



CITY COUNCIL AGENDA ITEM

SUBJECT: AN ORDINANCE TO ANNEX TMS 037-00-01-003 & 037-00-01-004 INTO THE CITY OF HARDEEVILLE CONSISTING OF APPROXIMATELY +/- 471.65 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.

AN ORDINANCE TO AMEND THE ZONING FOR TMS PARCELS 037-00-01-003 & 037-00-01-004 CONSISTING OF APPROXIMATELY +/- 471.65 ACRES LOCATED ON SPEEDWAY BOULEVARD FROM RURAL PRESERVATION IN UNINCORPORATED JASPER COUNTY ZONING TO PLANNED DEVELOPMENT DISTRICT (PDD).

AN ORDINANCE TO ADOPT A MASTER PLAN SUBMITTAL FOR A TRACT OF LAND CONSISTING OF APPROXIMATELY +/- 471.65 ACRES, KNOWN GENERALLY AS PORT LOGISTICS TO INCLUDE PARCELS 037-00-01-003 & 037-00-01-004 LOCATED ON SPEEDWAY BOULEVARD AND TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HARDEEVILLE TO INDICATE THAT PORTION SUBJECT TO THE MASTER PLAN

DEPARTMENT: Planning

ATTACHMENTS: Ordinance ___ Resolution ___ Motion
 ___ Support Documents ___ Appointment ___ Other

SUMMARY: The applicant is requesting approval of an Annexation, Planned Development District and Master Plan for Port Logistics located on Speedway Boulevard adjacent to the southern boundary of the City. The project site is a total of approximately 471.65 acres.

The parcel is located on Speedway Boulevard (US17) and is currently zoned Rural Preservation in unincorporated Jasper County. The purpose of the PDD district is to encourage flexibility in land planning that will result in improved design, character, and quality 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 site is primarily covered by wetlands with approximately 52.7 acres of uplands. Existing tree cover consists of mostly planted pines.

The proposed Master Plan consists of approximately 471.65 acres proposed to be developed as a 500,000 square foot warehouse facility with limited industrial uses and open space. The Master Plan illustrates a general lot layout, road layout, utilities, open space and stormwater facilities.

The proposed land uses will conform to the proposed PDD. The proposed Mater Plan provides a minimum 25' buffer on all sides of the property. Additionally, a minimum 50' buffer will be applied if development occurs adjacent to residential property. Based on the location and potential function of the site, landscaping, screening, parking and circulation have been discussed during Staff's review of the PDD & Master Plan applications. As such, Staff recommended Planning Commission add conditions to ensure adequate screening is provided for the project and appropriate parking is provided based on the specific tenant. Industrial and warehouse uses have a tendency to vary when it comes to parking needs for large trucks as well as employees. It is important that the Staff Review Committee review parking specific to the project and not based on a general number.

The proposed Master Plan provides 2 access points along US17 (Speedway Boulevard) near the intersection of SC 315 (Okatie Highway). The current road widening project and signalization of the intersection of US17/SC315 provide adequate function in future year conditions. No additional changes are recommended as part of this development at this time. Access and connectivity will continue to be reviewed through the Staff Review Committee process in order to ensure appropriate access is provided. The City's Staff Review Committee process includes approvals from agencies such as SCDOT prior to site development and land disturbance permits being issued.

The property consists of a total of 471.65 acres. Within that area is 52.7 acres of uplands, 411.57 acres of jurisdictional wetlands, and 7.38 acres of non-jurisdictional wetlands. At this time there are no proposed wetland impacts on the site per the proposed PDD & Master Plan. Preservation of wetlands will continue to be required by Staff Review Committee as development of the property moves forward in order to protect adjacent conservation areas.

The Applicant is proposing a minimum of 20% open space within their development. Additionally, the Applicant is proposing to incorporate active open space into their plan in the form of a recreational trail. While this is not required by the MZDO, it is encouraged as it will provide employees opportunities for active recreation. 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, Staff finds that the applicant has met the requirements for open space for this development.

Staff recommends approval of the proposed annexation.

Planning Commission recommends the proposed Planned Development District be accepted with the following conditions:

- 1. Any proposed clearing within the property boundary buffers and wetland buffers must be reviewed and approved by Staff Review Committee prior to any clearing tree removal activities to assure compliance with all city codes are met.**
- 2. Landscaping requirements will meet the requirements of the MZDO and will be reviewed and approved based upon the Master Plan area in its entirety.**

3. The maximum building height be no more than fifty feet without approval of the Fire Marshal.
4. The verbiage about the unknown information on Page 4 of the PDD be stricken from the record.

Planning Commission recommends approval of the proposed Master Plan for Port Logistics with the following conditions:

1. Landscaping requirements will meet the requirements of the MZDO and will be reviewed and approved based upon the Master Plan area in its entirety.
2. All outdoor storage must be screened from view from U.S. 17 Speedway Boulevard and will be reviewed and approved by Staff Review Committee during the site development permit process.
3. Parking justification will be reviewed and approved by the Staff Review Committee during the site development process and again at the time of zoning process to assure adequate parking is provided based on the specific tenant needs.

The Applicant has indicated that they will accept the conditions recommended by the Planning Commission. If City Council is in agreement with the recommendations, updated PDD & IMP documents will be provided prior to Second Reading.

RECOMMENDED ACTION: Adopt Ordinance 2023-6-2B, 2023-6-2C, & 2023-6-2D at first reading with conditions as noted in the summary.

DEPARTMENT	Submitted: <u> Planning </u> Date: 5-24-23	
	Requested Agenda <u> City Council </u> Date: 6 - 1 - 2 3	

FINANCE DEPARTMENT Budgeted Yes No x 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
