

South Carolina
SPRINGDALE

MINUTES

Springdale Planning Commission Regular Meeting

Tuesday November 20, 2018 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: Chair Bill Jordan and Member Keith Driggers. Vice Chair Jeff Hendrix joined by telephone conference.

Member(s) Absent: Members Lynn Hutchinson and Chris Peake

Staff Present: Administrator Ashley Watkins and Municipal Clerk Tare' Stapp

I. Call to Order

Chair Jordan called the meeting to order at 6:07 P.M. A quorum was present.

II. Invocation

Member Driggers provided the invocation.

III. Consent Agenda

A. The Commission, on motion of Vice Chair Jeff Hendrix, seconded by Member Driggers, voted unanimously to approve the agenda.

B. The Commission, on motion of Member Driggers, seconded by Vice Chair Jeff Hendrix, voted unanimously to approve the June 19th, 2018 Regular Meeting minutes without objection.

IV. Public Hearing:

A. Zoning Map Amendment Request: Owner, Cindy Rangel, request to rezone TMS# 005735-03-011 from *C-1 (General Commercial)* to *R-1 (Single-Family Residential)*.

Chair Jordan opened the Public Hearing, and requested for Administrator Watkins to give a brief summary of the Zoning Map Amendment Request. Administrator Watkins explained that Ms. Cindy Rangel obtained the above mentioned property from her mother, and is currently renting the home to other individuals. Administrator Watkins continued and stated that the Police Department made notice of this, and explained that since the property is classified as a *C-1 (General Commercial)* it is a zoning ordinance violation to use the home as a rental property. Administrator Watkins stated that she advised Ms. Rangel she could apply for a rezoning of the property to come into compliance. Administrator Watkins noted that Ms. Rangel did apply for the request to rezone the property. Administrator Watkins also mentioned that the Public Hearing notice was posted in the newspaper for over fifteen days. Chair Jordan inquired if Ms. Rangel had anything she would like to say at this time. Ms. Rangel responded by stating that previously, in order to purchase the property, she and her family had to rezone the property from

Commercial to Residential. Ms. Rangel continued and stated that once the property was purchased she then had to rezone the property back from Residential to Commercial in order to have her business venue on the property. Ms. Rangel also stated that she and her family have had permission to live in the building since they purchased the property, therefore she and her family did not know that they were not in compliance. Chair Jordan inquired if Vice Chair Hendrix and Member Driggers had any questions and concerns regarding this matter. Vice Chair Hendrix and Member Driggers responded by stating they did not have any questions or concerns with this matter. Chair Jordan continued by closing the Public Hearing.

V. New Business:

A. Recommendation to Town Council of a Zoning Map Amendment Request by Cindy Rangel to rezone TMS # 005735-03-011 from *C-1 (General Commercial)* to *R-1 (Single-Family Residential)*. The Commission, on motion of Member Driggers, seconded by Vice Chair Jeff Hendrix, voted unanimously to make the recommendation to Town Council to approve the rezoning of TMS # 005735-03-011 from *C-1 (General Commercial)* to *R-1 (Single-Family Residential)*.

VI. Public Comments:

No public comments were made.

VII. Adjourn:

The Commission, on a motion by Vice Chair Hendrix, seconded by Member Driggers, voted unanimously to adjourn at 6:15 P.M.

Bill Jordan, Chair

Attest:

Ashley Watkins, Town Administrator