

*South Carolina*  
***SPRINGDALE***

**MINUTES**

**Springdale Planning Commission Special Meeting**

Tuesday September 15, 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:** Chairman Jeff Hendrix, Vice Chairman Lynn Hutchinson, Members Bill Jordan, Kevin Key, and Keith Driggers.

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

**I. Call to Order**

Chairman Hendrix called the meeting to order at 6:07 PM and Vice Chairman Hutchinson provided the invocation. A quorum was present. The Commission, on motion of Member Jordan, seconded by Vice Chairman Hutchinson, unanimously approved the agenda.

**II. Approval of the Minutes**

The Commission, on motion of Vice Chairman Hutchinson, seconded by Member Driggers, adopted the August 18, 2015 meeting minutes as written.

**III. Old Business**

A. Discussion of Planning Commission priorities for 2015 and review Zoning Ordinance 4.4 regarding Signs. Administrator Stilwell discussed signs placed by the municipality for community events and public welfare. He also discussed whether the Town would permit LED signs and raised past concerns about these signs as well as the desire for certain businesses to compete with neighbors in Cayce that can use LED signs. He stated that the purpose would be to become more business friendly while not being obnoxious. Vice Chairman Hutchinson asked about signs with scrolling LED text. Administrator Stilwell says that scrolling would be possible, though it doesn't have to be flashing and used Walgreen's as an example. Vice Chairman Hutchinson discussed how scrolling and flashing signs can be distracting and Administrator Stilwell stated his belief that DOT current doesn't permit such signs to be within the driver's sight to the point of being distracting. The Commission discussed Cayce permitting LED signs and the effect on Springdale businesses. Member Jordan asked whether businesses could currently get a variance and Administrator Stilwell responded that they could, but also discussed the consequences of granting too many variances. Member Jordan felt that variance requests grants the Town the ability to determine whether the Town would want a sign on a case-by-case basis.

Administrator Stilwell also discussed the Town Council's desire to address planning and asked the Planning Commission for their thoughts on Planned Development Districts and to send in any potential changes for them in the Zoning Ordinance. He suggested that Commission members go through the Zoning Ordinance and send hi their suggestions. The Planning Commission further discussed the sign ordinance and the approval process for signs in the Design Overlay District as opposed to other parts of Town. Member Jordan stated his belief that it would be better to approve LED signs on a case-by-case basis while Administrator Stilwell suggested it might be more efficient to permit these signs with restrictions. The Commission further discussed what restrictions might be placed including size and restrictions on flashing LED signs.

B. Public Hearing regarding proposed changes to the Zoning Ordinance of the Town of Springdale; Section 4.4, governing signs placed by the municipality for the promotion of public good and community events. Administrator Stilwell explained that this proposed change was to unequivocally permit the Town to place signs on public property for the general welfare of the town. Chairman Hendrix opened the public hearing at 6:27 P.M. No public comment was made. Chairman Hendrix closed the public hearing at 6:28 P.M. The Commission, on motion of Member Driggers, seconded by Vice Chairman Hutchinson, voted unanimously to recommend the proposed change to Section 4.4 of the Zoning Ordinance, governing signs placed by the municipality, to the Town Council.

C. Public Hearing for Ordinance O-15-08, concerning the permitted uses to allow for a single family dwelling accessory and plan for Public Hearing. Administrator Stilwell discussed the status of the ordinance and inquired whether the Commission wanted to move forward with it. Chairman Hendrix opened the public hearing at 6:31 P.M. No public comment was made. Chairman Hendrix closed the public hearing at 6:32 P.M. Vice Chairman Hutchinson mentioned previous discussions and suggested that the ordinance should move forward. Chairman Hendrix asked about the status of single family dwelling accessories in other municipalities' commercial districts and Administrator Stilwell responded that other municipalities include it in other districts that Springdale does not possess as the Town does not have more types of commercial districts. The Commission, on motion of Vice Chairman Hutchinson, seconded by Member Key, voted unanimously to recommend the ordinance to Council.

D. Zoning Ordinance Review, 3.3.1 and 3.3.2, conditional allowances for Body Art Establishments. Administrator Stilwell discussed the regulations governing sexually-oriented and body art establishments and that the distance requirements for the latter opens the Town up to a potential lawsuit since there is no location in the Town on which a body art establishment could be located. Administrator Stilwell recommended a change from 3,000 feet to 1,000 feet from schools, churches, and parks, similar to that of sexual-oriented businesses. The other option, he stated, was leaving the issue alone until it comes up again. Member Jordan felt that, if a body art establishment is not allowed in the Overlay District, the only potential location would be on Cherokee Lane. Member Driggers asked if a sexually-oriented business were to open up on that area, would a body art establishment be able to open there as well. Administrator Stilwell responded that the latter would likely have to purchase or rent space from the former. The Planning Commission made no motion on the ordinance.

#### **IV. Public Comment**

No public comments were made.

**V. Adjourn**

The Commission, on a motion by Vice Chairman Hutchinson, seconded by Member Jordan, voted unanimously to adjourn at 6:43 P.M.

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Jeff Hendrix, Chairman

Attest:

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Jeff Stilwell, Town Administrator