

— South Carolina —
SPRINGDALE

MINUTES - Amended
Town Council Work Session & Planning Commission Special Meeting
Joint Meeting with Planning Commission
Monday, October 28th, 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 Pro Tem Ricard, Councilmembers Fecas, Wilkerson, and Hallman.

COUNCIL ABSENT: Mayor Bishop, Councilmembers Peters and Reeley.

PLANNING COMMISSIONERS PRESENT: Members Dennis, Driggers, and Hutchinson.

PLANNING COMMISSIONERS ABSENT: Chairman Jordan, Vice Chair Hendrix

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

I. Call to Order

Mayor Pro Tem Ricard called the meeting to order at 6:02 pm. A quorum was present for Town Council as well as Planning Commission. Councilmember Hallman provided the invocation. Mayor Pro Tem Ricard led the Pledge of Allegiance.

II. Consent Agenda

Council, on motion of Councilmember Fecas, seconded by Councilmember Wilkerson voted unanimously to approve the Monday, October 28, 2019 Town Council & Planning Commission Special Meeting agenda.

III. Items for Discussion

A. Roof/Gordon Property at Watling/Ermine Road. Mayor Pro Tem Ricard introduced Craig Waites with Colliers International. Mr. Waites gave an overview of the history of his work with the property and the original plans for the property. Mr. Waites stated that he would like to work with the Planning Commission and Town Council in order to form a solution for the sale of the property. Mr. Waites gave an overview of current housing trends, demographics of home buyers from Timmons Pond, and changes made to the original application. Mr. Waites requested feedback from Town Council and Planning Commission. There were questions, comments and discussion concerning sidewalks, square footage, green spaces, setbacks, selling price, selling procedures, etc. Councilmember Wilkerson stated that quality brick homes are preferred over a subdivision similar to Timmons Pond. Councilmember Fecas stated that we must be mindful of our master plan and the future of Springdale. Planning Commission Member Hutchinson stated a neighborhood similar to Hampton Crest would be desirable. Planning Commission Member Driggers asked if the developers could build higher end homes and make a profit. Craig Waites stated that if other developers could build the higher end homes and sell them at this time they would be actively doing so. Craig Waites

and Frank Berry of Essex Homes discussed building homes to meet the current R-4 Ordinance. Administrator Watkins discussed incentives to attract developers to build on the property.

IV. Adjourn

Council, on motion of Councilmember Fecas, seconded by Councilmember Hallman, voted unanimously to adjourn the meeting at 6:59 pm.

Juston Ricard, Mayor Pro Tem

Lynn Hutchinson, Member - Planning Commission

Attest:

Leeann Eden, Municipal Clerk