

*South Carolina*  
**SPRINGDALE**

Board of Zoning Appeals Meeting  
June 24, 2014 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:** Chair Viki Fecas, Member Jeff Price, Member Walter Shumpert, Member Ed Davis, Member John Huffman, and Town Administrator Joe Boyes.

**Member(s) with Excused Absence:** None.

**I. Call to Order**

Chair Fecas called the meeting to order at 5:00 P.M. A quorum was present.

**II. Approval of the Minutes**

The Board, on motion from Chair Fecas, seconded by Member Shumpert, voted unanimously to table the approval of the May 13, 2014 minutes until the next meeting.

**III. New Business:**

**A. ZBA-14-05 Variance Request** for a 16' tall sign at 2418 Platt Springs Road (TMS 005735-03-023) and relief from the side setback requirement of 5' to allow the sign to be 3' from the property line; submitted by Luxury Repairs, tenants of the subject parcel. Petitioner, Luxury Repairs, requested the variance due to its ownership of two adjoining parcels and the desire to have uniformity for the one business operating on both properties. Ms. Brittany Ross spoke on behalf of Luxury Repairs, and cited the business's wish to pave over the location of the current sign to combine the two properties, as well as increase visibility for the new sign. Member Huffman spoke in favor of granting the variance based on its merits.

Member Shumpert made a motion to grant the request for variance at 2418 Platt Springs Road as there are extraordinary and exceptional conditions as the current sign restricts the use of both parcels owned by Luxury Repairs; it would create an unnecessary hardship for Luxury Repairs were the variance not granted as it would be less safe for employees to transport cars from one parcel to another; these conditions are peculiar to Luxury Repairs; relief, if granted, would not cause a detriment to the public or otherwise prohibit the exercise of this ordinance; relief, if granted, would not grant Luxury Repairs special privileges; and it will not be injurious to the neighborhood or public welfare. Member Price seconded the motion and the Board voted unanimously to approve the variance request for a 16' tall sign at 2418 Platt Springs Road (TMS 005735-03-023).

Mr. Huffman recommended an amendment, adopted by Chair Fecas, to recognize that one sign is being placed between two properties owned by the same people and that the person impacted by the sign is the landlord who desires the improvements to the property. Motion from Member Davis to grant the request for variance at 2418 Platt Springs Road as there are extraordinary and exceptional conditions as Luxury Repairs owns both parcels of land; it would prohibit or unreasonably restrict the full use and enjoyment of both of these properties; these conditions are

peculiar to Luxury Repairs; it would not be a substantial detriment to the district or the public good; and would not grant Luxury Repairs any special privileges denied to other property owners in the district. Member Shumpert seconded the motion and the Board voted unanimously to grant relief from the side setback requirement of 5' to allow the sign to be 3' from the property line.

**B. Submittal of a copy of a draft of the Rules of Procedure.** Chair Fecas recognized the need for updated Rules of Procedure for the Board of Zoning Appeals and drafted updated rules. Chair Fecas submitted these proposed rules in keeping with the requirement that they be submitted at least seven days prior to the next Board meeting. Member Huffman observed that the Rules of Procedure did not override the bylaws and stressed the need to adopt those as well.

#### **IV. Adjourn**

The Board voted to adjourn at 5:26 P.M.

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Viki Fecas, Chairman

Attest:

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Joe Boyes, Town Administrator