

**City of Springville**  
**Planning & Zoning Commission**  
**Work Session**  
**February 7, 2012**

Present: Doug Connell, Chester Harris, Frank Agnew, Laura Cheney, Jennifer Disker.

Absent: Stephen Graham, Billy Joe Green, William Isley, Hugh Marlin.

Also Present: Building Official, Richard Harvey and Engineer, Andrew Lewis.

Chairman, Doug Connell opened the work session at 6:00 PM. The first discussion topic was a proposed resurvey for property at the corner of Purple Heart Blvd and Highway 174, owned by Davita Dialysis. Andrew Lewis, an engineer with Gonzalez-Strength and Associates, presented a survey that combined two lots into one. Mr. Lewis explained what is existing and what is proposed. Mr. Harris asked that the font for the existing lots be grayed instead of black letters to provide more clarity. The setbacks were laid out in a table on the survey rather than drawn in, due to the fact that it will have two road frontages so the setbacks will be determined by the orientation of the building. Also, there are two sign easements shown on the plat. Mr. Lewis explained that he felt he could provide documentation that these easements have been vacated. Chester Harris asked that this documentation be referenced on the actual survey. Mr. Connell asked that this documentation be presented and the survey reflects this reference before the regular meeting takes place on February 21<sup>st</sup>.

The next discussion topic was proposed changes to the Sign Regulations in the *Zoning Ordinance*. The following items were discussed.

1. Multiple names in the definitions that were essentially the same definition.
2. Message/Reader Sign should be limited to 75% of the sign face, rather than 30%.
3. Building Face needs to specify if it should be the front face or includes each face, such as sides and back.
4. The differences between pylon, pole, and billboard signs.
5. Pylon sign needs to have "on-premise" added to the definition.
6. Regulations need to be taken out of the definition section and added to the appropriate regulatory sections.
7. The definition for Shopping Center Sign needs to be removed entirely.
8. Directional signs were discussed in depth. The definition needs to be revised. Also, where these signs are going to be allowed should be addressed.
9. Thoroughfare needs to be defined more specifically as Highway 11, Marietta Road/County 9, Highway 23 or any other state, county or US Highway.

A work session will be held immediately following the regular meeting on February 21<sup>st</sup>.  
The work session was closed at 8:10 PM.

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Doug Connell, Chairman