



MINUTES

Town Council Work Session
Monday, August 21st, 2023 at 6:00 pm
2915 Platt Springs Road, Springdale, SC 29170

The media and public were duly notified of the date, time, and place of this meeting. A quorum was present.

COUNCIL PRESENT: Mayor Juston Ricard, Mayor Pro Tem Jacob Wilkerson, Councilmembers Hook, Wilbourne, Reeley, Fecas, and Hallman (joined via Zoom).

COUNCIL ABSENT: None.

STAFF PRESENT: Town Administrator Ashley Watkins, Municipal Clerk Leeann Kelly, Chief of Police Andrew “Bear” Richbourg, Public Works Supervisor Kevin White, and Attorney Sierra Carini.

1. Call to Order

Mayor Ricard called the meeting to order at 6:00 pm, provided the invocation, and led the Pledge of Allegiance.

2. Consent Agenda

A. Approval of Agenda
Council unanimously approved the consent agenda.

3. Presentations

- A. Municipal Complex Updates. Kevin Key of Lyn-Rich Contracting was present for the meeting, and updated Council on the project’s progress. Council decided against adding windows to the court room. They discussed the building façade and agreed to add metal panels with some stone trimming for a more modern look. Council discussed the future sign and agreed that Mayor Ricard would reach out to SCDOT for guidance on placement.
- B. Future Plans for Town Hall. Council discussed the updated site plan for the current Town Hall, which call for the demolition of the building to add more greenspace and parking. Councilmember Hallman stated that he struggles with the idea of demolishing the building. Council agreed to review the site plan and provide feedback.
- C. Platt Springs Road Property for Sale. Mayor Ricard stated that a citizen suggested the Town look into purchasing the property to allow for more greenspace in Town. Councilmember Hook stated that the property in question is under contract for sale but that the buyers would be informed of the Town’s possible interest.
- D. Pond Meeting. Mayor Ricard reported that a meeting for pond owners and representatives will be held on September 21st at 6:00 pm at Town Hall. Council will contact representatives.
- E. Zoning Ordinance Amendments – Planning Commission. Administrator Watkins stated the Planning Commission felt the Town’s existing requirements for bufferyards and lighting plan requirements were insufficient. Council felt that the language was too restrictive and requested the Planning Commission to revisit the amendments.
- F. Short-Term Rentals Ordinance. Councilmember Fecas discussed a model ordinance regulating short-term rentals from the Municipal Association of South Carolina. The Municipal Association has

requested local governments to review and adopt the ordinance, in response to legislation that could come back up in the House that limits regulations for short-term rentals. The ordinance aims to maintain control of short-term rentals at the local level. Council is to review the ordinance and discuss at the next work session.

G. Prioritized Future Planning – Rep. Micah Caskey. Mayor Ricard stated that he and Administrator Watkins met with Representative Micah Caskey and discussed a wish list of items and projects that he could assist with. Council discussed items for the wish list.

4. Town Council Reports

A. Elected Officials – Councilmember Fecas stated the Lexington County Municipal Association will hold a meeting via Zoom on November 9th. She discussed an upcoming regional advocacy event focusing on downtown revitalization and food trucks. The event is hosted by the Municipal Association of South Carolina, and she plans to attend.

B. Kitty Hawk Sidewalk – Ricard. Mayor Ricard stated that he and Councilmember Hook walked the project and it looks good other than a few items that need to be addressed.

C. Sewer Expansion – Wilbourne. Mayor Ricard stated that a meeting is scheduled with American Engineering on Thursday, August 24th at 3:00 pm to discuss future plans for projects and funding sources.

D. Cottages at Roof's Pond – Wilkerson. No update.

E. Platt Springs Road Corridor – Reeley. Councilmember Reeley reported that he has been in touch with a property owner concerning a land purchase that was previously discussed. The property still has not been appraised.

F. Durham Drive Dam – Hook. No update.

G. Town Events – Ricard. No report.

H. Town Parks – Wilkerson. Mayor Pro Tem Wilkerson reported that he submitted a proposal of wish list items to the Lexington County Recreation and Aging Commission. The Commission requested the Town match funds. He will update as needed.

I. Springdale Municipal Complex – No further update.

J. Community Relations – Fecas. Mayor Ricard stated that the Citizen's Academy was great. Councilmember Fecas thanked staff for their hard work and stated that everyone did a great job.

5. Adjourn

Council, on motion of Councilmember Fecas, seconded by Councilmember Wilbourne, voted unanimously to adjourn the meeting at 7:13 pm.

Juston Ricard, Mayor

Attest:

Leeann Kelly, Municipal Clerk