

South Carolina
SPRINGDALE

MINUTES

Springdale Planning Commission Regular Meeting

Tuesday April 17, 2018 Regular Meeting

6:00 p.m.

Springdale Town Hall – Council Chambers

The media and public were duly notified of the date, time, and place of this meeting.

Member(s) Present: Chair Bill Jordan, Vice Chair Jeff Hendrix, Members Keith Driggers, Lynn Hutchinson, Chris Peake, and Town Administrator Ashley Watkins.

Member(s) Absent: All were present

I. Call to Order

Chair Jordan called the meeting to order at 6:00 P.M. A quorum was present.

II. Invocation

Member Hutchinson provided the invocation.

III. Consent Agenda

A. The Commission, on motion of Member Driggers, seconded by Member Hutchinson, voted unanimously to approve the agenda.

B. The Commission, on motion of Member Driggers, seconded by Member Peake, voted unanimously to amend to correct errors and approve the minutes from the March 20, 2018 Regular Meeting.

IV. New Business

A. Recommendation of adding additional Zoning Classifications to the Town of Springdale Zoning Ordinance.

Member Hutchinson spoke about the details at Eagle Rest subdivision in Chapin, but found the most impressive part of the trip to be Cobblestone Park. Member Hutchinson, along with Councilmember Fecas, Councilmember Wilkerson, and Administrator Watkins toured the different home styles in both of these neighborhoods. Member Hutchinson forwarded a copy of the different style homes to each member. In the copy provided, it contained information on two-story homes with the following information: 38-40 ft. wide, 6,000 sq.ft. lots and 60 ft. wide front lot. Member Hutchinson stated that the copy contained five different floor plans having the following square footage: 3,400 sq. ft., 3,150 sq. ft., 2,800 sq. ft., 2,495 sq. ft., and 2,231 sq. ft. Chair Jordan inquired about the 5 foot set back and Member Hutchinson's opinion on the matter. Member Hutchinson stated that the 5 ft. setback made the homes look pretty close together, but there were a few properties that had wider setbacks. Mr. Jesse Bray from D.R. Horton was

present for this meeting and stated that the plans do not end up being 10 ft. apart from each other, because D.R. Horton will not be building to the setback line. Member Hutchinson and Administrator Watkins stated even though the properties in Chapin looked close together, it was due to the narrow lots. The lot width for the proposed development would be 60 ft. wide. Member Hutchinson inquired about the possibility of a one-story home. Member Driggers asked if there was a way to regulate the amount of one-story homes, and Administrator Watkins responded that she did not think that is a possibility. Mr. Bray stated that usually between 10-15% of one-story homes are located in neighborhoods. Member Jordan stated that there was concern about “cookie-cutter” homes. However, if the square footage can be lowered for a one-story unit that would then give more flexibility it would break up the one-story homes. Member Hutchinson stated he is in favor of one-story homes.

Chair Jordan brought to attention the R-4 and R-5 proposal made by Vice Chair Hendrix. This proposal allows for more flexibility. Chair Jordan stated that Administrator Watkins proposed that there should be a minimum number of acres before applying for a R4 or R5. Mr. Pendleton Grove of the Forest Acres Planning Commission was in the audience and stated that in order to apply for certain zoning in Forest Acres, they require a minimum acreage requirement for zoning classifications. Member Hutchinson’s only concern was the 5 ft. setback on the side, but according to Mr. Bray, this will not come in to play very often. Member Driggers asked Mr. Bray if a client buys a piece of property and builds a house on that property, but the client wants the house on the left side of the property, could they build it five feet from the edge? Mr. Bray responded stating that he could not think of a scenario where this situation would present itself, and it all depends on the grading. Mr. Bray also stated that D.R. Horton would be doing the grading and the house pad would be in the center of the lot. Vice Chair Hendrix liked the idea of adding a minimum number of acreage to the R-4 ordinance. Chair Jordan asked what the minimum number should be, and Administrator Watkins responded by saying it would be up to the Planning Commission to make that decision.

