

South Carolina
SPRINGDALE

Board of Zoning Appeals Meeting
March 22, 2018 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: Members Joseph Kennedy, Walter Shumpert, Christy Cole, Richard Gadsden, and Town Administrator Ashley Watkins.

Member(s) Absent: Chair Ed Davis.

I. Call to Order

Member Shumpert called the meeting to order at 6:00 P.M. A quorum was present. Member Shumpert provided the invocation.

II. Approval of the Agenda and Minutes

The agenda was approved without objection. The Board, on motion from Member Kennedy, seconded by Member Cole, voted unanimously to approve the November 16, 2017 minutes.

III. New Business:

A. **ZBA-18-02 Variance Request** for Dollar General at 2922 Platt Springs Road (TMI# 005638-02-025) to install a road sign that is 45 square feet in area and a store front raceway sign that is 20 square feet in area. Mr. Greg Googer spoke to the Board concerning the sign variance request. Mr. Googer outlined the company's signage procedures and how the developer tailored the signage to meet Springdale's zoning as closely as it could. Mr. Googer explained the economic hardships faced by Dollar General as to the size of the letter signs and box sign so that they're large enough that drivers and pedestrians can see as well as ease of manufacturing the signage. Member Cole asked if the letter signs would be lit and Mr. Googer responded that they are back lit. Member Gadsden asked whether the variance was being granted for the letter sign or the box sign and Member Shumpert answered that the motion requested was for the letter sign. The Board, on motion of Member Gadsden, seconded by Member Cole, voted unanimously to approve the 24" letter signs for the front of the store. Member Gadsden asked if there was an extra cost with making a smaller box sign and Mr. Googer and Ms. Bobbie Stephens of AAA Signs stated that the sign for which the variance was requested was the company's standard sign and a smaller sign would have to be custom-made. Councilmember Kevin Reeley also asked about the sign size and whether the base could more closely match the building. Mr. Googer stated that the base could be made to match. The Commission discussed the zoning ordinance requirements and DOT requirements. Member Gadsden asked Town staff if there was precedent for this type of sign and Special Projects Coordinator John Rabon answered that as variances were done on a case-by-case basis, he did not have a similar example to offer. Member Gadsden expressed his concerns about the ability of Dollar General to afford a smaller, custom sign versus a smaller company that could not afford to be compliant with zoning. Mr. Googer spoke more on what makes this store different. The Board, on motion of Member Cole, seconded by Member Kennedy, voted to approve the 5'x10' box sign. Members Shumpert, Cole, and Kennedy voted in favor. Member Gadsden opposed.

IV. Adjourn

The Board, on motion of Member Gadsden, seconded by Member Kennedy, voted unanimously to adjourn at 6:31 P.M.

Ed Davis, Chairman

Attest:

John Rabon, Town Clerk