

CITY OF HARDEEVILLE  
PUBLIC HEARING & REGULAR  
CITY COUNCIL MEETING  
JANUARY 19, 2006  
6:00 PM

Present: Mayor Rodney Cannon, Mayor Pro Tem Brooks Willis, Council Members Horton, Jones, & Cooler, City Attorney David Tedder, City Clerk Cindy Thompson, City Treasurer Santesia Henderson, Fire Chief John Ekaitis, Recreation Director Bobby Hiott, Police Chief Jimmy Hubbard, IT Director Jeff Broxton, Building Official Jim Hatter, and Media Director Paul Floeckher. Administrator Haynes and Planning Director Griffin are attending the SCCMA conference in Spartanburg.

**I. CALL TO ORDER**

Mayor Cannon called the meeting to order.

**II. PLEDGE OF ALLEGIANCE**

Mayor Pro Tem Willis gave the invocation.

**III. PUBLIC PRESENTATIONS/COMMENTS**

Tony Maglione from ATM presented the fiscal impact assessment study from Clemson University on economic and community development. (See attached) Tom Karis from Clough, Harbour Associates; who is the Senior Traffic Engineer gave a presentation on a Travel Demand Model; which is the first model of its kind in the state. Council Member Jones inquired about a 10 year projection of the inbound and outbound traffic. Tom Karis stated that is why it's very important that we get information from the developers.

**IV. OLD BUSINESS(COUNCIL ACTION WILL FOLLOW PUBLIC HEARING)**

A. SECOND READING OF ORDINANCES TO PROVIDE FOR THE ANNEXATION OF PROPERTY KNOWN AS THE FOLLOWING PARCELS LOCATED ON BRICKYARD ROAD NOT ALREADY WITHIN THE CITY LIMITS OF HARDEEVILLE AND AMENDING THE OFFICIAL ZONING MAP OF THE HARDEEVILLE MUNICIPAL ZONING AND DEVELOPMENT ORDINANCE TO PROVIDE FOR GENERAL COMMERCIAL ZONING

1. 041-00-03-012 (ORDINANCE NUMBER 2005-10-6A)
2. 041-00-03-016 (ORDINANCE NUMBER 2005-10-6B)
3. 041-00-03-015 (ORDINANCE NUMBER 2005-10-6C)
4. 041-00-03-024 (ORDINANCE NUMBER 2005-106D)
5. 041-00-03-020 (ORDINANCE NUMBER 2005-10-6E)
6. 041-00-03-001 (ORDINANCE NUMBER 2006-1-5A)
7. 041-00-03-002 (ORDINANCE NUMBER 2006-1-5B)
8. 041-00-03-003 (ORDINANCE NUMBER 2006-1-5C)
9. 041-00-03-005 (ORDINANCE NUMBER 2006-1-5D)
10. 041-00-03-006 (ORDINANCE NUMBER 2006-1-5E)

11. 041-00-03-009 (ORDINANCE NUMBER 2006-1-5F)
12. 041-00-03-010 (ORDINANCE NUMBER 2006-1-5G)
13. 041-00-03-018 (ORDINANCE NUMBER 2006-1-5H)
14. 041-00-03-026 (ORDINANCE NUMBER 2006-1-5I)
15. 041-00-03-027 (ORDINANCE NUMBER 2006-1-5J)
16. 041-00-05-006 (ORDINANCE NUMBER 2006-1-5K)
17. 042-00-05-039 (ORDINANCE NUMBER 2006-1-5L)

Mayor Cannon stated that Item Numbers 11 & 12 is not contiguous with the other parcels being annexed into the city limits. He stated that these two items will be pulled off of the agenda until one of the other parcels come in. Attorney Tedder stated that there is a contiguity problem with one intervening parcel. He stated that all of the ordinances are identical with the exception of the identifying information and this also annexes and zones the property.

**PUBLIC COMMENT-None**

Council Member Horton made a motion to accept the 15 listed ordinances as written; his motion received a proper second from Council Member Cooler and passed unanimously.

**V. PRESENTATION & APPROVAL OF MINUTES FROM THE JANUARY 5, 2006 PUBLIC HEARING & REGULAR CITY COUNCIL MEETING**

Council Member Jones made a motion to accept the minutes as written; her motion received a proper second from Council Member Horton and passed unanimously.

