

*South Carolina*  
***SPRINGDALE***

## **MINUTES**

### **Springdale Planning Commission Regular Meeting**

Tuesday March 17, 2015 Regular 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, and George Capps.

**Member(s) Absent:** None.

#### **I. Call to Order**

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

#### **II. Approval of the Minutes**

The Commission, on motion of Member Key, seconded by Member Capps, voted unanimously to approve the January 20, 2015 meeting minutes.

#### **III. Unfinished Business**

A. Discussion of Planning Commission priorities for 2015. Interim Town Clerk John Rabon suggested that a workshop be scheduled within the next two months for members to go through the zoning ordinance to identify specific changes to suggest. Chairman Hendrix stated it would be helpful to have Interim Zoning Administrator Wayne Shuler present and asked what time would be best. Mr. Rabon suggested it depends on how fast the Commission wants to move on recommending changes. Mr. Rabon also stated the necessity to conduct a preliminary zoning of the proposed annexation area prior to the election on April 14, 2015.

Chairman Hendrix asked whether the next meeting could take place before the election and Mr. Rabon responded it could. Member Jordan asked whether Mr. Rabon and Mr. Shuler had a preliminary zoning suggestion and Mr. Rabon stated that he had drawn up an initial map based on a land use map from the 2013 Comprehensive Plan and current land use. Mr. Rabon described the area for the Commission and provided a map of the annexation area.

Member Jordan asked Mr. Rabon what the disadvantage would be of waiting until April 21 and Mr. Rabon responded that he would have to check with Mr. Shuler but that it doesn't hurt to be prepared. Vice-Chairman Hutchinson asked why we had to change the current zoning and Mr. Rabon responded that there is currently no zoning for the area. The Commission discussed the

likelihood of the annexation and issues surrounding it. Chairman Hendrix suggested that Mr. Rabon check with Mr. Shuler and report back to the Commission. Vice-Chairman Hutchinson asked if the Commission would address garage sale permits and Mr. Rabon affirmed that they would. The Commission discussed restructuring of license and permit fees and Mr. Rabon reported on the restructuring permit fees the previous year. Mr. Rabon stated that he would have a garage sale permit fee ordinance draft ready for the next meeting. Member Capps asked about the sign ordinance and Mr. Rabon responded that he had not drafted a solution yet for the sign ordinance.

#### **IV. New Business**

A. Consideration of an appeal from the Land Development Regulations for Mr. Juston Ricard for his property located at 390 Watling Road. Mr. Gregory Sprouse of the Central Midlands Regional Council of Governments presented the Town's case on behalf of Wayne Shuler, Interim Zoning Administrator. Mr. Sprouse stated that Mr. Shuler denied the request to establish the plat as it violated the Town's Land Development Regulations by creating a flag lot and cautioned that granting the appeal could lead to further requests for similar lots. Mr. Juston Ricard presented his case for appeal, explaining the reasons for the regulations and citing his desire to create a home that would closer to his extended family.

He explained that the way the property is situated and owned between himself and his siblings prevents him from being able to have enough frontage as required by regulations. Member Capps asked Mr. Ricard if Mr. Ricard felt that granting the appeal would lead to further occurrences of this type of request. Mr. Ricard stated that he believed this was a unique situation that would not repeat itself. Vice-Chairman Hutchinson asked for clarification on the maps. Member Capps asked what utilities the property would have and Mr. Ricard responses that the property would have power and gas but not water or sewer.

Vice-Chairman Hutchinson asked if Mr. Ricard foresaw any more buildings on the property and Mr. Ricard answered that he did not. Chairman Hendrix asked Mr. Sprouse about precedent and Mr. Sprouse responded that while it could establish precedent, situations such as this must be handled on a case-by-case basis. Member Jordan asked Mr. Sprouse if there were any Army Corps of Engineers problems and Mr. Sprouse responded that, other than possible wetlands implications, he was not aware of any issues. Vice-Chairman Hutchinson asked Mr. Ricard if other members of his family owned adjacent property and Mr. Ricard responded that his brother owned property he was hoping to purchase to gain frontage in the future. The Planning Commission, on motion of Member Key, seconded by Member Jordan, voted unanimously to grant the appeal to Mr. Ricard.

#### **V. Public Comment**

No public comments were made.

#### **VI. Adjourn**

The Commission, on a motion by Member Jordan, seconded by Member Capps, voted unanimously to adjourn at P.M.

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Jeff Hendrix, Chairman

Attest:

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Jeff Stilwell, Town Administrator