

CITY OF HARDEEVILLE
PUBLIC HEARING & REGULAR
CITY COUNCIL MEETING
MINUTES
August 2, 2007
6:00 PM

Present: Mayor Rodney Cannon, Mayor Pro-Tem Brooks Willis, Council Members Earl Cooler, Bea Jones and Bill Horton, City Manager Shane Haynes, City Attorney David Tedder, Assistant City Manager Kevin Griffin, City Clerk Virginia Haas, Public Information Director Paul Floeckher, Police Chief Richard Nagy, Fire Chief John Ekaitis, Recreation Director Joe Gailey, Planning Director Brana Snowden, Assistant City Manager Jeff Slocum, Economic Development Director Ted Felder and Municipal Judge John Carroll.

I. CALL TO ORDER

Mayor Cannon called the meeting to order at 6 p.m.

II. INVOCATION & PLEDGE OF ALLEGIANCE

Mayor Pro-Tem Willis gave the invocation.

III. PUBLIC PRESENTATIONS/COMMENTS (2 MINUTE TIME LIMIT)

NATIONAL NIGHT OUT PROCLAMATION

Mayor Cannon read the proclamation in its entirety and proclaimed August 7, 2007 as the 24th Annual National Night Out.

PRESENTATION OF THE HARDEEVILLE WARRIORS SEMI-PRO
FOOTBALL TEAM, COACH CURTIS FOSTER

Recreation Director Joe Gailey introduced Coach Curtis Foster of the Hardeeville Warriors Semi-Pro Football Team. Mr. Gailey explained that Coach Foster called in March to request the use of our fields due to a scheduling conflict with their field. The Hardeeville Warriors, a member of the Southeast Football League, have played 4 games here in Hardeeville and signed four scholarships this year. Coach Foster stresses community service in the area and the team will be involved in the City and local school system. Coach Curtis Foster expressed honor to be part of the City of Hardeeville and showed pictures of the Hardeeville Warrior team to City Council. Coach Foster stressed that the team will help bring revenue to the city. He also met with the new principal and discussed mentoring programs with the school. Coach Foster explained that all the players must complete community service and they are very strict about drug use.

Mayor Cannon welcomed Coach Foster and stated that the City was always looking for partners within the recreational programs. He commended Recreation Director Joe Gailey and the Recreation Committee. Council Member Bea Jones stated her appreciation to Coach Foster for coming to the meeting tonight. She stated that the city desires the entire recreation area to be more utilized and the families wish to see real professional games. Council Member Horton welcomed Coach Foster and stated that the Recreation Committee has worked for some time together to make this a reality and games are set to start quickly. Coach Foster stated that the first game is set for August 11th at 6 p.m. and all the proceeds will go to the youth program. Tickets are \$5 in advance and \$7 at the gate. Coach Foster responded to Mayor Pro-Tem Willis that if the season goes well there will definitely be additional seasons in the future. Council Member Cooler stated that his sons had coached for years in Jasper County and this is rewarding and great for the young people. Mayor Cannon welcomed Coach Foster again and asked him to call if he needed any support.

IV. OLD BUSINESS

- A. SECOND READING OF "AN ORDINANCE APPROVING THE FIRST AMENDED AND RESTATED DEVELOPMENT AGREEMENT BETWEEN THE CITY OF HARDEEVILLE AND **HILTON HEAD LAKES, LLC**, OF SOUTH CAROLINA, OWNER OF THE LAND WITHIN THE CITY OF HARDEEVILLE, COMMONLY KNOWN AS THE "**ANDERSON TRACT.**"
(2007-7-19-D) PUBLIC COMMENT

City Manager Haynes explained that the second reading of the Ordinance is necessary in moving forward with the Municipal Improvement District process as Attorney Margaret Pope explained at the last meeting. The development agreement has not changed substantially from the last meeting and the Planning Committee asks that City Council give favorable consideration to its approval at second reading. **Public Comment: None.**

A motion was made by Mayor Pro-Tem Willis to approve Ordinance no. 2007-7-19D at second reading. The motion received a proper second by Council Member Jones and carried unanimously.

- V. A. PRESENTATION & APPROVAL OF MINUTES FROM THE JULY 19, 2007
PUBLIC HEARING & REGULAR CITY COUNCIL MEETING

A motion was made by Council Member Horton to approve the July 19, 2007 minutes. The motion received a proper second by Council Member Cooler and passed unanimously.

VI. NEW BUSINESS

- A. FIRST READING OF AN ORDINANCE PROVIDING FOR THE ANNEXATION OF PROPERTY KNOWN AS TMP 029-00-02-076 (+/- 20.53 ACRES) NOT ALREADY LOCATED WITHIN THE CITY LIMITS OF HARDEEVILLE IN JASPER COUNTY **HARDIN TRACT (2007-8 -2A)**

PUBLIC COMMENT

City Manager Haynes referred to the map and explained that the Hardin Tract utilized the 100 percent annexation method and is contiguous with the Hardeeville Tract. **Public Comment: None.**

A motion was made by Council Member Jones to approve Ordinance 2007-8-2A at first reading. The motion received a proper second by Mayor Pro-Tem Willis and passed unanimously.

