

South Carolina
SPRINGDALE

MINUTES

Town Council Regular Meeting

April 3, 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 Michael Bishop, Councilmembers Peters, Reeley, Wilkerson, Hallman, and Fecas, and Administrator Ashley Watkins.

MEMBERS ABSENT: Council Member Wilkerson.

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.

II. Consent Agenda

A. Approval of Agenda. Council unanimously approved the April 3rd Regular Meeting Agenda, the March 6, 2018 Regular Meeting, March 19, 2018 Work Session, and the March 19, 2018 Special Meeting minutes without objection.

III. Presentations

A. The_Hobbs Group- Jessica Johnson, CPA provided the details of the financial audit for fiscal year 2016-2017 that was conducted for the Town of Springdale. Ms. Johnson stated that the Town of Springdale had an unmodified opinion on the audit this year. This is the highest and best opinion you can receive on a financial audit. She also stated that the net position has increased by \$275,000, which is a strong financial position. There were not any problems with the internal controls. A communication letter was given to each Councilmember, the Town Administrator, and Chief of Police.

IV. New Business

A. Consideration of Resolution R-18-02 Waiving the Business License fees at the Airport High School Eagles for a Cause Pancake Breakfast. Council, on motion of Councilmember Peters, seconded by Councilmember Hallman, voted unanimously to pass Resolution R-18-02 Waiving the Business License fees at the Airport High School Eagles for a Cause Pancake Breakfast.

B. Discussion of updating the Town of Springdale Council Rules of Procedure. Councilmember Fecas discussed that the Councilmembers and the public did not have a provision to add items on the agenda for discussion of items. Councilmember Fecas requested the administrative staff to look over and edit (if need be) the entire code, and present the findings at the next working meeting. At that time Council could discuss any changes that need to be made. Mayor Bishop stated he does not remember updating the Rules of Procedure since has been Mayor. The proposal was left with Administrator Watkins to go over.

C. Discussion of creating a new R-4 Zoning District to the Town of Springdale Zoning Ordinance. Administrator Watkins clarified some misunderstandings on the setbacks and distance between the proposed homes. She stated that Jesse Bray with D.R. Horton had stated the home lots would be 60 ft. wide lots with a 5 ft. setback. Mr. Bray passed a handout of the proposed layouts, as well as an inset of four different home plans, how they will fit on the lot and the distance between those lots. Mr. Bray discussed the highest selling home plans, the different elevations of plans, and the 6,000 sq. ft. lot size with the proposed setbacks. Mayor Bishop asked Mr. Bray where the 5 ft. setback came from, and Mr. Bray explained the setbacks. Mayor Bishop asked council and Bill Jordan, the Chairman of the Planning Commission who was also in attendance, if there were any more inquiries about the setbacks. There were no further questions regarding the setbacks. Mayor Bishop moved to the next discussion regarding the one-story homes. The requirement is 2,000 sq. ft. home minimum, but the one-story (1,700-1,900 sq. ft.) would not meet the requirements of the proposed R-4 Zoning. Administrator Watkins suggested lowering the square footage minimum and allow for one-story homes. Mayor Bishop introduced Jared Poe, Land Acquisition Coordinator with D.R. Horton, and he discussed the possibility of adding a room over the garage in some of the home plans. Mr. Jordan spoke on the R-4 Zoning, and stated that they were still having a little reluctance with the square footage issue in the last Planning Commission meeting. In that meeting, Jeff Hendrix from the Planning Commission proposed the idea to have not only an R-4, but also an R-5. In doing this, it would not keep them in one particular zone, but allow more room for 8,000-9,000 sq. ft. lots and 8 or 9 ft. setbacks. Administrator Watkins added that she had asked Jeff Shacker of the Municipal Association of South Carolina if the Town were to create an R-4 district, if it could be stated in there to have a minimum of 25-50 acres. Mr. Shacker told Administrator Watkins that would be possible. Mayor Bishop asked what percentage of the homes would be one-story and Mr. Poe used Persimmon Hill subdivision as an example. He further stated that the difference between the amount of one-story homes and two-story homes would be around 20-25%. Mayor Bishop continued to discuss home values and asked Ms. Gordon if she had any questions. She declined. Mayor Bishop asked Council if anybody had any more questions for Mr. Bray, Mr. Poe, or Mr. Jordan. Councilman Reeley spoke about the amenities in the development. .

