



**CITY OF HARDEEVILLE
REGULAR CITY COUNCIL MEETING
AND PUBLIC HEARINGS**

**COUNCIL CHAMBERS
205 MAIN STREET
HARDEEVILLE, SC**

**AGENDA
SEPTEMBER 22, 2022
4:00 P.M.**

- I. INVOCATION & PLEDGE OF ALLEGIANCE
- II. CALL TO ORDER
- III. APPROVAL OF AGENDA
- IV. EXECUTIVE SESSION
 - A. DISCUSSION OF NEGOTIATIONS INCIDENT TO PROPOSED CONTRACTUAL ARRANGEMENTS AND PROPOSED SALE OR PURCHASE OF PROPERTY, THE RECEIPT OF LEGAL ADVICE WHERE LEGAL ADVICE RELATES TO A PENDING, THREATENED, OR POTENTIAL CLAIM OR OTHER MATTERS COVERED BY THE ATTORNEY-CLIENT PRIVILEGE, SETTLEMENT OF LEGAL CLAIMS, OR THE POSITION OF THE PUBLIC AGENCY IN OTHER ADVERSARY SITUATIONS INVOLVING THE ASSERTION AGAINST THE AGENCY OF A CLAIM IN ACCORDANCE WITH S.C. CODE OF LAW 30-4-70(A)(2).
 - **EXIT 3 PARTICIPATION AGREEMENT AND DEVELOPMENT AGREEMENT AMENDMENTS**

COUNCIL MAY TAKE ACTION IN OPEN SESSION ON MATTERS DISCUSSED IN EXECUTIVE SESSION

- V. PUBLIC COMMENTS (3 MINUTE TIME LIMIT)
- VI. PUBLIC PRESENTATIONS
 - A. INTRODUCTION OF FIRE DEPARTMENT ENGINEERS JUSTIN LEVY AND GRADY MCELHANEY
- VII. A. PRESENTATION & APPROVAL OF MINUTES FROM THE SEPTEMBER 1, 2022 REGULAR CITY COUNCIL MEETING

VIII. OLD BUSINESS

- A. SECOND READING OF AN ORDINANCE TO ANNEX INTO THE CITY OF HARDEEVILLE A PORTION OF TMS PARCEL 040-00-02-046 CONSISTING OF APPROXIMATELY +/- 42.49 ACRES OF REAL ESTATE LOCATED IN JASPER COUNTY NOT ALREADY WITHIN THE HARDEEVILLE CITY LIMITS, AS WELL AS ADJACENT PUBLIC RIGHTS OF WAY, RAILROAD RIGHTS OF WAY, WATERS, LOWLANDS AND WETLANDS **(2022-9-1A)**
PUBLIC HEARING
- B. SECOND READING OF AN ORDINANCE TO AMEND THE ZONING FOR A PORTION OF TMS PARCEL 040-00-02-046 CONSISTING OF APPROXIMATELY +/- 42.49 ACRES FROM RURAL PRESERVATION IN UNINCORPORATED JASPER COUNTY TO GATEWAY OASIS PLANNED DEVELOPMENT DISTRICT AND AMEND THE OFFICIAL ZONING ORDINANCE **(2022-9-1B)**
PUBLIC HEARING
- C. SECOND READING OF AN ORDINANCE TO AMEND THE ZONING FOR A PORTION OF PARCEL 030-49-02-006 CONSISTING OF APPROXIMATELY +/- 5.403 ACRES FROM GATEWAY CROSSING PLANNED DEVELOPMENT DISTRICT IN THE CITY OF HARDEEVILLE TO GATEWAY OASIS PLANNED DEVELOPMENT DISTRICT AND AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HARDEEVILLE **(2022-9-1C)**
PUBLIC HEARING
- D. SECOND READING OF AN ORDINANCE TO AMEND THE PLANNED DEVELOPMENT DISTRICT FOR A TRACT OF LAND CONSISTING OF APPROXIMATELY +/- 238 ACRES KNOWN GENERALLY AS GATEWAY OASIS AND AMEND THE OFFICIAL ZONING MAP FOR THE CITY OF HARDEEVILLE **(2022-9-1D)**
PUBLIC HEARING
- E. SECOND READING OF AN ORDINANCE TO AMEND A MASTER PLAN FOR A TRACT OF LAND CONSISTING OF APPROXIMATELY +/- 238 ACRES KNOWN GENERALLY AS GATEWAY OASIS LOCATED ON SPEEDWAY BOULEVARD (US HIGHWAY 17) AND TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HARDEEVILLE SUBJECT TO THE MASTER PLAN **(2022-9-1E)**
PUBLIC HEARING
- F. SECOND READING OF AN ORDINANCE APPROVING THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF HARDEEVILLE

