

CITY OF HARDEEVILLE  
REGULAR CITY COUNCIL MEETING  
AND PUBLIC HEARINGS  
MINUTES  
MARCH 5, 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, Assistant City Manager Jeff Slocum, Planning Director Brana Snowden, 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, Media Technician Juan Singleton 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

IV. OLD BUSINESS

A. SECOND READING OF AN ORDINANCE PROVIDING FOR THE ANNEXATION FOR THE PARCEL LOCATED ALONG U.S. 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 Kevin Griffin stated that this is the second reading of an ordinance for the annexation of a property located at Exit 5 that is not in the City of Hardeeville as explained at first reading because of the original incorporation of the City of Hardeeville. Mr. Griffin deferred to Planning Director Brana Snowden. Ms. Snowden stated that the annexation refers to Parcel 9 and Parcel 11 as outlined on the zoning map. There have been no changes since first reading.

Mayor Pro Tem Powell asked if BMJ Enterprises has any dealings with the ownership of the Cavalier Club. Ms. Snowden deferred to the applicant, Mr. Eldon Bright, who responded

that BMJ Enterprises owns the real estate and leases the properties to others. They do not have ownership in the Cavalier Club and have nothing to do with the business operation.

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

- B. SECOND READING OF A ZONING AMENDMENT FOR TMP 030-00-01-011 & 030-00-01-009 LOCATED ALONG U.S. 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 stated that this is the zoning assignment of the previous discussed annexation. Planning Director Snowden indicated that there have been no changes since first reading.

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

- C. SECOND 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 U.S. 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 these are the adjacent parcels to the parcels discussed in the previous item. This zoning assignment as discussed at the first reading would make the entire property one zoning district. There have been no changes since first reading.

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

- V. PRESENTATION & APPROVAL OF MINUTES FROM THE FEBRUARY 19, 2009 REGULAR CITY COUNCIL MEETING

**A motion was made by Council Member Horton to approve the February 19, 2009 Regular City Council Meeting Minutes. The motion received a proper second by Council Member Willis and carried unanimously.**

VI. NEW BUSINESS

A. FIRST READING OF AN ORDINANCE PROVIDING FOR THE ANNEXATION FOR THE PARCEL LOCATED ALONG U.S. HIGHWAY 17 TMP 030-00-01-019 (+/-1.62 ACRES) **SLF III – HARDEEVILLE, LLC (2009-3-5A)**

City Manager Griffin stated that this annexation is a small parcel that is owned by the same people that own the Hardeeville Tract now known as RiverPort. The applicant has been able to acquire this parcel giving them direct access to Hwy 17, and will be part of the Purrysburg Connector. We are looking into possible updates to the Hardeeville Tract Planned Development District (PDD) and once the parcel is annexed it will most likely be absorbed into that PDD. The property owners would like to move forward and get this property annexed into the City now for Master Planning purposes.

Mayor Bostick asked what the applicant planned to do with the property. Mr. Griffin responded that the property, which is located approximately one-quarter mile below the shooting range, the connection to Levy Road and Pintail Golf Course, will most likely be used primarily for a road to entrance into the property. This parcel would give them direct access to Hwy 17 for an industrial project.

Council Member Horton asked if it would be easier to absorb this piece of property into the existing PDD instead of zoning it commercial now and then having to come back and rezone. Mr. Griffin responded that this would be addressed in Item VIB.

**There was no public comment. A motion was made by Mayor Pro Tem Powell to accept Ordinance No. 2009-3-5A at first reading. The motion received a proper second by Council Member Willis and carried unanimously.**

B. FIRST READING OF A ZONING AMENDMENT FOR TMS 039-00-01-019 LOCATED ALONG U.S. HIGHWAY 17 TO BE REZONED FROM COMMUNITY COMMERCIAL IN UNINCORPORATED JASPER COUNTY TO LIMITED INDUSTRIAL (LI) IN THE CITY OF HARDEEVILLE (+/- 1.62 ACRES) **SLF III – HARDEEVILLE, LLC (2009-3-5B)**  
**PUBLIC HEARING**

City Manager Griffin deferred to Planning Director Snowden. Ms. Snowden stated that this is the 1.6 acre parcel just discussed for annexation. It is currently zoned Community Commercial (CC) in unincorporated Jasper County. Planning Commission has reviewed this and with the uses that are being proposed for RiverPort, the Hardeeville Tract, this is an appropriate zoning. Staff and Planning Commission recommend approval.

City Manager Griffin addressed the question posed earlier by Council Member Horton and stated that it has to do with our filings with the Department of Justice. It is easier if we annex it now as a one acre piece of property, sign it and file with the DOJ. As explained by City

Attorney David Tedder to Mr. Blakely, the applicant, if it is done as part of the entire Hardeeville Tract it could possibly require that the entire tract be refiled. Mr. Griffin stated that in the next few months Stratford will be bringing forward amendments and Master Plan to the PDD for the industrial property.

Council Member Horton asked if it is because of the status of this property with the State Infrastructure Bank application and the other applications that we have in place, that could change the parameters of that and slow that process down as well. Mr. Griffin responded that is correct.

**There was no public comment. A motion was made by Council Member Foskey to accept Ordinance No. 2009-3-5B at first reading. The motion received a proper second by Council Member Horton and carried unanimously.**

## VII. MANAGER'S REPORT

**City Manager Kevin Griffin** stated that the Lowcountry PowWow and Cultural Festival at Millstone Landing is next weekend, March 14<sup>th</sup> and 15<sup>th</sup>. For more information call City Hall at 784-2231. There is also information on the front page of the City's website.

