



MINUTES

Regular Council Meeting
Tuesday, August 19, 2025, 6:00 PM

South Congaree Town Hall, Council Chambers
119 West Berry Rd., West Columbia, SC 29172

COUNCIL PRESENT:

Cindy Campbell, Mayor
Kitty Spires, Mayor Pro Tem
Brian Jackson
Debbie McIver
Dwayne Prosser

COUNCIL ABSENT:

STAFF AND OTHERS PRESENT:

Crystal Bouknight, Town Administrator
Kelli Ricard, Town Clerk
Joseph Dickey, Town Attorney
Todd Cullum, Lexington County Council Chairman
Lynn Sturlie, Lexington County Administrator
Robbie Derrick, Lexington County Director of Community Development
Brian Duncan, Lexington County Recreation & Aging Commission (LCRAC) Commissioner
Wayne Shuler, Palmetto Land Use Planning, LLC.
Wally Shangle, Planning Commission Chairman

MEDIA NOTIFICATION:

The agenda was posted at Town Hall, and The State, Free Times, Lexington County Chronicle, Cayce-West Columbia News, The Columbia Star, COLADaily.com, as well as radio and television stations, were notified by email on August 15, 2025.

I. Call to Order.

Mayor Campbell called the meeting to order at 6:04 PM. A quorum was present.
Mayor Campbell led in the Pledge of Allegiance and Invocation.

II. Presentations and Recognitions

- a. Mayor Campbell welcomed Lexington County Council Chairman Todd Cullum, County Administrator Lynn Sturkie, and Director of Community Development Robbie Derrick to the Town of South Congaree. County Council Member Todd Cullum gave a brief introduction of the County Staff and stated that Robbie Derrick would provide an overview of upcoming projects in the County's Eastern Overlay District, which includes South Congaree, Pine Ridge, Cayce, Springdale, and West Columbia. Mr. Derrick would also provide an update on developments that were just outside the town limits of South Congaree.

Mr. Derrick stated that Lexington County was a rapidly growing community, and the County Council was very active in reviewing the ordinances. One of the upcoming changes would affect the Eastern Overlay District. The amendment would help promote infill and mixed-use developments, which would allow the developers to create infill developments with design flexibility. He stated the changes would require specific architectural standards, such as cement fiber siding and stone, to deliver a higher-quality product. He stated that the Eastern Overlay District allowed for a higher density allowance with a maximum of 12 dwelling units per acre. Mr. Derrick stated that it was nearly impossible to have single-family homes at 12 dwelling units per acre with the setbacks, minimum parking requirements, open space requirements, infrastructure requirements, and stormwater management requirements. He stated that the County staff researched some of the higher-density areas with the same requirements and found that some developments had six units, but the majority were two, three, or four units per acre on single-family projects.

Mr. Derrick gave Council an update on a proposed project to be located on Highway 302 just outside of the town limits of South Congaree at Pleasant View Drive. He stated that the project had already gone through the County's Concurrency Review Process. Mr. Derrick explained the Concurrency Review Process, which provided the developer with the ability to move forward if concurrency was met, but it was not a final approval. He stated that the proposed project was 221.17 acres with 642 proposed dwelling units to include 424 as single-family dwellings and 200 duplex units. Mr. Derrick stated that the density remained at 2.821 dwelling units per acre and 39.9 percent of the project dedicated to proposed open space. He stated that at the present time, the developer had not formally submitted plans to the County.

Mr. Derrick recommended that the Council visit the Planning Commission meeting portal to view upcoming projects and asked if they had any questions.

Council Member McIver asked if a potential traffic study had been conducted for the proposed project and how it would impact South Congaree. Mr. Derrick stated that the traffic impact study was part of the engineering submittal, and once that was submitted, the traffic studies would begin. She asked which schools would be impacted by the project. Mr. Derrick stated that Congaree Elementary, Wood Elementary, Fulmer Middle, and Airport High School would be the schools the neighborhoods were zoned for. He stated that the County contacted Lexington School District Two to confirm adequate capacity for the estimated increase of 300 students. With no other questions, Mayor Campbell thanked Mr. Derrick for the update.

County Council Member Cullum asked the Council to contact the County if there were additional questions. Mayor Campbell expressed concern about traffic and speed and asked if the County could provide funding to assist with traffic control. County Council Member Cullum stated assistance with funding would come from the Central Midlands County of Governments and the South Carolina Department of Transportation.

Mayor Pro Tem Spires asked for confirmation of the tax map numbers for the exact location of the project. Mr. Derrick stated that the tax map numbers were TMS# 007798-01-017, and -025.

