



Minutes

Planning Commission Regular Meeting
Tuesday, August 15th, 2023 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 John Huffman, Vice-Chair Vance Vollmer, Members Cole, and Kiepert.

Planning Commission Member(s) Absent: Member Jeff Hendrix.

Staff Present: Administrator Ashley Watkins, Municipal Clerk Leeann Kelly.

1. Call to Order

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

2. Consent Agenda

The Consent Agenda, including the agenda for the August 15th, 2023 Regular Meeting, and the minutes for the July 18th, 2023 meeting, were approved with the following amendment to the minutes.

- Item 5. New Business:

- A. Planning Commission Recommendation on Zoning Map Amendment Request: For a portion of TMS# 005733-06-001 to be rezoned from C-2, Neighborhood Commercial, to C-1, General Commercial. Chair Huffman made a motion that the request be denied because the purpose of the zoning ordinance, and the land development plan is to promote development, but to separate incompatible uses from residential uses. The motion was seconded by Vice-Chair Vollmer and carried unanimously. Chair Huffman stated there is plenty of opportunity to develop the site in the future for C-1 commercial uses, but not for the use proposed during the meeting.

3. Discussion

- A. Perimeter/Buffer Yard Requirements for Commercial Land Use adjacent to Residential Land Use. Chair Huffman stated that the current requirements are not sufficient. The appropriate amendments were discussed.
- B. Lighting Plan Requirements for Commercial Development. The Commission discussed what requirements were necessary for lighting plan submissions, and made further amendments to the language used in the Zoning Ordinance.

Planning Commission requested these amendments to be presented to Council for consideration of First Reading in September. Vice-Chair Vollmer requested that the ordinances be considered pending ordinance doctrine.

4. Adjourn

Chair Huffman adjourned the meeting at 6:40 pm.

John Huffman, Chair

Attest:

Leeann Kelly, Municipal Clerk/Secretary