

— *South Carolina* —
SPRINGDALE
—

MINUTES

Springdale Planning Commission Regular Meeting

Tuesday March 20, 2018 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: Chair Bill Jordan, Vice Chair Jeff Hendrix Members Keith Driggers, Lynn Hutchinson, and Town Administrator Ashley Watkins.

Member(s) Absent: Member Chris Peake.

I. Call to Order

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

II. Invocation

Member Hutchinson provided the invocation.

III. Consent Agenda

A. The Commission, on motion of Vice Chair Hendrix, seconded by Member Hutchinson, voted unanimously to approve the agenda.

B. The Commission, on motion of Member Driggers, seconded by Vice Chair Hendrix, voted unanimously to amend to correct errors and approve the minutes from the February 20, 2018 Regular Meeting.

IV. New Business

A. Discussion of changes to the Zoning Ordinance to adopt a R-4 Residential Traditional high density single family residential district. Member Driggers expressed his concerns about lot coverage and asked what it meant. Vice Chair Hendrix and Chair Jordan responded that it meant the house cannot cover more than 50% of the lot. The Commission continued to discuss the coverage of the lots and relative size of homes. The Commission then discussed the setbacks and the distances between homes. The Commission also discussed the differences between a new zoning district and a Planned Development District and what would qualify for the latter. Administrator Watkins then explained the rezoning process that would follow the creation of a new zoning district. The Commission discussed the ramifications of creating a new district and other persons who may want to rezone their property as such. Member Driggers informed the Commission of his own visits to other developments in the area. Chair Jordan discussed the differences of opinion between various members of the Planning Commission and the Town Council. The Commission discussed notification of zoning changes to neighbors abutting the development property.

The Commission then discussed the increase in the number of homes that D.R. Horton wanted to build in the subdivision. Member Hutchinson inquired about the possibility of getting D.R. Horton to make changes to their requirements and Chair Jordan responded that the company had stated that it would not be financially viable for them. The Commission then discussed Horton's needs for the property in order for it to be commercially successful. The Commission continued to discuss whether D.R. Horton's interests were compatible with Springdale's. The Commission discussed the impact of the subdivision on Springdale services. The Commission discussed the requirement to have commercial use in a PDD. The Commission discussed the ability to retain some control over what is permitted to go in a new zoning district. The Commission discussed trying to convince D.R. Horton to accept 8,000 square foot lots and the possibility of that requirement for residential lots in Town. The Commission revisited what requirements for homes they could put into a new zoning district. Chair Jordan encouraged members to go on the field trip the next week to visit other developments.

The Commission discussed the creation of multiple new districts with varying square footage and setbacks. Administrator Watkins provided an overview of the current square footage and setbacks of existing residential districts within Town. The Commission discussed the setbacks of proposed districts. The Commission discussed potential legal challenges to the zoning district recommendations. The Commission continued to discuss the impact of new zoning districts. Chair Jordan suggested putting an action item on the agenda for the next meeting to propose an R-4 and maybe an R-5 and asked Commission members to consider that before the next month's meeting. The Commission discussed what action it would consider taking at the next regular meeting.

V. Public Comment

No public comment was made.

VI. Adjourn

The Commission, on a motion by Member Driggers, seconded by Vice Chair Hutchinson, voted unanimously to adjourn at 6:54 P.M.

Bill Jordan, Chair

Attest:

John Rabon, Town Clerk