

CITY OF HARDEEVILLE
REGULAR CITY COUNCIL MEETING
AND PUBLIC HEARINGS
MINUTES
FEBRUARY 19, 2009
6:00 PM

Present: Mayor Bronco Bostick, Mayor Pro Tem Roy Powell, Council Members A. Brooks Willis, Michael Foskey and Bill Horton, City Manager Kevin Griffin, City Attorney David Tedder, Planning Director Brana Snowden, Finance Director Dennis Averkin, Police Chief Richard Nagy, Fire Chief Dan Morgan, Economic Development Director Ted Felder, Licensing and Permitting Director Jaime Nicholson, Judge John Carroll, City Clerk Lori Pomarico, and Media Technician Rob Lewis.

I. CALL TO ORDER

Mayor Bronco Bostick called the meeting to order at 6:00 p.m.

II. INVOCATION & PLEDGE OF ALLEGIANCE

Council Member Brooks Willis gave the invocation

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

None

At this time, Mayor Bostick noted that Item VIII Executive Session would be deleted from tonight's agenda and placed on the agenda for the next Council meeting.

IV. OLD BUSINESS

A. SECOND READING OF AN ORDINANCE TO ADOPT A MASTER PLAN SUBMITTAL FOR A TRACT OF LAND CONSISTING OF APPROXIMATELY +/- 281.03 ACRES LOCATED ALONG INDEPENDENCE HIGHWAY AND OKATIE HIGHWAY TMP NUMBERS 079-00-00-001 & 079-00-00-002, LOCATED IN JASPER COUNTY; AND R603-021-000-0028-0000, R603-021-000-0297-0000, R603-021-000-0298-0000, R603-021-000-0300-0000, R603-021-000-0301-0000, R603-021-000-0302-0000, R603-021-000-0303-0000, R603-021-000-0304-0000, & R603-021-000-0310-0000, LOCATED IN BEAUFORT COUNTY KNOWN GENERALLY AS **OKATIE CROSSINGS** AND TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HARDEEVILLE TO INDICATE THAT PORTION SUBJECT TO THE MASTER PLAN **(2009-1-8A)**

PUBLIC HEARING

City Manager Kevin Griffin stated that this is the second reading of the Okatie Crossings Master Plan. There have been a number of meetings and very good input from Council members who have taken a great interest in this project as well as the community. There have been some changes made specifically to the signage on the project. Mr. Griffin deferred to Planning Director Brana Snowden for presentation of those changes.

Planning Director Snowden displayed the site plan. Ms. Snowden noted that City Attorney David Tedder recommended that there be a change to wording in the master plan that calls for unlimited building size. The word "unlimited" will be deleted and replaced with "there will be no limit on building square footage which will instead be determined by applying buffer, setback, height, parking, drainage and other bulk and development standards under the Planned Development District and the Municipal Zoning and Development Ordinance as applicable to the proposed site specific plan." The sign plan was refined and will include multi-tenant signs, entrance signs, directional signs, pylon signs along Hwy 278, out parcel signs and other monument signs. Staff recommends Council give second reading tonight with these changes.

Council Member Horton commented that he had the opportunity over the last couple of weeks on his vacation to stop by some of the Sembler projects located in Florida. It is one thing to look at a two dimensional drawing or photographs, but it does not give you a true picture of the quality of the product this developer is putting out. Council Member Horton added that he hopes everyone trusts him when he says that this is absolutely a quality product that Sembler is going to give us here. They create not only a shopping center but an atmosphere that is conducive to people coming and enjoying life. It is going to be a very special place and something totally unique to our community. It is something unless you have been to one of these particular malls, you have not experienced before. Council Member Horton congratulated Sembler on the job they have done and the work they have done with our staff to meet our needs as well.

There was no public comment. A motion was made by Council Member Willis to accept Ordinance No. 2009-1-8A at second reading with the wording changes as recommended by staff. The motion received a proper second by Council Member Foskey and carried unanimously.

V. PRESENTATION & APPROVAL OF MINUTES FROM THE FEBRUARY 5, 2009 REGULAR CITY COUNCIL MEETING

A motion was made by Council Member Foskey to approve the February 5, 2009 Regular City Council Meeting Minutes. The motion received a proper second by Council Member Horton and carried unanimously.

VI. NEW BUSINESS

A. FIRST READING OF AN ORDINANCE PROVIDING FOR THE ANNEXATION FOR THE PARCEL LOCATED ALONG S.C. HIGHWAY 17 AT EXIT 5 TMP 030-00-01-011 AND 030-00-01-009 (+/-5.47 ACRES) **BMJ ENTERPRISES (2009-2-19A)**
PUBLIC HEARING

City Manager Griffin stated that this is a unique annexation. This property is located southwest of Exit 5; the parcel has jurisdiction inside the City and a portion outside of the City. The property currently holds the Cavalier Club. The original part of this property that was annexed into the City was done by the five mile radius that originally formed the town of Hardeeville. The applicant is requesting that we annex the additional property that is still within the unincorporated Jasper County limits. They have also requested rezoning of the parcels that are in the City from Highway Commercial (HC) to General Commercial (GC). Mr. Griffin deferred to Planning Director Brana Snowden. Ms. Snowden referenced the displayed map and stated that parcel 9 houses the structure for the Cavalier Club, a portion of the parking and the main part of the drive in is in the City, and parcel 11 has that connection there. These parcels are contiguous to the Sherwood Tract and to other parcels that the applicant owns and they are asking for one hundred percent method of annexation.