City Manager Griffin stated that on April 4<sup>th</sup>, the City will have the Easter Egg Hunt and in the afternoon will be Opening Day for Youth Baseball.

City Manager Griffin stated we continue to have good attendance at the USCB baseball games.

City Manager Griffin updated Council on two items regarding the Hardeeville Industrial Park. The City has been working with our engineers and the County to try and help establish a better drainage plan for the Park. There have been a number of businesses there that have had a number of drainage issues. It has taken a while to work through these issues and it appears that the drainage is rather complicated and possibly going in the wrong direction in some places. We have received input back from BP Barber and Associates and will be forwarding that information to the County tomorrow. The County is coordinating with us on helping with some grant funding. Through the original agreement it is ultimately the County's responsibility and we have been working with them to try to get these problems alleviated.

City Manager Griffin stated that the City is working together with the Hardeeville Chamber of Commerce and the business owners at Industrial Park to try and get a new Hardeeville Industrial Park sign on Hwy 17 and Hwy 321. We have gone through a number of proposals so far and have received good input today from Council and hopefully will have some more proofs shortly.

City Manager Griffin updated Council on a gentleman from Hardeeville that received a very prestigious award this week. Mr. Jamar Dunham, a native of Hardeeville, is a Petty Officer 1<sup>st</sup> Class with the United States Coast Guard. Mr. Dunham received the award as the U.S. Coast Guard's Maintenance and Logistics Pacific Enlisted Person of the Year. The Coast Guard said that over the last year, Mr. Dunham has done a superb role and demonstrated an excellent work ethic, dedication and professionalism that has caught the attention of not only the Alaskan Units but also U.S. Coast Guard Headquarters. Mr. Griffin congratulated Mr. Dunham for the award and hopes that we can notify him with Council recognition soon.

City Manager Griffin reminded Council that we will be starting our Budget Workshops at the end of the month. Our staff had a department head retreat this past Friday and spent the entire day going over where we are in this year's budget, revenues have not been what we thought they would, businesses have not been what we thought they would, so we are putting together a contingency plan for that, as well as looking at a very new budgeting system for the next year and how we are going to put that together. Mr. Griffin stated that it has been received well and has gotten very good input last Friday that will be brought to Council at the end of the month.

Mayor Pro Tem Powell stated that as a newly elected official, he was quite taken aback by the budget process and hopes that this year will be a little bit easier. Mayor Pro Tem Powell stated that he would like to see the public come out, get involved, give their input and see what we go through every year to deal with a budget for the City of Hardeeville. Mayor Pro Tem Powell added that there is a lot being said in the public about how the budget is and he was the same way last year until he got involved with the process. Mayor Bostick concurred with Mr. Powell.

Council Member Horton stated that all of the budget workshops will be public, all are welcome to attend and they will be well publicized.

City Manager Griffin stated that the Hardeeville Varsity Girls will be playing for the State Championship at 11:00 am on Saturday, March 7<sup>th</sup>, at the Colonial Center in Columbia. A majority of Council Members will be in attendance as well as a number of staff and Mr. Griffin invited everyone in the community to go up to Columbia to support and root them on and hopefully they will bring back a State Championship.

Council Member Horton stated that Mayor Bostick got him involved at the beginning of the school year with a special program that we started called the STEM Program, Science Technology, Engineering and Math. This is a program where we start these kids in the 6<sup>th</sup> grade working in those fields and it takes it passed physical science, passed shop, and puts them in the field and gives them a true reason of why they are learning what they are learning. We started in August with an idea and a very dedicated teacher, Mr. Utaff Gordon. Since that point, we have full State accreditation to the program and it is very active. We have about 60 students in the program right now and it is working very well. The City and the school have partnered in this and it is really moving forward. They took a couple of field

trips last month over to the Beaufort Jasper Water Plant and the SCANA Plant and Council Member Horton publicly thanked those facilities for allowing the students to go out there. They really enjoyed it and learned a lot. Council Member Horton stated that it just goes to show that a little bit of time and effort with our local schools can go a long way. Our youth is our future and if we can put a little effort towards them we can help them out a lot and make this a better place to live.

VIII. EXECUTIVE SESSION

DISCUSSION OF NEGOTIATIONS INCIDENT TO PROPOSED CONTRACTUAL ARRANGEMENTS AND PROPOSED SALE OR PURCHASE OF PROPERTY; DISCUSSION OF MATTERS RELATING TO THE PROPOSED LOCATION, EXPANSION, OR THE PROVISION OF SERVICES ENCOURAGING LOCATION OR EXPANSION OF INDUSTRIES OR OTHER BUSINESSES IN THE AREA SERVED BY THE PUBLIC BODY IN ACCORDANCE WITH S.C. CODE OF LAW SECTION 30-4-70(A)(2)(5).

**A motion was made by Council Member Foskey to recess for five minutes then move into executive session. The motion received a proper second by Council Member Horton and carried unanimously.**

**A motion was made by Council Member Foskey to return to regular session from executive session. The motion received a proper second by Council Member Horton and carried unanimously.**

IX. ADJOURNMENT

A motion was made by Council Member Horton and seconded by Council Member Foskey to adjourn the meeting. The motion passed unanimously. The meeting adjourned at 7:07 p.m.

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Lori Pomarico, City Clerk

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Date

SEAL