

South Carolina
SPRINGDALE

MINUTES

Springdale Planning Commission Regular Meeting

Tuesday February 16, 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 Bill Jordan, Kevin Key, and Keith Driggers, 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 PM. A quorum was present.

II. Invocation

Chairman Hendrix provided the invocation.

III. Consent Agenda

A. The Commission approved the agenda without objection.

B. The Commission adopted the January 19, 2016, meeting minutes without objection.

IV. New Business

A. Discuss Rezoning or Amending the Planned Development Document of the property between Wattling and Ermine Roads to R-1 Residential. Administrator Stilwell provided the Commission with the history of the proposed development and that, at present, the developer has not provided the Town with an update. He said that the last time the developer contacted him, the developer said he had secured financing to buy the property, but not to conduct the engineering necessary to develop it. Administrator Stilwell stated that the Council had discussed the possibility of making corrections or rezoning the property back to R-1 Residential. He related to the Commission his trip with Mayor Bishop to Rock Hill, South Carolina and the developments they visited and the zoning ideas taken from them and the planned amenities. Chairman Hendrix asked how Rock Hill determined what would go in the developments and Administrator Stilwell responded that it was all determined by the zoning. He also stated that it also depends on the quality of the developer. He suggested that the Town could partner with firms to find the right developer who would make recommendations that would benefit the Town. Administrator Stilwell informed the Commission that no progress had been made beyond surveying and the tagging of trees for removal.

Administrator Stilwell stated that the general consensus amongst the Council now is that they no longer want to see “cookie cutter” houses. Chairman Hendrix discussed the business model for various developments and how developers market the comps. Member Jordan asked if the rezoning would be done because the developer had not made progress. Administrator Stilwell responded that while no timeline had been set by Council, the developer set a timeframe for himself. As there was no timeline, it is up to Council to determine when an appropriate timeframe to begin development is. Chairman Hendrix asked if the developer’s intention was to build another Parrish Plantation and Administrator Stilwell responded that Council had spent much time in negotiations with the developer and the homebuilders over the amenities and the layout of the development. He also stated that the developer had missed deadlines that the developer had provided to him and to Council. Administrator Stilwell described to the Commission what some of the possibilities could be with the right developer, including quad-style high-end apartments, patio homes, and homes with larger lots.

Chairman Hendrix asked what the Rock Hill developer was offered and Administrator Stilwell stated that while Rock Hill could offer incentives on water, sewer, and tax rates, a new bill that passed in the General Assembly would permit the Town to lock in a tax millage on a property that’s being developed or improved. For commercial properties, the Town would need to work with Lexington County to lock in the millage rate. Chairman Hendrix asked if a letter needed to be sent to the developer and Administrator Stilwell answered that he had asked the developer what he wanted the Town to do and he said the developer didn’t have an answer, but that we would need to provide the developer with notice of the intent to rezone. Administrator Stilwell stated that he wanted Council to be completely on board with any change before it took action. Member Driggers asked what the property was zoned currently and Administrator Stilwell responded that it was zoned as a Planned Development District. Chairman Hendrix and Member Jordan explained the meaning of a Planned Development District to have particular zoning requirements not found in R-1 Residential. The Commission discussed Parrish Plantation as a Planned Development.

Administrator Stilwell said that the PDD could be changed or rezoned to R-1. Chairman Hendrix asked if it would help or hurt to put more restrictions on the PDD. Administrator Stilwell answered that the realtor had called and asked for the zoning to keep the property on the market and that if it was rezoned back to R-1, which would give a new developer the opportunity to pitch a development plan of their own. Member Jordan echoed Chairman Hendrix’s comments. Administrator Stilwell asked the Commission for what it felt was an appropriate timeframe to give to the developer to act before Council moves to rezone the property. Chairman Hendrix suggested a period of 60 days in order to give the developer time to put the money together and give him one last chance. Member Jordan supported that idea. Administrator Stilwell said that he would take that back to Council. Member Driggers asked for further clarification on the meaning of a PDD and the Commission provided him with examples of the specific regulations a PDD permits. The Commission ultimately suggested a period of 60 days to Council for the developer to acquire the rest of the development funds.