Mayor Pro Tem Powell asked when the other parcels were annexed into the town limits. Ms. Snowden stated that it was part of the original five mile radius town limit when the lines were drawn.

There was no public comment. A motion was made by Council Member Willis to accept Ordinance No. 2009-2-19A at first reading. The motion received a proper second by Council Member Horton and carried unanimously.

B. FIRST READING OF A ZONING AMENDMENT FOR TMP 030-00-01-011 & 030-00-01-009 LOCATED ALONG S.C. HIGHWAY 17 AT EXIT 5 TO BE REZONED FROM RESIDENTIAL (R) IN JASPER COUNTY TO GENERAL COMMERCIAL (GC) IN THE CITY OF HARDEEVILLE (+/- 5.47 ACRES) **BMJ ENTERPRISES (2009-2-19B)**
PUBLIC HEARING

City Manager Griffin deferred to Planning Director Snowden. Ms. Snowden stated that these are the same two parcels just discussed. The applicant is requesting General Commercial (GC) zoning district. Planning Commission heard this last Thursday and both Planning Commission and staff recommend approval.

Mayor Pro Tem Powell asked if this was zoned residential, how a building has been allowed to be put there. Ms. Snowden responded that when they went through recent changes in their zoning, much of everything in the County was zoned restricted development which is not necessarily restricted at all. When the County went through their planning process, this was changed from restricted development to residential.

Council Member Horton asked with the property's proximity to I-95 and Hwy 17, is there any particular reason they would choose General Commercial (GC) over Highway Commercial (HC) to which it is adjacent. Ms. Snowden responded the staff has discussed this with the applicant and for the uses that they have there today, General Commercial (GC) is a better fit than Highway Commercial (HC). Over the past nine or ten months, Ms. Snowden and her staff have been working with Highway Commercial (HC) and the Use Table and know that they need to make some changes. Ms. Snowden stated that she would not want to put something there and make Highway Commercial (HC) already a non-conforming use, but would like to work toward cleaning up the Highway Commercial (HC) district and making that a true travelers commercial type use like it was intended to be and more of the retail and other type uses in General Commercial (GC).

There was no public comment. A motion was made by Mayor Pro Tem Powell to accept Ordinance No. 2009-2-19B at first reading. The motion received a proper second by Council Member Willis and carried unanimously.

C. FIRST READING OF A ZONING AMENDMENT FOR TMP 030-42-00-001, 030-49-01-008, 030-42-00-002 & 042-00-06-015 LOCATED ALONG S.C. HIGHWAY 17 AT EXIT 5 TO BE REZONED FROM HIGHWAY COMMERCIAL (HC) TO GENERAL COMMERCIAL (GC) IN THE CITY OF HARDEEVILLE (+/- 12.56 ACRES) **BMJ ENTERPRISES (2009-2-19C)**
PUBLIC HEARING

City Manager Griffin stated that this is a continuation of the earlier annexation reading and deferred to Planning Director Snowden. Ms. Snowden stated that these are the remainder of the properties and are currently all owned by the same owner. It was decided to make this all one zoning district, General Commercial (GC). Planning Commission heard this last week and recommends approval.

Mayor Pro Tem Powell asked if the property located north and across the street from this property was Highway Commercial (HC) and asked if they will now want to come back and rezone. Ms. Snowden responded that it is Highway Commercial (HC) and they all have Highway Commercial (HC) uses that are appropriate; they actually get more signage with Highway Commercial (HC) therefore would want to stay the way they are. Mayor Pro Tem Powell asked if those properties are Highway Commercial (HC) why we would want to consider changing this property to General Commercial (CG). Ms. Snowden responded that there are a few more uses in General Commercial (GC) than Highway Commercial (HC); from a staff perspective, we are trying to clean that Highway Commercial (HC) district and decrease the non-conformities that are out there.

Council Member Willis commented that General Commercial (GC) gives a broader coverage of what you can do with your zoning and what you can put there; Highway Commercial (HC) does not allow you to do that and because property is along the side of the highway doesn't

mean that it has to be Highway Commercial (HC); it should be zoned to where you can get the best use to promote the town and the owner.

There was no public comment. A motion was made by Council Member Horton to accept Ordinance No. 2009-2-19C at first reading. The motion received a proper second by Mayor Pro Tem Powell and carried unanimously.

