

*South Carolina*  
**SPRINGDALE**

**MINUTES**  
AMENDED

**Springdale Planning Commission Regular Meeting**  
Tuesday May 15, 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, and Town Administrator Ashley Watkins.

**Member(s) Absent:** Member Chris Peake was absent.

**I. Call to Order**

Chair Jordan called the meeting to order at 6:02 P.M. A quorum was present.

**II. Invocation**

Member Hutchinson provided the invocation.

**III. Consent Agenda**

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

B. The Commission, on motion of Member Driggers, seconded by Vice Chair Hendrix, voted unanimously to amend the minutes from the April 17, 2018 meeting to clarify the following: The corrections made are as follows: Chair Jordan requested that the following statement “with the above mentioned specifications” be added to both the R-4 and R-5 Zoning Ordinance approval sentence on page three, in paragraphs three and five.

**IV. New Business**

- A. Discussion of Updating the Town of Springdale Zoning Ordinance to create an Underground Utilities Ordinance for New Construction Developments.

Administrator Watkins stated that the Town of Springdale does in fact have an ordinance for underground utilities. The ordinance states that underground utilities are required for new construction only in the Design Overlay District. Vice Chair Hendrix inquired about the plans to put underground utilities on Airport Blvd. Administrator Watkins stated that at the moment, there has not been any movement made towards this plan. She also stated that there are other towns, such as Hilton Head Island, that have created a 15 year plan to put all above ground utilities underground. This project is currently in its 13<sup>th</sup> year of renovation and will put nearly 76 miles of overhead powerlines underground, and will cost a total estimate of \$34,777,000. Sullivan’s Island has also been conducting a similar project to put powerlines underground.

Both Hilton Head Island and Sullivan’s Island have received funding for these projects from a franchise fee produced by the electric company for businesses as well as residents.

Member Driggers inquired about whether or not the Underground Utilities Ordinance would concern new construction in areas other than Platt Springs Road. Chair Jordan responded by stating that the Underground Utilities Ordinance would only be of concern for the roads in the Design Overlay District.

Member Driggers inquired about underground utilities on Wattling Road, and if this would include just the businesses on Wattling Road or if this would include a subdivision that is adjacent to Wattling Road. Administrator Watkins stated that the Design Overlay District Zoning Ordinance states the following: “hereby established along the full length of the following roads: Platt Springs Road, Ermine Road, Wattling Road, and Highway 302 (Airport Blvd). The district extends from the street right-of-way one lot deep on both sides of the road.” Vice Chair Hendrix inquired about the verbiage for what the Town currently has regarding the underground utilities for the Design Overlay District. Administrator Watkins responded stating that according to Zoning Ordinance “all utility lines should be placed underground (Line 3). Administrator Watkins suggested that this might be the time to entertain the idea of doing a project with funding similar to Hilton Head and Sullivan’s Island.

Vice Chair Hendrix inquired about the movement of the entrances and the signs for the Town. Administrator Watkins replied stating that one sign is currently being built to be placed on Wattling Road. The Town has budgeted for two new signs next year, and they will see where to place them once they have seen the one on Wattling Road.

Chair Jordan stated that Mayor Bishop has mentioned on more than one occasion that he feels that the commercial corridor for Springdale needs to be 302 rather than Platt Springs Road. With this being said, Chair Jordan questioned if an underground utilities project were to be done, would the project take place on Highway 302 or on Platt Springs Road.

Chair Jordan inquired if there was any new business in regards to the town for the upcoming weeks. Administrator Watkins stated that a gentleman representing the construction company from Dollar General informed Town Hall that Dollar General will be having a small opening on Wednesday, May 16<sup>th</sup>, and a larger opening on Thursday, May 17<sup>th</sup>. Administrator Watkins also stated that the Public Hearing regarding the D.R. Horton subdivision will be held June 19<sup>th</sup> if D.R. Horton applies for re-zoning.

## **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 7:00 P.M.

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Bill Jordan, Chair

Attest:

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Tare’ Stapp, Municipal Clerk