

CITY OF HARDEEVILLE  
PUBLIC HEARING & REGULAR  
CITY COUNCIL MEETING  
MINUTES  
March 20, 2008  
6:00 PM

Present: Mayor Rodney Cannon, Mayor Pro-Tem A. Brooks Willis, Council Members Bea Jones Bill Horton and Earl Cooler, City Manager Shane Haynes, City Attorney David Tedder, Assistant City Manager Kevin Griffin, Police Chief Richard Nagy, Assistant Chief Dan Morgan, Recreation Director Joe Gailey, Planning Director Brana Snowden, Economic Development Director Ted Felder, Assistant City Manager Jeff Slocum, Judge John Carroll, Building Official Bob Klein, Licensing and Permitting Director Jaime Vega, City Engineer Karen Jarrett, City Clerk Lori Pomarico and Public Information Director Jason Rogers.

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)

There were no public presentations or comments

IV. OLD BUSINESS

A. SECOND READING OF AN ORDINANCE TO AMEND APPENDIX A (MUNICIPAL ZONING AND DEVELOPMENT ORDINANCE) OF THE HARDEEVILLE CODE OF ORDINANCES AND AMENDING THE OFFICIAL ZONING MAP WITH REVISIONS WHICH INCLUDES GENERAL PROVISIONS, ZONING DISTRICTS, USE REGULATIONS, GENERAL DEVELOPMENT STANDARDS, LAND DEVELOPMENT REGULATIONS, SIGN STANDARDS AND ADMINISTRATIVE PROCEDURES AND PROCESSES (2007-12-6D)  
**PUBLIC HEARING**

Planning Director Brana Snowden reported that at last week's Planning Commission there were recommendations made to the MZDO mainly additions or clarifications to the Use Table. Parking standards to match industry standards; eating and drinking places clarified to restaurants; public assembly instead of religious assembly; line item added for office warehouse and flex space; LED as possible light standard added. The Ordinance has been reformatted and a two hundred twenty-six (226) page PDF version has been sent to Council. Planning Commission

unanimously recommended the MZDO to Council for approval. This is a living document that can be amended as needed.

Council Member Cooler, Chairman of the Committee, commended the Committee on a fantastic job that has taken over two years to complete. During that time the Planning and Zoning Committee has met approximately thirty-five (35) times on the MZDO including public workshops with Council and staff. The Planning Commission held a Workshop in early 2006 and recommended the Ordinance to Council for review. On March 13, 2008, Planning Commission recommended a finalized MZDO in its current state to Council. The MZDO is streamlined with new zoning districts, addition of a Use Table, and updated sign and tree standards. This is an outstanding document that the old and new Hardeeville will be governed by. Mr. Cooler added that this document was not conceived in stone. If you find a problem or think there is a problem bring it to the attention of the Committee and it will be revisited to do whatever is necessary.

Council Member Horton added that a lot of work went into this document. Members of the Committee discussed, debated and worked through numerous issues and now have a document that is for the best of today and the future of Hardeeville. Mr. Horton reemphasized that this is a living document. There are zoning changes from time to time, the needs of the community change from time to time and this is by no means written in stone, it can be changed. It is a good guideline to grow with. Mr. Horton noted his appreciation of the efforts of staff and the leadership of Mr. Cooler.

Mayor Cannon called for any public comments. A question was raised as to whether the MZDO was available on the website. Ms. Snowden noted that the current version is on the City's website, and the final version will be placed as soon as possible after the adoption.

**A motion was made by Council Member Horton to approve 2007-12-6D at second reading. The motion received a proper second by Council Member Cooler and carried unanimously.**

V. PRESENTATION & APPROVAL OF MINUTES FROM THE  
MARCH 6, 2008 REGULAR CITY COUNCIL MEETING

**A motion was made by Council Member Jones to approve the March 6, 2008 Regular City Council Meeting Minutes. The motion received a proper second by Council Member Horton and carried unanimously.**

VI. NEW BUSINESS

- A. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HARDEEVILLE, SOUTH CAROLINA, AUTHORIZING THE CITY MANAGER TO SEND A LETTER OF INTENT TO WORK WITH THE TOWN OF HILTON HEAD ON A REGIONAL TRAFFIC MODEL

## PUBLIC HEARING

City Manager Shane Haynes reported that he received a letter from Hilton Head's Town Manager Steve Riley asking for the City of Hardeeville's cooperation in joining the effort in creating a regional traffic model. There have been numerous meetings with SCDOT regarding traffic modeling. This is an ongoing effort as we seek to try to improve how we move about in Hardeeville and in the Lowcountry.

City Engineer Karen Jarrett added that she has been approached by one of the planners at Hilton Head about working with them. They are trying to work with as many of the communities as possible to develop a regional traffic model that will help to understand the needs for roads in the future and help prioritize which roads need to be constructed and when.

