

CITY OF HARDEEVILLE
PUBLIC HEARING & REGULAR
CITY COUNCIL MEETING
JANUARY 18, 2007
6:00 PM

Present: Mayor Rodney Cannon, Mayor Pro Tem Brooks Willis, Council Members Bea Jones, Bill Horton, & Earl Cooler. City Attorney David Tedder, Media Director Paul Floeckher, Planning Director Brana Snowden, Finance Director Michelle Werner, Recreation Director Joe Gailey, and Lt Dan Martin

I. CALL TO ORDER

Mayor Cannon called the meeting to order.

II. INVOCATION & PLEDGE OF ALLEGIANCE

Mayor Pro Tem Willis gave the invocation.

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

Mr. Jerome Davis stated that he is representing the residents on Jenkins Avenue. He and the residents are concerned with a new plant being built on Jenkins Avenue and the speed limit is too high; there are no sidewalks; and with the trucks being on the road and the kids playing in the neighborhood. He is concerned with where things are being built. Mayor Cannon inquired if this business is in the city or the county. Planning Director Snowden stated that the property was annexed about six months ago and there is a building being built for Jenkins Plumbing and it is not a plant; it's a storage facility and office. There will not be regular traffic. Mr. Davis inquired about having some speed bumps put on the road. Mayor Cannon requested Mayor Pro Tem Willis to check in to this since he is the chair for the public works committee. Mayor Pro Tem Willis requested that Lt. Martin make a note of the speeding issue and to try and slow down the traffic and give him a report in a couple of weeks. Mayor Cannon stated they would try and try to find a grant for sidewalks.

Mr. Eugene Williams stated that he lives on Jenkins Avenue and is concerned and he notices vehicles and trucks speeding on the road. He noticed the sign but with no public hearing information listed. Council Member Horton stated that the sign has been out there for 6 to 8 months and the information has washed out. It is not required to be posted after the public hearing. This is a warehouse type facility and should not have the traffic. Mr. Williams inquired if all procedures were followed. Mayor Cannon stated yes. Planning Director Snowden stated that the property was zoned RD in the county; and when they annexed into the city that the city's zoning standards are more restrictive as far as buffering, etc.

IV. OLD BUSINESS

- A. SECOND READING OF A MASTER PLAN FOR THE PARCEL KNOWN AS THE **FORINO TRACT (JASPER COMMONS)** (PARCEL 8 OF ARGENT EAST) LOCATED ON JASPER STATION ROAD (+/- 200 ACRES) (2007-1-4B)

Planning Director Snowden stated that this is the master plan for the Forino tract. It is 200 acres and 490 residents total. Council Member Cooler inquired if there have been any changes since the first reading. Planning Director Snowden stated there have been no changes.

PUBLIC COMMENT-None

Mayor Pro Tem Willis made a motion to accept the ordinance; his motion received a proper second from Council Member Cooler and passed unanimously.

- B. SECOND READING OF A MASTER PLAN FOR THE PARCEL KNOWN AS THE **ANDERSON TRACT (HILTON HEAD LAKES)** LOCATED ON HIGHWAY 278 (+/- 2,739.19 ACRES) (2007-1-4D)

Planning Director Snowden stated this is the residential portion of the master plan. They are requesting 2,412 dwelling units. There is a tremendous amount of wetlands. There have been no changes since the first reading.

PUBLIC COMMENT-None

Council Member Horton made a motion to accept the ordinance; his motion received a proper second from Council Member Jones and passed unanimously.

- C. SECOND READING OF AN ORDINANCE PROVIDING FOR THE ANNEXATION FOR THE PROPERTY KNOWN AS 040-00-02-101 (+/- 25.61 ACRES) LOCATED ON HIGHWAY 17 IN JASPER COUNTY (**LYNCH**) (2007-1-4E)

Planning Director Snowden stated it is located on Hwy 17 south across from the Sherwood tract. Council Member Horton inquired about the appearance with this being zoned Limited Industrial. Planning Director Snowden stated that they did add that in September with the four chapters to the MZDO.

PUBLIC COMMENT-None

Council Member Jones made a motion to accept the ordinance; motion received a proper second from Council Member Horton and passed unanimously.

- D. SECOND READING OF AN ORDINANCE PROVIDING FOR A ZONING AMENDMENT FOR THE FOLLOWING PARCEL LOCATED ON HIGHWAY 17 FROM RESTRICTED DEVELOPMENT (RD) IN JASPER COUNTY TO LIMITED INDUSTRIAL (LI) 040-00-02-101 (+/- 25.61 ACRES) (**LYNCH**) (2007-1-4F)

Planning Director Snowden stated there have been no changes and was recommended by the planning commission.

