

South Carolina
SPRINGDALE

Board of Zoning Appeals Meeting
October 11, 2017 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 Ed Davis, Members Joseph Kennedy, Walter Shumpert, Richard Gadsden, and Interim Town Administrator Ashley Watkins.

Member(s) Absent: None

I. Call to Order

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

II. Approval of the Minutes

The Board, on motion from Member Gadsden, seconded by Member Kennedy, voted unanimously to approve the agenda. The Board, on motion of Member Gadsden, seconded by Member Kennedy, voted unanimously to approve the June 6, 2016 minutes.

III. New Business:

A. **ZBA-17-01 Variance Request** for Hurricane Construction at 1065 Crest Drive for construction of a single family residential home on a lot that presently does not meet size requirements. Mr. Manuel Mayorga presented Hurricane Construction's request to build a single family home on a lot that was less than a half-acre, a requirement set out in the zoning ordinance for the R-1 Single Family Residential district. Chair Davis discussed the lot size requirements and the actual lot size of the property in question. He also expressed his concerns about the driveway's proximity to Platt Springs Road and the Board of Zoning Appeals discussed the setbacks, lot size, and other requirements. Mr. Mayorga claimed that Hurricane Construction was unaware of the lot size requirements prior to submitting their permits. The Board discussed the variance in light of the zoning requirements and potential impact of granting the variance. The Board also discussed the possibility of the Planning Commission making changes to the zoning ordinance that would allow for building on this size lot in R-1 districts and Town Clerk John Rabon explained the process that would be required to change the zoning ordinance. Ms. Sandra Mott shared her concerns about construction on that property and discussed some of the history of the Hampton Crest subdivision. Mr. Al Georges expressed his concerns over the construction and how it would affect his property that backs up to 1065 Crest Drive. The Board, on motion of Chair Davis, seconded by Member Shumpert, voted unanimously to deny the request for a variance and recommend to the Planning Commission that they discuss changes to the lot sizes for R-1 Single Family Residential zoning district. Mr. Rabon suggested that Mr. Mayorga and Hurricane Construction contact Interim Town Administrator Ashley Watkins for advice on how to proceed. Mr. Mayorga discussed growth in the area and how it related to Springdale.

IV. Adjourn

The Board, on motion of Member Gadsden, seconded by Member Kennedy, voted unanimously to adjourn at 6:34 P.M.

Ed Davis, Chairman

Attest:

John Rabon, Town Clerk