



CITY COUNCIL AGENDA ITEM

SUBJECT: ADOPT 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.

ADOPT 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.

ADOPT 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.

ADOPT 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.

ADOPT 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.

ADOPT 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.

DEPARTMENT: Planning

ATTACHMENTS: Ordinances Resolution Motion
 Support Documents Appointment Other

SUMMARY: The applicant is requesting approval of Zoning Map Amendments for six parcels located within and adjacent to the existing Hardeeville Commerce Park (HCP) located near Exit 5.

The sites are currently zoned Riverport PDD, Mixed Use and General Commercial. The current zoning for the Hardeeville Commerce Park is primarily Riverport PDD and the Master Plan for the HCP identifies the area as designated for limited industrial uses. The applicant intends to construct light industrial/commercial buildings on the subject property consistent with what is currently anticipated for the remainder of the Hardeeville Commerce Park.

Per the Municipal Zoning and Development Ordinance (MZDO), the Limited Industrial (LI) District intended to provide areas for limited industrial purposes which are not significantly objectionable in terms of noise, odor, fumes, etc.

The Land Use element of the Comprehensive Plan states that “Industrial development is a very beneficial product when considering the potential tax revenue generated from the operations and the cost of providing services. A general rule of thumb estimates that industrial developments cost 6/10 of the tax to provide service.” The Comprehensive Plan also identifies portions of land fronting Interstate I-95 between Exit 5 and future Exit 3 as locations for potential future industrial development. Staff has concluded that the proposed use is in keeping with the recommendations of the Comprehensive Plan.

Staff has determined that the proposed Zoning Map Amendments will meet the development standards set forth in the Municipal Zoning and Development Ordinance (MZDO) and recommendations of the Comprehensive Plan.

Staff and Planning Commission recommend approval of the proposed Zoning Map Amendments as proposed.

RECOMMENDED ACTION: Adopt Ordinances 2022-9-22C, 2022-9-22D, 2022-9-22E, 2022-9-22E, 2022-9-22F, 2022-9-22G, & 2022-9-22H at first reading

DEPARTMENT Submitted: Planning Date: 9-15-22
Requested Agenda City Council Date: 9 - 2 2 - 2 2

FINANCE DEPARTMENT Budgeted Yes No N/A Date:

CITY ATTORNEY Approved as to Form and Correctness Date:

CITY MANAGER Approved Agenda Item For: Date:

COUNCIL ACTION: Approved as Recommended Disapproved
 Approved With Modification Tabled To Time Certain
 Other