

South Carolina
SPRINGDALE

MINUTES

Springdale Planning Commission Special Meeting

Tuesday June 30, 2015 Special 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.

Member(s) Absent: None.

I. Call to Order

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

II. Approval of the Minutes

The Commission, on motion of Member Driggers, seconded by Member Jordan adopted the June 16, 2015 meeting minutes as written.

III. New Business

A. Rescind recommendation to rezone Tax Map Number 005735-03-021, 2414 Platt Springs Road from C1 to C2. Administrator Stilwell explained that the zoning ordinance as it stands, would not permit the continuing of the business located at 2414 if it was rezoned to C2. The Commission, on motion of Member Jordan, seconded by Vice Chairman Hutchinson, voted unanimously to rescind the recommendation to Town Council to rezone 2414 Platt Springs Road from C1 to C2.

B. Review Zoning Ordinance 2.4.2 permitted uses RESIDENTIAL to include “Dwelling Units located on ground floor.” Administrator Stilwell explained the need to change the permitted uses to permit a single family dwelling unit on the ground floor of 2414 Platt Springs Road as other solutions proved unfeasible under the current Zoning Ordinance. Vice Chairman Hutchinson asked if there was a way the Commission could change the ordinance without creating future issues or to make a special exception. Administrator Stilwell stated that other municipalities did not currently permit such a special exception and that the guidelines for it would have to be clearly defined. Member Jordan asked about the timeline for petitioner, Mr. Corey Ross, and Administrator Stilwell responded that going before the Zoning Board of Appeals would require more time than the property owner had. Administrator Stilwell described a prior situation in which the Administrator provided one year to vacate a non-conforming residential use. Vice-

Member Jordan asked Mr. Ross if a letter granting him one year to live there would be sufficient and he stated that it would not. Chairman Hutchinson made a motion to change the zoning ordinance to permit a single family residence in the C-1 General Commercial District with no conditions. Administrator Stilwell suggested that, before permitting a second on the motion, that the Commission consider a minimum square footage of business space and a minimum square footage of living space. The Commission, on motion of Vice Chairman Hutchinson, seconded by Member Driggers was denied unanimously. The Commission further discussed restrictions for single family residences in C-1. Chair Hendrix asked about the size of Mr. Ross' business and the residence and Mr. Ross answered. Member Jordan asked Administrator Stilwell if he had researched what other municipalities in the area do and Administrator Stilwell responded that he had. Chair Hendrix asked what recourse Mr. Ross would have if the ordinance change was not recommended. Administrator Stilwell responded that it would be 1-2 years before Mr. Ross could bring his issue back before the Commission and reminded the Commission that the decision they make will be a recommendation for Town Council. Member Driggers suggested that if the applicability to future businesses was a concern, the Commission could increase the recommended minimum business area and residential area for a property. The Commission, on motion of Vice Chairman Hutchinson, seconded by Member Key, voted 3-2 to recommend a change in the Zoning Ordinance under Section 2, Subsection 2.4.2 "Permitted Uses" to permit single family use on the ground floor with a minimum of 5,000 square feet for business and a minimum of 1,000 square feet for single family.

IV. Public Comment

No public comments were made.

V. Adjourn

The Commission, on a motion by Member Jordan, seconded by Vice-Chairman Hutchinson, voted unanimously to adjourn at 6:35 P.M.

Jeff Hendrix, Chairman

Attest:

Jeff Stilwell, Town Administrator