

South Carolina
SPRINGDALE

MINUTES

Springdale Planning Commission Regular Meeting

Tuesday June 21, 2016 Regular Meeting

6:15 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, Members Bill Jordan, and Kevin Key, and Town Administrator Jeff Stilwell.

Member(s) Absent: Vice Chairman Lynn Hutchinson and Member Keith Driggers.

I. Call to Order

Chairman Hendrix called the meeting to order at 6:20 PM. A quorum was present.

II. Invocation

Chairman Hendrix provided the invocation.

III. Consent Agenda

A. The Commission, on motion of Member Jordan, seconded by Member Key, voted unanimously to approve the agenda.

B. The Commission adopted the May 17, 2016, meeting minutes without objection.

IV. New Business

A. Review recommendation from Board of Zoning Appeals concerning Zoning Ordinance 2.8.7 (9) concerning size and setbacks for monument signs in the Design Overlay District. The Commission, on motion of Member Jordan, seconded by Member Key, voted unanimously to recommend changing monument sign requirements from 45 square feet to 50 square feet. Administrator Stilwell informed the Commission that the request comes from the Quick Stop convenience store at 3016 Platt Springs Road. The Quick Stop wanted to have a larger pole sign than was permitted, so the Board of Zoning Appeals was required to deny it and the Board made a recommendation to the Planning Commission to change the zoning to permit the size monument sign that the store wants instead. Administrator Stilwell discussed setbacks in nearby communities and Tucker Oil, the store owners, stated that they could make the sign 50 square feet. He recommended amending the sign ordinance to accommodate this requirement. Chairman Hendrix asked why they could not have a variance for the pole sign and Administrator Stilwell responded that it was a non-permitted use, and that the store could have variance if the request was for a larger sign and setbacks, a variance would be possible. The Commission

discussed the effects of changing the setbacks in the Design Overlay District. The Commission discussed zoning in the Design Overlay District versus a Planned Development District. Administrator Stilwell advised the Commission on the procedure to recommend to Council and hold a public hearing. The Commission discussed how changing the setbacks would affect various properties in the Design Overlay District. The Commission discussed the regulations by other municipalities, which have five feet setbacks. Chairman Hendrix stated his preference not to change the setbacks and permit the store to apply for a variance. Administrator Stilwell also discussed political signs under the sign ordinance with the Commission, how they are presently permitted to go up for a general election on August 1st, and that he feels the signs make the Town look ugly. He also stated that he would like to see the Commission consider a shorter time frame. He argued that not only does it harm the attractiveness of the Town, but that it causes other, non-political signs to be placed in the immediate vicinity. The Commission discussed where signs are able to be placed and who enforces it. Administrator Stilwell further informed the Commission of information received from the municipal association concerning court cases on the contents of a sign and how that relates to the distinction between political and non-political signs. Town Clerk John Rabon offered his thoughts on restrictions for signs. The Commission further discussed what restrictions would be permissible for time and place. The Commission discussed municipalities that don't allow any signs. The Commission took no action with regard to political signs. The Commission, on motion of Member Jordan, seconded by Member Key, voted unanimously to recommend that Town Council amend the zoning ordinances for the Town of Springdale to permit monument signs of up to 50 square feet in the Design Overlay District.

V. Old Business

A. Discuss Written Platt Springs Road Master Plan. Administrator Stilwell discussed the marketing of available property within Town. He also informed the Commission that the Town had put out a Requests for Proposals for a traffic study and that Dennis Corporation had won the bid. Dennis suggested starting the study in the fall when school resumes. DHL had also been helpful in negotiating an easement to put the Town welcome sign on the corner of their property. Administrator Stilwell stated that he was working with DOT on the encroachment permits needed for the rights-of-way.

B. Future Plans for Planned Development District located between Ermine and Watling Roads. Administrator Stilwell and the Commission discussed working with developers on the PDD and efforts to engage a new developer. Administrator Stilwell stated that no one had yet approached them to change the zoning.

VI. Public Comment

Mr. Joe Kennedy asked about the status of Dollar General coming into Town and Administrator Stilwell answered that work was being done to have the store property's entrance line up with Lee Circle. He further discussed needed easements to accommodate them and discussions with the property owner over the easement.

VII. Adjourn

The Commission, on a motion by Member Key, seconded by Member Jordan, voted unanimously to adjourn at 7:01 P.M.

Jeff Hendrix, Chairman

Attest:

John Rabon, Town Clerk