

South Carolina
SPRINGDALE

MINUTES

Town Council Regular Meeting
November 7, 2017 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 Michael Bishop, Mayor Pro Tem Ricard, Councilmembers Reeley, Peters, Wilkerson, and Fecas, Town Attorney Danny Scott, and Interim Administrator Ashley Watkins.

MEMBERS ABSENT: Councilmember Hallman

I. Call to Order

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

II. Consent Agenda

- A. Approval of Agenda. Council adopted the agenda for the meeting without objection.
- B. Approval of Minutes. Council adopted the minutes from the October 3, 2017 Regular Meeting, the October 16, 2017 Work Session, and the October 16, 2017 Special Meeting without objection.

III. New Business

A. D.R. Horton Update on new residential development. Mr. Jordan Hammond of D.R. Horton provided Council with an update for the company's proposed changes to the Planned Development District. Mr. Jessie Bray with D.R. Horton provided information on the removal of language limiting the company to only 158 lots, permitting them to decrease lot sizes and build more homes should the contractor desire to do so. Council discussed the proposed changes with D.R. Horton and expressed their reservations about the increase in lots. D.R. Horton's representatives stated that they were open to suggestions for PDD changes. Mayor Bishop stated that any changes to lot sizes would have to go before the Planning Commission. Councilmember Fecas asked for an explanation on the smaller lot sizes in the proposed changes and Mr. Bray answered that the latest projections had 194 homes. Council did the math on the lot density. Councilmember Wilkerson asked about which parts of the PDD would be built in which phase D.R. Horton also discussed the building phases with Council, including the roads, amenities, and entrances. Mayor Bishop expressed his concerns that D.R. Horton might not complete the project. Mr. Hammond expressed his viewpoint as a developer that Council is granting permission to build but that D.R. Horton isn't necessarily required to build. Council continued to express their concerns with the phases and Mr. Bray responded that the land was being bought in three phases, but construction would be in six phases. Mr. Hammond provided other examples of D.R. Horton's successful developments. Councilmember Wilkerson asked about the setback changes in the PDD and Mr. Bray responded that his concern was the result of a typo in the document. Council and D.R. Horton discussed the changes in the lot sizes and the distance between houses as well as the narrowness of the homes. D.R. Horton discussed the types of homes that would be built and the specifications. Mayor Bishop and Interim Administrator

Watkins discussed when D.R. Horton would go before the Planning Commission. Mayor Bishop thanked the representatives from D.R. Horton for their time.

IV. Reports

A. Town Council Reports. Councilmember Fecas discussed her attempts to reach out to Lexington School District Two. Other Councilmembers opted to save their reports for the November 20th Work Session meeting.

B. Chief's Report. Sergeant Manuel reviewed the Police Department's monthly report and statistics with the Council. Councilmember Fecas asked about break-ins at Springdale Elementary School and Sgt. Manuel related that the construction company doing the renovations was good about locking the gates for the construction site, but not as responsive on locking the doors to the building itself and the Police Department was working with them on this. Mayor Bishop requested that Sgt. Manuel inform Council when major incidents occur in Town so that Council will be appraised if they get a call from the news.

C. Public Works Director's Report. Public Works Director Ancik informed Council that one of his employees had passed his Commercial Driver's License test and another employee passed the Pesticide License test. He also informed Council about the median improvements and improvements to the front of Town Hall. Mr. Ancik also discussed the upcoming sanitation schedule change.

D. Administrative Report. Mayor Bishop and Interim Administrator Watkins discussed the Who-Dale float for the Cayce-West Columbia Christmas Parade. Ms. Watkins introduced Ms. Jacqueline Adams as a new administrative employee. She also discussed the Town sign proposals with Council. Ms. Watkins informed Council of Officer Compton's swearing in and his FTO period beginning as well as Officer Stevens leaving.

V. Adjourn to Executive session to discuss an appointment for the Board of Zoning Appeals, an appoint for Town Administrator, and to receive legal advice from the Town Attorney.

Council, on motion of Councilmember Wilkerson, seconded by Mayor Pro Tem Ricard, voted unanimously to go into Executive Session at 6:49 P.M.

VI. Return to Open Session

Council, on motion of Councilmember Reeley, seconded by Mayor Pro Tem Ricard, voted to come out of Executive Session at 7:15 P.M. Mayor Bishop announced that no action was taken during Executive Session. Council, on motion of Councilmember Fecas, seconded by Councilmember Wilkerson, voted unanimously to appoint Ms. Christie Cole to the Board of Zoning Appeals. Council, on motion of Councilmember Wilkerson, seconded by Councilmember Fecas, voted unanimously to appoint Ms. Ashley Watkins as Town Administrator.

VII. Appearance by Residents

No members of the public spoke before Council.

VIII. Adjournment

Council, on motion of Councilmember Reeley, seconded by Councilmember Peters, voted unanimously to adjourn the meeting at 7:18 P.M.

Michael Bishop

Mayor

Attest:

John Rabon

Town Clerk