

South Carolina
SPRINGDALE

MINUTES

Springdale Planning Commission Public Hearing

Tuesday December 7, 2016 Public Hearing

5:00 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 Keith Driggers, and Bill Jordan, and Town Administrator Jeff Stilwell.

Member(s) Absent: None.

I. Call to Order

Chairman Hendrix called the meeting to order at 5:00 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 Driggers, seconded by Vice Chairman Hutchinson, voted unanimously to adopt the agenda.

IV. Public Hearing to consider changes to the Planned Development District located between Watling Road and Ermine Road.

A. Chairman Hendrix opened the Public Hearing at 5:01 P.M. Administrator Stilwell spoke on the changes to the PDD to accommodate new developer D.R. Horton. Mayor Pro Tem Juston Ricard expressed his concern over the quality of the changes and ensuring positive growth in Springdale. Vice Chairman Lyn Hutchinson asked Councilmember Kevin Reeley for his concerns and Councilmember Reeley answered that he thought there were opportunities to do something different with the property and made a presentation to the Commission concerning other developments in South Carolina. The Commission discussed the different phases and home designs with Mr. Jordan Hammond of D.R. Horton, who presented on the company's plans for the PDD. The Commission further discussed home designs and features with Mr. Hammond. Charley Deep from 4D Engineering also spoke to the Commission on the marketability of homes and ensuring that the PDD is a success. Mr. Carson Conner offered his concerns about the traffic impact on Ermine Road. Mr. Deep stated that a traffic study had been conducted and explained the changes in the entrances for the PDD. Ms. Rebecca Causey asked when the traffic study was

performed and 4D responded that it was October, 2015. Administrator Stilwell offered that another traffic study is being conducted that encompasses Ermine Road and Wattling Road. The Commission continued to discuss entrances and traffic impact. The Commission, on motion of Member Jordan, seconded by Vice Chairman Hutchinson, voted unanimously to close the public hearing at 5:47 P.M.

V. Recommendation of Planning Commission

A. The Commission, on motion of Member Driggers, seconded by Vice Chairman Hutchinson, voted unanimously to recommend the changes in the Planned Development District to the Town Council.

VI. Adjourn

The Commission, on a motion by Member Jordan, seconded by Member Driggers, voted unanimously to adjourn at 5:49 P.M.

Jeff Hendrix, Chairman

Attest:

John Rabon, Town Clerk