

South Carolina
SPRINGDALE

MINUTES

Springdale Planning Commission Regular Meeting

Tuesday August 16, 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 Keith Driggers, and Kevin Key, and Town Administrator Jeff Stilwell.

Member(s) Absent: Member Bill Jordan.

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 adopted the agenda without objection.

B. Vice Chairman Hutchinson asked about the rights-of-way and the public comment under the minutes and Administrator Stilwell answered to update him on those events from the meeting. The Commission adopted the June 21, 2016, meeting minutes without objection.

IV. New Business

A. Discuss Possible use for Tax Map # 005735-03-024 at the end of Oakland Avenue.

Administrator Stilwell informed the Commission on the property and stated the property owner's intention to run his business from the property, but that it is surrounded by residential zoning. The Commission discussed the potential uses for the property under the Zoning Ordinance. Administrator Stilwell told the Commission that he informed the owner of the rezoning process. The Commission expressed his opinion that operating his business out of the property would not be permissible due to the surrounding residential area and power line easements.

B. Discuss possible C2 zoning for the Roof Property (27 acres) on Platt Springs Road as listed in the Master Plan. Administrator Stilwell discussed the sale of the Roof Property and rezoning it to C2 to limit the businesses that could operate there. The Commission discussed the possibility

of the parcels being sold separately and how that would affect the zoning. He further suggested that Council was ready to accept a change to be more in line with the Master Plan.

Administrator Stilwell explained that rezoning would grant more control over setbacks, permitted uses, and other factors that would line up with what the Town wants in the Master Plan. The Commission discussed the Master Plan and its presentation to groups. Chairman Hendrix and Vice Chairman Hutchinson asked about the mechanics of a Planned Development District and Administrator Stilwell explained the special zoning requirements that could be set up within a PDD. Administrator Stilwell discussed the process and potential rezoning rules for making the Roof Property a PDD. He further stated that he would be discussing the rezoning with the family first before any action needed to be taken by the Town.

V. Old Business

A. Updates

The Commission discussed improvements to local businesses around Town. Administrator Stilwell discussed a façade improvement program involving the Springdale Shopping Center. Administrator Stilwell discussed several other improvements within Town and the beginning of the traffic study to assist in the Master Plan. Vice Chairman Hutchinson asked about the traffic count on Platt Springs Road and Administrator Stilwell informed Council of the figures. He also provided the Commission with an update on repairs to the dams in Town and the Exit 113 interchange.

VI. Public Comment

No public comment was made

VII. Adjourn

The Commission, on a motion by Vice Chairman Hutchinson, seconded by Member Driggers, voted unanimously to adjourn at 6:51 P.M.

Jeff Hendrix, Chairman

Attest:

John Rabon, Town Clerk