Mayor Campbell made a motion to move New Business items b. Consideration to Approve an Agreement with Palmetto Land Use Planning, LLC for Professional Zoning Consultant Service pursuant to (S.C. Code Ann. § 30-4-70 (A) (2)), and d. Consideration to Approve an Addendum to Employer Resolution for Participation in the State Insurance Benefits Program Regarding County/Municipal Council Member Coverage pursuant to (S.C. Code Ann. § 30-4-70 (A) (5) into Executive Session. Mayor Pro Tem Spires seconded the motion.

- b. Mayor Campbell recognized Brian Duncan, Commissioner for the Lexington County Recreation and Aging Commission (LCRAC). Mr. Duncan stated that he spoke with the Commission regarding assisting the Town of South Congaree in securing a new park to be installed behind the South Congaree/Pine Ridge Library. He explained that the funding would be provided through an insurance settlement resulting from the loss of the Town's barn, which was destroyed by a fire in 2017 on LCRAC property. He stated that the insurance settlement was \$85,788.20 and that he had requested the Commission match the funds in support of a new playground for the Town. Mr. Duncan stated that the project would be contingent on the Commission's and Lexington County's approval. Mayor Campbell asked if the park would include new bathrooms, and Mr. Duncan stated that the project would include new bathrooms. Mayor Pro Tem Spires asked Mr. Duncan if there were plans to consult with the Library Board. Her concern was about the plans regarding the expansion of the South Congaree/Pine Ridge Library. She also mentioned that she had spoken with Mr. Gibson of the Commission about including a Community Center in the plans. Council Member McIver asked about a fence surrounding the park due to parking and traffic issues around the South Congaree Arena. Mr. Duncan stated that all the considerations could be included in the planning process.

III. Approval of Minutes

Mayor Campbell asked if there were any objections to approving the minutes listed as items a. through n. as one vote instead of individual votes. Hearing no objections, Mayor Campbell entertained a motion to approve the listed minutes with one vote.

Mayor Pro Tem Spires made a motion to approve items a. through n. collectively, and Council Member Brian Jackson seconded the motion.

Mayor Campbell asked for discussion. Council Member McIver stated she had questions concerning the March 11 and July 29, 2025, minutes. She questioned the change in title for the March 11th meeting minutes from a Council Work Session to a Special Council Meeting. The Town Attorney recommended discussing this in Executive Session.

Council Member McIver made a motion to amend the motion to remove item a.) "*March 11, 2025-Special Council Meeting*" from the vote to approve the listed minutes, to add the March 11th minutes as an executive session item to receive legal advice (Pursuant to S.C. Code Ann. § 30-4-70 (A) (2)), and to approve the minutes listed in items b. through n. Council Member Jackson seconded the motion.

Discussion was held concerning the July 29, 2025, minutes. Council Member McIver asked if the July 29th Special Council Meeting agenda item for second reading of an ordinance to amend the Town's election dates referenced the first reading of the ordinance at the July 15th Regular Council Meeting, where all five Council Members voted unanimously to amend the dates from April of 2026 to November of 2025. She stated that by moving the election date to November of 2025, it would have shortened all Council Members' terms by six months. She stated that at the July 29th Special Council Meeting, her motion to move the date to November 2025 was changed to November 2027 in the second reading, extending all Council Members' terms another year and a half, making it a five-year and five-month term. Mayor Campbell stated it was not a new motion to approve the date change; it was a motion to approve the second reading, which was when the motion was changed. Mayor Campbell stated that the change did not need to be referenced in the second reading minutes.

Mayor Campbell called for the vote on the motion as amended and approved the minutes listed in items b. through n. Council Member McIver made the motion, and Council Member Jackson seconded the motion.

The motion passed unanimously.

The Minutes approved are as follows:

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| b. March 18, 2025 – Regular Council Meeting | i. June 17, 2025 – Regular Council Meeting |
| c. April 8, 2025 – Special Council Meeting | j. July 2, 2025 – Public Hearing |
| d. April 23, 2025 – Special Council Meeting | k. July 2, 2025 – Special Council Meeting |
| e. May 7, 2025 – Special Council Meeting | l. July 15, 2025 – Regular Council Meeting |
| f. May 20, 2025 – Special Council Meeting | m. July 22, 2025 – Special Council Meeting |
| g. May 20, 2025 – Regular Council Meeting | n. July 29, 2025 – Special Council Meeting |
| h. June 5, 2025 – Special Council Meeting | |

IV. Unfinished Business

- a. Mayor Campbell made a motion to approve Second Reading Consideration of an Ordinance Adopting the Town of South Congaree 2025 Comprehensive Plan. Council Member Prosser seconded the motion.

