

South Carolina
SPRINGDALE

MINUTES

Town Council Work Session
January 22, 2018 at 6:00 p.m.

Council Chambers – Springdale Town Hall, 2915 Platt Springs Road

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

MEMBERS PRESENT: Mayor Bishop, Mayor Pro Tem Ricard, Councilmembers Fecas, Peters, Wilkerson, Reeley, Town Attorney Danny Scott and Town Administrator Ashley Watkins.

MEMBERS ABSENT: Councilmember Hallman

I. Call to Order

Mayor Bishop called the meeting to order at 6:00 P.M. A quorum was present. Mayor Pro Tem Ricard provided the invocation and Mayor Bishop led the Pledge of Allegiance.

II. Consent Agenda

A. Approval of Agenda. Council, on motion of Councilmember Fecas, seconded by Councilmember Wilkerson, voted unanimously to permit New Business before Town Council Reports and for the attorneys representing Parrish Plantation and Lexington School District 2 to go before Mr. Jeff Shacker. Then Council, on motion of Councilmember Fecas, seconded by Councilmember Wilkerson voted to move Council Reports back before New Business as both attorneys were not yet present.

III. Old Business

A. Town Council Reports.

Town Signs and Medians – Mayor Bishop and Administrator Watkins discussed the progress on signs and that Doyle Collins, with American Sign & Display was the only company had responded with designs for Council to review.

Springdale Elementary School – Mayor Bishop stated that this topic would be covered during the discussion with the attorneys.

The Preserve at Roof Farm PDD – Mayor Bishop stated that most everyone present was at the previous meeting on this topic and that he had informed Mayor Pro Tem Ricard what had taken place. Administrator Watkins discussed the development of a new zoning district rather than a PDD and the process for developing it. Special Projects Coordinator John Rabon discussed the work being done on developing the new district.

Parrish Plantation – Mayor Bishop stated that this topic would also be discussed with the attorneys.

DOT – Mayor Bishop had no update on this topic.

Splash Pad – Councilmember Peters discussed an upcoming meeting with Carolina Parks and Play as well as an upcoming meeting with Lexington County Recreation and Aging Commission.

Councilmember Fecas brought up her concern about the low level of mulch in Felton C. Benton Park.

Elected Officials – Mayor Bishop informed Council that he had nothing to add on the topic this month. He and Councilmember Fecas discussed upcoming Municipal Elected Officials training and Hometown Legislative Action Day.

IV. New Business

A. Jeff Shacker, Field Services Manager, Municipal Association of South Carolina – Town Council Roles. Mr. Jeff Shacker of the MASC gave a presentation to Council on the forms of municipal government and the roles of elected officials. Mayor Bishop and Mr. Shacker discussed elected officials involvement in day-to-day Town Hall business. Councilmember Wilkerson discussed setting policy for staff to follow. The presentation paused as the attorney representing Parrish Plantation HOA arrived for the second item of new business.

B. Discussions with representatives of Parrish Plantation HOA and Lexington School District 2 concerning Springdale Elementary School and Parrish Plantation Subdivision. Jake Moore and Don Icenhower were present to represent Lexington School District Two. Ryan Oates, Christie Cole, and Deann Price were present to represent Parrish Plantation Homeowners Association. Mr. Moore made an opening statement concerning the construction projects currently underway for the school district and provided an overview of the previous plans for Springdale Elementary. He also expressed concerns about Parrish Plantation charging the school district dues and stated his belief that Springdale had assured the school district that they would not have to pay. Mr. Moore provided several options that the school district was considering pursuing and restated that the school district would not pay homeowners dues. Mr. Icenhower also provided options for the school district to do with the lot. Councilmember Fecas stated that Council has never asked to deviate from the initial plans and said she had a document from Parrish that affirmed homeowners dues would be waived. Councilmember Wilkerson concurred with Councilmember Fecas that the Council had not asked for a deviation from the initial plan and stated that it was normal for busses to go through neighborhoods.

Mr. Moore stated he also saw the document concerning waiving HOA fees but then the school district received a letter stating it had to pay. Councilmember Fecas restated that Council had never requested a deviation. Mr. Moore stated the previous administrator had claimed he would release the lot from the PDD if the school district cooperated with Parrish. Mayor Bishop expressed his support though he was uncertain how to remove a lot from a PDD and asked Mr. Shacker if the Town had that authority. Mr. Shacker answered that the Town did have the authority to remove a lot from a PDD. Mayor Bishop also stated his belief that if the Town amended the PDD to remove the lot, it would not affect the HOA dues. Mr. Oates made a statement on behalf of his clients, Parrish Plantation HOA, and stated his belief that the restrictive covenants were bound to the land and stated that any changes to lots had to go through the HOA Architectural Review Board and other requirements of being a member of the HOA. Mayor Bishop restated Parrish Plantation's concerns to ensure he understood them correctly and Mr. Oates confirmed the nonpayment of dues and the changes to the lot were the HOA's main concerns.

