answered questions from the Commission.

- B. **Zoning Ordinance Map Amendment Request for 3025 Platt Springs Road, TMS# 005633-03-024 from C-1 General Commercial to R-3 Multi-Family Residential.** Administrator Watkins provided background information on the Zoning Ordinance Map Amendment Request. Eric Julian from Phase One Design presented basic design plans on behalf of the property owners and answered questions from the Commission.

V. Public Comment

No public comment was provided.

VI. Adjourn Public Hearing and Return to Regular Meeting

The Commission, on motion of Member Huffman, seconded by Member Driggers, voted to adjourn the Public Hearing and return to the Regular Meeting at 6:16 pm.

VII. New Business

A. Discuss Election of a Chairman and Vice-Chairman. The Commission, on motion of Member Huffman, seconded by Member Hendrix, voted unanimously to elect Vance Vollmer as Chairman of the Planning Commission. The Commission, on motion of Member Driggers, seconded by Member Cole, voted unanimously to elect John Huffman as Vice-Chair of the Planning Commission.

B. Discussion and Recommendation of a Zoning Ordinance Map Request for TMS# 005633-03-002, 3021 Platt Springs Road from C-1 General Commercial to R-3 Multi-Family Residential.

C. Discussion and Recommendation of Zoning Ordinance Map Amendment Request for TMS# 005633-03-024, 3025 Platt Springs Road from C-1 General Commercial to R-3 Multi-Family Residential.

The Commission, on motion of Member Huffman, seconded by Member Driggers, voted to recommend the Zoning Map Amendment Request on both properties, 3021 Platt Springs Road, and 3025 Platt Springs Road. Member Vollmer abstained from the vote. *Member Huffman stated that the proposed use complied with the Springdale development plan to expand affordable housing and would not conflict with contiguous land usage.*

VIII. Discussion

A. Tree Preservation Ordinance.

B. Tree Preservation as it Relates to the Land Development Manual.

The Commission discussed items A and B simultaneously. The Commission agreed that the Tree Preservation Ordinance should apply to all new residential development unless it is for five home lots or less and new residential subdivisions 2 acres or greater. They agreed that it should apply to all other zoning districts as well. Member Vollmer stated that he would be able to meet with Administrator Ashley Watkins and Municipal Clerk Leann Eden next week to draft language for the Tree Preservation Ordinance.

C. Discussion of Future Amendments to the Springdale Zoning Ordinance.

Member Huffman stated that a new amendment needs to be added to Section #6.2.7(7) of the Zoning Ordinance that cites S.C. Code of Laws Section 6-29-800 (A)(i) Para 1: "The fact that property may be utilized more profitably, if a variance is granted, may not be considered grounds for a variance." The Commission unanimously agreed that the amendment would need to be made. Member Huffman stated that due to new language in the S.C. Code of Laws Section 6-29-800, a new amendment needs to be added to Section #6.2.2(8) that states "Town Council by

ordinance may permit or preclude the granting of a variance for a use of land, building, or a structure that is prohibited in a given district, and if it does permit a variance, the Town Council may require the affirmative vote of two-thirds of the Board of Appeals present and voting. Notwithstanding any other provisions of Section 6.2, the Town Council may overrule the decision of the Board of Appeals concerning the use variance. The Commission unanimously agreed that the amendment would need to be made. Member Huffman stated that Section 7.1.4 of the Zoning Ordinance states that a public hearing shall be held according to the provisions of Section 6-29-760 of the S.C. Code of Laws. He stated that the current ordinance does not define what those provisions are. He continued by stating other cities like West Columbia, and Cayce send out notices to adjoining property owners on map amendment public hearings to comply with the Code that says adjoining owners must be notified not less than 10 days before the public hearing to get the same ability to comment as a landowner or representative. The Commission agrees that this amendment needs to be made. Administrator Watkins stated that the amendment needs to be detailed and include the timeframe of 10 days, how the notices will be sent out (mail), and who needs to be notified. The Commission agreed to review By-laws at the next meeting, specifically how Public Hearings are conducted, including how long presenters have to present, and a time limit for public comment.

IX. Adjourn

The Commission, on motion of Member Huffman, voted unanimously to adjourn at 6:49 pm.

Member Jeff Hendrix, Planning Commission

Attest:

Leeann Eden, Municipal Clerk