PUBLIC COMMENT-None

Council Member Horton made a motion to accept the ordinance; his motion received a proper second from Council Member Jones and passed unanimously.

- E. PUBLIC HEARING FOR AN ORDINANCE PROVIDING FOR THE ANNEXATION FOR THE PARCELS LOCATED ON HIGHWAY 17 KNOWN AS THE **SHERWOOD** TRACT 030-00-01-007 AND 030-00-01-013 (+/- 1,528 ACRES) (2007-1-4G)

Mayor Cannon stated this is just a public hearing on this item. Planning Director Snowden stated that they are working on some details of the executive summary. The applicant is requesting annexation, concept PDD and Development Agreement. Mayor Cannon stated there will be a public hearing at the next council meeting.

PUBLIC COMMENT-None

- F. PUBLIC HEARING FOR AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE HARDEEVILLE MUNICIPAL ZONING AND DEVELOPMENT ORDINANCE TO PROVIDE FOR A PLANNED DEVELOPMENT DISTRICT (PDD) ZONING AND APPROVING A CONCEPTUAL MASTER PLAN FOR THE **SHERWOOD** TRACT 030-00-01-007 AND 030-00-01-013 (+/- 1,528 ACRES) (2007-1-4H)

Planning Director Snowden stated this is the same information.

PUBLIC COMMENT-None

- G. PUBLIC HEARING FOR AN ORDINANCE AUTHORIZING A DEVELOPMENT AGREEMENT FOR THE **SHERWOOD** TRACT WITH TMP 030-00-01-007 AND 030-00-01-013 (+/- 1,528 ACRES) (2007-1-4I)

Attorney Tedder stated they have been working on the traffic impact for this project.

PUBLIC COMMENT-None

V. **PRESENTATION & APPROVAL OF MINUTES FROM THE JANUARY 4, 2007 PUBLIC HEARING & REGULAR CITY COUNCIL MEETING**

Council Member Horton is concerned with a statement from Mayor Pro Tem Willis in reference to the private probation to assist on Boyd Street and would

like for Mayor Pro Tem Willis to clarify. Mayor Pro Tem Willis stated that the public works committee discussed bringing in a private probation in to the city of Hardeeville to use in connection with misdemeanor cases and it enables a city to have for community service and it does not cost the city anything. The first step would be to have the City Attorney to check with the State of South Carolina to enable us to do that. Council Member Horton made a motion to approve the minutes once amended; his motion received a proper second from Council Member Jones and passed unanimously.

VI. NEW BUSINESS-None

VII. COMMITTEE REPORTS

Recreation-Council Member Jones stated that the committee met as planned. Flag football is going well. They also have youth basketball that just started at West Hardeeville. They are also discussing an Easter event. Council Member Horton stated that there has been a fence and granite marker in the center. There is only once glass backboard left and would like to ask the citizens to help us to keep the park up. Council Member Jones stated that they are checking on speakers for the visitors' side.

Public Works-Mayor Pro Tem Willis deferred to Recreation Director Gailey to give the report with his Department Head report.

Planning & Zoning-Council Member Cooler stated they will meet in the morning.

VIII. MANAGER'S REPORT

Attorney Tedder stated that they are continuing to work with the joint planning efforts.

Recreation-Director Gailey stated they have two possible events for a fishing rodeo and the pitch hit and run event. Youth baseball and softball registration start next week.

Public Works-Director Gailey stated that the McTeer Street project is almost finished and are working on some easement and tree issues. Potholes are always an issue. He will be looking for drainage project with LCOG for funding for Industrial Park. Public works is not down to 2 employees with Paul Martin out for surgery. Mayor Pro Tem Willis requested for Director Gailey to check on the sidewalks for Jenkins Avenue. He also inquired about street signs and would like to see if they can get them replaced with more ornamental street signs to add to the streetscape.

Fire-Chief Ekaitis gave the yearly stats for the department. Firefighter Fooks passed he Firefighter I certification. Fire Marshal Hiott earned her certification II. Mayor Pro Tem Willis inquired what the first step would be for the training facility and time frame. Chief Ekaitis stated they have a classroom, a maze, house for a future station. They will be working on getting it fenced in. He stated it may take 2 to 3 years.

Planning-Director Snowden stated that they have been working with the joint planning effort. There are two more master plans coming in. They have also

issued 3 development permits for Tradition. Hampton Pointe is coming in with another one also.

Judge-Carroll stated they had 487 tickets for the past month; conducted 67 bond hearings for December and the arrest warrants doubled.

Police-Lt Martin has not been able to get the stats for the month; they did respond to 103; and approximately 12 traffic accidents and will have a breakdown at the next council meeting.

IX. ADJOURNMENT

Council Member made a motion to adjourn; motion received a proper second from Council Member and passed unanimously.