

— South Carolina —
SPRINGDALE

MINUTES

Springdale Planning Commission Regular Meeting and Public Hearing

Tuesday July 30th, 2019 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, Vice Chair Jeff Hendrix, Members Keith Driggers and Lynn Hutchinson

Member(s) Absent: None.

Staff Present: Administrator Ashley Watkins, Police Chief Andrew Richbourg, Municipal Clerk Leeann Eden

I. Call to Order

Chair Jordan called the meeting to order at 6:00 P.M. A quorum was present.

II. Invocation

Member Hutchinson provided the invocation.

III. Consent Agenda

- A. Approval of Agenda. The Commission, on motion of Member Hutchinson, seconded by Member Driggers, voted unanimously to approve the agenda.
- B. Approval of Minutes.
 - a. March 19th, 2019 Regular Meeting. Chair Jordan amended the minutes to change the word “are” to “all”. The Commission, on motion of Member Driggers, seconded by Member Hendrix, voted unanimously to approve the minutes as amended from the March 19th, 2019 Regular Meeting.

IV. Public Hearing

- A. Zoning Map Amendment Request of 63.18 acres of property located between Watling Road and Ermine Road, TMS# 005699-05-001, 005696-05-010 and a portion of 005697-04-22 from R-4 (Single Family Residential, Traditional Neighborhood) to PD (Planned Development District). The Commission entered into the Public Hearing at 6:02 p.m. Chair Jordan requested information from Town Administrator Ashley Watkins. Administrator Watkins reported details pertaining to the Zoning Map Amendment Request, stating that the request was submitted on June 20, 2019 by John Stephenson of Site Management Group of Columbia. Mr. Stephenson is requesting the 63.18 acres in question be rezoned from R-4 Single Family Residential to a Planned Development. He plans to build a development with a maximum of 225 single family home lots and two

commercial lots that run along Watling Road. She stated that signs were posted on the property and a public notice was published in The Chronicle within 15 days of the hearing. She concluded by stating the property owner, Judith Gordon signed off on the Zoning Map Amendment Request application.

Chair Jordan requested comments from Mr. Stephenson or his representative. Mr. Craig Waites with Colliers International introduced himself and stated that he has been working with the property owner and developer for quite some time. He gave an overview of plans for the development and discussed current housing market trends. Chair Jordan opened the floor for questions from Planning Commission members and there was a discussion of plans for the proposed development between the commission members, Craig Waites with Colliers International, Frank Berry with Essex Homes and John Stephenson with Site Management Group. The Commission, on motion of Member Hendrix seconded by Member Hutchinson voted unanimously to exit the Public Hearing at 6:55 p.m.

V. Public Comment

Public comment was made by Rebecca Causey, Terry Roberts, Michael Revels and Ronald Wilbourne.

VI. New Business

- A. Recommendation to Town Council of a Zoning Map Amendment Request of 63.18 acres of property located between Watling Road and Ermine Road, TMS# 005699-05-001, 005696-05-010 and a portion of 005697-04-22 from R-4 (Single Family Residential, Traditional Neighborhood) to PD (Planned Development District). After a brief discussion of concerns and procedure, the Commission, on motion of Vice Chair Hendrix, seconded by Member Hutchinson, voted unanimously to postpone action until the next regular meeting pending further review and discussion.

VII. Adjourn

The Commission, on motion of Vice Chair Hendrix, seconded by Member Driggers, voted unanimously to adjourn at 6:58 P.M.

Bill Jordan, Chair

Attest:

Leeann Eden, Municipal Clerk