

South Carolina
SPRINGDALE

MINUTES

Springdale Planning Commission Regular Meeting

Tuesday, January 20, 2014 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, Members Kevin Key, Bill Jordan, George Capps, and Town/Zoning Administrator Joe Boyes.

Member(s) Absent: Vice-Chairman Lynn Hutchinson.

I. Call to Order

Chairman Hendrix called the meeting to order at 6:00 PM and provided the invocation. A quorum was present.

II. Approval of the Minutes

The Commission, on motion of Member Capps, seconded by Member Jordan, voted unanimously to approve the November 18, 2014 meeting minutes.

III. New Business

A. Discussion of Planning Commission priorities for 2015. Administrator Boyes addressed the Commission with his plan to discuss setting priorities for 2015. He discussed the need to have a comprehensive examination of the zoning ordinance as its last major update was in 2007. Chairman Hendrix asked Administrator Boyes what are some of the biggest priorities. Administrator Boyes related that he felt the sign ordinance and the overlay district should be priorities. Chairman Hendrix stated that the need for a streamlined method for new business owners and granting more power to the Administrator to handle zoning issues. Member Jordan asked Administrator Boyes what the problems have been with the sign ordinance and observed that he doesn't want to see any changes result in competing signage between businesses.

Administrator Boyes explained that height of signs is based on height from ground, which can vary based on the land height. He also discussed the possibility of the Town purchasing vacant homes for redevelopment, though it is difficult and Chairman Hendrix recommended setting up a loan program to encourage homeowners to renovate the properties. Member Jordan expressed his concerns over permitting variances versus upholding the zoning ordinance. Administrator Boyes reflected that it is important for the Town to be attractive to businesses while maintaining its small-town charm. Member Capps asked if there was movement on the selling of the Roof property and Administrator Boyes responded that there was not, but the discussion of the Master

Plan for Platt Springs Road would take that property into consideration. Member Jordan discussed a method for creating a main street related by Mr. Wayne Shuler of the Central Midlands Regional Council of Governments and Administrator Boyes related that is what he wants to see the Overlay District become. He also discussed quotes that he has received for the cost to develop a Master Plan.

Member Jordan and Administrator Boyes discussed the need for a grocery store and the City of Cayce's attempts to recruit a new grocery store. Member Capps discussed the need for an engineering study on fire hydrants in Springdale and Administrator Boyes related the Town Council's goal to improve infrastructure. Chairman Hendrix asked about pursuit of grants and Administrator Boyes responded that we are actively researching and pursuing available grants. He also informed the Commission on the status of the Community Development Block Grant for which the Town applied in December and that it had been denied. Member Capps also discussed speed bumps in Columbia, while Administrator Boyes answered that the Town is not in a position to take over road maintenance as much as Columbia does.

Administrator Boyes discussed the desire for walking trails. Chairman Hendrix asked about traffic calming and Administrator Boyes responded that the Council could request a lowering of the speed limit along Platt Springs Road. Administrator Boyes reported on the timeline for SCDOT to install a sidewalk. The Commission discussed sidewalk and traffic calming efforts from the past few years and their levels of success. Discussion returned to simplifying the zoning ordinance to make it easier for applicants to understand. Administrator Boyes also discussed the desire to eliminate the fee for a garage sale permit while still requiring the permit itself. The Commission discussed methods to encourage new businesses to come to Town and revitalizing the facades of buildings along Platt Springs Road. The Commission discussed the state of several businesses within the Town of Springdale.

IV. Public Comment

Administrative Specialist John Rabon discussed several traffic calming methods and Administrator Boyes elaborated on methods that other municipalities have used. Administrator Boyes also informed the Commission of efforts by the Springdale Police Department to reduce speeding incidents in Town.

V. Adjourn

The Commission, on a motion by Member Jordan, seconded by Member Key, voted unanimously to adjourn at 7:05 P.M.

Jeff Hendrix, Chairman

Attest:

John Rabon, Interim Town Clerk