

South Carolina
SPRINGDALE

DESIGN REVIEW BOARD MEETING MINUTES

Wednesday, December 20, 2017
6:00 P.M.

Members present: Lucas Erwin, Lee Ann Murray, Wes Lawson, Dennis Wemberley, and Ronnie Wilbourne.

Members absent: None.

The meeting took place at Springdale Town Hall in Council Chambers. A quorum was present. The media and the public were duly notified of the date and time of the meeting.

I. CALL TO ORDER

The meeting was called to order at 6:00 P.M. The Board approved the agenda without objection.

II. MINUTES

- A. Approval of the September 28, 2017 Regular Meeting Minutes. The Board, on motion from Member Erwin, seconded by Vice Chair Murray, voted unanimously to approve the August 17, 2017 regular meeting minutes.

III. NEW BUSINESS

- A. Review of CA-17-03; a Certificate of Appropriateness from Dollar General, for his property located at TMI # 005735-03-017, 2920 Platt Springs Road, for construction of a Dollar General Store on the property. Member Erwin asked if there would be other signage apart from the building itself and Mr. Greg Googer from Coastal Development Partners said that there would be street signage that would follow the sign ordinance. He also stated that the sign company is different from his own construction firm, but that CDP would inform the sign company of the signage requirements and that company would apply separately for a certificate of appropriateness. Mr. Googer continued to describe the construction process and said that the property would have some new features that have not been at other locations, which would make the Springdale store an example of what the company is capable of producing in other locations. He also stated that the current property owner, Mr. Mike Williams, did not want a metal building on the property and the Board expressed its thanks to him for that. Member Wilbourne asked about the building's location on the west side of the property and Mr. Googer said the building would be located closer to the side of the property that borders the gas station and away from the residential properties touching the rear and eastern sides of the property. He further stated that Dollar General requires them to put up screening and fencing on any side of the property that faces a residence. He also discussed the easement with the property located at 2916 Platt Springs Road for the DOT access to the store. Chair Lawson pointed out the property owner, Ms. Ella Emery, in the audience.

Mr. Googer stated that the company involved Ms. Emery early in the process of developing the store. Chair Lawson noted the six foot privacy fence on the plans. Mr. Jeff Boyer, the Project Manager with Dooley Mack Construction, informed the Board that they typically construct a shadow box privacy fence that is six feet tall. Member Wilbourne asked whether vehicles would have access to the private drive behind the property and Mr. Googer and Mr. Boyer answered that no vehicles would have access to that drive. The board continued to discuss the private drive that is located on Hookdale Road. Mr. Googer also discussed the approximately two acres of the property that the store would not occupy and the possibility of subdividing and deeding the unused portion to the Town for a future greenway. Mr. Googer stated that this would not be granting access from the store property. Member Wilbourne asked if the property would then be landlocked and Mr. Googer stated that it would, but it was his understanding the Town would work with other property owners to connect to the property for a trail. The Board discussed the site plan with Mr. Googer including the total number of parking spaces, of which Mr. Googer stated the property would have thirty parking spaces.

Member Wilbourne asked about draining on the property and Mr. Googer responded that the retention pond would be in the rear of the property and the water would flow to the rear of the property instead of into the street. Ms. Emery asked if that plan meant the water flow would not affect her property and Mr. Googer affirmed that it would not as the retention pond would be on the other side of the store property away from her residence. Mr. Googer and the Board continued to discuss the water flow on the property. Mr. Googer provided the Board with a copy of the grading plan to show the water flow to the retention pond. Ms. Emery spoke before the Board, first stating that Mr. Googer had addressed her concern about the privacy fence and said that she was told her property would be completely shielded from light coming from Dollar General. She also stated that Mr. Googer addressed her concerns about the water runoff from the store and Mr. Googer reiterated that the water would flow back and away from her property. Ms. Emery also expressed her understanding that her deal with Mr. Williams and DOT that if Mr. Williams sold first, he would do the easement. She also expressed her concerns with the silt fencing on the Dollar General property during construction and Mr. Googer responded by explaining their own concerns during construction dealing with runoff and explained the procedure for erecting the silt fence and where it would go to protect her property. He also offered to let Ms. Emery call him or Mr. Boyer and assured her there would be no damage to her property from construction.

Mr. Googer also spoke on the grading contractor and the work that company had done on other store sites. Ms. Emery stated her understanding that the Town of Springdale assured her that the runoff and the lighting from the store would not affect her property. Mr. Googer addressed her lighting concerns by informing Ms. Emery about the LED lighting that shines down on the parking lot rather than out, thus not leaking light off the property. The Board further discussed the lighting with Mr. Googer. Ms. Emery offered further concerns about the limb cuttings that blocked her corner fence that were done by SCE&G. Administrator Watkins offered to give a contact number to Ms. Emery to register her complaint with SCE&G. Mr. Googer related that he understood her concerns about construction disrupting her property and offered for her to contact him if there were any issues. The Board questioned Mr. Boyer about the light pole materials for the new building and fixtures for the light pole. Mr. Googer related this information to the Board for both the pole attached to the building and the one in the parking lot.

Chair Lawson asked how much distance would be between the privacy fence and the street. Mr. Googer said that the distance is negotiable as the company wants the neighbor to be comfortable while ensuring visibility for the building. He also stated that they keep it out of the right of way to prevent the fence from becoming a visual impairment. The Board and Mr. Googer continued to discuss the distance of the privacy fence. Mr. Curtis Hooks suggested the privacy fence go further back behind the convenience store bordering the shop and he also discussed the buffer zone that should go between the store and the bordering residential zone. Administrator Watkins stated that the company doing the landscaping did call about the buffer zone and that the landscaper was aware of the zoning requirements. The Board asked about the building's security features and Mr. Googer gave an overview including cameras and lights. Mr. Googer also spoke on his company's experience with small towns. He also stated that, should the store receive the Board's approval, his company would move forward with developing the site. The Board, on motion of Member Wilbourne, seconded by Member Erwin, voted unanimously to approve the Certificate of Appropriateness for Dollar General.

IV. ADJOURN

The Board, on motion of Member Erwin, seconded by Vice Chair Murray, adjourned the meeting at 6:34 P.M.