

South Carolina
SPRINGDALE

Board of Zoning Appeals Meeting
June 6, 2016 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: Chair Ed Davis, Vice Chair John Huffman, Members Joseph Kennedy, Walter Shumpert, Richard Gadsden, and Town Administrator Jeff Stilwell.

Member(s) Absent: None

I. Call to Order

Chair Davis called the meeting to order at 6:00 P.M. A quorum was present. Administrator Stilwell provided the invocation.

II. Approval of the Minutes

The Board, on motion from Vice Chair Huffman, seconded by Member Shumpert, voted unanimously to approve the agenda. The Board, on motion of Vice Chair Huffman, seconded by Member Kennedy, voted unanimously to approve the December 1, 2015 minutes.

III. New Business:

A. **ZBA-16-01 Variance Request** for signage at 3016 Platt Springs Road; Submitted by Tucker Oil to allow for pole sign instead of monument sign. Administrator Stilwell informed the Board about changes to the gas station at 3016 Platt Springs Road to improve its façade. He further informed the Board of Tucker Oil's desire to have a pole sign rather than a monument sign as required by the Zoning Ordinance. Vice Chair Huffman provided additional information concerning the Design Overlay District zoning regulations and how they affect Tucker Oil's request as well as why a variance would not be permitted, stating that the sign would be non-conforming even if the Board granted the variance. Vice Chair Huffman also made recommendations to the signage ordinance for the Design Overlay District based on what Cayce has done. The Board discussed the recommendations for the Planning Commission to change the ordinance. The Board discussed the variance request itself and Tucker Oil's need to make its sign more visible. The Board, on motion of Vice Chair Huffman, seconded by Member Shumpert, voted unanimously to deny the variance request for signage at 3016 Platt Springs Road. The Board, on motion of Member Kennedy, seconded by Vice Chair Huffman, voted unanimously to make a recommendation to the Planning Commission to amend the sign ordinance to require signs to allow for 49 square foot monument signs and allow a five foot variance from the property line.

IV. Adjourn

The Board voted to adjourn at 6:15 P.M.

Ed Davis, Chairman

Attest:

John Rabon, Town Clerk