



CITY COUNCIL AGENDA ITEM

SUBJECT: ADOPT AN ORDINANCE TO ANNEX INTO THE CITY OF HARDEEVILLE TMS PARCEL 029-00-02-070 CONSISTING OF 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.

ADOPT AN ORDINANCE TO AMEND THE ZONING FOR TMS PARCEL 029-00-02-070 CONSISTING OF APPROXIMATELY +/- 60.91 ACRES LOCATED ON US 321 (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.

AN ORDINANCE TO ADOPT AN INITIAL MASTER PLAN SUBMITTAL FOR A TRACT OF LAND CONSISTING OF APPROXIMATELY +/- 60.91 ACRES, KNOWN GENERALLY AS DEERFIELD ESTATES IDENTIFIED BY PARCEL 029-00-02-070 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

DEPARTMENT: Planning

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

SUMMARY: The applicant is requesting approval of a Planned Development District (PDD) and Initial Master Plan for approximately 60.91 acres to accommodate a mixed use development consisting of single-family residential (attached and detached) and commercial uses. This application is being reviewed concurrently with a Petition for Annexation and a Development Agreement.

The proposed project is located on Deerfield Road (US 321) across from Deerfield Village. The parcel consists of approximately 60.91 acres and is currently located in unincorporated Jasper County. This property lies within the Hardeeville growth area as identified in the adopted City's Annexation Policy.

The proposed Planned Development District and Initial Master Plan is proposed to be developed with a mix of commercial and residential land uses. The uses proposed in this application are consistent with goals of the Land Use Element of the Comprehensive Plan which aims to encourage mixed use developments.

The property is presently wooded and located on Deerfield Road (US 321). The project includes a potential of 1 access point from US 321 and an emergency access connection to the maintenance road along the project's southern boundary.

Additional interconnectivity within the development is proposed to be provided via a sidewalk network and a proposed recreational trail/pathway network.

The proposed development consists of a maximum of 250 single-family attached and detached residential dwelling units with parks and active open space amenities. The commercial component consists of approximately 2 acres and is anticipated to provide neighborhood conveniences/services.

At adjacent property boundaries of the PDD, buffers shall be 30', at a minimum. The property consists of approximately 18.71 acres of wetlands which will provide additional buffers to many of the detached residential units.

The applicant is proposing a minimum of 30% total open space. A minimum of 10% active open space will also be provided within the residential development area. Active open space will include, but not limited to, sidewalks, parks, amenity center, and recreational trail.

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.

Staff recommends approval of the proposed annexation. Staff and Planning Commission recommend approval of the Planned Development District as proposed. Planning Commission recommends approval of the proposed Initial Master Plan with the following conditions to be considered by City Council:

1. A sports field be provided.
2. Parking be further studied.
3. Additional EV chargers be considered for the amenity center.
4. Potential use of the maintenance road for evacuations.

RECOMMENDED ACTION: Adopt Ordinances 2022-8-18A, 2022-8-18B and 2022-8-18C at second reading.

DEPARTMENT	Submitted: <u>Planning</u>	Date: 8-18-22
	Requested Agenda <u>City Council</u>	Date: 9 - 1 - 2 2

FINANCE DEPARTMENT	Budgeted <u>Yes</u> <u>No</u> <u>x</u> N/A	Date:
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CITY ATTORNEY	Approved as to Form and Correctness	Date:
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CITY MANAGER	Approved Agenda Item For:	Date:
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COUNCIL ACTION:

Approved as Recommended
 Approved With Modification
 Other

Disapproved
 Tabled To Time Certain
