

South Carolina
SPRINGDALE

MINUTES

Town Council and Planning Commission Special Meeting
January 16, 2018 at 6:30 p.m.

Council Chambers – Springdale Town Hall, 2915 Platt Springs Road

MEMBERS PRESENT: Mayor Michael Bishop, Councilmembers Wilkerson, Peters, Reeley, and Fecas and Town Administrator Ashley Watkins. Planning Commission Chair Bill Jordan, Vice Chair Jeff Hendrix, Members Lynn Hutchinson, Keith Driggers, and Chris Peake.

MEMBERS ABSENT: Mayor Pro Tem Ricard, Councilmember Hallman and Town Attorney Danny Scott.

I. Call to Order

Mayor Bishop called the meeting to order at 6:33 P.M. A quorum was present. The agenda was approved without objection.

II. New Business

A. Discussion for establishing new zoning district. Mayor Bishop thanked the members present for all the work they have put into the development and those in attendance for being at the meeting. He further stated that Council's primary concern was lot size, though it was also concerned with on-street parking and amenities. Councilmember expressed a concern to Mr. Jordan Hammond of D.R. Horton as to the exact designs of the houses after the change in lot sizes. Mr. Hammond went over the home designs in comparable neighborhoods that would be built in the subdivision. He also addressed the parking question and the enforcement of on-street parking in other neighborhoods. Council and the Planning Commission discussed the setbacks and on-street parking. Chair Jordan asked about overflow parking and Mr. Hammond answered that it would go back to enforcement but that in other developments, overflow lots go unused. He also said it would affect the amount of buildable space within the subdivision.

Council and Mr. Hammond then discussed the change in setbacks and the distance between lots. Councilmember Fecas asked about the selling rate for the houses with the 6,000 square foot lots. Mr. Hammond responded that D.R. Horton cannot build them fast enough to keep up with demand. Councilmember Peters asked about the reason for the change in the lot size and Chair Jordan related his concerns about the change in lot sizes, but said he felt the benefits outweighed the detriments. Vice-Chair Hendrix also expressed his concerns as well as his conclusion that the small lots would be preferable to most buyers. Mr. Hammond discussed the price point of the houses and how much the developer expected to make from the subdivision as well as the costs to D.R. Horton. Councilmember Wilkerson asked about the construction phases and Mr. Hammond related the clearing of the land per phase.

Chair Hammond asked about the ability to do a PDD and Administrator Watkins answered that the Town was now going to pursue the creation of an R-4 Residential District and Mayor Bishop informed the Commission about the creation process of a new zoning district. Council and the Commission discussed the creation of a new district and the minimum lot sizes and square footage as well as the effects of the new district on the immediate area. Council and the Commission then discussed design standards with

Mr. Hammond. Mr. Hammond stated that they preferred to have vinyl siding, but that hardie plank might set the development apart and make it more desirable. Council and the Commission discussed the design standards with Mr. Hammond. Ms. Judy Gordon asked about the lot sizes and Councilmember Wilkerson gave her a comparison between larger lots and the ones that would go in the subdivision. Council and Mr. Hammond discussed the prices of homes. Councilmember Wilkerson asked Ms. Gordon if she was okay with the development details and Ms. Gordon related her belief that the lots in the third phase would be larger. Ms. Gordon, the Planning Commission, and the Council discussed the change in the lot sizes and the on-street parking. Town Council, the Planning Commission, and Mr. Hammond continued to discuss home prices in the subdivision and Mr. Hammond said that their performance studies indicated the average price of homes would be \$238,000. Mr. Hammond also discussed the effect of a new zoning district on other developers besides D.R. Horton. The Council and the Commission continued to discuss the housing units per acre with Mr. Hammond at 3.08 per acre. They then discussed the maximum lot coverage at 50% of the lot.

Commission Member Hutchinson expressed his concerns about the five-foot distance between houses. Council and the Commission discussed what could fit between that distance and the erection of fences separating properties. Chair Jordan asked if Mayor Pro Tem Ricard and Councilmember Hallman had anything to say in their absence and Mayor Bishop stated that he asked them if they wanted to contribute and that he would read their statements for the benefit of all present, but they did not respond due to being out of town. Vice Chair Hendrix asked if their main concerns were the lot sizes and Councilmember Reeley answered affirmatively. Council and the Commission continued to discuss the lot sizes and the preservation of trees. Mr. Hammond stated that they have preserved trees in the past, but often the tree gets cut up later by the property owners. Ms. Gordon stated that she liked the name "The Preserve at Roof Farm". Mr. Hammond spoke on the decision process for D.R. Horton to build 196 houses on 6,000 square foot lots and the property tax revenue it would generate for the Town.

Council and the Commission continued to talk about on-street parking and parking lots. Chief Cornett offered his opinion that vehicles left on lots have a greater risk thieves breaking into them. Council asked Chief Cornett about the ability of Public Works to handle that large an increase in homes and Chief Cornett stated that it would not be difficult to manage the increase. Commission Member Driggers discussed the Planning Commission's decision with regard to the development and expressed his concerns about Council heeding the Commission's recommendations and stated that the development was in the best interests of the Town. The Council and the Commission discussed ensuring that they get this right and the lasting effect of a new R-4 zoning district as well as the possibility of altering R-1 zoning district language in addition to creating a new district. The Council and the Commission discussed green spaces with Mr. Hammond and including those in the zoning district. Mr. Hammond stated that amenities could receive a variance from the zoning regulations that would be granted by the Board of Zoning Appeals. The Council and Commission also discussed the risks of adopting new zoning regulations and future development. Mayor Bishop discussed the next steps in the process of creating the R-4 zoning district and that D.R. Horton would need to appeal to rezone the district. Council and Councilmember Peters discussed her recusing herself from the discussion on advice of the Town Attorney. Council and the Commission both expressed their desire to get this development right. Mayor Bishop asked about the timeline for a new zoning district and getting the property rezoned and the Council, Commission, and Administrator discussed the adoption of the new zoning district at the next Commission meeting.

III. Adjournment

Council, on motion of Councilmember Fecas, seconded by Councilmember Reeley, voted unanimously to adjourn the meeting at 7:31 P.M.

Michael Bishop
Mayor

Attest:

John Rabon
Town Clerk