

— South Carolina —
SPRINGDALE

MINUTES

Town Council Work Session & Planning Commission Special Meeting
Joint Meeting with Planning Commission
Monday, October 14th, 2019 at 6:00 pm
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. A quorum was present.

COUNCIL PRESENT: Mayor Michael Bishop, Mayor Pro Tem Ricard, Councilmembers Fecas, Reeley, Wilkerson, Peters, and Hallman.

COUNCIL ABSENT: None

PLANNING COMMISSIONERS PRESENT: Chairman Bill Jordan, Vice Chair Hendrix, Members Dennis, Driggers, and Hutchinson.

PLANNING COMMISSIONERS ABSENT: None

STAFF PRESENT: Administrator Ashley Watkins, Municipal Clerk Leeann Eden, Captain Chris Manuel, Attorney Ward Bradley

I. Call to Order

Mayor Bishop called the meeting to order at 6:00 pm. A quorum was present for Town Council as well as Planning Commission. Councilmember Hallman provided the invocation. Mayor Bishop led the Pledge of Allegiance.

II. Consent Agenda

Council, on motion of Councilmember Fecas, seconded by Councilmember Wilkerson voted unanimously to amend the October 14, 2019 agenda to add Item III. A- Residential Revitalization. The agenda was approved as amended.

III. Items for Discussion (Amended)

A. Residential Revitalization

- i. Terence Smith, RE/MAX. Mayor Bishop introduced Terence Smith, co-owner and agent with RE/MAX Purpose Driven. Terence Smith greeted Council and stated that he has been an agent with RE/MAX Purpose Driven for twenty years. Mr. Smith discussed his experience of working with investors to flip residential homes. There was a discussion of viability of a residential revitalization project in Springdale; talking points included financing, project timelines, project structure, and references for previous work completed by Terence Smith.

- B. Roof/Gordon Property at Watling/Ermine Road. Mayor Bishop asked Ms. Judy Gordon if she would like to comment. Mrs. Gordon stated that she has been trying to sell the property for a period of three years and is worried that she will not be able to sell it. Mayor Bishop asked what the biggest concern was with the latest developer, Essex Homes. Planning Commission Chairman Bill Jordan stated that the Planning Commission vote was split. Administrator Watkins stated that the developer requested the proposed project not go before Town Council. Planning Commission Vice-Chair

Hendrix described differences in the previous DR Horton presentation and the most recent Essex Homes presentations, citing no amenities, smaller homes and uncertainty on home designs. Councilmember Wilkerson stated that Council and Planning Commission want the property to be sold and developed, but the issue he sees is everyone wants homes similar to the homes in Parrish Plantation and Hampton Crest, instead of cookie-cutter starter homes that could turn into rental properties. Planning Commission Vice-Chair Jeff Hendrix stated he inquired with the developer what amenities would be available with the planned development district and none were presented. Planning Commission Chairman Bill Jordan stated that the project was initially discussed with the developers, it was agreed that the project would be submitted as a planned development district in order to guarantee some sort of flexibility and agreement concerning standards such as amenities. There was a discussion of other neighborhoods in the area developed by Essex Homes, including Indian River which features all brick homes that range from 2,200 sq. ft. to 4,697 sq. ft. Councilmember Fecas discussed home specifications and reviewed points of concern that she sent to Planning Commission Chair Bill Jordan, highlighting that the lots would not have trees and there would be no green space or sidewalks. Planning Commission Chairman Bill Jordan stated that he forwarded the points of concern to all Planning Commission members and agreed with the majority of the concerns except for sidewalks; he stated that he would not want school-aged children walking on Watling Road. Planning Commission Vice-Chair Hendrix asked if the R-4 Zoning Ordinance needed to be reviewed and upon agreement by those in attendance, Administrator Watkins stated that the ordinance can be reviewed at the next Planning Commission meeting. Judy Gordon stated that she appreciates Springdale being thoughtful about the future of the Town. Mayor Bishop thanked everyone for participating in the discussion.

Mayor Bishop asked if there were any reports, Councilmember Fecas stated that the Parrish Pond contact at DHEC is leaving and the project will be reassigned. She continued by stating DOT does not want to schedule a meeting concerning Wilton Road as there is a solution in the works and funding was approved for the project. She stated that DOT is willing to send written details and Micah Caskey is willing to collaborate on a letter to DOT to ensure certain questions are answered. Councilmember Fecas requested that talking points should be sent to Administrator Watkins, if anyone has any. Mayor Pro Tem Juston Ricard expressed gratitude for everyone's patience with the Roof/Gordon Property at Watling and Ermine Road and stated he is excited for the future of that property.

IV. Adjourn

Council, on motion of Councilmember Fecas, seconded by Mayor Pro Tem Ricard, voted unanimously to adjourn the meeting at 7:00 pm.

Michael Bishop, Mayor

Bill Jordan, Chairman - Planning Commission

Attest:

Leeann Eden, Municipal Clerk

