

*South Carolina*  
**SPRINGDALE**

Board of Zoning Appeals Meeting  
March 11, 2019 Regular Meeting  
5:00 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:** Members Joseph Kennedy, Walter Shumpert, Christy Cole, and Richard Gadsden.

**Member(s) Absent:** Chair Ed Davis.

**Staff Present:** Ashley Watkins, Town Administrator and Leann Eden, Municipal Clerk

**I. Call to Order**

Member Shumpert called the meeting to order at 5:14 P.M. A quorum was present.

**II. Approval of the Agenda and Minutes**

The agenda was approved without objection. The Board, on motion from Member Kennedy, seconded by Member Cole, voted unanimously to approve the August 14, 2018 minutes.

**III. New Business:**

**A. BZA 19-01 Variance Request** for Timothy Blystone at 2906 Sandalwood Drive (TMS: 005617-03-011) to continue use of a storage container that was placed on his property and does not meet the Town of Springdale Zoning Ordinance Requirements. Member Shumpert began discussion by asking Mr. Blystone why he did not check with the Town regarding ordinances before purchasing the storage container and having it placed on his property. Mr. Blystone stated that he is a new resident to the Town and was not aware of the existing ordinances when the container was purchased and placed. Member Shumpert emphasized that storage containers are not allowed to be placed on private property in the Town of Springdale and that he should have checked with the Town beforehand. Mr. Blystone stated that the property was in danger of being condemned but since purchasing it he has made significant improvements and will continue to do so. He continued to state that he plans to change the appearance of the storage container and the end result will resemble a regular storage building. He stated that having to move the container will create a financial burden. Member Gadsden inquired on the time frame for these improvements and where the final product will be placed. Mr. Blystone estimated the improvements to take approximately a year and a half to complete and the building would be placed behind the house parallel to the creek but would be visible from the road. Mr. Blystone's fiancé was in attendance and spoke as a witness to the improvements made on the property. Member Shumpert asked Administrator Watkins if the Town could force Mr. Blystone to remove the container if progress is not made within 120 days. Administrator Watkins stated yes, the Town could force him to remove the container from the property. Administrator Watkins continued by stating that once the improvements are made on the container it could be considered an accessory building. Member Cole asked Administrator Watkins to state the ordinance concerning accessory buildings and agreed that the final product as described would meet the ordinance. Member Cole stated that Mr. Blystone seems to have a vested interest in improving the property. Member Shumpert suggested that while permission can't be granted to keep a storage container on the property, permission can be given to use it as a piece of material during renovations to the property. Member Shumpert asked for the opinion of the other Board Members, Member Kennedy stated that he was not in favor of granting the variance for the permanent keeping of the storage container

in its current form in concern of multiple containers being brought into the town. Member Cole stated that she has witnessed the considerable improvements that he has made at the property. On Motion of Member Shumpert, Seconded by Member Cole, the board voted unanimously to grant a conditional variance for 120-days, contingent upon the application fee, and the permit extension fee being paid by Mr. Blystone and progress being made toward the renovations of the storage container. Administrator Watkins asked the Board if they would like to have another meeting at the end of the 120 day period to review progress on the container and the Board was in agreement.

**B. BZA 19-02 Variance Request** for MAGNA Sign on behalf of Worldwide Equipment of SC (TMS: 005752-01-014) for a sign exceeding the size requirements of the town of Springdale Zoning Ordinance. Member Shumpert began discussion by asking for comments from representatives of MAGNA Sign and Worldwide Equipment of SC. Gabriel Ghanem with MAGNA Sign stated that the current sign is over 30 years old and is in need of refurbishment. He further stated that the trees aligning the interstate have grown to conceal the sign so that it is not visible from the interstate. He stated that the Worldwide Equipment of SC building is soon to undergo major renovations and upgrades. Mr. Ghanem stated that to increase visibility and marketing of the business, they are requesting a variance to install a larger sign further south and that the current sign will be removed. Member Kennedy asked who the trees that are blocking the sign belong to and the representative from Worldwide Equipment of SC stated that they belong to SCDOT. Member Gadsden asked if the trees could be cut down to increase visibility of the current sign. The representative from Worldwide Equipment of SC stated that they had been denied that request by SCDOT. Member Shumpert stated that he had no issue with the sign as long as it did not violate regulations for the airport. Administrator Watkins stated that airport regulations for signs within the vicinity limit the height to 150-200 feet. Member Cole stated that the sign would be well under those limits. The Board voted unanimously to grant the Variance Request.

#### **IV. Adjourn**

The Board, on motion of Member Shumpert, seconded by Member Cole, voted unanimously to adjourn at 5:49 P.M.

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*Ed Davis, Chairman*

Attest:

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*Leeann Eden, Municipal Clerk*