The motion passed unanimously.

- b. Mayor Campbell entertained a motion to approve Second Reading Consideration of an Ordinance to Amend Title 3, Chapter 34, Section 7, of the Town of South Congaree Code of Ordinances Relating to Election Filing Fees. Council Member Prosser made a motion, and Council Member Jackson seconded the motion.

Council Member Jackson commented that he had received multiple comments about the expense. He stated the fee was minimal considering the personal expense. Council Member McIver confirmed that the fees come back to the Town. Mayor Campbell confirmed that the fees do come back to the Town and are used to help offset the cost of the election.

The motion passed unanimously.

V. New Business

- a. Mayor Campbell entertained a motion to table the item for Consideration to Approve Law Enforcement Assistance and Support Agreement with the Pelion Police Department.

Council Member McIver made a motion, and Council Member Jackson seconded the motion.

The motion passed unanimously.

- b. Mayor Campbell entertained a motion for Consideration to Reappoint Municipal Judge Kenneth Ebener for a Two-Year Term.

Council Member Jackson made a motion, and Council Member McIver seconded the motion.

The motion passed unanimously.

Mayor Campbell asked if there was anyone in the audience who would like to make a public comment.

Melinda Snellgrove, 212 Rowland Drive, addressed Council with concerns regarding the proposed 624-house project that would add an additional 1200 cars on Edmund Highway and Highway 6 and increase the school district's student population.

Laura Hutchberry, 211 Harbor Vista Circle, wanted to discuss the Comprehensive Plan. She encouraged South Congaree citizens to support the Council regarding the traffic control improvements once the proposed Highway 302 neighborhood project was completed.

VI. Adjourn to Executive Session

Mayor Campbell made a motion to adjourn to Executive Session for a.) discussion of Legal Matters Related to the Police Department (Pursuant to S.C. Code Ann. § 30-4-70 (A) (2)), b.) discussion of Personnel Matters Related to the Police Department (Pursuant to S.C. Code Ann. § 30-4-70 (A) (1)), c.) discussion of contractual matters related to Professional Zoning Consultant Services with Palmetto Land Use Planning, LLC (Pursuant to S.C. Code Ann. § 30-4-70 (A) (2)), d.) discussion of contractual matters related to an Addendum to Employer Resolution for Participation in the State Insurance Benefits Program Regarding County/Municipal Council Member Coverage (Pursuant to S.C. Code Ann. § 30-4-70 (A) (2)), and e.) to receive legal advice concerning the March 11, 2025, Special Council Meeting minutes (Pursuant to S.C. Code Ann. § 30-4-70 (A) (2)).

Mayor Campbell invited Wayne Shuler to join Council in executive session. Mayor Pro Tem Spires seconded the motion. Council adjourned to executive session at 6:58 PM.

The motion passed unanimously.

IV. Reconvene to Regular Session

Mayor Campbell stated no votes were taken during Executive Session and made a motion to adjourn Executive Session and reconvene to regular session. Mayor Pro Tem Spires seconded the motion. Council reconvened at 8:32 PM.

The motion passed unanimously.

V. After Reconvening to Regular Session, Action May be Taken by Council Regarding Matters Discussed in the Executive Session

Mayor Campbell asked if there were any motions for consideration after leaving the executive session.

- a. Council Member McIver made a motion to approve the contract for Palmetto Land Use Planning, LLC for professional consultation services, subject to Council's changes discussed in executive session and legal review. Council Member Jackson seconded the motion.

The motion passed unanimously.

- b. Mayor Pro Tem Spires made a motion to approve the Addendum to Employer Resolution for Participation in the State Insurance benefits Program Regarding County/Municipal Council Member Coverage. Council Member Prosser seconded the motion.

The motion passed unanimously.

Mayor Campbell stated that the March 11, 2025, minutes would be placed on the next Regular Council Meeting agenda for approval.

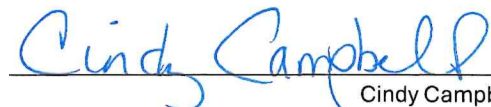
VI. Adjournment

Mayor Campbell entertained a motion to adjourn. Council Member Jackson seconded the motion. The meeting adjourned at 8:35 PM.

The motion passed unanimously.



Kelli Ricard, Town Clerk



Cindy Campbell, Mayor

Date Approved: September 16, 2025