

South Carolina
SPRINGDALE

MINUTES

Springdale Planning Commission Regular Meeting

Tuesday October 17, 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: Chairman Bill Jordan, Vice-Chairman Jeff Hendrix, Members Keith Driggers, Chris Peake, and Interim Town Administrator Ashley Watkins.

Member(s) Absent: Members Lynn Hutchinson.

I. Call to Order

Chairman Jordan called the meeting to order at 6:00 P.M. A quorum was present.

II. Invocation

Vice Chairman Hendrix provided the invocation.

III. Consent Agenda

A. The Commission, on motion of Vice Chairman Hendrix, seconded by Member Driggers, voted unanimously to approve the agenda.

B. The Commission, on motion of Vice-Chairman Hendrix, seconded by Member Driggers, voted unanimously to approve the minutes from the September 19, 2017 Regular Meeting.

IV. Old Business

A. Discuss short term goals in Springdale Master Plan. Interim Administrator Ashley Watkins provided the Commission with an update on Town signs. The Commission discussed the results of the RFP and the lack of responses and Ms. Watkins provided an overview. The Commission discussed sidewalks on Kitty Hawk Drive and Ms. Watkins informed the Commission of the Council's action to fund a match for the Central Midlands Regional Council of Governments.

V. New Business

A. Discuss sign ordinance revisions. Chair Jordan related concerns from business owners and the Commission discussed potential changes and consequences of changing the sign ordinance. Vice Chair Hendrix asked for copies of the sign ordinance to be sent to the members prior to the next meeting for them to discuss.

B. Discuss fence issues. Ms. Watkins provided the Commission with information on fence issues along Wattling Road. The Commission discussed what steps to take with residents who put up fences that would not meet the zoning regulations. Chair Jordan asked the Commission whether it wanted to tackle signs or fences first. Vice Chair Hendrix stated that he would prefer to deal with signs. Member Peake asked how often the issue with fences came up and Ms. Watkins responded that with a couple recent incidents. Chair Jordan stated that, in his years with the Commission, sign issues had been more prevalent and the Commission agreed to tackle that topic first at later meetings.

C. Discuss lot sizes for R-1 Single Family Residential districts. Ms. Watkins provided the Commission with an overview of a recent dispute concerning 1065 Crest Drive and Hurricane Construction's inability to build on the lot due to lot size requirements for the R-1 Single Family Residential district requiring at least one-half acre. The Commission discussed the reasoning for the zoning. Ms. Sandra Mott spoke to the Planning Commission about her concerns and those of her neighbor with regard to Hurricane Builders and argued against rezoning the property. The Commission discussed the Board of Zoning Appeals decision with regard to this property. The Commission also discussed the previous PDD for that property and the current zoning regulations. Chair Jordan stated that the original concern with lot size was property values. The Commission decided to do more research before making any recommendations. Ms. Watkins informed the Commission about progress on a new business that plans to expand a warehouse on Silstar Road. Vice Chairman Hendrix asked about mast arms in South Congaree and Ms. Watkins stated she had no new information. The Commission discussed streetscape improvements, the PDD on Wattling Road, and Springdale Elementary.

VI. Public Comment

Ms. Mott expressed more concerns about Hurricane Builders constructing a home at 1065 Crest Drive.

VII. Adjourn

The Commission, on a motion by Member Driggers, seconded by Vice-Chairman Hendrix, voted unanimously to adjourn at 6:45 P.M.

Bill Jordan, Chairman

Attest:

John Rabon, Town Clerk