

South Carolina
SPRINGDALE

MINUTES

Springdale Planning Commission Regular Meeting

Tuesday January 19, 2016 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: Chairman Jeff Hendrix, Vice Chairman Lynn Hutchinson, Members Bill Jordan, Kevin Key, and Keith Driggers.

Member(s) Absent: None.

I. Call to Order

Chairman Hendrix called the meeting to order at 6:10 PM and Vice Chairman Hutchinson provided the invocation. A quorum was present. The Commission, on motion of Member Jordan, seconded by Member Driggers, unanimously approved the agenda.

II. Approval of the Minutes

The Commission, on motion of Vice Chairman Hutchinson, seconded by Member Jordan, adopted the November 17, 2015 meeting minutes with revisions.

III. New Business

A. Public Hearing – TMS # 005618-02-014, 3400 Platt Springs Road, for rezoning from Residential R1 to Commercial C1. Administrator Stilwell informed the Commission of the procedural background of the rezoning request and that it had been published for fifteen days per statutory requirements. Administrator Stilwell stated his opinion that it would benefit the town to rezone the property to C-1 at the owner's request in order to attract more business to Springdale and would offer many uses. He further stated that neighbors he had spoken to were in favor of the change. Chair Hendrix opened the public hearing at 6:13 P.M. Vice Chairman Hutchinson asked if there were any unanswered questions about the rezoning. Administrator Stilwell responded that the property has been on the market for ten years as commercial property and that normally property such as this is sold as residential and then rezoned as commercial, but that the owner and the realtor desired to have it rezoned in advance. Chair Hendrix stated his approval of the rezoning as he felt it would make the property more lucrative. Member Jordan asked about the Harland Plant next door and if any commercial interest had been shown in it. Administrator Stilwell answered that he knows the company that bought the back end of the property purchased the plant next door that is outside of Town limits and he didn't know if that company planned to move out of Town. Chair Hendrix closed the public hearing at 6:15 P.M.

B. Discussion of Recommendation to Town Council on rezoning 3400 Platt Springs Road. The Commission, on motion of Member Driggers, seconded by Vice Chairman Hutchinson, voted unanimously to recommend rezoning of 3400 Platt Springs Road from R-1 Residential to C-1 General Commercial to the Town Council.

C. Discuss Written Master Plan. Administrator Stilwell stated that he still had not received the final copy of the Master Plan from LandPlan Group South yet. He stated that as soon as he receives it, he will provide the Commission and the Town Council with copies. He stated that Council would want to move forward quickly with rezoning after they received the final copy and that the Commission may have more discussions in the future. Chair Hendrix asked as to the Commission's responsibilities with regard to the plan and Administrator Stilwell stated that the Commission would recommend the plan to Council for adoption. Vice Chairman Hutchinson asked what rezonings would be proposed and Administrator Stilwell stated that it would be similar to what was proposed for the planned development including rezoning properties, burying power lines, and other necessary changes to encourage development. Administrator Stilwell stated that there may be a need to rezone the Planned Development District known as the Landings back to R-1 Residential in the future due to lack of action as was discussed during the Town Council's January Work Session. Administrator Stilwell also discussed moving the Planning Commission meetings to 6:15 to accommodate Chair Hendrix's travel schedule. The Commission agreed to the change.

IV. Public Comment

No public comment was made.

V. Adjourn

The Commission, on a motion by Vice Chairman Hutchinson, seconded by Member Key, voted unanimously to adjourn at 6:20 P.M.

Jeff Hendrix, Chairman

Attest:

Jeff Stilwell, Town Administrator