

South Carolina
SPRINGDALE

MINUTES

Springdale Planning Commission Special Meeting

Tuesday, November 18, 2014 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 Kevin Key, Bill Jordan, George Capps, and Town/Zoning Administrator Joe Boyes.

Member(s) Absent: None

I. Call to Order

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

II. Approval of the Minutes

The Commission, on motion of Member Jordan, seconded by Member Key, voted unanimously to approve the October 21, 2014 and November 6, 2014 meeting minutes.

III. Unfinished Business

A. PDD Submittal from Rockwell Enterprise for “The Landings”. Administrator Boyes updated the Commission on changes to the PDD proposal. Mr. Tom Rockwell spoke on behalf of the proposed development and updated the Commission on changes made to the proposal since the November 6 Planning Commission meeting. Administrator Boyes asked Mr. Rockwell to speak about the preservation of trees on the property and Mr. Rockwell explained how existing trees could be preserved during the development process. Mr. Rockwell also further discussed the amenities with the Commission. Vice-Chair Hutchinson raised concerns about lot and home sizes that Mr. Rockwell responded with what he had changed since the previous Commission meeting to meet the Town’s requirements. Member Jordan asked Mr. Rockwell to identify the twenty-one smaller lots and Mr. Rockwell identified them on the development map. Member Jordan also asked about the minimum home size and Mr. Rockwell responded that the development’s homes would mirror the home sizes of Parrish Plantation. Member Capps asked about the marketing for the development and Mr. Rockwell responded he felt that location and amenities would make the development attractive to buyers.

IV. Public Comment

Chair Hendrix opened the floor for public comment at 6:34 P.M. Ms. Gordon spoke in favor of the planned development district. No one else spoke during the public comment period. Chair Hendrix closed public comment at 6:36 P.M.

V. New Business

A. Consideration of O-14-09MA: A request from Tom Rockwell to rezone the property commonly known as the Roof Property located on Wattling Road from R-1 (Single Family Residential) to PDD (Planned Development District). Administrator Boyes presented the Commission with a draft of the ordinance for the Town Council as well as the Commission's options for motions. The Planning Commission and Mr. Rockwell further discussed the amenities and logistical effects of the PDD. Member Capps expressed his support for a positive recommendation to Council. Member Jordan stated his appreciation to Mr. Rockwell for the work he has done on the development proposal. Chair Hendrix voiced his concern over the details of the submission and encouraged Mr. Rockwell to address these questions with the Council. The Planning Commission, on motion of Member Key, seconded by Member Capps, voted unanimously to accept the Planned Development District Proposal as submitted to recommend to Town Council for adoption.

VI. Adjourn

The Commission, on a motion by Member Jordan, seconded by Member Key, voted unanimously to adjourn at 6:52 P.M.

Jeff Hendrix, Chairman

Attest:

Joe Boyes, Town Administrator