

South Carolina
SPRINGDALE

MINUTES

Springdale Planning Commission Regular Meeting

Tuesday January 16, 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: None.

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 Peake, voted unanimously to approve the agenda.

B. Member Hutchinson asked for input from Administrator Watkins and Special Projects Coordinator Rabon with regards to the sign ordinance. The Commission, on motion of Member Hutchinson, seconded by Vice Chair Hendrix, voted unanimously to amend to correct errors and approve the minutes from the December 19, 2017 Special Meeting.

IV. Public Hearing

A. Consideration of changes to the property located at 3017 Platt Springs Road to rezone it from R-1 Residential to C-1 Commercial. Chair Jordan opened the public hearing at 6:03 P.M. Special Projects Coordinator Rabon provided information to the Commission on the reason for the zoning request so that the new owner could open a nail salon in the building. Chair Jordan asked if C-1 would fall within the Comprehensive Plan and Mr. Rabon answered that it would. Member Hutchinson asked for more information on the request and Mr. Sadid Muthel, the property owner, responded that it was purchased two years ago as commercial and had it rezoned residential for his parents to live in. He also said that now his parents had moved out of the country, he wanted to rezone it as C-1 Commercial for use as a nail salon. Mr. Muthel's realtor, Mr. James Brown, also spoke to the Commission and said that it never had been zoned commercial, that there had been a hearing to rezone it, but it was decided to leave it as residential

for Mr. Muthel's parents to use as a residence. Member Driggers asked if the existing building would be used to house the business and Mr. Muthel answered that it would. Chair Jordan asked the Commission to keep in mind that rezoning it C-1 Commercial will mean that anything that can go in C-1 in the future would be able to go in the house. The Commission discussed future uses for the building. Mr. Rabon spoke on the intent of the Platt Springs Road Master Plan for properties fronting Platt Springs Road to become commercial. Vice Chair Hendrix asked if the Design Review Board would have authority over the property and Mr. Rabon answered that it would. Member Driggers asked if the property next to it on Platt Springs Road was C-1 and Mr. Rabon checked the zoning map and stated that it was zoned C-1 Commercial except for the location of the trailers which is R-2 Duplex. The Commission continued to discuss the rezoning including parking on the property. Chair Jordan asked Mr. Rabon if there was a buffer requirement for the property from a residential home behind it and Mr. Rabon answered that he believed required a buffer. Mr. Muthel stated that they would likely replace the chain link fence with privacy fence. The Commission continued to discuss a buffer for the rear of the property. Chair Jordan closed the public hearing at 6:12 P.M.

V. New Business

A. Recommendation to rezone the property located at 3017 Platt Springs Road from R-1 Residential to C-1 Commercial. The Commission, on motion of Chair Jordan, seconded by Member Peake, voted unanimously to recommend that the Town Council rezone 3017 Platt Springs Road from R-1 Residential to C-1 Commercial.

VI. Public Comment

No public comment was made.

VII. Adjourn

The Commission, on a motion by Member Driggers, seconded by Vice Chair Hendrix, voted unanimously to adjourn at 6:15 P.M.

Bill Jordan, Chair

Attest:

John Rabon, Town Clerk