

South Carolina
SPRINGDALE

MINUTES

Springdale Planning Commission Regular Meeting

Tuesday June 19, 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, Members Keith Driggers, Chris Peake, and Town Administrator Ashley Watkins.

Member(s) Absent: Vice Chair Jeff Hendrix and Member Lynn Hutchinson were absent.

I. Call to Order

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

II. Invocation

Member Driggers provided the invocation.

III. Consent Agenda

A. The Commission, on motion of Member Driggers, seconded by Member Peake, voted unanimously to approve the corrections made on the amended agenda.

B. The Commission, on motion of Member Driggers, seconded by Member Peake, voted unanimously to amend the minutes from the May 15, 2018 meeting to make the necessary corrections: Member Driggers requested that the following statement “or if this would include a subdivision off of Wattling Road” be revised.

IV. Public Hearing:

- A. Zoning Map Amendment Request: Owners, Judith Gordon and Marcia Roof request to rezone TMS# 005696-05-010, 005697-04-022 and 005699-05-001 all from *R-1 (Single Family Residential)* to R-4 (Single-Family Residential Traditional Neighborhood). Administrator Watkins provided information regarding these properties, and stated that she received an application on May 22, 2018 requesting an amendment to the zoning map for the following tax map numbers: TMS# 005696-05-010, 005697-04-022 and 005699-05-001. This amendment was requested by Ms. Judith Gordon and Ms. Marcia Roof to change the rezoning from an R-1 to an R-4. Chair Jordan welcomed the public to share their questions or concerns. Mr. Ed Elbrecht inquired about the difference between an R-1 and an R-4. Administrator Watkins responded by stating that there are different zoning classifications, and the R-1 is the current classification which only allows for half acre lots; whereas the R-4 will allow for 6,000 sq. ft. lots. Mr. Elbrecht questioned on how much of an acre would be in the R-4. Chair Jordan responded stating that it would be less than a ¼ acre lot. Chair Jordan continued to state that Springdale has always allowed

most residential lots as an R-1 classification, but smaller lots sizes are the current and future trend in the real estate market. Therefore the Planning Commission thought it would be beneficial to branch out into R-4 and R-5 zoning classifications, to have more tools in the toolbox so to speak. Mr. Elbrecht stated that he assumes the reason the Planning Commission is allowing smaller lot sizes is to reduce home costs and increase the chance of selling homes. Chair Jordan stated that these zoning classifications will not reduce the home cost, and to make this profitable DR Horton will put as many house on these lots, because the more houses they can build, the more money they can make. Member Driggers also responded to Mr. Elbrecht's comment and stated that the Planning Commission has conducted research on this matter, and they have found that other municipalities are building homes in smaller lot sizes, due to this being a market trend. Chair Jordan continued to explain to Mr. Elbrecht of certain specifications and stipulations regarding these homes. For example a two-story home has to have a 2,000 sq. ft. minimum and a single story home has to be 1,800 sq. ft. Mr. Elbrecht inquired if these homes were going to be brick homes. Chair Jordan stated that these homes will be hardiplank. Mr. Elbrecht continued by stating that his real concern is his privacy and that he is worried that the children will come on to his property to go into the woods. He questioned whether DR Horton was going to build a privacy fence along the road, and if that is not part of the plan, then he will have to put a privacy fence around his property.

V. New Business:

- A. Recommendation to Town Council of a Zoning Map Amendment Request by Judith Gordon and Marcia Roof to rezone TMS # 005696-05-010, 005697-04-022 and 005699-05-001 all from *R-1 (Single Family Residential)* to R-4 (Single-Family Residential Traditional Neighborhood). The Commission, on motion of Member Driggers, seconded by Member Peake, voted unanimously to present this recommendation to Council.

VI. Public Comments:

No public comments were made.

VII. Adjourn:

The Commission, on a motion by Member Driggers, seconded by Member Peake, voted unanimously to adjourn at 6:19 P.M.

Bill Jordan, Chair

Attest:

Tare' Stapp, Municipal Clerk