

South Carolina
SPRINGDALE

MINUTES

Springdale Planning Commission Special Meeting

Tuesday July 21, 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: Vice Chairman Lynn Hutchinson, Members Bill Jordan and Keith Driggers.

Member(s) Absent: Chairman Jeff Hendrix and Member Kevin Key.

I. Call to Order

Vice Chairman Hutchinson called the meeting to order at 6:03 PM and provided the invocation. He also led the Commission in the Pledge of Allegiance. A quorum was present. The Commission, on motion of Member Jordan, seconded by Member Driggers, unanimously approved the agenda.

II. Approval of the Minutes

The Commission, on motion of Member Jordan, seconded by Member Driggers adopted the June 30, 2015 meeting minutes as written.

III. Old Business

A. Discussion of Planning Commission priorities for 2015. Administrator Stilwell discussed reviewing the sign ordinance, including updating the ordinance to reflect updates in sign technology. He mentioned businesses in Town that want to construct new signs that take advantage of current technology. Member Jordan expressed his view that LEDs could be done tastefully and in a way that would meet the original intent of the ordinance. Administrator Stilwell asked for Commission members to collect examples of signs they think are appropriate to use as examples to craft new ordinances. Member Jordan expressed a concern about sign height and Administrator Stilwell affirmed that the Town would focus on monument signs. The Commission took no action.

B. Clarify Ordinance O-15-08 concerning the permitted uses to allow for a single family dwelling accessory. Administrator Stilwell related Council's interest in specifying the language of the ordinance to clarify the minimum square footage for business usage of the total property and square footage of the residence usage. Member Jordan asked whether it was necessary to define the types of walls that would separate the business and the residence. Administrator Stilwell took suggestions from the Commission on the types of acceptable walls to include in the

ordinance and the commission suggested a permanent solid wall from floor to ceiling. Administrator Stilwell stated that single family residence would be a conditional use under the ordinance. The Commission discussed multi-use buildings in Columbia. Administrator Stilwell explained that the Council's first reading vote was unanimous, but they would want to see the changes before second reading. The Commission took no action.

C. Discussion of restricted uses in the Design Overlay District. Administrator Stilwell discussed the property located at 2920 Hookdale Road and the owner's desire to rezone the entire property as C-1 Commercial instead of the current C-1 Commercial and R-1 Residential split, but the owner and developer had since changed their minds. Administrator Stilwell also related that the developer would not reveal who the tenant was that was interested in the property. Administrator Stilwell related that the developer was in compliance with the regulations and the Town has no control over the selection of the tenant. The Commission discussed the developer's plans and layout for the property. The Commission took no action.

Administrator Stilwell then discussed the property at 2400 Platt Springs Road and that its only viable use is as a mechanic's shop, but zoning rules for the Design Overlay District do not permit that use currently. Member Jordan asked if the property qualified as a special exception and Administrator Stilwell responded that the exception only applied to selling up to five cars. Administrator Stilwell recommended that the Commission propose a change in the ordinance to Council making a mechanic's shop a special exception so that the property could be used for automotive repair. The Commission discussed automotive repair facilities in the Design Overlay District. Administrator Stilwell discussed his meeting with the property owner and his attorney and stated that he believed an ordinance granting a special exception was appropriate. Administrator Stilwell stated that he would look into drafting the ordinance and bring it before the Planning Commission. The Commission took no action.

IV. Public Comment

No public comments were made.

V. Adjourn

The Commission, on a motion by Member Driggers, seconded by Member Jordan, voted unanimously to adjourn at 6:49 P.M.

Jeff Hendrix, Chairman

Attest:

Jeff Stilwell, Town Administrator