

*South Carolina*  
***SPRINGDALE***

**MINUTES**

**Springdale Planning Commission Regular Meeting**

Tuesday April 13, 2015 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 Kevin Key, and George Capps.

**Member(s) Absent:** Member Bill Jordan.

**I. Call to Order**

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

**II. Approval of the Minutes**

The Commission, on motion of Member Key, seconded by Vice Chairman Hutchinson, voted unanimously to approve the March 17, 2015 meeting minutes.

**III. Unfinished Business**

A. Discussion of Planning Commission priorities for 2015. Administrative Specialist updated the Commission on Jeff Stilwell as the new Zoning Administrator and changes at the Central Midlands Council of Governments. Chairman Hendrix stated that signs should be one of the ordinance sections the Commission should consider. Mr. Rabon and Administrator Stilwell informed the Commission of issues with the Design Overlay District in the Zoning Ordinance. Chairman Hendrix suggested that any changes go before the Design Review Board. Mr. Rabon suggested bringing in the Town's Building Inspector, Steve Martin, to make recommendations on zoning and landscaping. Mr. Rabon also said that he would email the most recent copy of the Zoning Ordinance to the Commission members.

**IV. New Business**

A. Consideration of Ordinance O-15-03: An ordinance amending Section 3, Subsection 3.9 of the Zoning Ordinance to delete the garage sale permit fee. Mr. Rabon explained that the proposed ordinance would remove the cost of the Garage Sale Permit as the fee generates little revenue. He explained that the ordinance made no other changes and that residents would still be required to get the permit, but they would no longer be charged for it. The Commission, on

motion of Vice Chairman Hutchinson, seconded by Member Key, voted unanimously to recommend Ordinance O-15-03 to the Town Council.

B. Consideration of Ordinance O-15-04: An ordinance to provide for the annexation of properties designated as the North Annex, including a preliminary zoning map for the North Annexation area. Mr. Rabon informed the Commission of the purpose of conducting preliminary zoning for the proposed North Annexation. Vice Chairman Hutchinson asked Mr. Rabon how he came up with the preliminary zoning and Mr. Rabon explained that he relied primarily on the land use map from the 2013 Strategic Plan, Lexington County GIS, and the Central Midlands Regional Council of Governments. The Commission discussed the possibility of annexing Midlands Technical College and other areas around Springdale. Member Capps asked Mr. Rabon what would be required for the annexation to pass and Mr. Rabon related that fifty percent-plus-one of the voters would need to vote in favor for the annexation to occur. The Commission, on motion of Vice Chairman Hutchinson, seconded by Member Key, voted unanimously to recommend Ordinance O-15-04 to the Town Council.

**V. Public Comment**

No public comments were made.

**VI. Adjourn**

The Commission, on a motion by Member Capps, seconded by Vice Chairman Hutchinson, voted unanimously to adjourn at 7:03 P.M.

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Jeff Hendrix, Chairman

Attest:

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Jeff Stilwell, Town Administrator