**VI. NEW BUSINESS(COUNCIL ACTION WILL FOLLOW PUBLIC HEARING)**

**A. FIRST READING OF AN ORDINANCE TO ADOPT A MASTER PLAN PLANNED DEVELOPMENT DISTRICT (PDD) SUBMITTAL FOR A PORTION OF THE ARGENT EAST TRACT HAVING TMP 043-00-00-001 (+/- 854 ACRES)(2006-1-19A)**

Attorney Tedder stated that Toll Brothers has presented a master plan in the same form and fashion as Argent West. He also stated that there have been changes made to accommodate staff's comments and understandings. Mr. Tony Maglione stated there have been three levels of correspondence between the developers and the staff; all comments have been satisfied. The access road from John Smith Road will be built in two phases; which is a cost to the developer. Mr. Maglione stated they have met all requirements of master plan. Mr. Jim Collins from Thomas & Hutton stated they are the engineering firm for the Toll Brothers project. He also stated that the Central Loop Road will run from Hwy 141 and loop to the north and east and tie back into Jasper Station Road. The overall acreage is 7400; with this particular project being a little over 800 acres. There will be other projects that will be accessed via this road. There will be approximately 1137 units; with an 18 hole Jack Nicklaus golf course and

are in the process of putting together their first phase site development plans with approximately 240 lots. Mr. Milton Drewer from Toll Brothers; who is the Senior project manager stated that there will be approximately a 20,000 square foot clubhouse; which will house their golf pro shop, a restaurant; an amenity center that includes a fitness center, an exterior outdoor pool, tennis courts and numerous trails throughout the community. It will be a gated community. The project will be renamed to Hampton Point. The golf course membership will be included with the price of the homes. Mayor Cannon inquired about whether or not this would be a total package or if the home owners will have to pay a recurring fee every year. Mr. Drewer stated that it is a total package. The HOA fees will run around \$2500 to \$3000 per year. He also stated that the first three product lines that they are offering will be the Carriage Series; which is a townhouse with 3 and 4 units per building with stucco exteriors with a price range of low to mid \$300,000. The second product line is the Carolina Series; which is one floor living with 2100 and 2500 square feet, with stone, brick, and hardy plank with a price range of mid \$350,000 to mid \$400,000. The third product is the Estate Collection; with a square footage up to 3200 square feet; with a price up to \$500,000.

**PUBLIC COMMENT-None**

Council Member Jones made a motion to accept this ordinance as written; her motion received a proper second from Council Member Cooler and passed unanimously.

**B. FIRST READING OF AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF THE PROPERTY KNOWN AS TMP 041-00-03-034 NOT ALREADY WITHIN THE CITY LIMITS OF HARDEEVILLE AND AMENDING THE OFFICIAL ZONING MAP OF THE HARDEEVILLE MUNICIPAL ZONING AND DEVELOPMENT ORDINANCE TO PROVIDE FOR GENERAL COMMERCIAL ZONING(2006-1-19B)**

Mr. Maglione stated that this is to the west of the previous parcels on Brickyard. It does have frontage on 278. Council Member Horton inquired about what are the plans for the property. Mr. Maglione stated that it will be some type of retail commercial. Attorney Tedder stated that the proposed use is a motor sports retail facility. Mr. Maglione stated that everyone in the area will have to tie in to the overall access management plan.

**PUBLIC COMMENT-None**

Council Member Jones made a motion to accept this ordinance as written; her motion received a proper second from Council Member Cooler and passed unanimously. Mayor Cannon stated there will be a public hearing for this item on February 2, 2006.

## **VII. COMMITTEE REPORTS**

**Public Works-** Mr. Maglione stated that the McTeer Street project has received an encroachment permit for their wetland crossing for the force main coming from the pump station over to the lake and will soon be preparing bid packages through CDBG. This is a half a million dollar CDBG grant that will provide storm water pump station at the end of Epps Avenue that will approve the drainage from John Smith Road down 17 by the post office. They are also working on the drainage problems by the Sleep Inn and the car lot on Hwy 17 South. They are planning on getting a DOT permit to add a new outfall line to the edge of the car lot into the existing drainage system. He also stated that they added some culverts on Martin Street. Those problems have been repaired. He also stated there is also a drainage problem at Bush Street along I95 towards Boyd Street. The county has agreed to help us along with DOT. Council Member Horton stated there are also significant piping problems in that area. Mr. Maglione stated that there will need to be culvert replacements and realignments. He also stated that he and Mr. Hatter have been working on the pump station on Hwy 17 South cleaning it out. They are going to clean the entire system out all the way to Jenkins Avenue which is almost two miles. Mayor Pro Tem Willis inquired about Keller Place. Mr. Maglione stated they may have to get a surveyor crew to run some grades because it is so thick.

**Beautification-**Council Member Jones stated that the lights have gone up and SCE&G has taken down the gooseneck lights. She also stated that this project started about 7 years ago. She stated that the palm trees are up and they are putting in the plants.

## **VIII. ADMINISTRATOR'S REPORT**

Attorney Tedder reminded everyone about the Hometown Action Day on January 31. He also stated that some significant proposed legislation that needs direct input from to make sure they make wise choices to protect the cities.

Administrator Haynes is attending the SCCCMA conference in Spartanburg.

## **IX. ADJOURNMENT**

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