

South Carolina
SPRINGDALE

MINUTES

Springdale Planning Commission Regular Meeting

Tuesday April 19, 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, Vice Chairman Lynn Hutchinson, Members Bill Jordan, Kevin Key, and Keith Driggers, and Town Administrator Jeff Stilwell.

Member(s) Absent: None

I. Call to Order

Chairman Hendrix called the meeting to order at 6:15 PM. A quorum was present.

II. Invocation

Vice Chairman Hutchinson provided the invocation.

III. Consent Agenda

A. The Commission, on motion of Member Jordan, seconded by Member Driggers, voted unanimously to approve the agenda.

B. The Commission adopted the February 16, 2016, meeting minutes without objection.

IV. Old Business

A. Discuss Written Platt Springs Road Master Plan. Administrator Stilwell updated the Commission on the Master Plan progress and Town Clerk John Rabon's application for a Transportation Alternatives Program Grant to fund new mast arms for Wattling Road and Platt Springs Road intersection. Member Jordan discussed the TAP Grant in length and Administrator Stilwell discussed other funding methods that the Town will pursue. Town Clerk John Rabon explained the TAP application submitted by Springdale in greater detail. Administrator Stilwell further discussed the RFPs for engineering a traffic study. He also discussed the engineering for the proposals in the Master Plan. The Commission discussed setbacks on property along Platt Springs Road for new development. Administrator Stilwell discussed the desire to see developers purchase undeveloped property in Town as well as the Master Plan Presentation dinner for the legislative delegation, property owners, and developers. The Commission also discussed the inclusion of the Springdale Shopping Center in the Master Plan and the possibility that they would sell their property. Administrator Stilwell discussed potential Planned Unit

Development districts and the zoning that would accompany them as well how they differ from a Planned Development District.

B. Future Plans for Planned Development District located between Ermine and Wattling Roads. The Commission discussed the Planned Development District and the current zoning restrictions on the property. Administrator Stilwell provided the Commission with an update on the PDD and its purchase by another developer. He presented the redrawn design for the PDD to the Commission, with the new plan including larger lot sizes and more greenspace while eliminating the community pool. Administrator Stilwell went over the process for amending the PDD with the Commission, noting how the Commission would need to make a recommendation to Council before the PDD could be changed. The Commission discussed potentially meeting with the developer and what times would work best for the Commission members. Chairman Hendrix mentioned a possible conflict of interest as the developer is a potential customer for Congaree State Bank and Administrator Stilwell said that he would get together the paperwork for him to recuse himself. Administrator Stilwell also discussed how the developer is willing to help with Town signs and tying the design work together with the PDD. The Commission further discussed the new layout and the developer's credentials.

V. Public Comment

No public comment was made.

VI. Adjourn

The Commission, on a motion by Member Driggers, seconded by Member Key, voted unanimously to adjourn at 7:15 P.M.

Jeff Hendrix, Chairman

Attest:

John Rabon, Town Clerk