VII. MANAGER'S REPORT

City Manager Kevin Griffin stated that there is a girl's basketball team state playoff game tonight at Hardeeville High School and congratulated the team on making it to the second round.

City Manager Griffin stated that over the last couple of years there has been placement of excess soil, debris and illegal dumping at Millstone Landing. Mr. Griffin met last Wednesday with Mr. Malzone Russell of the SC Department of Transportation and his staff, Mr. Andy Fulghum, County Administrator and Mr. Dale Terry, Public Works Director and since then, holes have been filled in at the Landing, and the County has taken their equipment, removed some of that soil, leveled the site out and cleaned it up. The goal is to have it completely cleaned and ready to go for the PowWow on March 14th and 15th. Mr. Griffin thanked them for their help in getting the Landing cleaned up and appreciates their working together with us.

City Manager Griffin stated that on Wednesday, February 18, 2009, all municipal officials throughout the State were invited to attend the Municipal Association of South Carolina Hometown Legislative Action Day in Columbia. A meeting was held and a presentation on our current economic situation was given by Mr. Bruce Yandle of Clemson University. This was followed by a visit to the State House where they met with our legislative delegation and other legislators from the area. Mr. Griffin stated that they were able to put some issues that are being worked on locally before them. Mr. Griffin thanked the entire Council for their attendance and for taking the time out of their busy work schedules to be there.

City Manager Griffin announced that the City has hired Mr. Juan Singleton and Mr. Rob Lewis to run the TV station. They will be working to make improvements and are open to suggestions and new ideas. A formal introduction will be made at the next meeting.

City Manager Griffin stated that the Jasper County Chamber of Commerce will have a Grand Opening Business After Hours with Fox 28, WJCL, ABC and the Coastal Source.com who will be locating at Tradition on Thursday, February 26, 2009.

Council Member Brooks Willis asked if the Fox and ABC stations at Tradition will become a full fledged broadcast location in the future City Manager Griffin responded that it is currently a satellite office and from his understanding that is their future plan. Mr. Griffin stated that he is very happy to have them locating within the City.

City Manager Griffin stated that the Jasper County State House Day will be held on Tuesday, March 3, 2009. Representatives from Jasper County and its municipalities will be going up and meeting with the folks on State House grounds. For more information call Ted Felder at City Hall at 784-2231.

Council Member Horton commented that there has been some recourse from the public because they really were not aware of exactly what the Jasper State House Day is and what is done there. Council Member Horton stated that he wanted to make it very clear that any member of the public is welcome to participate in this. It is something that we encourage as many citizens as we can to show up in Columbia. It is an opportunity, in a casual atmosphere, to meet with some of our senators and representatives and promote Jasper County and promote Hardeeville. The more people we can get there doing that and showing the fruits of what we have to offer the better off we will be. Anybody is more than welcome and if you have any questions about dates and times call City Hall.

City Manager Griffin stated that the Jasper County Board of Disabilities and Special Needs Competition Skeet Shoot and Family Fun Day will be on March 7, 2009 at 10:00 am. For more information, call 843-726-4499.

City Manager Griffin stated that the Lowcountry Native American PowWow will be held on March 14th and 15th, 2009 at Millstone Landing.

Mayor Bostick asked for updates on the stimulus report, the Lowcountry Council of Governments and the new executive for the port. City Manager Griffin deferred to Economic Development Director Ted Felder to address these issues. Mr. Felder reported that in terms of the stimulus package, it has been signed into law for \$787 billion. A large portion of those funds will be done via block grants to the states and go to various agencies where you will apply for those funds. There are no earmarks in the bill which essentially means that once the money leaves Washington it is up to those agencies how it is distributed. It is going to be a battle of the grant writers which includes LCOG. They will at least be funneling a portion of those funds through all the COGs, and we will be very actively working with them. The money has not actually been distributed yet, it will take several months for all of the funds to get out, some of the funds will get out quickly and some of the funds will take longer, it depends on what the purpose it is intended for and how many different levels of red tape they have to go through to reach their target. Mr. Felder stated that we will keep the Council informed of what we are applying for and what we think we have a good shot at getting.

Mr. Felder stated that in terms of the Joint Project Office, Bill Bethea of Bluffton has been named the Chairman of the Joint Project Office Board of Directors, which is a very good sign. Mr. Bethea is a supporter of the Jasper Port and does not intend to see it delayed in any way. Mr. Felder has been in touch with Mr. Bethea and is pleased to report that the Joint

Project Office wants to hear more from Hardeeville about our State Infrastructure Bank application. The former Chairman, who is from Georgia, is now the Vice Chairman.

VIII. ADJOURNMENT

A motion was made by Council Member Horton and seconded by Mayor Pro Tem Powell to adjourn the meeting. The motion passed unanimously. The meeting adjourned at 6:33 p.m.

Lori Pomarico, City Clerk

Date

SEAL