

South Carolina
SPRINGDALE

MINUTES

Springdale Planning Commission Special Meeting

Tuesday August 18, 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 6:00 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

Vice-Chairman Hutchinson commented upon the minutes and asked Administrator Stilwell about the split in the zoning of the property referenced under item III.C. Administrator Stilwell responded that a portion of the property facing Platt Springs Road is zoned C-1 Commercial, while the remainder is R-1 Residential. Administrator Stilwell explained that a property owner with split property can choose to move either zone fifty feet either way. Administrator Stilwell also discussed the owner's plans for the property and the process for developing it commercially. The Commission, on motion of Member Jordan, seconded by Member Driggers, adopted the July 21, 2015 meeting minutes as written.

III. Old Business

A. Discussion of Planning Commission priorities for 2015. Administrator Stilwell suggested relaxing restrictions on LED signs, stating that not doing so will increase the number of variance requests. Administrator Stilwell asked the Commission for suggestions for changes that should be made. Vice Chairman Hutchinson mentioned addressing monument signs and Administrator Stilwell stated that monument signs are required along the Design Overlay District. Member Jordan discussed issues with the size of monument signs and suggested revisiting those signs as well as awning signs. Administrator Stilwell agreed to look into those changes and working with Design Review Board concerning signs in the Design Overlay District. Member Jordan stated that the concern when the ordinance was passed was to limit flashing signs and their effects. The Commission further discussed the size and placement of window signs and awning signs.

Administrator Stilwell discussed the necessity for the Town to have the ability to place signs for community events and public welfare in public and have them immune from sign ordinance requirements.

B. Clarify Ordinance O-15-08 concerning the permitted uses to allow for a single family dwelling accessory. Administrator Stilwell explained that the ordinance needs a public hearing before it can move forward with Town Council. The Commission discussed the background of the ordinance and the status of Luxury Repair's request that was connected to the ordinance. Administrator Stilwell stated that there could be a benefit to other business owners in the future. Vice-Chairman Hutchinson asked if it was worth it to continue with the ordinance given the present circumstances of the related property and Administrator Stilwell responded that the Commission had already made a recommendation to Council on the ordinance and that he believed it was still good for the Town. Member Jordan recommended tabling the ordinance until the full Planning Commission could be in attendance. The Commission, on motion of Member Jordan, seconded by Member Driggers, voted unanimously to hold a public hearing on the proposed changes.

IV. New Business

A. Zoning Ordinance Review; 3.3.1 and 3.3.2, Conditional allowances. Administrator Stilwell explained that, as the zoning ordinance phrases it, the distance requirements for sexually-oriented and body art establishments in effect render it impossible for such businesses to be established in Springdale. He further explained that the law does not permit disparate treatment for these businesses as opposed to other types of businesses, and though no such businesses has applied for a license in Springdale as of yet, such a business could sue the Town on the basis of discrimination. Administrator Stilwell recommended changing the distance requirement to 1,000 feet for body art related businesses, which would permit them to find space in Town while keeping them away from churches, schools, and residences, and include this at the public hearing if the Commission chose. Vice-Chairman Hutchinson asked about the reason for the distance requirement for body art parlors from alcohol-serving establishments and Member Jordan responded that this was likely so a person would not become inebriated and then get a tattoo. Administrator Stilwell further elaborated that these businesses are already not permitted in the Design Overlay District. The Commission, on motion of Member Driggers, seconded by Member Jordan, voted unanimously to recommend deletion the prohibitive distance for tattoo parlours from 3.3.2 and modify the distance to 1,000 feet to the Town Council.

V. Public Comment

No public comments were made.

VI. Adjourn

The Commission, on a motion by Member Driggers, seconded by Member Jordan, voted unanimously to adjourn at 6:47 P.M.

Attest:

Jeff Stilwell, Town Administrator