B. FIRST READING OF AN ORDINANCE FOR A ZONING AMENDMENT FOR THE FOLLOWING PARCEL LOCATED ALONG HONEY HILL ROAD FROM RESTRICTED DEVELOPMENT (RD) IN JASPER COUNTY TO MIXED USE (MU) 029-00-02-076 (+/- 20.53ACRES) HARDIN TRACT (2007-8-2B) PUBLIC COMMENT

Manager Haynes noted it is proper procedure in following an annexation to designate zoning which is proposed to be mixed use. Planning Director Snowden stated that the parcel is located in an area of potential mixed-use, residential development and existing commercial along Honey Hill Road. Mixed-use is the best zoning designation and the Planning Committee requests that City Council give favorable consideration to the recommendation. Planning Director Snowden responded to Mr. Horton that the zoning would allow single-family and multi-family use as well as neighborhood style commercial uses. **Public Comment: None**

A motion was made by Mayor Pro-Tem Willis to approve Ordinance No. 2007-8-2B at first reading. The motion received a proper second by Council Member Jones and passed unanimously.

Mayor Cannon recognized Judge Malphrus in the audience and thanked him for coming to the meeting.

C. FIRST READING OF AN ORDINANCE PROVIDING FOR THE ANNEXATION OF PROPERTY KNOWN AS TMP 042-00-04-023 (+/- 4.01 ACRES) NOT ALREADY LOCATED WITHIN THE CITY LIMITS OF HARDEEVILLE IN JASPER COUNTY BRICKYARD SWAMP RENAISSANCE TRACT (2007-8-2C) PUBLIC COMMENT

City Manager Haynes explained that Item C was submitted under the 100 percent annexation petition. Staff has reviewed the petition and found it to be consistent with the comprehensive plan and the property has been properly noticed and publicized. Staff recommended favorable consideration for approval of Ordinance 2007-8-2C. **Public Comment: None**

A motion was made by Council Member Jones to approve Ordinance No. 2007-8-2C at first reading. The motion received a proper second by Council Member Horton and carried unanimously.

**D. FIRST READING OF AN ORDINANCE FOR A ZONING AMENDMENT FOR THE FOLLOWING PARCEL LOCATED ALONG HIGHWAY 278 BETWEEN JOHN SMITH ROAD AND INTERSTATE 95 FROM RESTRICTED DEVELOPMENT (RD) IN JASPER COUNTY TO GENERAL COMMERCIAL (GC) 042-00-04-023 (+/- 4.01 ACRES) BRICKYARD SWAMP RENAISSANCE TRACT (2007-8-2D)
PUBLIC COMMENT**

Planning Director Snowden stated that this zoning amendment was presented to the Planning Commission and received favorable consideration. The proposed general commercial zoning is consistent with the general trends of that area. **Public comment: None**

A motion was made by Council Member Horton to approve Ordinance No. 2007-8-2D at first reading. The motion received a proper second by Council Member Jones and passed unanimously.

E. FIRST READING OF AN ORDINANCE PROVIDING FOR THE ANNEXATION OF PROPERTY KNOWN AS TMP 042-00-04-007 (+/- 5 ACRES) NOT ALREADY LOCATED WITHIN THE CITY LIMITS OF HARDEEVILLE IN JASPER COUNTY BRICKYARD SWAMP RENAISSANCE TRACT (2007-8-2E) PUBLIC COMMENT

Manager Haynes stated that this property was located adjacent to the city limits, consistent with the comprehensive plan and petitioned under the 100 percent annexation method. The Planning Commission requested that City Council give favorable consideration to approval of Ordinance No. 2007-8-2E. **Public Comment: None**

A motion was made by Mayor Pro-Tem Willis to approve Ordinance No. 2007-8-2E at first reading. The motion received a proper second by Council Member Jones and passed unanimously.

**F. FIRST READING OF AN ORDINANCE FOR A ZONING AMENDMENT FOR THE FOLLOWING PARCEL LOCATED ALONG HIGHWAY 278 BETWEEN JOHN SMITH ROAD AND INTERSTATE 95 FROM RESTRICTED DEVELOPMENT (RD) IN JASPER COUNTY TO GENERAL COMMERCIAL (GC) 042-00-04-007 (+/- 5 ACRES) BRICKYARD SWAMP RENAISSANCE TRACT (2007-8-2F)
PUBLIC COMMENT**

Manager Haynes noted it is proper procedure in following an annexation to designate zoning which is proposed to be general commercial. Planning Commission has given their approval to this designation and asks that City Council give favorable consideration to this ordinance at first

reading. Planning Director Snowden stated that the petitioners are fully aware of the Highway 278 access management plan. **Public Comment: None**

A motion was made by Council Member Jones to approve Ordinance No. 2007-08-2F at first reading. The motion received a proper second by Council Member Horton and passed unanimously.

