

South Carolina
SPRINGDALE

MINUTES

Springdale Planning Commission Regular Meeting

Tuesday February 21, 2017 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 Bill Jordan, Members Keith Driggers, Lynn Hutchinson, and Town Administrator Jeff Stilwell.

Member(s) Absent: Vice Chairman Jeff Hendrix.

I. Call to Order

Chairman Jordan called the meeting to order at 6:00 P.M. A quorum was present.

II. Invocation

Member Hutchinson provided the invocation.

III. Consent Agenda

A. The Commission, on motion of Member Driggers, seconded by Member Hutchinson, voted unanimously to adopt the agenda. The Commission, on motion of Member Hutchinson, seconded by Member Driggers, voted unanimously to approve the minutes from the January 17, 2017 Regular Meeting.

IV. Old Business

A. Discuss Sign Ordinance concerning LED signs. Administrator Stilwell discussed the current state of LED signs within Town and the efforts of businesses and the school district to ask for a change in the ordinance. He then introduced Marion Duncan of New Media Communications to discuss the options for LED signs with the Commission. Mr. Duncan made his presentation to the Commission on the various technical options for signs that can broadcast information without being distracting to drivers. Member Driggers asked how to regulate scrolling and Mr. Duncan responded that you put speed limits in the regulations to control how fast the sign scrolls. Chairman Jordan asked about the uniformity of sign size in other municipalities and Mr. Duncan responded it depends on what the municipality prefers and various factors such as traffic flow and area. Chairman Jordan expressed his concern about preventing sign height competition amongst businesses to avoid businesses attempting out-do one another from a height and size standpoint. He also asked Mr. Duncan if other municipalities commit a lot of detail to their ordinances as to the qualifications of a sign company and Mr. Duncan answered that they

typically do not beyond requiring them to be reputable. Chairman Jordan asked him to elaborate and he responded that instead of reputable to state “a company in good standing” in the ordinance or requiring a company that has done a certain number of LED signs previously. Administrator Stilwell offered a suggestion of requiring a reputable company to repair damaged signs. The Commission and Mr. Duncan continued to discuss other municipalities’ regulations for LED signs. Chairman Jordan asked about the restrictions on colors and Mr. Duncan answered with analogies of other signs that his company had done and met resistance from DOT. Member Hutchinson asked about the minimum size of LED signs and Mr. Duncan responded that 24 square feet was the smallest recommended size that would still be readable to drivers. The Commission then discussed sign size. The Commission discussed animation and rolling on LED signs and reaffirmed that it didn’t want to recreate an ordinance that would allow signs that are distracting. Town Clerk Rabon provided some additional information on sign restrictions and the courts.

V. New Business

- A. Consideration of changes to the Zoning Map and Zoning Ordinance – Schedule Public Hearing.
 - a. Rezoning of tax map # 005697-05-006 located at 381 Wattling Road from R-1 to Public. Administrator Stilwell informed the Commission of the property’s purchase by the district and the need to rezone for the school’s use. He further informed the Commission that the public hearing date had already been organized for March 2 to meet the school district’s needs.
 - b. Rezoning of tax map # 005616-01-043 located at 322 John Wayne Drive from PD to Public. Administrator Stilwell also informed the Commission of the need to rezone this property as well for the school’s use. He stated that this would not be part of the public hearing since the school had yet to purchase it, but that it would eventually require its own hearing. Chairman Jordan asked if this would be part of the driveway for school busses and Administrator Stilwell answered that it would be a buffer instead. The Commission further discussed the Town’s discussions concerning the drive with the school district. The Commission also discussed the issues between the school district and Parrish Plantation homeowners, including ownership of the Parrish roads for easement purposes. Chairman Jordan asked what recourse the Parrish residents have if the involved parties decline to want ownership of the road. Administrator Stilwell that the road ownership is not presently with the Parrish Plantation HOA. The Commission further discussed Parrish Pond Court and the HOA Covenants as to permitting the easement. Administrator Stilwell stated that the drive for the school busses would not be a private road and the property in question does not currently belong to the HOA. He also mentioned another plan that he was not at liberty to share at this time as it had yet to be presented to the school district for adoption. Chairman Jordan asked if the Town had any sway in the matter or whether it was between the school district and Parrish. Administrator Stilwell answered that his personal opinion was that the matter is between the school district and the owner of the roads in Parrish, Mr. Wade Caughman. The Commission further discussed what the school district would be willing to do to accommodate the homeowners. Administrator Stilwell recommended rezoning the property from R-1 to Public.
 - c. Text amendment changing Zoning Ordinance 2.8.4. Administrator Stilwell provided the Commission with information on the proposed Zoning Ordinance

that was introduced by Mayor Bishop to remove the mayor from appointing Design Review Board members and have them appointed instead by Council. Member Hutchinson asked about replacements for the empty seat on the Commission and Administrator Stilwell provided him with an update on the process for candidates and that they should be appointed after the next Council meeting.

VI. Public Comment

No public comment was made.

VII. Adjourn

The Commission, on a motion by Member Hutchinson, seconded by Member Driggers, voted unanimously to adjourn at 7:11 P.M.

Bill Jordan, Chairman

Attest:

John Rabon, Town Clerk