



Minutes

Planning Commission Regular Meeting
Tuesday, February 18, 2025 at 6:00 pm
2909 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: None.

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

1. Call to Order

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

2. Consent Agenda

The Commission approved the minutes with the following amendment to the minutes for the Tuesday, September 17th, 2024 meeting:

Item 7(b) – Planning Commission Recommendation on Zoning Map Amendment Request for 3210 Platt Springs Road, TMS# 005632-03-001 to be rezoned from R-1 Single-Family Residential, to C-1 General Commercial. After Discussion, Chair Huffman moved to make positive recommendations of the zoning map amendments to Town Council, due to the location of the properties on an arterial roadway, *adjacent* commercial land use, and no opposing comments.

3. Presentations

A. Matt Carroll, The Carroll Company – Proposed Development of TMS# 005631-06-025. Mr. Carroll presented his development concept to the Commission, stating his intention is to develop a Planned Development District with mixed use and affordable housing. He shared that his goal for appearing at the meeting was to obtain feedback from the Commission. The Commission and Mr. Carroll discussed several points, including similar developments in the area, engineering for the site, green space, and perimeter buffers. The Commission agreed that they would like to see plans for the development with engineering, waterways, green space, sidewalks, etc. before they could give further feedback.

4. Discussion

A. Zoning Ordinance Amendments – Section 6.2 – Powers and Duties of the Board of Zoning Appeals. Chair Huffman discussed a legislation update concerning variances, and introduced language to be used in the proposed amendment to the zoning ordinance text. The Commission agreed to review a draft of the amendment at the March meeting.

The Planning Commission requested a review of the Future Land Use Map at the March meeting.

5. Adjourn

The Commission, on motion of Vice-Chair Vollmer, seconded by Member Cole, voted unanimously to adjourn the meeting at 7:18 pm.

John Huffman, Chair

Attest:

Leeann Kelly, Municipal Clerk/Secretary