

— South Carolina —
SPRINGDALE

MINUTES

Tuesday, February 15th, 2022 at 6:00 pm

Springdale Planning Commission Regular Meeting and Public Hearing

The media and public were duly notified of the date, time, and place of this meeting.

Planning Commission Member(s) Present: Chair Vance Vollmer, Vice-Chair John Huffman, Members Cole, and Keipert

Planning Commission Member(s) Absent: Member Hendrix

Council Member(s) Present: Mayor Juston Ricard, Mayor Pro Tem Jacob Wilkerson, Councilmembers Fecas, Hook, Wilbourne and Hallman (joined virtually via Zoom)

Council Member(s) Absent: Councilmember Reeley

Staff Present: Administrator Ashley Watkins, Attorney Ward Bradley, Attorney Sierra Carini.

I. Call to Order

Chair Vollmer called the meeting to order at 6:00 pm. Vice-Chair Huffman provided the invocation and Chair Vollmer led the Pledge of Allegiance.

II. Consent Agenda

The Consent Agenda, including the agenda for the Tuesday, February 15th, 2022 Regular Meeting, and the minutes for the November 16, 2021 meeting, were unanimously approved as presented.

III. Open Public Hearing

Chair Vollmer opened the Public Hearing at 6:06 pm.

IV. Public Hearing

A. Zoning Ordinance Text Amendment Chapter 4: General Requirements; Section 4.3.5 Commercial and Recreational Vehicles. The Planning Commission held a brief discussion with Council concerning the text amendment, and it was agreed that the language needed to be revised further.

V. Public Comment

No public comment was given.

VI. Adjourn Public Hearing and Return to Regular Meeting

Chair Vollmer adjourned the Public Hearing and returned to the Regular Meeting at 6:17 pm.

VII. New Business

- A. Planning Commission Recommendation on Zoning Ordinance Text Amendment Chapter 4: General Requirements; Section 4.3.5 Commercial and Recreational Vehicles. After a brief discussion, the Commission, on motion of Chair Vollmer, seconded by Vice-Chair Huffman, voted unanimously to postpone acting on this agenda item until the next meeting, to allow Council time to further revise the language.

Vice-Chair Huffman informed the Commission that he will not be able to attend the April 19, 2022 Planning Commission Regular Meeting.

VIII. Adjourn

Chair Vollmer adjourned the meeting at 6:19 pm.

Special Called Meeting

Springdale Town Council and Planning Commission Will Hold a Joint Discussion Directly After Adjournment of the Planning Commission's Regular Meeting

I. Call to Order

Planning Commission Chair Vance Vollmer opened the meeting at 6:19 pm.

II. Approval of Agenda

The agenda for the February 15th, 2022 Special Called Meeting was unanimously approved.

III. Discussion

- A. Comprehensive Plan. Vice Chair Huffman stated that with the assistance of the Central Midlands Council of Governments, the Comprehensive Plan that was completed in 2013 will need to be updated, to include new elements that are required. He stated that the CMCOG informed Administrative staff that they were short staffed and could not immediately offer assistance with updating Springdale's Comprehensive Plan. Vice-Chair Huffman stated that upon speaking with a City of Cayce representative, he learned that the CMCOG completed their Comprehensive Plan, and suggested a Springdale representative could call Cayce and inquire about the cost of the CMCOG's assistance. Vice-Chair Huffman stated that when considering map amendments, the end result should align with the goals and objectives of the Comprehensive Plan. He suggested that Planning Commissioners could take maps of land use, go around Town and update what has changed since the last time it was completed. Chair Vollmer suggested submitting a FOIA request to the City of Cayce to obtain the price of the Central Midlands Council of Government's assistance with the Comprehensive Plan. Chairman Vollmer stated that the Commission will likely lean heavily on Vice-Chair Huffman's experience in Planning to complete this project. Councilmember Fecas inquired about placing a footnote in the document to identify which version of the Comprehensive Plan is a revision or a comprehensive overhaul. Administrator Watkins suggested a chronological notation near the Table of Contents of the timeline of the document. Vice-Chair Huffman stated that population and housing element data should be available from the Census, and would need to be reviewed. Chairman Vollmer summarized that immediate action

items are researching population and housing data, updating land use maps, and researching required elements of the Comprehensive Plan. He asked Administrator Watkins to check with Gregory Sprouse of the Central Midlands Council of Governments to see if he has reviewed the 2013 Comprehensive Plan, and collect his feedback. Chair Vollmer stated that the update of the Comprehensive Plan may cause a domino effect where other planning elements need to be updated. Mayor Ricard stated that Council would be glad to support and assist the Planning Commission with the Comprehensive Plan.

- B. Master Plan.** Mayor Ricard stated that the Master Plan needs to be re-evaluated to determine if adjustments need to be made or if it needs to go in another direction altogether. Councilmember Fecas stated that some goals that were mentioned in the Master Plan have been met, such as a performing arts center and bus shelters. Planning Commission Chair Vollmer asked if the Lexington School District Two Performing Arts Center will be available for events other than those sanctioned by the District. Mayor Pro Tem Wilkerson and Councilmember Fecas agreed that it was their understanding it would be. There was discussion of the new subdivision development on Watling and Ermine Roads. Administrator Watkins stated that in the past few days the developer has contacted her regarding permits, and that roads in the first phase of the subdivision are completed. Councilmember Fecas stated that grants are available for moving utilities underground, including mast arms for traffic lights. Chair Vollmer stated that in some cases, developers could shoulder the expense of burying the electric lines from lot line to lot line. Mayor Ricard stated that he would like to connect one end of Town to the other with sidewalks, There was a discussion of walkability and safety elements, and reducing traffic speeds in neighborhoods. Vice-Chair Huffman asked if submissions were made to the Lexington County Penny Tax program. Administrator Watkins stated that projects for stormwater issues, sewer expansion, and sidewalk expansion have been submitted. Councilmember Fecas discussed main points from the rain barrel event she recently attended at Town Hall, including how animal waste affects stormwater, and there are resources to install disposal bins for animal waste in communities. She also suggested the Town could switch to offering brown paper bags for sale instead of plastic bags for yards debris, in order to be more ecologically friendly. Councilmember Fecas proposed a program in which residents or groups could sponsor, tag and maintain storm drains She stated that she would like to see quiet, green spaces become a priority. Chairman Vollmer discussed having the requirement of accessible, green, undeveloped open space within residential and commercial developments. He also discussed the possibility of the Town acquiring undeveloped pieces of property that are wooded, or grassed and do not hold value for a structure, to become public green space, or pocket parks. He stated that a written plan should be adopted and followed for that particular use. Member Cole shared the reading breakdown plan that was decided upon at the last Regular Meeting of the Planning Commission. She also stated that Section 2.8 – Transportation was left off and would need to be added back into the Table of Contents. Mayor Pro Tem Wilkerson thanked the Planning Commission for their hard work and diligence on the planning elements of the Town. Chair Vollmer discussed items for the March agenda, including a continuance of Comprehensive Plan Review, which will become a standing agenda item for the foreseeable future, a Public Hearing of the text amendment for Zoning Ordinance Chapter 4: General Requirements; Section 4.3.5 Commercial and Recreational Vehicles, the recommendation for the text

amendment, a review of the Planning Commission by-laws, and anything else
Administrator Watkins sees fit to put on the agenda.

IV. Adjourn

Chair Vollmer adjourned the meeting at 7:03 pm.

Vance Vollmer, Chair, Planning Commission

Juston Ricard, Mayor

Attest:

Leeann Eden, Municipal Clerk