

*South Carolina*  
**SPRINGDALE**

**MINUTES**

**Springdale Planning Commission Regular Meeting**

Tuesday, October 21, 2014 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 Jeff Hendrix, Vice Chairman Lynn Hutchinson, Members George Capps, Bill Jordan, and Town/Zoning Administrator Joe Boyes.

**Member(s) Absent:** Member Kevin Key.

**I. Call to Order**

Chairman Hendrix called the meeting to order at 6:00 PM. A quorum was present. Vice Chairman Hutchinson provided an invocation.

**II. Minutes**

The Commission, on motion by Member Capps, seconded by Member Hutchinson, voted unanimously to approve the August 19, 2014 minutes as submitted.

**III. Public Hearings**

- A. O-1406MA: An Ordinance Amending the Town of Springdale Zoning Map for TMS 005733-05-005 from Zoning District C-2 to C-1. Administrator Boyes provided the Commission with an overview of the requested amendment. He noted that the property located at 1255 Boston Avenue would be rezoned from C-2 to C-1 if this request were carried forward in the affirmative. Rob Lapin, on behalf of property owner Abraham Wandersman publicly commented on the use desired for the property located at 1255 Boston Ave. Member Hutchinson spoke on permitted uses in other zoning districts. Administrator Boyes informed Member Hutchinson of the current permitted uses and the requested use that formed the next amendment request.
- B. O-14-07: An Ordinance Amending the Zoning Ordinance of the Town of Springdale; Section 2 Zoning District Regulations; Adding Wholesalers to Sections 2.4.2, 2.5.2, and 2.6.2 Use Tables. Administrator Boyes informed the Commission of the amendment request. He stated that “wholesaler” was not recognized in the use table of the Town’s Zoning Ordinance. He stated that this amendment would include it in the commercial and industrial districts. No public comment was made on the amendment.

#### **IV. New Business**

A. Consideration of O-1406MA: An Ordinance Amending the Town of Springdale Zoning Map for TMS 005733-05-005 from Zoning District C-2 to C-1. The Planning Commission, on motion by Member Capps, seconded by Member Jordan, voted unanimously to recommend approval of the amendment to the Town Council.

B. Consideration of O-14-07: AN Ordinance Amending the Zoning Ordinance of the Town of Springdale; Section 2 Zoning District Regulations; Adding Wholesalers to Sections 2.4.2, 2.5.2, and 2.6.2 Use Tables. The Planning Commission, on motion from Member Capps, seconded by Member Jordan, voted unanimously to recommend approval of the amendment to Town Council.

C. PDD Submittal from Rockwell Enterprise for “The Landings”. Mr. Tom Rockwell presented his Planned Development District proposal to the Planning Commission. The Planning Commission, on motion by Member Capps, seconded by Member Jordan, voted unanimously to table consideration of the Planned Development district until November 6, 2014 so that Mr. Rockwell could revise his submittal.

#### **V. Adjourn**

The Commission, on a motion by Member Jordan, seconded by Member Capps, voted unanimously to adjourn at 7:13 pm.

---

Jeff Hendrix, Chairman

Attest:

---

Joe Boyes, Town Administrator