

South Carolina
SPRINGDALE

MINUTES

Springdale Planning Commission Regular Meeting

Tuesday November 22, 2016 Regular Meeting

6:15 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 Keith Driggers, and Bill Jordan, and Town Administrator Jeff Stilwell.

Member(s) Absent: Vice Chairman Lynn Hutchinson.

I. Call to Order

Chairman Hendrix called the meeting to order at 6:15 P.M. A quorum was present.

II. Invocation

Member Driggers provided the invocation. Member Jordan asked that his father-in-law, who is currently battling cancer, be considered in the prayer.

III. Consent Agenda

A. The Commission, on motion of Member Jordan, seconded by Member Driggers, voted unanimously to adopt the agenda with an amendment to move Old Business before New Business.

B. The Commission adopted the August 16, 2016 minutes without objection.

IV. Old Business

A. Discuss sign ordinance concerning LED signs. Administrator Stilwell discussed the interest of local businesses in being able to have LED signs and the possibility of amending the ordinance to tastefully accommodate their requests. The Commission discussed current examples of LED signs within town that were grandfathered in. Administrator Stilwell discussed the benefits that LED signs can offer. Member Jordan stated that they had banned scrolling messages as a potential distraction for drivers. Chairman Hendrix discussed other examples of municipal regulations. Administrator Stilwell further discussed requests made of the Town for LED signs that would not meet current regulations. Mr. Glenn Martin spoke about the proposed LED sign for the West Columbia Pentecostal Holiness Church. The Commission further discussed potential regulations that would be in keeping with the Town's desire to keep the signs

from becoming distractions. Administrator Stilwell stated that administration would pull together some example ordinances for the Commission to consider.

V. New Business

A. Discuss and recommend changes for PDD formerly known as The Landings between Wattling and Ermine Roads. Administrator Stilwell discussed the proposed change in developer to D.R. Horton. D.R. Horton land manager Jordan Hammond made a presentation to the Commission concerning the proposed changes and the potential homes that would be built in the PDD. The Commission discussed potential green space and walking paths. The Commission asked Mr. Hammond about setbacks and he responded that the developer did not want to see the houses too close together. Chairman Hendrix asked for sketches of the home designs. The Commission and Mr. Hammond discussed sizes and prices for the homes within the PDD. Administrator Stilwell discussed the property values of developments in other municipalities that used slab foundations as opposed to crawl spaces. Member Jordan asked Mr. Hammond to get the Commission more information on the number and size of the homes. The Commission asked about when D.R. Horton would begin and how many phases and Mr. Hammond responded that they could begin in six months and would plan on three phases, with the amenity going in the first phase. The Commission discussed the Town Council's vote on changing the developer. The Commission and Mr. Hammond further discussed the implementation of the PDD. The Commission discussed setting the time for a public hearing and Administrator Stilwell explained the requirements for notice of the hearing and actions that would be taken as a result. The Commission agreed to set a public hearing for 5 P.M. on Wednesday, December 7, 2016.

VI. Public Comment

No public comment was made.

VII. Adjourn

The Commission, on a motion by Member Jordan, seconded by Member Driggers, voted unanimously to adjourn at 7:32 P.M.

Jeff Hendrix, Chairman

Attest:

John Rabon, Town Clerk