



CITY COUNCIL AGENDA ITEM

SUBJECT: ADOPT AN ORDINANCE TO ANNEX INTO THE CITY OF HARDEEVILLE TMS PARCELS 040-00-04-006, 040-00-04-008 & 040-00-04-009 CONSISTING OF APPROXIMATELY +/- 2,231 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.

ADOPT AN ORDINANCE TO AMEND THE ZONING FOR TMS PARCELS 040-00-04-006, 040-00-04-008 & 040-00-04-009 CONSISTING OF APPROXIMATELY +/- 2,231 ACRES LOCATED AT HIGHWAY 46/PLANTATION DRIVE FROM RURAL PRESERVATION IN UNINCORPORATED JASPER COUNTY TO KARRH TRACT PLANNED DEVELOPMENT DISTRICT AND AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HARDEEVILLE.

DEPARTMENT:	Planning		
ATTACHMENTS:	<u>x</u> OrdinancesSupport Documents	ResolutionAppointment	Motion Other

SUMMARY: The applicant is requesting approval of annexation of a property consisting of approximately 2,231 acres and a zoning amendment to Planned Development District (PDD). These applications are being reviewed concurrently with a Development Agreement.

The project site will combine 3 parcels for a total of 2,231 acres.. The proposed project is located south of the Anderson Tract PDD and north of Plantation Drive (SC Highway 46). The site is currently vacant and undeveloped. The site has a significant amount of wetlands and is adjacent to the Great Swamp. The applicant is requesting approval of a Planned Development District (PDD) for a mixed use development to be known as Karrh Tract.

The properties currently zoned Rural Preservation in unincorporated Jasper County. This property lies within the Hardeeville growth area as identified in the adopted City's Annexation Policy. In the City's recently adopted Annexation Policy a feasibility study is required to address 12 identified factors for consideration. The study affirms that any negative impacts attributable to the development can be mitigated by any combination of actions by the developer, the use of Development Agreement Fees or funds realized through tax collection. The complete study is attached to this report.

institutional/civic, and recreation uses. The uses proposed in this application are consistent with goals of the Land Use Element which aims to encourage mixed use developments.

The property is presently wooded and bound by SC 46, Coleman Loop, the Morgan Tract PDD and the Anderson Tract PDD.

A Conceptual Plan has been submitted as part of this application. The Conceptual Plan illustrates the proposed use, general road layout, and access points. A Master Plan will be submitted separately and will provide additional information regarding the proposed layout of the development. The uses proposed in this application are consistent with goals of the Land Use Element which aims to encourage mixed use developments.

The property is presently wooded and bound by SC 46 (Plantation Drive), Coleman Loop, the Morgan Tract and the development know as Latitude Margaritaville. The project includes two full access points on SC Highway 46 and Coleman Loop. During the review process Staff recommended that connectivity to the neighboring tracts of land within the City be provided. The City should require future developments to provide connections to adjacent developments except when it is not practical due to environmental or safety reasons. The Land Use Element of the City's Comprehensive Plan states that "the City should emphasize connectivity by striving to connect development within the City's boundaries whenever possible." The Applicant has provided potential future connectivity to the Morgan Tract which will be reviewed at time of application for development of both the Karrh Tract and the Morgan Tract. Additionally, connection between the northern tracts will be evaluated to accommodate emergency vehicle access at the time of future Master Plan and Site Development Permit applications.

A traffic study identifying recommended improvements based on the proposed PDD has been provided with this application. A summary of the improvements is provided on pages 5 through 7 of the PDD document. Staff and SCDOT will continue to coordinate on traffic recommendations and improvements as we have more detail in the Master Plan and Site Development Plan application processes.

The Karrh Tract has a total acreage of 2,231 acres including 1,048 acres of upland and 1,183 acres of wetlands. The proposed Concept Plan for the PDD consists of approximately 929 acres of residential land use and 40 acres of mixed use development excluding wetlands. The proposed PDD includes a maximum density of 3,354 residential units.

The proposed PDD encourages pedestrian ways (sidewalks, walking trails, etc) throughout the pocket neighborhoods and commercial development pods. The Applicant is proposing that pedestrian ways not be required when golf carts are used as a primary means of transportation within the boundaries of each development area. Based on this request, Staff recommends that pedestrian connectivity be further reviewed at time of each Master Plan and subsequent Site Development Permit application submittal to ensure appropriate connectivity is provided based on the needs of the specific project.

The applicant is proposing a minimum of a 50' buffer for the perimeter of the PDD except where an intervening wetland buffer exists. This buffer will consist of existing natural buffer as well as potential additional landscaping. Where differing land uses are encountered (ie residential to commercial), fencing requirements of the MZDO shall apply in addition to the PDD buffer. No parking or structures will be located within the buffer.

The applicant is proposing a minimum of 25% total open space within their development. A minimum of 1 acre active open space will be provided for every 125 dwelling units at time of

buildout. Each residential Master Plan will include a minimum 10% open space.

The City's MZDO promotes the incorporation of open space into new developments 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 MZDO, Staff finds that the applicant has met the requirements for open space for this development. Additional details regarding buffers and open space will be further reviewed by Staff, Planning Commission and City Council during the Master Plan process.

Staff and Planning Commission recommend the proposed plan be accepted as submitted.

RECOMMENDED ACTIOn reading	N: Adopt Ordinances 2022-3-17A and 20	22-3-17B at second
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FINANCE DEPARTMENT	BudgetedYesNo _x_N/A	Date:
CITY ATTORNEY	Approved as to Form and Correctness	Date:
CITY MANAGER	Approved Agenda Item For:	Date:
COUNCIL ACTION:		Disapproved Tabled To Time Certain