



**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  
Joseph Dickey, Town Attorney  
Kelli Ricard, Town Clerk  
Steven Jonas, Police Chief  
Susan Battles, Deputy Clerk  
Gregory Sprouse, Central Midlands Council of Government  
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, radio, and television stations were all notified by email on July 11, 2025.**

**I. Call to Order.**

Mayor Campbell called the meeting to order at 6:02 PM. A quorum was present. Mayor Campbell led in the Pledge of Allegiance and Invocation.

**II. New Business**

Mayor Campbell thanked Gregory Sprouse from the Central Midlands Council of Governments (COG) for assisting the Town and the Planning Commission with the 2025 Comprehensive Plan.

Mayor Campbell entertained a motion for First Reading Consideration of an Ordinance Adopting the Town of South Congaree 2025 Comprehensive Plan as Amended. Mayor Pro Tem Spires motioned, and Council Member Prosser seconded.

Mayor Campbell opened the floor for discussion. Council Member McIver expressed concern about the increase in density in residential neighborhoods and the limited space for mobile home parks. Gregory Sprouse with the COG explained that this plan was not a regulatory tool. Council should be making decisions based on the land use plan, but the changes can be made in the Zoning Ordinances. Mr. Sprouse explained that there were two types of densities in the land use plan. Future land use categories include low-density areas, which lack infrastructure, and medium-density areas, which have utilities and infrastructure already established, but neither is considered high-density. Planning Commission Chairman Shangle recommended removing R3 due to the high-density potential. Mr. Sprouse recommended removing D1 because it lacked specificity and should be reconsidered when updating the Zoning Ordinances.

Mayor Campbell requested a change under Goals and Objectives to remove mining and discourage salvage, junkyards, recycling, and landfills. Mr. Sprouse stated that small changes can be made to the plan without having to go back to the Planning Commission to reconsider.

Mayor Pro Tem Spires requested adding the word "building" to "height requirements" on page 23, number two, under Goals and Priorities.

Council Member McIver requested that the updated list of board members be included in the Comprehensive Plan, and that SC Department of Health and Environmental Control (SC DHEC) be changed to SC Department of Environmental Services (SC DES).

Mayor Campbell stated the Storm Water Ordinance had been updated more recently than 2016 and asked that it be updated in the plan.

Mayor Pro Tem Spires asked Town Administrator Crystal Bouknight to have the Town employees clean up the stormwater drains throughout the Town, specifically the Ramblin Road area.

There was a discussion about Airbnb rentals being required to pay accommodations tax. Town Attorney Dickey stated that each jurisdiction handles it differently, and it would be researched.

The motion passed unanimously.

III. **Adjourn to Executive Session**

Mayor Campbell made a motion to adjourn to Executive Session for discussion of Personnel Matters Related to the Police Department pursuant to (S.C. Code Ann. § 30-4-70 (A) (1)). Mayor Pro Tem Spires seconded the motion. Council entered Executive Session at 6:32 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 8:15 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 entertained a motion to Create and Approve a Verbal Resolution Detailing a Reporting Structure and Standard Operating Procedure for all Employees. Mayor Pro Tem Spires made a motion, and Council Member Prosser seconded the motion.

The motion passed unanimously.

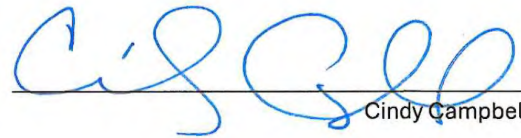
VI. **Adjournment**

Mayor Campbell made a motion to adjourn. Council Member Jackson seconded. The meeting adjourned at 8:17 PM.

The motion passed unanimously.



Kelli Ricard, Town Clerk



Cindy Campbell, Mayor

Date Approved: 8.19.25