

South Carolina
SPRINGDALE

Board of Zoning Appeals Meeting
September 22, 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 Member Huffman, seconded by Member Shumpert, voted unanimously to approve the May 13, 2014 minutes. The Board, on motion from Chair Fecas, seconded by Member Davis, voted unanimously to approve the June 24, 2014 minutes.

III. New Business:

A. ZBA-14-06 Variance Request for 209 Watling Road (TMS 0056970309) to allow for a 12' setback for a monument sign, and to allow additional signage of a size exceeding the allowable amount on three sides of a canopy. Administrator Boyes presented the Board with two requests for the property. The first was a three foot variance request for a monument sign. The owners wanted to place the sign in a location where another sign had been located previously. Administrator Boyes said that it was determined the sign's location would not be in the "vision triangle" and so would not block the vision of motorists.

The second request was for signage on a canopy in a greater amount than what is allowed by ordinance. Member Shumpert asked Administrator Boyes if this was for a new canopy and Mr. Boyes responded that it was a modification to an existing canopy. Mr. Jeff Hutto of Enloe, Inc. spoke on behalf of the applicant to affirm that Sunoco's logo would simply be placed over the existing canopy. Mr. Hutto stated that Sunoco had guidelines about the use of its image that licensees are required to follow, but that the parent company could be flexible. He further stated that Sunoco had already approved the monument sign. Member Huffman asked Administrator Boyes if this was reestablishing a non-conformity and Administrator Boyes responded that it would be a very small reestablishment.

Motion by Member Davis to grant the variance request for the monument sign at 209 Watling Road for the monument sign as there are exceptional conditions due to the preexisting sign location, the clear vision triangle", and the preapproval of Sunoco; it would create an unnecessary hardship that would restrict the owner's use and enjoyment of the property; the conditions are peculiar to 209 Watling Road; relief, if granted, would not cause substantial detriment to the adjacent property or public good; that no special privileges would be conferred on the owners 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.

Motion by Member Davis to grant the variance request for the canopy at 209 Watling Road as exceptional conditions exist due to the corporate requirements of Sunoco; it would create an unnecessary hardship that would restrict the owner's use and enjoyment of the property; the conditions are peculiar to 209 Watling Road; relief, if granted, would not cause substantial detriment to the adjacent property or public good; that no special privileges would be conferred on the owners by this relief; and that it would not be injurious to the neighborhood or public. Member Shumpert seconded the motion and the Board voted unanimously to grant the variance request.

B. Adoption of Rules of Conduct for Public Hearings. Member Huffman pointed out that rules of conduct are helpful to the efficient management of public hearings. Chair Fecas stated that she utilized the rules adopted by the Planning Commission in drafting rules of conduct for the Board of Zoning Appeals, lowering the required time from fifteen minutes to ten minutes for applicants. Chair Fecas made two amendments to the rules to address typos in the document. The Board, on motion of Member Davis, seconded by Member Huffman, voted unanimously to adopt the rules of conduct for public hearings.

C. Adoption of By-laws for the Board of Zoning Appeals. Chair Fecas stated that the by-laws would serve as the Board's operating guidelines. The Board, on motion of Member Davis, seconded by Member Shumpert, voted unanimously to adopt the by-laws for the Board of Zoning Appeals.

IV. Adjourn

The Board voted to adjourn at 5:25 P.M.

Viki Fecas, Chairman

Attest:

Jeff Stilwell, Town Administrator