

South Carolina
SPRINGDALE

MINUTES

Springdale Planning Commission Regular Meeting

Tuesday June 16, 2015 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 and Keith Driggers.

Member(s) Absent: Vice Chairman Lynn Hutchinson and Member Kevin Key.

I. Call to Order

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

II. Approval of the Minutes

The Commission adopted the May 19, 2015 meeting minutes as with an amendment to correct the date as written on the minutes.

III. Old Business

A. Discussion of Planning Commission Priorities for 2015. Chairman Hendrix explained where the Commission is in the process of updating the Zoning Ordinance. Administrator Stilwell discussed the needs of the Design Overlay District and Member Jordan addressed the reasons behind it and the desire to be selective of the businesses in that area. Administrator Stilwell suggested that the Commission choose one section or the ordinance to begin updating. Chairman Hendrix suggested starting with signs as it had long been a point of contention. Administrator Stilwell then recommended that members of the Commission look over the sign ordinance and email their suggestions for changes to him.

IV. New Business

A. Review Zoning Ordinance 2.5.2 Permitted Uses to include “Dwelling Units located on ground floor” under Residential. Administrator Stilwell introduced Mr. Cory Ross and explained that Mr. Ross has requested to be able to live in the rear of his office building that is part of his business, Luxury Repairs, located at 2414 Platt Springs Road. Administrator Stilwell explained that the Zoning Ordinance permits living above the ground floor for District C-2, but not on the ground floor and the use would have to be changed to permit in order to allow this. Mr. Ross affirmed Mr. Stilwell’s statement. Chairman Hendrix asked what percentage of the building was dedicated to being a residence and Mr. Ross responded that it was roughly 4,000 square feet with

roughly 25% being the residence. Member Driggers asked what the negative impact of permitting this change would be and Mr. Stilwell explained that he was unsure and Chairman Hendrix responded that the idea of the Design Overlay District was to favor properties being used for business rather than residential purposes. Mr. Ross stated that he feels that he will be able to perform better upkeep of his business by being permitted to live there. Member Jordan expressed his concern that making the change for one property would have unintended consequences and set a precedence for others to set up a fake business but use the property as a residence instead. Mr. Stilwell stated that he could do further research into how other municipalities permit living on the business property. Chairman Hendrix stated that the consideration is how this will impact other properties in the future. Mr. Stilwell stated that there would need to be a motion tonight. The Commission decided to call for a special meeting to further consider the implications and requirements necessary for a residence on a ground floor.

B. Review Tax Map Number 005735-03-021, 2414 Platt Springs Road. Owner wishes to change zoning from C1 to C2, conditional on approval of Item IV. A. The Commission, on motion of Member Driggers, seconded by Member Jordan, voted unanimously to recommend rezoning 2414 Platt Springs Road from C-1 General Commercial to C-2 Neighborhood Commercial.

V. Public Comment

No public comments were made.

VI. Adjourn

The Commission, on a motion by Member Jordan, seconded by Member Driggers, voted unanimously to adjourn at 7:00 P.M.

Jeff Hendrix, Chairman

Attest:

Jeff Stilwell, Town Administrator