AND GATEWAY OASIS I LLC, OWNER & DEVELOPER OF THE LAND WITHIN THE CITY OF HARDEEVILLE, COMMONLY KNOWN AS GATEWAY OASIS TRACT (2022-9-1F)

PUBLIC HEARING

IX. NEW BUSINESS

A. FIRST READING OF AN ORDINANCE ANNEXING INTO THE CITY OF HARDEEVILLE APPROXIMATELY +/- 2.0 ACRES OF REAL ESTATE LOCATED IN JASPER COUNTY NOT ALREADY WITHIN THE HARDEEVILLE CITY LIMITS, AS WELL AS ALL ADJACENT PUBLIC RIGHTS OF WAY, RAILROAD RIGHTS OF WAY, WATERS, LOWLANDS AND WETLANDS. (2022-9-22A)

PUBLIC HEARING

B. FIRST READING OF AN ORDINANCE TO REZONE APPROXIMATELY +/- 2.0 ACRES, KNOWN GENERALLY AS TMP#041-00-03-013 FROM RESIDENTIAL IN JASPER COUNTY TO GENERAL COMMERCIAL (GC) IN THE CITY OF HARDEEVILLE AND TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HARDEEVILLE (2022-9-22B)

PUBLIC HEARING

C. FIRST READING OF AN ORDINANCE TO AMEND THE ZONING FOR PARCEL 030-00-02-025 CONSISTING OF APPROXIMATELY +/- 3.2 ACRES FROM MIXED USE DISTRICT IN THE CITY OF HARDEEVILLE TO LIMITED INDUSTRIAL DISTRICT AND AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HARDEEVILLE (2022-9-22C)

PUBLIC HEARING

D. FIRST READING OF AN ORDINANCE TO AMEND THE ZONING FOR PARCEL 030-00-02-006 CONSISTING OF APPROXIMATELY +/- 31.53 ACRES FROM GENERAL COMMERCIAL DISTRICT IN THE CITY OF HARDEEVILLE TO LIMITED INDUSTRIAL DISTRICT AND AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HARDEEVILLE (2022-9-22D)

PUBLIC HEARING

E. FIRST READING OF AN ORDINANCE TO AMEND THE ZONING FOR PARCEL 030-00-02-024 CONSISTING OF APPROXIMATELY +/- 11.38 ACRES FROM GENERAL COMMERCIAL DISTRICT IN THE CITY OF HARDEEVILLE TO LIMITED INDUSTRIAL DISTRICT AND AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HARDEEVILLE (2022-9-22E)

PUBLIC HEARING

- F. FIRST READING OF AN ORDINANCE TO AMEND THE ZONING FOR PARCEL 029-36-00-001 CONSISTING OF APPROXIMATELY +/- 41.11 ACRES FROM GENERAL COMMERCIAL DISTRICT IN THE CITY OF HARDEEVILLE TO LIMITED INDUSTRIAL DISTRICT AND AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HARDEEVILLE **(2022-9-22F)**
PUBLIC HEARING

- G. FIRST READING OF AN ORDINANCE TO AMEND THE ZONING FOR PARCEL 030-00-02-021 CONSISTING OF APPROXIMATELY +/- 9.92 ACRES FROM RIVERPORT PLANNED DEVELOPMENT DISTRICT IN THE CITY OF HARDEEVILLE TO LIMITED INDUSTRIAL DISTRICT AND AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HARDEEVILLE **(2022-9-22G)**
PUBLIC HEARING

- H. FIRST READING OF AN ORDINANCE TO AMEND THE ZONING FOR PARCEL 030-00-02-022 CONSISTING OF APPROXIMATELY +/- 8.34 ACRES FROM RIVERPORT PLANNED DEVELOPMENT DISTRICT IN THE CITY OF HARDEEVILLE TO LIMITED INDUSTRIAL DISTRICT AND AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HARDEEVILLE **(2022-9-22H)**
PUBLIC HEARING

- I. A RESOLUTION OF THE CITY OF HARDEEVILLE, SOUTH CAROLINA, CITY COUNCIL ACCEPTING AND APPROVING AN UPDATED LIST OF QUALIFIED DESIGN AND ENGINEERING PROFESSIONALS AND AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT ON BEHALF OF THE CITY **(2022-9-22I)**
PUBLIC COMMENT

- J. CONSIDERATION OF A REQUEST TO RESCHEDULE THE THURSDAY, OCTOBER 20, 2022 REGULAR CITY COUNCIL MEETING TO THURSDAY, OCTOBER 27, 2022.
PUBLIC COMMENT

- X. MANAGERS REPORT

- XI. COUNCIL ISSUES AND CONCERNS

- XII. ADJOURNMENT

UPCOMING EVENTS

October 6 Hardeeville City Council Meeting – Council Chambers 5 p.m.
October 6 Ridgeland Town Council Meeting – Ridgeland Town Hall 6 p.m.