

*South Carolina*  
**SPRINGDALE**

**MINUTES**

**Springdale Planning Commission Regular Meeting**

Tuesday, August 19, 2014 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 Lynn Hutchinson, Vice Chairman Bill Jordan, Members George Capps, Jeff Hendrix, Kevin Key and Town/Zoning Administrator Joe Boyes.

**Member(s) Absent:** None.

**I. Call to Order**

Chairman Hutchinson called the meeting to order at 6:00 PM and provided the invocation. A quorum was present.

**II. Minutes**

The Commission, on motion by Member Hendrix, seconded by member Capps, voted unanimously to approve the June 24, 2014 minutes as submitted.

**III. Unfinished Business**

- A. Election of Planning Commission Officers for 1 year terms. Chair Hutchinson stated that past rules dictated that Planning Commission officers are elected for one year terms that can be renewed and can be reelected twice for a total of three years. Chair Hutchinson opened the floor to comments. No public comment was made. Motion by Member Jordan to nominate Member Capps as Chair. Member Capps declined the nomination. Member Jordan nominated Member Hendrix as Chair and Chair Hutchinson as Vice-Chair. Member Capps seconded the motion and the Commission voted unanimously to appoint Member Hendrix as Chair and Chair Hutchinson as Vice-Chair of the Planning Commission.
- B. Consideration of extending an invitation to local business owners to present their ideas. Member Capps addressed the Commission and stated that he would reach out to local business and invite them to share their ideas with the Commission about how to improve business within Springdale. Member Capps expressed his concerns with the language of the letter to be delivered to local businesses and Administrator Boyes informed Member Capps that he would edit the letter accordingly. The Commission discussed when to have its first meeting with local businesses and Administrator Boyes informed the Commission of

conflicts during September. The Commission scheduled the local business meeting for October 16 and planned to invite three businesses.

- C. Sign ordinance issues. Administrator Boyes related to the Commission the recent issues having the signs changed over for 294 Wattling Road as reason for the need to address the complexity of the sign ordinance. The Commission discussed the procedure for making changes and Chair Hendrix stated his concern that oversimplification could lead to sign competition between businesses. Administrator Boyes asked Mr. Wayne Schuler of the Central Midlands Council of Governments for the best way to simplify the ordinance without creating this negative competition. Mr. Schuler stated that the issue was to figure out what the Commission was willing to allow and free the business owners to decide how they want to use their signs within the limitations of the ordinance. Member Capps asked what prevented Springdale from copying another municipality's ordinance and Mr. Schuler responded that no particular municipality's sign ordinance is entirely effective and municipalities often copy each other's ordinances. Administrator Boyes discussed the gas station as an example of a brand that does not align with the color requirements of the current ordinance and the variances granted for that business. Chair Hutchinson suggested allowing anything except signs currently prohibited under 4.4.8 of the sign ordinance. Chair Hutchinson asked if it was possible to allow the Sunoco brand under the current ordinance and Administrator Boyes answered in the negative. Administrator Boyes stated that the need for so many variances delays the process for a business to establish itself in the Town. He offered that the Commission draft suggestions for changes. The Commission chose to table action on the sign ordinance and reconvene at a later time with ideas for changes.

#### **IV. Adjourn**

The Commission, on a motion by Member Capps seconded by Member Hendrix, voted unanimously to adjourn at 6:59 pm.

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Lynn Hutchinson, Chairman

Attest:

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Joe Boyes, Town Administrator