

South Carolina
SPRINGDALE

MINUTES

Springdale Planning Commission Regular Meeting

Tuesday May 17, 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 Vice Chairman Hutchinson, seconded by Member Key, voted unanimously to approve the agenda.

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

IV. New Business

A. Discussion of voluntary annexation: TMS# 005696-03-00, 56 Old Barnwell Road, by Dale Theo and Laura Nelson. Administrator Stilwell explained that Mr. Nelson has applied to annex into Springdale for the benefit of the police department. Administrator Stilwell further informed the Commission that the property connects to other property that the Town would like to purchase, which would connect better with Delree Street and give Springdale a larger footprint. The Commission discussed the properties surrounding Mr. Nelson's property and the plot the Town is looking to purchase. Administrator Stilwell also discussed the City of West Columbia's upcoming annexation election. The Commission discussed sewer tap in the area and Administrator Stilwell stated that sewer was not available there and discussed the Council's vote on a payment plan for sewer tap. Vice Chairman Hutchinson asked about the bond with Cayce and Administrator Stilwell responded that the bond for sewer is a payment that the Town makes yearly to cover the bond. Member Jordan asked when the bond would be paid off and Administrator Stilwell answered that it would be paid off between 2020 and 2022. The Commission discussed zoning along Old Barnwell Road. The Commission, on motion of Vice

Chairman Hutchinson, seconded by Member Driggers voted unanimously to make a recommendation to Town Council to zone 56 Old Barnwell Road as R-1 Residential.

V. Old Business

A. Discuss Written Platt Springs Road Master Plan. Administrator Stilwell provided the Commission with an update on the Master Plan, including the issuance of the RFP for a traffic study to be conducted along the corridor. Town Clerk Rabon informed the Commission that the TAP Grant application was not approved by the Central Midlands Regional Council of Governments and expanded upon the reasons for the rejection. Administrator Stilwell and Town Clerk Rabon discussed further opportunities involving the traffic study and assistance from Toole Design Group. Administrator Stilwell also informed the Commission that the Roof property was going to be marketed by Avant in the future and that Mr. Steve Gunter has been talking to a grocery store company about purchasing his property. Administrator Stilwell also discussed his conversations with Calvin Sheppard about Mr. Sheppard developing his property. Lastly, he discussed banners and decorations for the remainder of the year to make Platt Springs Road more visible as well as the Food Truck Friday events. Member Jordan asked about the Kitty Hawk Drive sidewalk project and Administrator Stilwell informed him that it was fully funded.

B. Future Plans for Planned Development District located between Ermine and Watling Roads. Administrator Stilwell stated that the Town was waiting on Hurricane Builders to submit plans for the PDD. The Commission discussed Hurricane Builders' preferences for the homes as well as the Town's preferences. Administrator Stilwell further explained what the Town was looking for in the PDD and the research Council has done.

VI. Public Comment

Mr. John Huffman discussed voluntary annexation and zoning of the proposed annexed property with the Planning Commission. He also discussed the Rainbow Drive bridge and how fire hydrants along the street where Crest Drive will be relocated will be affected by the change. Administrator Stilwell said that he would look into the hydrant system and mentioned the Town's research into developing its own water system. Mr. Huffman and the Commission discussed the TAP Grant approval process.

VII. Adjourn

The Commission, on a motion by Member Jordan, seconded by Vice Chairman Hutchinson, voted unanimously to adjourn at 6:53 P.M.

Jeff Hendrix, Chairman

Attest:

John Rabon, Town Clerk