



Minutes

Planning Commission Regular Meeting
Tuesday, June 20th, 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 Vance Vollmer, Vice-Chair John Huffman, Members Hendrix, Cole, and Kiepert.

Planning Commission Member(s) Absent: None.

Staff Present: Municipal Clerk Leeann Eden.

1. Call to Order

Chair Vollmer called the meeting to order at 6:02 pm. Vice-Chair Huffman provided the invocation, and Chair Vollmer led the Pledge of Allegiance.

2. Consent Agenda

The Consent Agenda, including the agenda for the June 20th, 2023 Regular Meeting, and the minutes for the April 18th, 2023 meeting, were approved with the following amendment to the minutes: Member Kiepert's name under "Planning Commission Members Present" is misspelled.

3. Open Public Hearing

A. Public Comments for Zoning Map Amendment Request: 3228 Oakdale Road, TMS# 005630-02-012 to be rezoned from R-1 Single Family Residential, to R-3 Multi-Family Residential.

Chair Vollmer opened the Public Hearing at 6:04 pm. Vice-Chair Huffman explained the purpose of a low-density single family zoning district. Municipal Clerk Eden provided background information on the map amendment request. The applicant, Dillon Dorn was in attendance. He stated that upon attempting to register the accessory structure as a rental residence, he was informed that it was a zoning violation to rent the property as a secondary residence to the primary structure in the R-1 Single Family Residential zoning district. He stated that the zoning administrator informed him of his option to apply for a zoning map amendment to allow for multi-family housing.

4. Adjourn Public Hearing and Return to Regular Meeting

Chair Vollmer adjourned the public hearing at 6:21 pm, and the regular meeting resumed.

5. New Business

A. Planning Commission Recommendation on Zoning Map Amendment Request for 3228 Oakdale Road, TMS# 005630-02-012 to be rezoned from R-1 Single Family Residential, to R-3 Multi-Family Residential. Vice-Chair Huffman stated that the option to apply for a zoning amendment should have been waved off as the property does not constitute the 2 acres required to create a new zoning district. He continued by stating he believes allowing the occupancy of the secondary structure should be permitted as a grandfathered use, and to deny a long established used would create a hardship for the family. The Commission, on motion of Vice-Chair Huffman, seconded by Member Hendrix, voted unanimously that the rezoning request be denied as it violates zoning ordinance section 7.1.2, to combine the two back lots into one with a new survey by a licensed surveyor. The new plat should be brought to Town Hall before it is recorded at the County to be signed off on by

the Chairman and Town Administrator as a grandfathered use. The Commission decided that a refund should be issued to Mr. Dorn for the zoning map amendment fee of \$125.00.

- B. **Nominate Chairman and Vice Chairman of the Planning Commission.** The Commission, on motion of Member Hendrix, seconded by Chair Vollmer, unanimously nominated John Huffman as the Chairman of the Planning Commission. The Commission, on motion of Member Cole, seconded by Vice-Chair Huffman, unanimously nominated Vance Vollmer as the Vice-Chairman of the Planning Commission. The Commission agreed that Municipal Clerk Eden would serve as the Commission's secretary.

6. Discussion

- A. **Perimeter/Buffer Yard Requirements for Commercial Land Use adjacent to Residential Land Use.** Chair Vollmer stated that setbacks and bufferyard requirements should be based on land use, not zoning district. The Planning Commission agreed that bufferyards for commercial land use adjacent to residential use should be increased. They also agreed that the bufferyard requirement chart should be improved. The Commission plans to review the current requirements and discuss further at the next meeting.
- B. **Requirements and Submission of Lighting Plans for Commercial Development.** The Commission agreed that applications for commercial development should be amended to include a requirement for lighting plans. Chair Vollmer is to bring examples from Lexington County's ordinance. Member Hendrix stated that he wanted regulations to be balanced so as not to become a hurdle for a business owner. Member Huffman is to check with West Columbia Planning and Zoning Director Wayne Shuler on their requirements. Chair Vollmer stated that the application should include intensity, brightness, and how lights glare across property lines. He stated that the goal is to prevent trespassing of lights. The discussion will continue during the next meeting.
- C. **Edible Yard Regulations.** Chair Vollmer discussed edible landscapes in residential districts. Municipal Clerk Eden gave a brief history on issues code enforcement has encountered concerning the matter, such as overgrowth, harborage for pests and vermin, and unsightliness. Chair Vollmer stated that Lexington County has addressed some of the same issues. There was a brief discussion on farm animals and livestock in residential areas. Member Kiepert requested that the discussion be furthered at the next meeting.

7. Adjourn

Chair Vollmer adjourned the meeting at 7:13 pm.

Vance Vollmer, Chair

Attest:

Leeann Eden, Municipal Clerk/Secretary