



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

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

**AGENDA
SEPTEMBER 1, 2022
3:00 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).
 - **ECONOMIC DEVELOPMENT**
 - **PROPERTY PURCHASE**
 - **EXIT 3**

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

- V. PUBLIC COMMENTS (3 MINUTE TIME LIMIT)
- VI. PUBLIC PRESENTATIONS
 - A. QUARTERLY UPDATE – RYAN D. LEE, CEO COASTAL CAROLINA HOSPITAL
 - B. RETAIL STRATEGIES GRANT – BRANTLEY STRICKLAND, DIRECTOR SOUTHERN CAROLINA ALLIANCE

- C. LCOG ORGANIZATIONAL CHANGES/STRUCTURAL – MAYOR PRO TEMPORE JOHN CARROLL
- VII. A. PRESENTATION & APPROVAL OF MINUTES FROM THE AUGUST 18, 2022 REGULAR CITY COUNCIL MEETING
- VIII. OLD BUSINESS
- A. SECOND READING OF AN ORDINANCE ANNEXING INTO THE CITY OF HARDEEVILLE APPROXIMATELY +/- 60.91 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 **(2022-8-18A)**
PUBLIC HEARING
- B. SECOND READING OF AN ORDINANCE TO ADOPT A PLANNED DEVELOPMENT DISTRICT ZONING FOR A TRACT OF LAND CONSISTING OF APPROXIMATELY +/-60.91 ACRES IDENTIFIED BY TMS PARCEL 029-00-02-070, LOCATED ON US321 (DEERFIELD ROAD) FROM RURAL PRESERVATION IN UNINCORPORATED JASPER COUNTY TO DEERFIELD ESTATES PLANNED DEVELOPMENT DISTRICT AND AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HARDEEVILLE **(2022-8-18B)**
PUBLIC HEARING
- C. SECOND READING OF AN ORDINANCE TO ADOPT A MASTER PLAN SUBMITTAL FOR A TRACT OF LAND CONSISTING OF APPROXIMATELY +/- 60.91 ACRES, KNOWN GENERALLY AS DEERFIELD ESTATES LOCATED ON US321 (DEERFIELD ROAD) AND TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HARDEEVILLE TO INDICATE THAT PORTION SUBJECT TO THE MASTER PLAN **(2022-8-18C)**
PUBLIC HEARING
- D. SECOND READING OF AN ORDINANCE APPROVING THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF HARDEEVILLE AND M.B.B. DEVELOPMENT CO., LLC, JDC DEERFIELD RD, LLC, OWNER & DEVELOPER OF THE LAND WITHIN THE CITY OF HARDEEVILLE, COMMONLY KNOWN AS DEERFIELD ESTATES **(2022-8-18D)**
PUBLIC HEARING

IX. NEW BUSINESS

- A. FIRST 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. FIRST 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. FIRST 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. FIRST 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. FIRST 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. FIRST 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

X. MANAGERS REPORT

XI. COUNCIL ISSUES AND CONCERNS

XII. ADJOURNMENT

UPCOMING EVENTS

September 5	Labor Day – City Offices Closed	
September 12	Recreation Commission Meeting – Council Chambers	5:30 p.m.
September 14	Planning Commission Meeting – Council Chambers	10 a.m.
September 15	Ridgeland Town Council Meeting – Ridgeland Town Hall	6 p.m.
September 22	Hardeeville City Council Meeting – Council Chambers	5 p.m.
September 22	LCOG Monthly Meeting – Point South	6 p.m.