

— *South Carolina* —
SPRINGDALE

MINUTES

Town Council Work Session

April 15, 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, Hallman, Reeley, and Wilkerson

COUNCIL ABSENT: Councilmember Peters

STAFF PRESENT: Administrator Ashley Watkins, Public Works Supervisor Scott Bolser, Police Chief Kevin Cornett, Attorney Ward Bradley, Municipal Clerk Leeann Eden.

I. Call to Order

Mayor Bishop called the meeting to order at 6:00 P.M. A quorum was present.

- A. Councilmember Hallman provided the invocation.
- B. Mayor Bishop led the Pledge of Allegiance.

II. Consent Agenda

- A. Council, on motion of Councilmember Fecas, seconded by Councilmember Reeley unanimously approved amending Item III: Items for Discussion, by moving Item III D before III A. The amended agenda was unanimously approved.

III. Items for discussion

D. (Amended) Outdoor/Sidewalk Sales. Laurie Gilstrap, Manager of Dollar General Store #1808, located at 2922 Platt Springs Road appeared along with Courtney Lotchlighter, Assistant Manager to discuss the hardship placed on the store by the Overlay District Zoning requirements. She stated that Dollar General's corporate office requires large, seasonal items such as swimming pools and a grilling rack to be displayed for sale outside in the front entryway of the store. Ms. Gilstrap further stated that customers are not aware that these items are available for sale because she is unable to display them. Ms. Gilstrap offered photographs of displayed items for Council to review. Councilmember Wilkerson stated that he prefers clothing to not be displayed outside of the store for sale. Administrator Watkins provided clarification of the Overlay District Zoning requirements. After a brief discussion, it was agreed that Dollar General will be allowed to display a few seasonal items such as swimming pools and a grilling rack for 30 days while pursuing a Variance Request on the basis of hardship from the Board of Zoning Appeals, as suggested by Administrator Watkins. Ms. Gilstrap agreed to pursue the Variance Request.

A. Strategic Planning Progress

- i. Plans for new building. Gary Shaw, Architect with G3S Architecture + Design presented drawings and plans for the new campus. Councilmember Hallman expressed concern with the cost of renovations. There was a discussion among Council, Gary Shaw, Administrator Watkins and Chief Cornett concerning costs and logistics in regards the remodeling of the

- building next door. Council agreed that it would be more cost-effective to remodel the existing buildings according to the plans presented rather than demolish and build from the ground up. Councilmember Fecas expressed satisfaction with the plans presented by Gary Shaw. Council requested full-size copies of the drawings and plans to study. Councilmember Fecas asked if a closing date has been reached for the building next door and Administrator Watkins stated that a Phase I Environmental Study has been done and we are waiting on the report from that. Gary Shaw requested any changes to the plans and was excused from the meeting to meet with Chief Cornett to discuss changes concerning the Police Department.
- ii. Golf Cart Parade. Administrator Watkins stated that two meetings concerning the golf cart parade have been held and progress is being made. She stated that this year we want to make it bigger and better, with a goal of 50 golf carts. She stated that the Golf Cart Parade has been renamed “Springdale Summerfest” and golf carts will be decorated with a summer theme. She continued by stating the team is working on donations, judges, entertainment and fireworks. There was a discussion of the parade route and the cost of the firework display. Administrator Watkins stated that the next planning meeting will be on May 2, 2019 at 4:45 p.m.
 - iii. Ordinance Updates – Commercial and Recreational Vehicles. Council, on motion of Councilmember Fecas, seconded by Councilmember Wilkerson, voted unanimously to table Item iii until Chief Cornett returned to the meeting. Upon his return, Council, on motion of Councilmember Reeley, voted unanimously to take from the table item iii. Ordinance Updates – Commercial and Recreational Vehicles. Chief Cornett described an active complaint from a resident about commercial vehicles being parked on a vacant lot across from his home. Chief Cornett stated that the issue is the description of a commercial vehicle. Chief Cornett stated that the owner of the estate has not responded to attempts to contact therefore he can’t determine if the vehicles are permitted on the property. There was a discussion concerning the property owners. Councilmember Fecas explained the Home Occupation Business License Ordinance and R-1 Zoning Ordinance concerning commercial vehicles. There was a discussion of the definition of a commercial vehicle and violations of the existing ordinances concerning commercial vehicles. Councilmember Fecas suggested addressing the complaint as a violation of Home Occupation Business License Ordinance and R-1 Zoning Ordinance. Chief Cornett stated that the language in the ordinance needs to be tightened up to clearly define a commercial vehicle. Administrator Watkins suggested wording the ordinance to state one commercial vehicle is allowed on a property. Chief Cornett stated that he would bring proposed changes to the ordinances to the next work session.
- B. Solid Waste Guidelines. Public Works Supervisor Scott Bolser discussed proposed changes to the ordinances concerning waste collection in regards to collection guidelines set forth by Lexington County collection and recycling. There was a discussion regarding recycling collection and collecting large amounts of garbage, including construction debris removed and placed for collection by the homeowner. Mayor Bishop stated that he believes if the debris is created and placed for collection by the homeowner, the Town should provide collection regardless of the size. There was a discussion on hazardous materials that could be contained within the debris. Administrator Watkins proposed that residents with abnormal amounts of debris could call and schedule a pickup with Public Works. Councilmember Fecas agreed with Administrator Watkins’ proposal of scheduling pickups for abnormal amounts of debris. Mayor Pro Tem Ricard suggested stating specifically that the Town will not collect debris containing hazardous waste. The discussion on collection practices for abnormal amounts of debris and construction debris

