

*South Carolina*  
***SPRINGDALE***

**MINUTES**

Town Council Special-called Work Session

December 16, 2014 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 Manos, Councilmembers Reeley, Ricard, Wilkerson, Peters, and Hallman, Town Administrator Joe Boyes, and Town Attorney Danny Scott.

**MEMBERS ABSENT:** None.

**I. Call to Order**

Mayor Bishop called the meeting to order at 6 p.m. A quorum was present. Councilmember Hallman provided the invocation. Mayor Bishop led the Pledge of Allegiance. The agenda was approved without objection.

**II. Unfinished Business**

A. Discussion of the Landings development. Mr. Tom Rockwell spoke on behalf of the Landings and informed the Council of changes made the development plan based upon discussions at the previous Council meeting. Administrator Boyes went over the development agreement with Council. Mayor Bishop expressed his concerns with the amenities, specifically the proposed walking trail. Mr. Rockwell discussed the walking trail with the Council. Mayor Pro Tem Manos asked Mr. Rockwell about the designs for the homes and Mr. Rockwell explained that the materials are determined by the development agreement and the builder bases its choices on that agreement. Mayor Pro Tem Manos also asked about potential builders and Mr. Rockwell responded he was in discussions with a builder. Councilmember Peters expressed her concerns about the commercial section of the Planned Development District. Mr. Rockwell stated that there was not a plan in place, but that the type of business was being considered that would meet zoning requirements and have the best chance for success.

Council expressed concerns about ensuring that the planned development agreement reflects everything the Council wants to see in a new multi-use development. Administrator Boyes reminded Council of the relationship mechanics between a developer and a builder. Council expressed concerns about the proposed amenities. Mr. Rockwell explained the process he used to determine what amenities to include. Council asked about enforcement of HOA covenants and Mr. Rockwell described how the methods for enforcement are defined in the covenants. Mr. Rockwell also communicated to Council his efforts to ensure that amenities would be easy to maintain. Councilmember Ricard expressed his concern about the building materials for the walking trail, preservation of existing woodlands, and a traffic study. Mr. Rockwell expressed his knowledge base concerning the best materials. Mayor Pro Tem Manos asked Mr. Rockwell about the storm water retention area and Mr. Rockwell explained how the retention area would perform.

Council expressed concerns about ensuring sidewalks are installed as the area is developed. Mr. Rockwell stated that he would not desire to install sidewalks until construction had completed. Administrator Boyes proposed an agreement to install sidewalks when a percentage of the lots had homes built on them. Mr. Rockwell expressed his belief that some agreement could be reached upon this issue. Council further discussed the amenities. Mayor Pro Tem Manos suggested having another meeting to address details of the agreement. Council further expressed concerns over traffic and the developments entrances. Administrator Boyes asked Mr. Rockwell about preserving trees on the land and Mr. Rockwell described how the trees could be preserved during the development process. Administrator Boyes stated that he would continue to speak with Mr. Rockwell to address the Council's concerns prior to the January Council meeting.

### **III. New Business**

No new business was discussed.

### **IV. Public Comment**

Mr. Pendleton Grove shared his development experience with the Council and expressed his support for the Planned Development District. Ms. Judy Gordon asked about maintenance of the amenities and the Mayor answered that the developer would be responsible until the HOA took over. Mr. Jamie Ricard asked about the number of houses and expressed his concerns about the traffic increase. Council answered that there would be 152 houses and Mr. Rockwell answered that there would be 50 houses in the first phase, 36 houses in the second, and 66 houses in the final phase. Administrator Boyes explained that one method of enforcement with a subdivision that is out of code is to issue a ticket to the Homeowners Association if roads owned by the association fall into disrepair, though the Town would attempt to work with the association first. Mr. Rockwell stated that he was in negotiations with the builder and that amenities would go into the development towards the end of phase one.

### **V. Adjournment**

Council, on motion of Councilmember Reeley, seconded by Mayor Pro Tem Manos, voted unanimously to adjourn the meeting at 7:40 p.m.

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Michael Bishop  
*Mayor*

Attest:

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Joe Boyes  
*Town Administrator*