

South Carolina
SPRINGDALE

MINUTES

Town Council Regular Meeting

December 2, 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, and Hallman, Town Administrator Joe Boyes, and Town Attorney Danny Scott.

MEMBERS ABSENT: Councilmember Peters.

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. Approval of Minutes

A. The minutes from the November 4, 2014 meeting were approved without objection.

III. Request for Appearance – Kelly Evans, Lexington County Blowfish

Ms. Kelly Evans from the Lexington County Blowfish baseball organization spoke to Council concerning the team's move to Lexington and preparations for the 2015 season.

IV. Public Hearing – Ordinance O-14-08 – Building Permit Fee Schedule

Public hearing opened at 6:07 PM. No public comment was made. Public hearing closed at 6:08 PM.

V. Unfinished Business

A. Consideration of O-14-06MA: An Ordinance amending the Town of Springdale Zoning Map for TMS 005733-05-005 from Zoning District C-2 to C-1. Administrator Boyes informed Council that this was second reading on the amendment. Council, on motion of Mayor Pro Tem Manos, seconded by Councilmember Wilkerson, voted unanimously to approve the amendment to the Town of Springdale Zoning Map for TMS 005733-05-005 from Zoning District C-2 to C-1.

B. Consideration of O-14-07: An Ordinance amending the Zoning Ordinance of the Town of Springdale; Section 2 Zoning District Regulations; Adding Wholesalers to Sections 2.4.2, 2.5.2, and 2.6.2 Use Tables. Administrator Boyes informed Council that this is second reading on the amendment and that without the inclusion of wholesale activities in the ordinance, they would not be permitted. Council, on motion of Councilmember Hallman, seconded by Councilmember Ricard, voted unanimously to amend the Zoning

Ordinance of the Town of Springdale; Section 2 Zoning District Regulations; Adding Wholesalers to Sections 2.4.2, 2.5.2, and 2.6.2 Use Tables.

C. Consideration of O-14-08: An Ordinance amending Chapter 5: Buildings and Building Regulations 5-21 Building Permit-Required and 5-25 Fee Schedule. The purpose of this amendment is to update permit fees to be competitive with neighboring municipalities and add additional fees for plan review and re-inspection. Administrator Boyes informed Council that the amendment would make construction projects cheaper for homeowners and would be revenue neutral due to plan review fees. Council, on motion of Councilmember Wilkerson, seconded by Councilmember Reeley, voted unanimously to amend Chapter 5: Buildings and Building Regulations 5-21 Building Permit-Required and 5-25 Fee Schedule.

VI. New Business

A. Consideration of O-14-09MA: An Ordinance amending the Town of Springdale Zoning Map for the Property Located Between Wattling Road and Ermine Road From Zoning District R-1 to PDD. Administrator Boyes informed Council on the developments from the Planning Commission meetings and the development proposal. Mr. Tom Rockwell spoke on behalf of the Planned Development District proposal. Administrator Boyes asked Mr. Wayne Shuler of the Central Midlands Regional Council of Governments what needed to be included for the PDD before second reading. Mr. Schuler responded that what the Council wants to see in the PDD should be included in the agreement. Mr. Shuler also informed Council as to enforceability of the PDD agreement and bonding. Mayor Pro Tem Manos asked Mr. Rockwell how he would develop the Homeowners Association. Mr. Rockwell answered that the Declaration of Covenants establishes the setup and governance of the HOA and that he would get homeowners involved once they begin moving into the development. Councilmember Ricard asked Mr. Rockwell if wetlands had been delineated on the property. Mr. Rockwell responded that the wetlands had not been officially delineated, but he was aware of them and did not anticipate any wetlands issues. Councilmember Wilkerson asked as to the development phases and Mr. Rockwell answered as to when each phase would begin development. Mr. Rockwell answered questions from members of the public. Council, on motion from Councilmember Ricard, seconded by Mayor Pro Tem Manos, voted 4 – 2 to table consideration until the January 6, 2015 Council meeting with Mayor Bishop and Councilmember Hallman opposed.

B. Consideration of a Memorandum of Understanding and Agreement between the City of Cayce and the Town of Springdale for the Provision of Building Official Services. Administrator Boyes informed Council of talks with the City of Cayce to have their Building Official serve as the Town's Building Official as well, which would enable more inspections for a lower cost. Council, on motion from Mayor Pro Tem Manos, seconded by Councilmember Hallman, voted unanimously to adopt a Memorandum of Understanding and Agreement between the City of Cayce and the Town of Springdale for the Provision of Building Official Services.

C. Adoption of the 2015 Town Calendar. Council, on motion from Mayor Pro Tem Manos, seconded by Councilmember Reeley, voted unanimously to adopt the 2015 Town Calendar.

VII. Reports

A. Town Council Reports. Mayor Bishop thanked all who attended the Christmas tree lighting. Mayor Pro Tem Manos wished everyone a Merry Christmas and a happy new year.

B. Administrator's Report. Administrator Boyes reported on the new streetlights along Platt Springs Road and grant applications. He also informed Council of the upcoming Lexington County Connected event that was held on December 8.

C. Public Works Director's Report. Public Works Director Ancik's report was received as information by Council.

D. Chief's Report. Chief Cornett reviewed his monthly report and statistics with the Council.

VIII. Public Comment

No public comments were made.

IX. Adjournment

Council, on motion of Mayor Pro Tem Manos, seconded by Councilmember Wilkerson, voted unanimously to adjourn the meeting at 7:25 p.m.

Michael Bishop
Mayor

Attest:

Joe Boyes
Town Administrator