continued. Public Works Supervisor Scott Bolser will continue working on proposed updates to the ordinances.

- C. Kitty Hawk Sidewalk. Mayor Bishop discussed the progress on the sidewalk on Kitty Hawk Drive. Mayor Bishop stated that he was under the impression from the contractor that the project was to begin 6 months ago but they contacted him recently to ask what side of the road the sidewalk is to go. Mayor Bishop stated that he told the contractor to go with the side of the road that could extend the sidewalk to Platt Springs Road eventually. Mayor Pro Tem Ricard suggested that after the project is complete, the contractor should be approached to extend the sidewalk from Durham Drive to Platt Springs Road. Mayor Pro Tem Ricard stated that he would follow up with DOT to determine who the contractor for the project is or if DOT is handling the project.

IV. Town Council Reports

- A. Town Signs. Mayor Bishop presented a design for a new Town Hall sign that includes an LED display. There was a discussion on the cost and placement of signs. Mayor Bishop requested the opinion of Council on budgeting for two signs or hold off on signs for now and save the funds for the big sign in front of the newly renovated Town Hall once the project is complete. Council agreed they would like to see only one sign be added to the budget for the upcoming fiscal year. That sign will be placed at the Airport Blvd. entryway.
- B. Springdale Elementary School. No report.
- C. Parrish Plantation. No report.
- D. DOT. Mayor Bishop stated that upper-pond owners are ready to start construction in Shadblow to fix the pond. He stated the developer, S&T Grading, is willing to fix Durham Drive for free in order to get his equipment in. DOT was contacted and there is a conflict in the DOT plans for the road and the developer's plans. Mayor Bishop stated that the dam would need to be certified as safe by a civil engineer with a Professional Engineer Certification before the work can be done for free. Councilmember Fecas discussed a phone call with Laurie Campbell with DOT concerning issues with turning on the road from the I-26 overpass on Platt Springs Road to Wilton Road. There was a discussion of improper use of turning lanes throughout town.
- E. Splash Pad. Administrator Watkins stated the new splash pad equipment will be shipped out on April 16, 2019 and will arrive by next week. Councilmember Fecas asked when the splash pad would be opened for the season. Administrator Watkins stated that the splash pad opening depends on when equipment is installed, to avoid opening and closing.
- F. Elected Officials. There was a brief discussion of the Municipal Association's Annual Meeting. Mayor Pro Tem Ricard stated that he saw the report on the Annual Easter Egg Hunt and expressed appreciation for those who worked on making the event a success.
- G. Town Council Special Project Requests
 - i. 800 Rosedale Road. No report, still under code enforcement.
 - ii. 3100 & 3104 Oweada Drive. No report, still under code enforcement.

V. Adjournment

Council, on motion of Councilmember Fecas, seconded by Councilmember Reeley, voted unanimously to adjourn the meeting at 7:23 p.m.

Michael Bishop, Mayor

Attest:

Leeann Eden, Municipal Clerk