

South Carolina
SPRINGDALE

MINUTES

Springdale Planning Commission Special Meeting

Thursday, November 30, 2017 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 Bill Jordan, Vice-Chairman Jeff Hendrix, Members Lynn Hutchinson, Keith Driggers, Chris Peake, and Town Administrator Ashley Watkins.

Member(s) Absent: None.

I. Call to Order

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

II. Invocation

Member Hutchinson provided the invocation. Chairman Jordan offered his congratulations to Mr. Hutchinson on behalf of the Commission concerning his upcoming wedding anniversary.

III. Consent Agenda

A. The Commission, on motion of Chairman Jordan, seconded by Member Hutchinson, voted unanimously to swap sections New Business and Old Business on the agenda.

B. The Commission, on motion of Vice-Chairman Hendrix, seconded by Member Hutchinson, voted unanimously to approve the minutes from the October 17, 2017 Regular Meeting.

IV. New Business

A. The Preserve at Roof Farm Planned Development District. Mr. Jessie Bray from D.R. Horton made a presentation to the Planning Commission concerning D.R. Horton's desire to expand the PDD and increase the number of homes built. Mr. Bray explained that the current PDD was not feasible due to costs and thus D.R. Horton needed to decrease lot sizes to increase the number of housing units by roughly thirty. Chairman Jordan asked if the thirty homes was in addition to the 158 already requested and Mr. Bray responded that it was. Member Hutchinson asked whether the homes would then be ten feet apart and Mr. Bray responded that they would be, with five feet on each side of the homes. The Commission and Mr. Bray continued to discuss the lot size details. They also discussed sidewalks within the subdivision and how Lexington County is not permitting them at this time. Mr. Hutchinson and Mr. Bray discussed siding and fencing. Chairman Jordan asked Administrator Watkins if the PDD was an action item for the meeting and she responded that it was. Vice-Chairman Hutchinson and Mr. Bray discussed the lot sizes

and grading. The Commission continued to discuss the variance of lot sizes with Mr. Bray. Vice-Chairman Hutchinson asked about the amenities and Mr. Bray stated that they would remain the same. Discussion continued over the number of lots and the lot sizes. Chairman Jordan asked for a potential maximum number of homes and Mr. Bray responded that the number of homes would be no more than 195 homes. Chairman Jordan asked Administrator Watkins for the Town Council's opinions on the PDD changes. Ms. Watkins answered that D.R. Horton had spoken to Council previously about PDD changes and reactions were mixed with regards to support for the increase in the number of lots. She further stated that Council would ultimately approve or disapprove of the PDD changes based on the Commission's recommendation. The Commission, on motion of Member Driggers, seconded by Member Peake, voted unanimously to accept the changes in the PDD that the number of lots should not exceed 195.

V. Old Business

A. Discuss short term goals in Springdale Master Plan. Member Hutchinson discussed the work that Public Works is doing to improve medians. The Commission praised Public Works for its efforts.

B. Discuss sign ordinance revisions. The Commission, on motion of Vice-Chairman Hendrix, seconded by Member Hutchinson, voted unanimously to table this topic for the meeting.

VI. Public Comment

No members of the public spoke at the meeting.

VII. Adjourn

The Commission, on a motion by Member Driggers, seconded by Vice-Chairman Hendrix, voted unanimously to adjourn at 6:57 P.M.

Bill Jordan, Chairman

Attest:

John Rabon, Town Clerk