

South Carolina  
**SPRINGDALE**

**MINUTES**

Town Council Special Meeting

January 16, 2018 at 6:00 p.m.

Council Conference Room – Springdale Town Hall, 2915 Platt Springs Road

MEMBERS PRESENT: Mayor Michael Bishop, Councilmembers, Wilkerson, Peters, Reeley, and Fecas and Interim Town Administrator Ashley Watkins.

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 6:00 P.M. A quorum was present. The agenda was approved without objection.

**II. New Business**

A. Discussion for establishing new zoning district. Mayor Bishop discussed how changing the R-1 district regulations would not work. Councilmember Wilkerson asked if anyone had spoken to the builders and Mayor Bishop responded that he had spoken with the realtors. Administrator Watkins stated that Mr. Jordan Hammond from D.R. Horton was present for the meeting tonight but was outside with the Planning Commission. Council discussed its upcoming special meeting with the Planning Commission and the establishment of an R-4 Residential District. Council discussed the minimum square footage for homes throughout Springdale and the current zoning restrictions for R-1 Residential. Mayor Bishop discussed the need for minimum home sizes in R-1.

Councilmember Reeley asked if there were similar zoning districts in other communities and Administrator Watkins stated that she had looked and was unable to find many with design standards and that most other zoning regulations appeared similar to the Town's. Council discussed standards and labels to differentiate R-4 from R-1. Council discussed the costs for the developer from the onset of the proposal to the present. Council discussed minimum lot sizes for the R-4 district and the possibility of permitting 6,000 square foot lots. Council discussed parking regulations within the subdivision and Chief Cornett provided examples from Parrish Plantation. Council also discussed the market for smaller lots. Council discussed the setbacks for the lots and the distance between the houses for 6,000 square foot lots.

**III. Adjournment**

Council, on motion of Councilmember Fecas, seconded by Councilmember Reeley, voted unanimously to adjourn the meeting at 6:26 P.M.

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Michael Bishop  
Mayor

Attest:

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Ashley Watkins  
Town Administrator