

*South Carolina*  
***SPRINGDALE***

## **MINUTES**

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

Tuesday March 21, 2017 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 Bill Jordan, Members Keith Driggers, Lynn Hutchinson, Chris Peake, and Town Administrator Jeff Stilwell.

**Member(s) Absent:** Vice-Chairman Jeff Hendricks.

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

Chairman Jordan called the meeting to order at 6:00 P.M. A quorum was present.

#### **II. Invocation**

Member Hutchinson provided the invocation.

#### **III. Consent Agenda**

- A. The Commission, on motion of Member Hutchinson, seconded by Member Driggers, voted unanimously to adopt the agenda.
- B. The Commission, on motion of Member Driggers, seconded by Member Hutchinson, voted unanimously to approve the minutes, with corrections, from the February 21, 2017 Regular Meeting and the March 2, 2017 Public Hearing.

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

A. Discuss Sign Ordinance concerning LED signs. Administrator Stilwell informed the Council of the different requirements of other municipalities when it comes to LED signs. The Commission discussed what rules it would wish to write into the Town's own ordinance, including quick repair for broken LEDs and companies that would be installing and repairing them. Member Peake asked if the Commission should define what constitutes disrepair for the Ordinance and the Commission discussed possible amounts and percentages of non-functionality and what temporary actions could be taken for faulty signs. Member Hutchinson asked about the details for sign requirements and Administrator Stilwell answered that this section for LED signs would be added to the ordinance and LED signs would be removed from the "prohibited signs" section. The Commission further discussed the potential specifications for signs in the ordinance. Administrator Stilwell stated his belief that the requirements for all signs wouldn't change, but that requirements for LED signs would simply be added to existing regulations. The

Commission further discussed what to require for broken LED signs and defining “disrepair.” The Commission also discussed signage for potential developments and new businesses and the need to petition the Board of Zoning Appeals for any necessary variances. Administrator Stilwell stated that he would add in language to govern flashing, scrolling, defining disrepair, and how to repair. Administrator Stilwell and Chairman Jordan also informed Member Peake concerning the Design Overlay District and its restrictions. Member Peake asked for more information on the origins for the LED sign discussion and was answered that businesses in Town have been requesting it. Administrator Stilwell stated that he would begin work on the draft ordinance.

## **V. New Business**

A. Consideration of changes to the Zoning Map and Zoning Ordinance – Schedule Public Hearing for changing property at 322 John Wayne Drive, Tax Map # 0056-01-043, from Planned Development District (PDD) to Public (P-1). Administrator Stilwell informed the Commission that the bus lane would be coming off of Churchdale Road through the playground, closer to the school, and would be closed to other traffic. The Commission further discussed this bus lane through the school property. Member Driggers asked why it couldn’t come off Wattling Road and Administrator Stilwell stated that it would be too close to Parrish Plantation and the bus lane and car pool lane cannot be too close to one another. The Commission further discussed the plans for the school property. Member Hutchinson discussed the neighboring property beside John Wayne Drive. Administrator Stilwell said the only part of the school property that will be displaced is part of the walking track. The Commission discussed Lexington County 2 School Board’s process for developing the plan and the location of the entrances. Member Hutchinson asked how the new housing development will affect Springdale Elementary and Administrator Stilwell stated that it was being incorporated into the plan with the new classrooms. The Commission discussed the teachers’ concerns over the new renovations at the school such as child safety and Cindy’s Place as well as potential changes to Wattling Road. Member Peake asked if there would be another stop light put on Wattling Road and Administrator Stilwell doubted that the Department of Transportation would place one there. Member Driggers asked if the school was looking to buy the property and Administrator Stilwell said that they are in the process of acquiring it. Administrator Stilwell stated that the property needed to be rezoned first before the school district could purchase it and that Council will draft a resolution stating that should the school district purchase the property that the Council will rezone. Chairman Jordan asked if the Commission should wait to have the public hearing until after Council passes the resolution and Administrator Stilwell answered that Council is in favor of moving forward and scheduling the public hearing. He recommended that the public hearing be held at the next meeting. The Commission agreed to have the public hearing at the April 18, 2017 regular meeting. The Commission discussed current ownership of the property and the school district’s plans for it, including a buffer and some water retention.

## **VI. Public Comment**

No public comment was made.

## **VII. Adjourn**

The Commission, on a motion by Member Hutchinson, seconded by Member Peake, voted unanimously to adjourn at 6:48 P.M.

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Bill Jordan, Chairman

Attest:

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John Rabon, Town Clerk