

— South Carolina —  
***SPRINGDALE***

**MINUTES**  
**DESIGN REVIEW BOARD MEETING**  
Thursday, August 12, 2021 at 5:00 pm  
2915 Platt Springs Road, Springdale SC 29170

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

MEMBERS PRESENT: Chair Lucas Erwin, Members Ronnie Wilbourne, and Margaret Hook.

MEMBERS ABSENT: None.

STAFF PRESENT: Administrator Ashley Watkins, Municipal Clerk Leeann Eden, Building Official Stuart Jones.

**I. Call to Order**

Chair Erwin called the meeting to order at 5:00 pm. A quorum was present.

**II. Consent Agenda**

The Consent Agenda was approved unanimously, to include the August 12<sup>th</sup>, 2021 Regular Meeting agenda and the June 22<sup>nd</sup>, 2021 Regular Meeting Minutes.

**III. New Business**

A. Discussion of Overlay District Requirements with Greenberg Farrow and Murphy Oil, USA, Inc. Dorothy Volker, representative of Greenberg Farrow, and Lucas Miller, representative of Murphy Oil, USA, Inc. discussed plans for a Murphy convenience store and gas station located at the corner of Airport Boulevard and Boston Avenue. Chair Erwin inquired about the sign material. Murphy Oil, USA, Inc. Project Manager Lucas Miller stated that the sign would be a pylon sign with backlit LED to illuminate the wording and gas prices. The Board discussed the need for a variance application for the sign and unanimously agreed that they would support the Board of Zoning Appeals issuing a variance for the sign. The Board discussed the red metal on the façade of the building, and agreed that they would like to see the addition of stone to increase the design appeal. Mr. Miller stated that adding stone work was a possibility and they would provide a rendering for the Board's review. Chair Erwin asked if the location of the utilities, vacuums, air, and propane tanks posed a zoning issue and Administrator Watkins stated that those elements posed no issue to zoning. The Board discussed buffers and landscape requirements, and requested that Administrator Watkins send the appropriate buffer table to the applicant for review.

**IV. Adjourn**

The Board, on motion of Member Hook, seconded by Member Wilbourne, voted unanimously to adjourn the meeting at 5:38 pm.

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Lucas Erwin, Chair

Attest

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Leeann Eden, Municipal Clerk