

South Carolina
SPRINGDALE

MINUTES

Springdale Planning Commission Regular Meeting

Tuesday April 18, 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. Administrator Stilwell discussed the addition of setting time for a Public Hearing under New Business, which was included in the published agenda, but had not been added to the members' copies at the time they were received. The Commission adopted the agenda contingent upon item V – New Business, without objection.
- B. The Commission, on motion of Member Hutchinson, seconded by Member Peake, voted unanimously to approve the minutes, with corrections, from the March 21, 2017 Regular Meeting.

IV. Old Business

A. Discuss Sign Ordinance concerning LED signs. Administrator Stilwell discussed the proposed regulations submitted to the Planning Commission and asked members for their questions. The Planning Commission discussed the definition and regulations regarding LED signs that have fallen into disrepair. Member Peake asked whether the Commission wanted to give a time limit for the temporary sign and the Commission agreed that a time limit was necessary to ensure that the sign would be repaired. The Planning Commission asked Town Clerk Rabon for more clarification on the language and he explained what would constitute disrepair would mean that enough of the LEDs were not functioning so as to make the sign's message unreadable. The Commission discussed that a temporary sign must go up on a malfunctioning LED sign within 60 days unless some hardship would prevent the placement of

the temporary sign. The Commission also discussed reapplication for the temporary sign after the 60 day period has expired. The Commission also discussed whether the administrator should have discretion to determine whether the extension would be granted and the legal problems with that option. Member Hutchinson asked what a “multi-vision sign” was and Administrator Stilwell stated that it is the kind of sign that regularly changes its message but is not a LED sign. Member Hutchinson asked whether neon “Open” signs are prohibited and Administrator Stilwell responded that was not related to this proposed ordinance. The Commission discussed other neon signs in Town. The Commission discussed the content of signs and the laws relating to them. Chairman Jordan requested that Administrator Stilwell take the Commission’s concerns about sign regulations to Council.

B. Consideration of changes to the Zoning Map = Schedule Public Hearing for changing Property at 322 John Wayne Drive, Tax Map # 005615-01-043, from Planned Development District – PDD to Public – P-1. Administrator Stilwell discussed the closing date for the school’s purchase of the property and the scheduling of a public hearing for the rezoning. The Commission discussed holding the public hearing for both the zoning map changes and LED signs on May 16th.

V. New Business

A. Set date for Public Hearing regarding Sign Ordinance Change to LED Restrictions. As observed above, the Commission opted to hold a Public Hearing on May 16th. The Commission discussed the reopening of Wilton Road and Administrator Stilwell answered that DOT was working with the pond owners to resolve the problems as there are dam issues that need to be dealt with before the road can be fixed. The Commission discussed other projects within town and the potential for Dollar General to open a store in Springdale. The Commission further discussed the traffic study from Dennis Corporation as well as new welcome signs for the Town.

VI. Public Comment

No public comment was made.

VII. Adjourn

The Commission, on a motion by Member Hutchinson, seconded by Member Driggers, voted unanimously to adjourn at 6:40 P.M.

Bill Jordan, Chairman

Attest:

John Rabon, Town Clerk