

— South Carolina —
SPRINGDALE
—

MINUTES

Springdale Planning Commission Regular Meeting
Tuesday November 19th, 2019 at 6:00 pm
Council Chambers – Springdale Town Hall, 2915 Platt Springs Road

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, Lynn Hutchinson and Debbie Dennis

Member(s) Absent: None.

Staff Present: Administrator Ashley Watkins, Municipal Clerk Leeann Eden

I. Call to Order

Chair Jordan called the meeting to order at 6:02 pm. A quorum was present. Member Hutchinson provided the invocation.

II. Consent Agenda

- A. Approval of Agenda. The Commission, on motion of Vice Chair Hendrix, seconded by Member Driggers, voted unanimously to approve the agenda.
- B. Approval of Minutes. The Commission, on motion of Vice Chair Hendrix, seconded by member Dennis, voted unanimously to approve the minutes from the October 14, 2019 joint meeting with Town Council and the October 28, 2019 joint meeting with Town Council.

III. Items for Discussion.

- A. Discuss R-4 Zoning Ordinance. Administrator Watkins gave background information on the R-4 Zoning Ordinance upon request of Chair Jordan. Chair Jordan inquired of the process required to amend the R-4 Zoning Ordinance. Administrator Watkins gave a summary of the process. Chair Jordan stated that as a result of discussion between Planning Commission and Town Council, changes are desired to the R-4 Zoning Ordinance, including side setbacks and minimum lot square footage. There was a discussion and review of zoning ordinances of neighboring municipalities. Chair Jordan suggested amending the R-4 Zoning Ordinance to mirror the minimum lot square footage and side setbacks of the R-5 Zoning Ordinance and repealing the R-5 Zoning Ordinance. Member Dennis asked if there were properties in Town zoned R-5. Administrator Watkins stated that there are no properties currently zoned R-5. There was a discussion among Planning Commission concerning square footage, side-setbacks, exterior façade, and tree preservation. Planning Commission agreed to recommend the following amendments of the R-4 Zoning Ordinance to Town Council: Increase “Minimum Lot

Area” to 8,500 *sq. ft.*, increase “Principal Structure Side Setback” to 8.5 *ft.*, under “Accessory Structure Setback” change “No accessory building shall be located in the required front yard of any lot” to “No accessory building shall be located in the required front *or side* yard of any lot.”, and change “Principal Structure Square Footage” to “Principal Structure *Heated* Square Footage.” The Planning Commission requested to schedule a Special Meeting and Public Hearing.

IV. Adjournment

The Commission, on motion of Member Driggers, seconded by Vice-Chair Hendrix, voted unanimously to adjourn at 7:07 pm.

Bill Jordan, Chair

Attest:

Leeann Eden, Municipal Clerk