Mr. Horton asked if it would be fairly accurate to say that the big step we're taking here is getting all the people in the same room, bringing their data and the ability to get all this data in one location, to work as a committee to interpret this data, with some outside help, but mainly to get everybody on the same page and work from the same group of numbers.

Ms. Jarrett responded that the City of Hardeeville would be working with all the other regions and compiling their data. We are moving forward on a traffic model for the Hardeeville area and in that traffic model we would try to incorporate the regions' traffic data. In this way we are able to work with them on a more one to one basis. There will be an outside consultant who will actually do the modeling which will give us a forum for everyone to sit down, talk about growth in their communities, the roads, and the needs of their communities and come up with a good road plan for the entire region as well as Hardeeville. Assistant City Manager Kevin Griffin added that if we are able to do a joint project we are looking at a 15-20% cost savings.

**There was no public comment. A motion was made by Mayor Pro Tem Willis to adopt Resolution Item VI A. The motion received a proper second by Council Member Cooler and carried unanimously**

**B. FIRST READING OF AN ORDINANCE TO AMEND THE ARGENT EAST DEVELOPMENT AGREEMENT BY REMOVING A CERTAIN 7.742 ACRE PARCEL HAVING TMP NUMBER 066-00-00-003 FROM THE PROPERTIES SUBJECT TO THE DEVELOPMENT AGREEMENT AND INCLUDING A 7.742 ACRE PARCEL HAVING TMP NUMBER 080-00-01-027 IN ITS PLACE (FORINO/REYNOLDS ROAD LLC) (2008-3-20B)  
PUBLIC HEARING**

City Manager Haynes stated that this is the parcel swap that was explained by Planning Director Snowden at the last City Council meeting that necessitates an amendment to the existing development agreement so that the property that has been swapped will follow under the East Argent Development Agreement. Ms Snowden added that one correction has been made adding

language referring to the zoning taking one parcel out of the Planned Development District and placing the other into the PDD.

**There was no public comment. A motion was made by Council Member Jones to approve Ordinance No. 2008-3-20B at first reading. The motion received a proper second by Council Member Horton and carried unanimously.**

#### VII. COMMITTEE REPORTS

**Mayor Pro-Tem Willis** reported that Public Works met today. Assistant City Manager Griffin noted that there are drainage issues in the City. A list of road priorities in town is currently being developed. DOT will have some funding available to do 1 \_ to 2 miles of repaving in town.

**Council Member Jones** reported on the Easter Egg extravaganza on Saturday; opening day of baseball will be April 5; the Warriors play March 29.

**Mayor Cannon** reported on his trip to China. There were other area Chambers of Commerce present totaling 250 to 280 delegates. The purpose was economic development and the mayor had the opportunity to speak with a number of business people there who are interested in investing in our area here in the States.

#### VIII. MANAGER'S REPORT

**City Manager** Shane Haynes mentioned that there was a productive group meeting with Jasper County Council on Aging. Final floor and site plans for the Senior Center, which is slated to go next to the community center, were reviewed. The plan is to break ground end of June or first of July, 2008 with completion date around January 2009. Site plan and renderings of building will be on the City's website.

**Parks and Recreation Director** Joe Gailey reported that the Easter Egg Hunt will be held Saturday, March 22, from 10am to noon. There will be a Health Fair co-sponsored by the Hilton Head Regional Health Care from 9am to 1pm, April 12, in the Community Room, there will be a fee charged for some screenings. American Red Cross will be here doing a blood drive as well. Baseball opens on April 5<sup>th</sup>. American Cancer Society Relay for Life to be held April 25<sup>th</sup> and 26<sup>th</sup>. Public Works cleaning out ditches and streetscape is going well. Mr. Gailey thanked Ms. Cooler for the flower box located on Hwy 17 coming into town.

**Permitting and Licensing Director** Jaime Vega reported that business license renewals went out first of the year with a deadline of April 15; for the month of February, received 67 business license applications, 18 in the City, 6 new business, 12 existing; 49 non-resident business applied for, 12 new, 37 renewals; 14 building permits issued, 2 for residential structures, 6 commercial, remaining for miscellaneous purposes. Ms. Vega is currently working on the software for permitting and licensing through energov.

**Planning Director** Brana Snowden thanked the Committee and Council for finalizing the MZDO. Meetings are scheduled for master plans, and although plan review for development permits has slowed down, there are many resubmittals.

**City Engineer** Karen Jarrett reported on Hwy 278A. Ms. Jarrett attended the COG Transportation Committee with Ms. Jones. She has been working with Weston Newton to get a meeting held at Beaufort Transportation Advisory Group to get an action item endorsing Hwy 278A as a priority roadway. Ms. Jarrett reported that she has been working with Lowcountry Council of Governments on a scenic routes committee. Ms. Jarrett met with State Infrastructure Bank regarding 278A, and is encouraged by the bank indicating that if Hardeeville can show economic development there is a very good chance of getting funds from them. Ms. Jarrett attended a flood plane management conference. She reported that traffic models are moving forward with the region. Ms. Jarrett reported that the City has connected with SCE&G regarding streetlights, Industrial Park lights were to be started by March 28, but due to damage in Hampton County from storms, they will be delayed. Poles for streetscape streetlights have been delivered and the fixtures expect to be delivered first of next week. Ms. Jarrett reported on Industrial Park drainage, the county is working with us on how to get drainage in that canal functioning in a better manner. Ms. Jarrett noted that on Furman Street the flat grate has been replaced with a beehive grate to prevent the leaves from blocking the grate.

