

South Carolina
SPRINGDALE

MINUTES

Springdale Planning Commission Regular Meeting

Tuesday November 17, 2015 Special 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 6:00 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

Vice Chairman Hutchinson asked about the meaning of the word “charrette” and Administrator Stilwell informed him that it was a meeting about planning, including the developers, Town officials, and stakeholders. The Commission, on motion of Member Driggers, seconded by Vice Chairman Hutchinson, adopted the October 20, 2015 meeting minutes with revisions.

III. Old Business

A. Discuss and review slides from the Platt Springs Road Master Plan. Administrator Stilwell informed the Commission of the outcome of the charrette with LandPlan Group South and provided an overview of the meeting’s findings and the group’s recommendations for streetscape improvements to Platt Springs Road. Administrator Stilwell discussed the entrance sign, bike lanes, and crosswalk improvements that would assist in traffic calming down Platt Springs Road as well as development improvements that would bring in new businesses to the Roof property and Springdale Shopping Center. He further discussed development of the Gunter property and potential renovations to Town Hall and the inclusion of activity fields and event space behind Town Hall. Member Jordan mentioned that he asked the group for a list of prioritized, affordable goals for the Town to accomplish. No action was taken by the Commission.

IV. New Business

A. Review TMS# 005618-02-014, 3400 Platt Springs Road, for rezoning from residential to C1. Administrator Stilwell mentioned that the property has a home on it that is in a state of disrepair

and the owner wishes to rezone as commercial for the purposes of selling it to a developer. Mr. Case McNeill spoke on behalf of the owner and explained that the request was so that the property could be rezoned prior to listing it for advertising purposes. Administrator Stilwell explained that this would ordinarily be done prior to a sale and that the owner understands the property would then be taxed at a higher rate. Vice-Chairman Hutchinson asked if there would be a buffer between the commercial property and the residential neighborhood and Administrator Stilwell responded that a privacy fence would be erected as required by the Town's Zoning Ordinance. The Commission discussed setting the time for a public hearing and how quickly the Commission could act on the request. The Commission, on motion of Vice Chairman Hutchinson, seconded by Member Key, voted to rezone 3400 Platt Springs Road from R1 Residential to C1 Commercial and schedule a public hearing for the December Planning Commission meeting.

V. Public Comment

No public comment was made.

VI. Adjourn

The Commission, on a motion by Member Driggers, seconded by Member Key, voted unanimously to adjourn at 6:48 P.M.

Jeff Hendrix, Chairman

Attest:

Jeff Stilwell, Town Administrator