



# Planning Commission Staff Report

January 11, 2023

**Project: Jubilee Charter School**

**Request: Master Plan**

**Location: East Argent PDD**

**TM#: 066-00-01-016**

**Applicant:**

THSC Holdings, LLC  
 Sarah Groothius  
 115 Broadway, Floor 5  
 New York, NY 10006

**Recommendation:**

1. Staff suggests that the Planning Commission recommend Approval of the proposed Master Plan to City Council as presented.

**Project Description:**

The applicant is requesting approval of a Master Plan for East Argent Parcel 15-B to be known as Jubilee Charter School. The project site is a total of approximately 159.5 acres located in the East Argent Planned Development District (PDD).

**Project Setting:**

The project site is located off East Argent Parkway and is across East Argent Parkway from the Hunt Club residential development. The site is currently vacant and undeveloped. Table 1 lists adjacent uses and zoning. Figure 1 shows the location of the project.

<b>Table 1. Adjacent Land Designations and Uses</b>			
	<b>Existing Uses</b>	<b>Zoning</b>	<b>City or County</b>
<b>Project Site</b>	Vacant – Future site of Jubilee Charter School	East Argent PDD	City of Hardeeville
<b>North</b>	Vacant/Undeveloped	East Argent PDD	City of Hardeeville
<b>South</b>	East Argent Parkway	Right of Way	City of Hardeeville
<b>West</b>	Vacant/Undeveloped	East Argent PDD	City of Hardeeville
<b>East</b>	Vacant/Undeveloped	East Argent PDD	City of Hardeeville

**Figure 1 – Site Location Map**



**\*Parcel Outlined in Red with Blue Pin**

**\*Yellow Pins to South = Hunt Club & Retreat**

### **Background:**

The parcel is located in the East Argent PDD which was originally approved in 2005 and most recently amended in 2017. The purpose of the PDD district is to encourage flexibility in land planning that will result in improved design, character, and quality of new housing of different types and densities and of compatible commercial uses, shopping centers, office parks, and mixed use developments to promote the most appropriate use of land; to facilitate the provision of streets and utilities; and to preserve the natural and scenic features and open space.

The proposed project is located on East Argent Parkway near the Hunt Club residential development. The site is primarily wooded with existing tree cover consisting of a pine plantation with very few hardwoods. Most of the hardwoods are located in wetlands on the property.

### **Analysis:**

The proposed Master Plan consists of approximately 159.5 acres proposed to be developed as a charter school. The Master Plan illustrates a general lot layout, road layout, utilities, open space and stormwater facilities. The proposed land uses will conform to the existing PDD.

The project will include school facilities for a preschool, pre-K, and K-12 school as well as large outdoor areas for outside classroom instruction, common spaces, trails and sidewalks. The initial charter school will include approximately 35 classrooms (10 preschool & 25 elementary) which will serve approximately 635 students. Future expansion of the campus is anticipated to include an additional 16 classrooms.

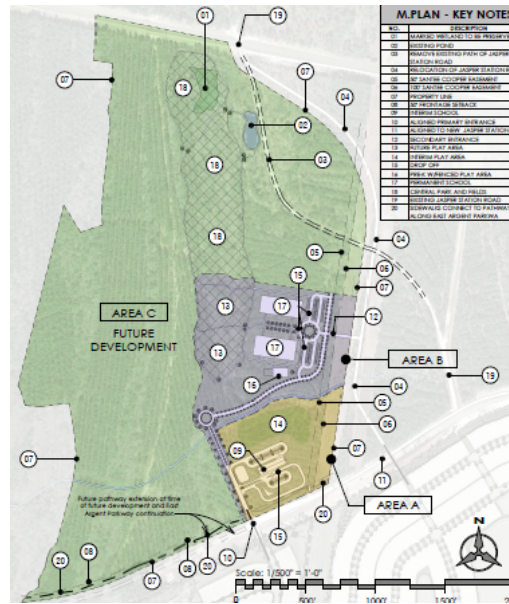
The use proposed in this application is consistent with goals of the Land Use Element which aims to encourage mixed use developments. The East Argent PDD will be a mixed use development consisting of a variety of residential, office, recreation, institutional and commercial uses.

The proposed Master Plan provides 1 access point along East Argent Parkway aligned with the entrance for the Hunt Club development as well as an access point along Jasper Station Road. Additionally, a pathway extension will be provided along East Argent Parkway allowing access for bicycles and pedestrians. Internal sidewalks and pathways will also be provided. Access and connectivity will continue to be reviewed through the Staff Review Committee process in order to ensure appropriate access is provided.

The proposed Mater Plan provides a minimum 50' buffer along East Argent Parkway. This buffer exceeds the requirements of the East Argent PDD. Additionally, a 100' easement and an additional 50' easement

along the eastern property boundary will provide a buffer to Jasper Station Road exceeding the requirements of the PDD.

**Figure 2 – Proposed Master Plan**



The Applicant is proposing a minimum of 25% open space with their development. The City’s MZDO promotes the incorporation of open space into new developments and master plans, which is critical in preserving wetlands and other natural areas. Open space within a development also provides its citizens with the opportunity to enjoy recreation without leaving their community, resulting in decreased roadway congestion. The Land Use Element of the Comprehensive Plan and the Natural Resources Element state that open space should be a component of every development. Based on recommendations from the City’s Comprehensive Plan and the requirements of the East Argent PDD, Staff finds that the applicant has met the requirements for open space for this development.

**Recommended Motion:**

Should the Planning Commission concur with Staff’s recommendation, the following motion is suggested:

“I move that the Planning Commission recommend approval of the proposed Master Plan for Jubilee Charter School.”

**Attachments:**

1. Jubilee Charter School Master Plan Submittal