**Building Official** Bob Klein reported on ContraVest, there are 13 buildings in the first phase and moving very quickly, should be completed in December. Hilton Head Lakes still in site work phase, nothing vertical at this point. Jasper Commons should be going vertical in 6 months. Mr. Klein reported that at Tradition, Carolina Oak Homes has begun to finish up eleven homes and is back on track and filming for HGTV home is done in Tradition. Hampton Pointe is steadily moving along and is consistent with one or two permits per week. Mr. Klein reported that the ball fields have footings poured in back for the field house and possibly next week footings will be poured for the score tower. Mr. Klein noted that the Wendy's issue with handicap access has been addressed and the owner will remodel resolving ADA problems. The Holiday Inn is in a drywall stage. Mr. Klein reported on codes stating that the elevator code would go into effect April 1 for residential. The 2006 codes will be adopted July 1<sup>st</sup>.

Council Member Jones commented on the Green Home, that it would be on television Easter Sunday night, and a virtual tour is available on HGTV.com.

Mayor Pro Tem Willis commented that Hardeeville staff had the opportunity to tour the home this week, and HTVN will have additional video shortly.

**Director of Public Safety** Richard Nagy reported on the murder over the weekend, the department is aggressively involved with joint investigation with SLED and has recovered excellent physical evidence that has been sent to Columbia for processing and will reach closure in the near term. Chief Nagy reported that we now have our first bicycle patrol officer, Richard Jennings. His primary responsibility will be problem solving and will provide direct contact with community. Chief Nagy also noted the addition of the canine program. The dog will be

dual purpose, patrol as well as drug detection. Chief Nagy reported that officers will be providing traffic control on Hwy 278 at Tradition for HGTV Green Home tours that begin Monday.

**Assistant Fire Chief** Dan Morgan reported for the month of February, responded to 75 calls for service including 2 structure fires, 9 miscellaneous fires, 2 vehicle collisions with entrapment, 7 vehicle collisions with injuries, 38 medical calls and 17 miscellaneous calls. The Fire Marshalls office issued 24 code violation notices, conducted 17 plan reviews and 25 fire inspections, and issued 56 burn permits for the month. Assistant Chief Morgan wants to remind the public it is Spring cleaning time and the Codes Enforcement Officer will be out looking for violations. The door hangers are not tickets or citations, they are notices of a violation. Main focus of hangers is for compliance, not to generate money.

Council Member Horton made a point that out of the door hangers and the people that have been spoken to there have been very few fines issued by code enforcement. Assistant Chief Morgan noted that in his year end summary only ten or fifteen actual citations were issued out of hundreds of contacts.

**Economic Development Director** Ted Felder recognized members of the media, Erinn McQuire of Hardeeville Today and Joe Crowley of Bluffton Today. Mr. Felder reported on the Crescent Center Project at Exit 5. Assistant City Manager Griffin and Mr. Felder attended the International Council and Shopping Center Spring meeting in Charlotte. This was the first real chance to see how this project was going to do against all other projects in the region and Mr. Felder is pleased that the interest was very high and showed very well. Mr. Felder also mentioned the major purchase of property around future Exit 3, five thousand acres of Hardeeville Tract was sold to Stratford Companies. Two thousand acres will be reserved for industrial use, two thousand acres will be reserved for major commercial in the Exit 3 area, and one thousand acres will be reserved for high end residential.

**Municipal Court Judge** John Carroll reported that last month there were 650 tickets, 212 more than the month of January, 65 bond hearings for February for a total of 133 in January and February, had a roster meeting in January and all but seven cases have been settled. The court will soon go on line for ticket payments that will make it easier for people to pay fines, but will save the City \$300 to \$400 a month on processing fees. Hispanic Court is now twice a month, which is being funded by a grant and not at a cost to the City.

**Public Information Director** Jason Rogers reported that there have been some changes to HTVN in the last month with approximately 2 hrs 15 minutes of new material not counting four Council and Planning Commission meetings. The first Hardeeville News and Notes since August was up about a month ago and a new one is in the works with some changes in format. Andrew Cherry will be starting next Tuesday.

## IX. ADJOURNMENT

A motion was made by Council Member Horton and seconded by Council Member Jones to adjourn the meeting. The motion passed unanimously. The meeting adjourned at 7:00 p.m.

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Lori Pomarico, Interim City Clerk

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Date

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