

*South Carolina*  
**SPRINGDALE**

**MINUTES**

**Springdale Planning Commission Regular Meeting**  
Tuesday February 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, Members Keith Driggers, Lynn Hutchinson, Chris Peake.

**Member(s) Absent:** Vice Chair Jeff Hendrix and Town Administrator Ashley Watkins.

**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. The Commission, on motion of Member Driggers, seconded by Member Peake, voted unanimously to approve the agenda.

B. The Commission, on motion of Member Driggers, seconded by Member Hutchinson, voted unanimously to amend to correct errors and approve the minutes from the January 16, 2018 Regular Meeting.

**IV. New Business**

A. Recommendation of changes to the Zoning Ordinance to adopt a R-4 Residential Traditional high density single family residential district. Special Projects Coordinator John Rabon provided background on the zoning district and identified the regulations governing it, including the 6,000 square foot lots. Chair Jordan spoke on the Commission's efforts to find other options besides the creation of a new zoning district. Mr. Rabon spoke on those efforts and why other forms would not work. Chair Jordan spoke on the joint meeting between Town Council, the Planning Commission, and D.R. Horton. Member Hutchinson thanked Town staff for their work on this draft and expressed his concerns about a high-density district. The Commission discussed the concerns about the lot sizes and the setbacks putting the homes very close together. The Commission also discussed the inability to require amenities within the zoning district and what the Town can require in a zoning district. Mr. Rabon shared some of D.R. Horton's reasons for smaller lot sizes.

The Commission discussed what D.R. Horton has and has not already done on the property. Member Driggers asked about how other properties could acquire an R-4 district if they wanted to build similar homes. Mr. Rabon and Chair Jordan stated that the property owner would have to request a rezoning. The Commission continued to discuss how the zoning would affect properties within Town. The Commission discussed preferences and the possibility of finding another developer that would be willing to build on larger lots. Member Hutchinson asked about whether the Commission had the ability to change the lot sizes and setbacks and Chair Jordan answered that they did. Member Driggers and the Commission then discussed the possibility of changing the district and the effect that will have on D.R. Horton's interest. Chair Jordan asked Mr. Rabon if staff could find examples of the requested lot sizes and setbacks and Mr. Rabon said that he would try.

Chair Jordan discussed how the residential neighborhood would increase traffic in the area. Member Hutchinson asked if it was parliamentary appropriate for the Commission to make changes on the lot dimensions and setbacks and Mr. Rabon answered that it was. The Commission discussed lot sizes in Parrish Plantation. The Commission agreed to table the motion until it had a chance to do more research. The Commission, on motion of Member Hutchinson, seconded by Member Peake, voted unanimously to table the motion indefinitely for further research and discussion.

#### **V. Public Comment**

Mr. John Huffman spoke against the proposed R-4 Residential Traditional high density single family residential district and asked that his written remarks be entered into the record. Mr. Huffman's comments are attached to these minutes. Chair Jordan thanked Mr. Huffman for his comments.

#### **VI. Adjourn**

The Commission, on a motion by Member Peake, seconded by Member Hutchinson, voted unanimously to adjourn at 6:54 P.M.

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Bill Jordan, Chair

Attest:

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John Rabon, Town Clerk

## **Points to be covered at Feb 20**

### **Springdale PC meeting**

**Mr. Chairman, members of the PC, I'm John Huffman, 2564 Rainbow Drive. I have lived in Springdale since 1975 and am a registered voter. I have served on the Planning Commission and the Board of Zoning Appeals. I was also a member of the American Institute of Certified Planners for 24 years before my retirement. I do not live near this development, but have a deep interest, as do you all, in its harmonious development, liveability, and uplifting future.**

- 1. Trend for many years has been toward more density in attached and detached housing on individual smaller lots. Article in Professional Builder magazine and others confirm this.**
- 2. Each community needs to plan for itself without being exclusionary with its zoning ordinances. Many US Supreme Court decisions on this.**
- 3. Zoning ordinances in W. Columbia and Cayce allow for much higher densities of development and smaller lot sizes in all their residential districts.**
- 4. Springdale's zoning ordinance requires 21,780 sq ft minimum lot size in its lowest density R-1 district and in its R-2 district requires 15,000 for first unit and 4,000**

