

*South Carolina*  
**SPRINGDALE**

## MINUTES

### **Springdale Planning Commission Regular Meeting**

February 26, 2013 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:** Chairman Lynn Hutchinson and Members George Capps, Curtis Gibson, Jeff Hendrix, and Bill Jordan, Town/Zoning Administrator Erica Barton, and Central Midlands COG Rep. Wayne Shuler.

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

#### **I. Call to Order**

Chairman Hutchinson called the meeting to order at 6:00pm. A quorum was present.

#### **II. Minutes**

The December 18, 2012 and January 22, 2013 Planning Commission minutes were accepted as written.

#### **III. Items presented for information**

A. Citizen request for consideration of proposed uses for 2555 Rainbow Dr. Ms. Sallie Chester, a realtor, identified herself as representing Roland and Ilsa Young as they are trying to sell their home located on 2555 Rainbow Circle. She wanted to know the Planning Commission's thoughts on rezoning the property to allow another use such as a funeral home or a subdivision. Mr. Shuler of the CMCOG advised the commission members to avoid hypothetical situations. Administrator Barton advised Ms. Chester to submit a proposal and the Planning Commission would respond. Ms. Chester stated that they were in the early stages and she wanted to bring it before the commission to make sure they were not going to invest the energy and have the idea shot down by the commission. Mrs. Barton stated that the commission was always willing to discuss the possibilities.

B. Citizen request for consideration of amendment to the map amendment process. Mr. John Huffman requested that the Commission amend the Zoning Ordinance to require that adjoining property owners be notified prior to any map amendment public hearing. Additionally, he requested that the Town Attorney review this information and render his opinion because Mr. Huffman knows for a fact that the town is violating state law by not following this provision. Additionally, Mr. Huffman stated that he would resist the proposed map amendments to the property at 2555 Rainbow Circle. Mr. Hutchinson stated that the Commission would review the matter of amending the map amendment process at the next meeting.

#### **IV. Old Business**

A. Consideration for amendments to Section 4.4 Sign regulations. Mr. Shuler showed the members of the Commission photographs of a variety of signs throughout Springdale. Mrs. Barton identified the various business and sign locations. There was a discussion on billboards, and whether or not they should be permitted. No decision was reached. There was a discussion on electronic signs, with a determination that more research would be required prior to making any decisions. There was a question on whether or not jurisdictions have tried to regulate the signs that individuals will hold at the edge of lots. Mr. Shuler stated that he would look into it.

**V. Adjourn**

The Commission voted unanimously to adjourn at 7:25pm based on a motion by Member Gibson, seconded by member Jordan.

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Lynn Hutchinson, Chairman

Attest:

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Erica L. Barton, Town Administrator