

South Carolina
SPRINGDALE

Board of Zoning Appeals Meeting
May 13, 2014 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: Chairperson Viki Fecas, Member Jeff Price, Member Walter Shumpert, and Town Administrator Joe Boyes.

Member(s) with Excused Absence: Member Ed Davis and Member John Huffman.

I. Call to Order

Chair Fecas called the meeting to order at 6:00 P.M. A quorum was present.

II. Approval of the Minutes

The Board, on motion from Member Price, seconded by Member Shumpert, voted unanimously to approve the January 27, 2014 minutes.

III. New Business:

A. ZBA-14-03 Variance Request for a lesser side setback at 1113 Pompeii Place submitted by Jerry Williams, property owner of the subject parcel. Chair Fecas asked Mr. Boyes for a description of the issue at hand and Mr. Boyes stated Mr. Williams requested relief from the 5' setback requirement for the purpose of installing a carport. She asked Mr. Williams for his thoughts on the matter and Mr. Williams stated that he needs the setback relief to build the carport to cover an existing structure for parking. Mr. Williams further stated that he could not move a carport further into his yard because of an underground septic system that would prevent construction. Chair Fecas invited the public to comment on the matter. No comments were made from the public. Motion by Chair Fecas to grant the request for variance at 1113 Pompeii Place as there are exceptional conditions given the preexisting patio on the property; it would create an unnecessary hardship that would restrict the owner's use and enjoyment of the property; the conditions are peculiar to 1113 Pompeii Place; relief, if granted, would not cause substantial detriment to the adjacent property or public good; that no special privileges would be conferred on Mr. Williams by this relief; and that it would not be injurious to the neighborhood or public welfare. Member Shumpert seconded the motion and the Board voted unanimously to grant the variance request for a lesser side setback at 1113 Pompeii Place for one foot from the road.

B. ZBA-14-04 Variance Request for consideration of directional signs with logos at 650 Cherokee Lane; submitted by Kislaya Sinha, property owner of the subject parcel. Chair Fecas invited Mr. Sinha to present his information to the Board. Mr. Sinha presented materials to the Board from Super 8 Motels that states that the company's franchisees are required to provide directional signage approved by Wyndham Worldwide. He further presented diagrams of the signs' proposed locations. Chair Fecas granted that it would be a hardship for Super 8 not to have an entrance sign with the logo and that permitting the variance would not give the business an additional advantage that would not be available to the public. Chair Fecas invited the public to comment on the variance request. No comments were made. Motion by Member Shumpert to

grant the variance request at 650 Cherokee Lane as there are extraordinary and exceptional conditions given the nature of access to the road on which the Super 8 is located; that failure to grant relief would prohibit or unreasonably restrict the use and enjoyment of the property as the hotel is required by its parent company to post directional signs; that such conditions are peculiar to 650 Cherokee Lane; relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the ordinance; that granting the request will not confer special privileges on the Super 8; and that it would not be injurious to the neighborhood or public welfare. Member Price seconded the motion and the Board voted unanimously to grant the variance request at 650 Cherokee Lane to allow logoed directional signs.

IV. Adjourn

The Board voted to adjourn at 6:12 P.M.

Viki Fecas, Chairman

Attest:

Joe Boyes, Town Administrator