Mr. Oates stated that he was willing to find a way for the school district to see the benefit of the dues paid on the lot and Mr. Moore reiterated that the school district would not be paying HOA dues. Councilmember Fecas asked concerning the original deal and Mr. Moore and Mr. Icenhower stated the district's intent to have school buses go through the lot and to let the students use the Parrish pool if the district had to pay the HOA dues. Council and Mr. Moore continued to discuss the original plan for the school and the Town's ability to remove the lot from the PDD. Ms. Cole stated that the original deal for the school buses to come through Parrish was contingent on the district's help in repairing the neighborhood's roads. Ms. Cole reiterated Parrish's commitment to the school renovation, but stated that the HOA board did not have authority to exempt the district from dues so long as the original developer,

Mr. Wade Caughman and Parrish Plantation LLC, still had ownership of the neighborhood. She also related the objections made by Parrish residents to the HOA board over working with the school district. Council and the representatives discussed the objections of the residents. Mayor Bishop asked Ms. Cole what the ideal outcome would be for Parrish and Ms. Cole answered that the homeowners would find it difficult to accept the lot being turned into a parking lot, which Mr. Icenhower then stated would be used for school employees. He also said that the district had not needed the lot until it changed the plans so that busses would not go through the neighborhood. Council and representatives for the school district then discussed the plan modifications and purchase of the lot.

Council and the representatives of both parties then discussed the creation of a buffer on the lot between the parking lot and the neighborhood. Mr. Oates raised the question of maintenance costs for the lot and inquired whether it would be acceptable for the lot dues to go towards maintenance of that lot. Mr. Moore assured him the district would maintain the lot itself. Mr. Moore offered to have the district take care of the lot, for the district to relinquish any claim to use of Parrish amenities, and for Parrish to approve the type of buffer in exchange for the HOA releasing the lot from HOA dues. Mr. Icenhower also said that the school district was open to creating a walk path inside the buffer to provide students with a safer route to the school. Council and the representatives continued to discuss the potential buffer and the feasibility of the original plan. Mr. Icenhower stated that the school had already installed retention ponds and the only other option for the school now would be to have the busses go through the lot. Council and the representatives discussed this option and whether it would violate the covenants. Mr. Oates and Mr. Moore debated whether the lot was subject to restrictive covenants. Mayor Bishop re-asked what the HOA would want and Mr. Oates said that the parking lot wasn't as much of a problem if it was properly screened and expressed concerns over problems caused by the development. Council continued to discuss the HOA's concerns and the school district's concerns.

Mr. Icenhower stated his support for both the Council and the Parrish HOA board. Mr. Oates discussed Parrish board's upcoming election and the board's desire to please its residents. Mayor Bishop and Mr. Oates discussed the possibility of the HOA waiving the regime fees. Mr. Oates stated his belief that the HOA did not have the power to do so and argued that if the school district did not pay the dues, the HOA could possibly place a lien on the property. Mr. Moore rebutted that, by law, liens could not be placed on school district property. Mr. Moore and Mr. Oates discussed the HOA board's ability to modify the covenants with regard to the lot. Mayor Bishop asked if anyone had reached out to Wade Caughman about being removed from the covenants and Mr. Moore stated that they did contact him and Mr. Caughman said he would remove the district from the obligations. Council and the representatives discussed Mr. Caughman's responsibilities with regard to Parrish and his ability to remove the lot from HOA covenants. Council discussed reaching out to Wade Caughman to get him to release the school district from the HOA covenants. Mr. Moore requested that Parrish provide the school district with a recommendation for what it would want the district to use to screen the lot from view. Ms. Price asked for a clearer map of the landscaping that the school district had already provided. Mr. Oates recommended that the school district submit a new application to the board for the screening and encouraged approaching Mr. Caughman about getting the lot released. Council continued to discuss reaching out to Mr. Caughman.

Following the end of this discussion, Mr. Shacker was permitted to continue with his presentation. Council discussed with Mr. Shacker how to conduct meetings and what potential rule changes to make. Mr. Shacker also discussed conflicts of interest with Council. Council discussed conflicts of interest with Mr. Shacker and what qualifies as a conflict.

V. Adjournment

Council, on motion of Councilmember Fecas, seconded by Councilmember Wilkerson, voted unanimously to adjourn the meeting at 7:38 P.M.

Michael Bishop
Mayor

Attest:

John Rabon
Town Clerk