V. Reports

A. Town Council Reports:

Mayor Bishop stated that DOT has informed him that Rainbow Bridge is out until October 31, 2018. Mayor Bishop also stated that Columbia College has asked to solicit nominations for young women for the 2018 Summer Leadership Institute. Mayor Bishop also reported that he delivered meals for the March for Meals, and would like to include people from Springdale next year. Mayor Bishop also participated in the Columbia "Dress to Impress", and is now a mentor to a local high school student. Mayor Bishop was very pleased with the program.

Councilmember Fecas informed about the timetable of Springdale Elementary, and stated that the old part of the school will be completed by the end of May, and the new part of the school will be completed by the end of July.

Councilmember Ricard updated everyone on the progress of the first annual golf cart parade. The parade will take place June 30, 2018.

B. Chief Cornett's Report:

Chief Cornett presented the statistical map for March, and informed of the charges, arrests, calls, and cases made for the month of March. Chief Cornett informed Council that he sent a few of his officer's to training in the month of March. Sergeant Richbourg attended the FBI Carolina Command College. Officer Plyler attended the CPTED (training, and now she and PFC Goodwin are now certified in CPTED and will begin leading the neighborhood watch meetings. All officer's are now certified in Narcan, in the case of an overdose of opioids, heroin, or pills, they will now be able to render aid to them. Our very own Bruce Wayne and Officer Gantt are in North Carolina for training. Chief Cornett also reported that he and a few officers will be participating in Walk a Mile in Her Shoes. Another walk a few officers will be participating in is the Walk like MADD. This walk was mentioned through Officer Compton due to his push for #DontDUIt. Chief Cornett discussed the Daddy and Me 5K, which will be held June 16th. Chief Cornett mentioned that the month of April is Child Abuse Prevention Month, and to honor those affected by child abuse, Chief Cornett will be doing a pinwheel garden, as well as participating in Wear Blue Day. The police department and Town Hall will be participating on Friday, April 6th by wearing blue to stand against child abuse.

C. Public Works Report:

Administrator Watkins informed that the Public Works Supervisor position has been posted and some interest has been made in the position. The position does not have an end date. Administrator Watkins will be meeting with Dooley Mack, the general contractor for Dollar General on Thursday, April 6th to discuss the concerns expressed by Mr. Curtis Hooks at a previous council meeting. Council was invited to attend. The Dollar General sign was approved by the Design Review Board. The Design Review Board also approved the change in the awning style, while keeping the same colors. The sign will be a monument style sign, both approved by the Board of Zoning Appeals and Design Review Board. The sign will be stucco at the bottom to match the building.

VI. Appearance by Residents

Mr. Hoyte Smith, of 1164 W. Fairhill Drive, expressed his concern regarding the numerous sales ads that were being thrown into yards and driveways by The State Newspaper. Mayor Bishop recommended for Mr. Smith to call a number, which was later provided, and request them to stop the delivery. Mr. Smith also expressed another concern about the property with fire damage on his street. Chief Cornett informed Mr. Smith that the Town's building inspector was contacted, and he determined that the residence was declared unsafe. At this time, they are working to determine who has rights to the property after the passing of the property owner, Mr. Caudle.

Ms. Vicki Lynn Mitchell, of 508 Dickson Hill Circle, expressed her concern regarding the roads in Parrish Plantation.

VII. Adjourn to Executive Session to discuss:

A. Discussion of appointments of Town Judge and Town Attorney

Council, on motion of Councilmember Fecas, seconded by Councilmember Wilkerson, voted unanimously to adjourn the meeting at 7:00 P.M. to discuss appointments of Town Judge and Town Attorney.

VIII. Return to Open Session- Action may be taken regarding matters discussed in Executive Session

A. Return to Open Session:

Council, on motion of Councilmember Fecas, seconded by councilmember Hallman, voted unanimously to resume to Open Session at 7:18 P.M. Mayor Bishop announced that no action was taken during Executive Session. Councilmember Reeley motioned to give Administrator Watkins the ability to reach out and research to a prospective Town Attorney and Town Judge, as well as contracting one on an as needed basis. Administrator Watkins can then report back her findings to council. This motion was seconded by councilmember Fecas and was unanimously approved.

IX. Adjournment

Council, on motion of Councilmember Fecas, seconded by Councilmember Reeley, voted unanimously to adjourn the meeting at 7:20 P.M.

Michael Bishop
Mayor

Attest:

Ashley Watkins
Town Administrator