

South Carolina
SPRINGDALE

MINUTES

Springdale Planning Commission Regular Meeting

June 25, 2013 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 Lynn Hutchinson and Members George Capps, Jeff Hendrix and Bill Jordan, Town/Zoning Administrator Erica Barton, and Central Midlands COG Rep. Wayne Shuler.

Member(s) Absent: Member Curtis Gibson.

I. Call to Order

Chairman Hutchinson called the meeting to order at 6:00pm. A quorum was present.

II. Minutes

The May 28, 2013 Planning Commission minutes were accepted as written.

III. Public Hearing

A. Consideration of map amendment 13-01; request from property owner to rezone TMS 005617-07-008, 2732 Platt Springs Road, from C-2 (neighborhood commercial) to R-1 (single family residential). Administrator Barton updated the commission on this request. The property owner, Debra Moore, informed the commission that the property was currently a single family home that she was renting out. Chairman Hutchinson asked if there were any more comments from the public. Mr. John Huffman of 2564 Rainbow Drive asked to see a map of the location. Mr. Huffman said that this amendment is a “very good thing.” There being no further public comment, the public hearing was closed.

IV. Old Business

A. Update on the Comprehensive Plan. Wayne Shuler from the CMCOG provided the commission with an update on the progress of the comprehensive plan revision. He recommended that the Commission hold a work session in July to work on the plan in detail.

B. Consideration of an amendment to the zoning ordinance to provide written notices for public hearings. Administrator Barton informed the Commission that the matter was still under review by the Town Attorney.

V. New Business

A. Consideration of map amendment 13-01; request from property owner to rezone TMS 005617-07-008, 2732 Platt Springs Road, from C-2 (neighborhood commercial) to R-1 (single family residential). The Commission, on motion by Member Jordan, seconded by Member Capps, voted unanimously to recommend to Town Council that map amendment 13-01 be approved.

B. Consideration of a sidewalk sales permit in the Overlay District. Administrator Barton stated that there have been several requests from business owners to have sidewalk sales in the overlay district. She stated that at this time she would like to present this idea as

information for the Commission's consideration. She provided a memo with details about this subject.

VI. Public Comments

A. Mr. Huffman asked if a draft of the comprehensive plan would be available prior to the public hearing. Administrator Barton informed him that it would be available prior to the hearing. Member Jordan stated that he had observed traffic issues along Platt Springs Road. He stated that traffic moves quickly and there are a large number of children that cross that street in the evenings. He stated that the Commission should look into this issue in the future.

VII. Adjourn

The Commission voted unanimously to adjourn at 7:10 pm based on a motion by Member Capps, seconded by member Hendrix.

Lynn Hutchinson, Chairman

Attest:

Erica L. Barton, Town Administrator