G. FIRST READING OF AN ORDINANCE PROVIDING FOR THE ANNEXATION OF PROPERTY KNOWN AS TMP 079-00-00-009 (+/- 9.11 ACRES) NOT ALREADY LOCATED WITHIN THE CITY LIMITS OF HARDEEVILLE IN JASPER COUNTY **SANDERS TRACT (2007-8-2G)**

PUBLIC COMMENT

City Manager Haynes stated that this item is also petitioned under the 100 percent annexation method. The property is located in the urban growth boundary which falls under the City's purview. The property is Jasper County and contiguous via the Argent II/Pulte Property. Staff has reviewed the project and found it consistent with the comprehensive plan. **Public Comment: None**

Council Member Jones commented that the GIS overlay depicted as the Sanders Tract gives an accurate view of what lies around the property and encouraged continued use of this type of map.

A motion was made by Council Member Jones to approve Ordinance No. 2007-8-2G at first reading. The motion received a proper second by Council Member Horton and passed unanimously.

H. FIRST READING OF AN ORDINANCE FOR A ZONING AMENDMENT FOR THE FOLLOWING PARCEL LOCATED ALONG HIGHWAY 170 FROM RESTRICTED DEVELOPMENT (RD) IN JASPER COUNTY TO GENERAL COMMERCIAL (GC) 079-00-00-009 (+/- 9.11 ACRES) **SANDERS TRACT (2007-8-2H) PUBLIC COMMENT**

Manager Haynes stated this was a request of zoning from restricted development to general commercial and deferred to the Planning Director to summarize the request. Planning Director Snowden stated that this request will be reviewed by the Planning commission next week. The property is located behind Easy Go Golf Cart facility on Highway 170 and is consistent with general commercial trends in that area. The request meets ordinance requirements. **Public Comment: None**

A motion was made by Mayor Pro-Tem Willis to approve Ordinance No. 2007-8-2H at first reading. The motion received a proper second by Council Member Cooler and passed unanimously.

VII. COMMITTEE REPORTS

Public Works: Mayor Pro-Tem Willis reported on Boyd Street drainage, McTeer Street Station, Industrial Park and other drainage issues. He reported that he, staff and news reporter Heidi Fedak toured drainage problems in the city. He stated that the new McTeer street trash collector system was recently cleaned out and has been placed on scheduled maintenance.

Planning & Zoning: Mr. Cooler reported that he spoke with CSS, who promised they would conduct temporary work at the railroad crossings at Highway 46 and the Industrial Park with some new material. They should arrive in the Hardeeville area in about 30 days. The officials have promised to repair those areas due to safety issues.

Recreation Committee: Council Member Jones reported on the upcoming National Night Out this Tuesday from 6-9 p.m. which is free to public. She reported the Hardeeville Hurricane Football Jamboree will be Friday, August 10th at 6:30 p.m. The first home football game is August 17th against the Hilton Head Preps. She reported that the stoplight went up yesterday at the school. Council Member Jones thanked Mr. Joe Gailey for his work with the Recreation Department.

Mayor Cannon reported on the Blue Jean Ball scheduled for August 11th at \$20 per person for the library building fund. See Mr. Joe Gailey for tickets. Mayor thanked the local restaurants and Piggly Wiggly for sponsoring this event.

Council Member Horton reported that Youth football sign-ups are still on-going at City Hall, the Piggly Wiggly and the High School.

VIII. MANAGER'S REPORT

Manager Haynes stated that staff gave individual reports at the last meeting, however, asked for any special reports from the Department Heads.

Finance Director Michelle Werner introduced the new staff Accountant, Ms. Katie Ditz, who moved to Hardeeville from Ohio. The City Council welcomed Ms. Ditz aboard.

Recreation Director Gailey reported on the following events scheduled for the National Night Out: Hardeeville Warriors and the boy scouts will be in attendance. There will be a dunk tank, 2 slides, kid ID packs, drinks, watermelons, DJ and a magician. The following sponsors were thanked: Shoney's, Squat and Gobble and Target.

Public Information Director Paul Floeckher reported on the digitally posted meetings on the internet and passed around a compiled list of videos that appeared to be most viewed.

Manager Haynes reported that the city is continuing to work hard on the revamping of the web site to make it easier to navigate. He thanked Paul Floeckher and Jason Rogers for their work on the web site.

IX. ADJOURNMENT

A motion was made by Council Member Jones and seconded by Council Member Cooler to adjourn the meeting. The motion passed unanimously. The meeting adjourned at 6:45 p.m.

Virginia S. Haas, City Clerk

Date

SEAL