

*South Carolina*  
***SPRINGDALE***

**MINUTES**

**Springdale Planning Commission Regular Meeting**

Tuesday October 20, 2015 Special 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:** Chairman Jeff Hendrix, Vice Chairman Lynn Hutchinson, Members Bill Jordan, Kevin Key, and Keith Driggers.

**Member(s) Absent:** None.

**I. Call to Order**

Chairman Hendrix called the meeting to order at 6:00 PM and provided the invocation. A quorum was present. The Commission, on motion of Member Key, seconded by Member Driggers, unanimously approved the agenda.

**II. Approval of the Minutes**

The Commission, on motion of Member Key, seconded by Member Jordan, adopted the September 15, 2015 meeting minutes with revisions.

**III. Old Business**

A. Review Zoning Ordinance 4.4 regarding Signs. Administrator Stilwell began by discussing Council's desire to address signs along Platt Springs Road and that the current ordinance creates enforcement issues along the corridor. He led the Commission in an overview of the current ordinance and how it currently does not permit many window signs, advertising, neon lighting, and more. Administrator Stilwell provided the Commission with several pictures of signs in Springdale that are technically "illegal" signs. Member Driggers asked whether a-frames and striping meant to identify parking were considered signs and Administrator Stilwell responded that they were. Chairman Hendrix asked about the percentage of a window that a sign could occupy and Member Jordan responded that he believed it was handled when they addressed Carolina Buffet's signs. The Commission viewed and discussed several examples of non-conforming signs that are currently in the Town. Administrator Stilwell informed the Commission of the Town's meetings with LandPlan Group South the next week to develop a Master Plan for Platt Springs Road. The Commission discussed various percentages of coverage for window signs and how this would be applied. Administrator Stilwell discussed neon and LED signs and raised questions about how the regulations would be applied to them. Member Jordan expressed an interest in crafting the rules so as not to overburden restaurant advertising and Administrator Stilwell responded that one answer would be to issue temporary sign permits.

Administrator Stilwell asked Corporal Powell if it would be possible to visibly determine the percentage of coverage for a window sign and Corporal Powell responded that he would have to measure the sign to enforce the ordinance. The Commission discussed how to proceed and Member Jordan suggested that the Commission examine the current signs in use over a period of time. The Commission discussed a-frames further and Member Jordan suggested that signs designating parking should be treated differently. Member Driggers asked for clarification on what signs a business could have and Administrator Stilwell responded that buildings can have a monument sign or one on the business, including awnings. He further elaborated that advertising was not permitted. The Commission discussed open signs and agreed to allow them, though no specifics were determined. Member Jordan asked if the Commission could get opinions from the LandPlan Group South and revisit the issue after the planners' visit. No action was taken.

B. Discussion of Ordinance O-15-08, concerning the permitted uses to allow for a single family dwelling accessory. Administrator Stilwell explained that Council did not make a motion to give second reading to the ordinance. Chairman Hendrix asked why the Council did not give second reading and Administrator Stilwell stated that no reason was given. Chairman Hendrix suggested rescinding the ordinance and Member Jordan suggested that it likely would not receive a motion with Council. The Commission, on motion of Member Driggers, seconded by Member Key, voted unanimously to rescind the recommendation to Council for Ordinance O-15-08, concerning permitted uses to allow for a single family dwelling accessory.

#### **IV. New Business**

A. Information regarding Platt Springs Road Master Plan. Administrator Stilwell discussed the Master Plan with the Commission ahead of the Town's meetings with LandPlan Group South the next week. Chairman Hendrix asked how the Master Plan is different from the strategic plan, and Town Clerk Rabon answered that a Master Plan focuses on Platt Springs Road and a Strategic Plan sets measurable goals for the entire Town. Administrator Stilwell laid out the agenda for the meetings with LandPlan Group South. Member Jordan discussed his own experience as part of master plan charrettes. Administrator Stilwell also shared his experience observing a charrette in Mount Pleasant. Member Jordan warned that many master plans result in no action and suggested the Town of Springdale be certain to act on its plan.

#### **V. Public Comment**

No public comments were made.

#### **VI. Adjourn**

The Commission, on a motion by Member Jordan, seconded by Member Key, voted unanimously to adjourn at 7:04 P.M.

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Jeff Hendrix, Chairman

Attest:

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Jeff Stilwell, Town Administrator