B. Discuss Written Master Plan. Administrator Stilwell provided the Commission members with copies of the written Master Plan and asked for their thoughts. Member Driggers asked how long the Master Plan had been in the works and Administrator Stilwell answered that the initial charrette was in October and that the Town had just received the written Master Plan. He further provided the Commission with updates on work towards the goals of the Plan, including meeting

with a potential investor and future meetings with other property owners along Platt Springs Road. Chairman Hendrix asked what prices the owners were putting on their properties and while they did not have an exact figure, they would be looking to sell for an appropriate sum. Administrator Stilwell discussed Town Hall's needs and the possibility of acquiring the transmission shop on the corner of Oakland Avenue as a space for the Public Works Department. Member Key suggested that someone told him the property had been condemned. Administrator Stilwell stated that he would investigate that claim.

The Commission further discussed the property as a potential entranceway for the Town and Chairman Hendrix asked if there was a timeline for signs. Administrator Stilwell responded that he was meeting with DOT about the encroachment permits and find out what the Town will be able to do as well as traffic patterns. He stated that after that meeting he could determine what the Town needs to do to move forward with the project. He stated that the plan was to move the signage due, in part, to Rainbow Drive's closing for the bridge replacement. Administrator Stilwell further informed the Commission that a new auto repair company had moved into the building owned by Chris Schroeder on Platt Springs Road. He also mentioned that someone had purchased the Quick Stop on Platt Springs Road and they are in the process of renovating it.

Administrator Stilwell stated that Council wants to act now that the Town has the Master Plan and he intended to look at more examples of zoning that the Town could adopt to meet the Plan's goals. He informed the Commission that the former administrator for Bluffton and Blythewood may serve as an advisor. Chairman Hendrix asked what the next step was after the entrance project and Administrator Stilwell responded that he hoped he would be able to develop that after the DOT meeting. Member Jordan asked if the Town was provided a priority list and Administrator Stilwell answered that they provided goals but not a set list of priorities, though the Town already had the money set aside to erect the signs and that Town Clerk John Rabon was already doing grant research to see what funds the town could potentially receive. Chairman Hendrix asked when the Town would be finished paying the sewer debt and Administrator Stilwell responded that it would be paid off in the year 2020. Member Jordan stated that any new traffic signals on Platt Springs Road wouldn't be approved by DOT until the properties were developed. Member Jordan asked how serious Ted McGee is about selling his property and Administrator Stilwell said he was asking for \$1 million. The Commission discussed other properties that are for sale along Platt Springs Road. Chairman Hendrix asked how big the Springdale Shopping Center property is. Administrator Stilwell said he believed it was between 4 to 5 acres in size and that owners had made few improvements due to low rents and the hope that they could sell the property.

Administrator Stilwell mentioned his discussions with Midlands Tech concerning developments on which the Town and college could work together, such as bicycle and pedestrian paths, parking spaces in a development, and providing more restaurants for the students. Member Jordan recommended examining the traffic count outside of peak hours. Administrator Stilwell reported that CBRE's traffic estimates were around 18,000, which is an increase from DOT's own study in 2014. Member Jordan said that peaks should be 10% of the 24-hour total. Administrator Stilwell said that he hoped to make the Roof property into a Planned Unit Development in order to keep the development together even if it had multiple owners. Administrator Stilwell further discussed the benefits of acquiring the old transmission shop, including giving more space to Public Works and freeing up available space at Town Hall for the Police Department. Member Jordan asked if there was anything else that Administrator Stilwell had thought could be done. Administrator Stilwell responded that the best thing the Town could

do would be to get the signage and the mast arms, then follow through with redevelopment. Member Jordan asked what the cost was for the streetscaping of the entrances and Administrator Stilwell answered that he had been told \$250,000 per intersection by other zoning officials. The Commission members asked about the bidding process, with Chairman Hendrix stating his belief that bidding could bring the price down while Member Jordan said that right-of-way issues tend to drive up the cost.

Administrator Stilwell related to the Commission his discussions with SCE&G about a fund for municipalities for special projects and the cost involved in burying the powerlines along Platt Springs Road. Chairman Hendrix asked about the time SCE&G was supposed to bury powerlines on Airport Blvd. and Administrator Stilwell responded that with the money the Town got back from that project, it can fully fund the remainder of sidewalks down Kitty Hawk Drive. Member Jordan asked when the sidewalk construction would start and Administrator Stilwell said that property acquisition would be in 2016 with construction in 2017. The Commission discussed the benefits of the sidewalk project.

V. Public Comment

No public comment was made.

VI. Adjourn

The Commission, on a motion by Member Jordan, seconded by Member Driggers, voted unanimously to adjourn at 7:12 P.M.

Jeff Hendrix, Chairman

Attest:

Jeff Stilwell, Town Administrator