Mr. Bray made a comment regarding the design guidelines located on the R-4 draft. Mr. Bray stated that the sentence under “Foundations” states the foundations shall be elevated a minimum of 6” above finished lot grade, however the ordinance allows for monolithic slabs. Mr. Bray recommended writing that “the following foundations are permitted” and then continue to list your foundations. Mr. Bray also commented regarding the heated square footage. The first sentence states that the “homes shall be a minimum 2,000 heated sq. ft. with up to 200 sq. ft. designated as future finished.” However, this does not account for one-story plans. Before moving forward with this issue, all members agreed upon the 10 acre minimum.

Moving forward, Chair Jordan began to discuss the idea of one-story homes. Chair Jordan stated that the range of square footage would be 1,600-1,900 sq. ft., and the only way to have one-story homes is to lower the minimum square footage. Chair Jordan also commented that he is hearing the desire for one-story homes. Vice Chair Hendrix stated the concern on the average pricing and if including this issue would lower the average price. Chair Jordan responded and stated that D.R. Horton will still be using the same materials, and he does not see the price going down much lower. Mr. Grove suggested doing another classification that deals directly with the one-story product and if an individual wants to apply, they can apply for a split zoning. Mr. Grove suggested doing 1,900 sq. ft., so then the issue of whether it is a one-story or a two-story does not have to be addressed, just as long as it meets the square footage requirement. However, Chair Jordan stated that two-story homes are wanted. Member Hutchinson and Member Driggers asked Mr. Bray if these requirements would work for the property lots. Mr. Bray was sure it might work, but will be checking on this further. Member Driggers brought to attention a scenario where an individual may want to build a one-story that is 2,500 sq. ft. Members responded that

it would be fine just as long as it met the minimum square footage and 5 ft. setback requirement. Mr. Bray also responded saying that in the R-4 draft ordinance there is maximum lot coverage of 50%. All members agreed to 1,800 sq. ft. minimum for one-story homes, and 2,000 sq. ft. minimum on two-story homes.

Member Hutchinson stated that in the R-1, the minimum lot width is 100, and asked if a lot width regulation should be put in the R-4 for 60 ft. Administrator Watkins asked if this specific regulation was not put into the ordinance, could D.R. Horton change the drawings and make it 50 feet. Vice Chair Hendrix responded by saying yes, that if this information is not in the ordinance, to expect an individual to come in and make adjustments. Administrator Watkins brought to attention that under the topic "Screening" on the last page of the R-4 ordinance, it states "landscape buffers can be found at subdivision entrances, surrounding the property, and strategically located throughout a development in order to retain natural buffer areas." Administrator Watkins asked if the buffers should be regulated around the entire property. All members agreed upon removing the abovementioned requirement out of the R-4 ordinance.

Chair Jordan summarized what has been added and discussed for this ordinance thus far: a minimum of 10 acres to qualify for an R-4, adding single-story homes with a minimum of 1,800 sq. ft., removing the first sentence under "Foundations", and removing the required 200 sq. ft. under "Heated Square Footage."

The Commission, on motion of Member Driggers, seconded by Member Peake, voted unanimously to approve the R-4 Zoning Ordinance with the above mentioned specifications.

R-5 recommendation: The issues being dealt with for the R-5 is the square footage and a particular side setback. Chair Jordan proposed that the lot size should be 8,500 sq. ft., and the side setback should be 8 ½ ft. Vice Chair Hendrix brought attention to the idea of having the minimum acreage being 5 acres to encourage more R-5's. Member Driggers inquired if other members wanted to increase the home sizes and keep the single-story homes. Chair Jordan stated he was okay with the sizes of the homes as they were as well as the idea of the single-story home, as long as all requirements are the same.

The Commission, on motion of Vice Chair Hendrix, seconded by Member Peake, voted unanimously to approve the R-5 Zoning Ordinance with the above mentioned specifications.

V. Public Comment

No public comment was made.

VI. Adjourn

The Commission, on a motion by Chair Jordan, seconded by Vice Chair Hendrix, voted unanimously to adjourn at 7:01 P.M.

Bill Jordan, Chair

Attest:

Tare' Stapp, Municipal Clerk