**for second. The multi-family district R-3 requires 15k for first unit, 4K for second and 3k for each additional with maximum units of 13 per acre. The R-2 district allows only 9 units per acre.**

- 5. The proposed R-4 district being considered has minimum lot sizes of 6K and lot coverage of 50%. No density per acre is specified. Side yards are only 5 feet with distance between units of 10 feet. No lot width is specified. How accessory structures can be placed in rear yards after build out I do not understand.**

**Several other points I would like to make**

- 1. Does this new district conform with goals and objectives for medium density residential development provisions in the Springdale Comprehensive Plan? It seems to me that this new district is tailored toward property north of Lexington Family Practice?**
- 2. I would recommend, if it has not already been done, that the town notify all property owners contiguous to the new development with R-4 zoning. They need to know what is being considered now and not just when the signs are posted saying the property is up for a map rezoning.**

- 3. My recommendation to the Planning Commission is to revisit this proposed district and recast it to say that minimum lot sizes shall be 7,500 per unit, that side yard setbacks shall be no less than 20 feet combined with no side yard being less than 8 feet.**
  
- 4. Note that lot sizes in Hampton Crest and Parrish Plantation are in the range of .25 acre.**
  
- 5. If the town's comprehensive plan calls for low density residential on the property in question, the plan should be amended to allow medium density housing. Then the new zoning district and the map rezoning can proceed to implement that amendment to the plan. That way, all concerned persons can see the developers preliminary sketch plans for the development, any common areas, and the street layout.**

**In closing, I say that I am aware of the need to encourage households with children to live in the town. I believe that the density specification in other residential districts are too restrictive, but creating a new district with such small lot sizes, no lot widths or density requirements is ill-advised. Putting households that close together in such numbers may have repercussions not yet foreseen.**

**Note that Cayce's zoning ordinance relating to Manufactured Housing developments specifies no more than 8 units per**

**acre and that no individual home site shall be at least 25 feet from another home site. I am aware that what is proposed is not that kind of development, but Cayce's desire to prevent overcrowding should be admired. When people live in tight proximity, stress and lack of harmony can often result.**

CORRECT HOME FACTS

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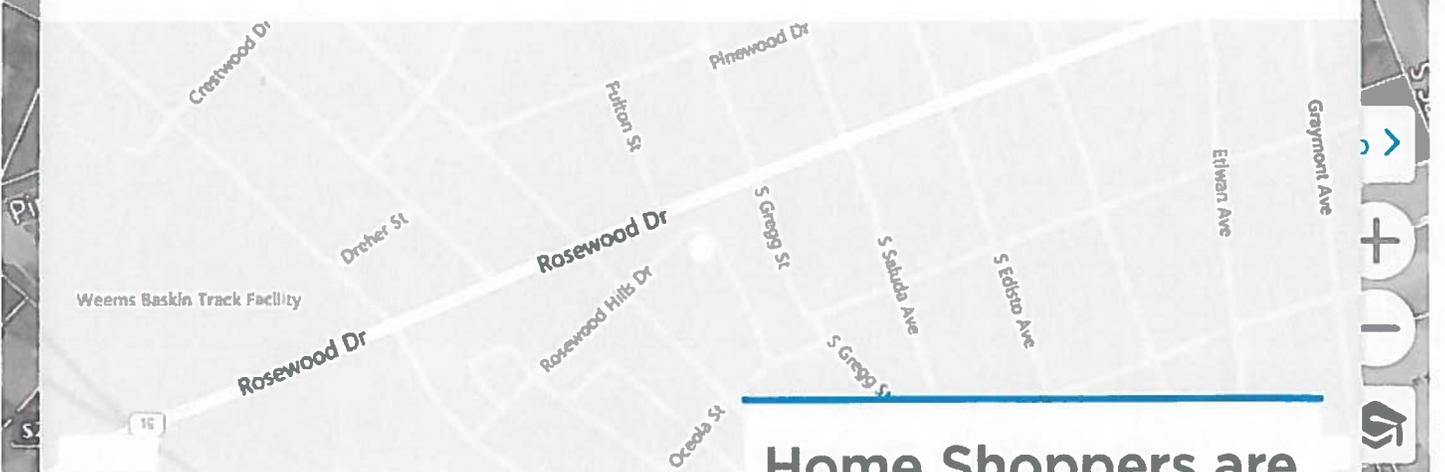
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