



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

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

**AGENDA
JANUARY 4, 2024
5:00 P.M.**

- I. INVOCATION & PLEDGE OF ALLEGIANCE
- II. CALL TO ORDER
- III. ADOPTION OF AGENDA
- IV. SELECTION OF MAYOR PRO TEMPORE PURSUANT TO ARTICLE IV SECTION 2-96 OF THE HARDEEVILLE CODE OF ORDINANCES
- V. PUBLIC COMMENTS (3 MINUTE TIME LIMIT)
- VI. PUBLIC PRESENTATIONS
 - A. INTRODUCTION OF DETECTIVE ANGELA SERRANO
 - B. INTRODUCTION OF MASTER PATROL OFFICER PETER JAMES
- VII. PRESENTATION & APPROVAL OF MINUTES
 - A. DECEMBER 14, 2023, REGULAR CITY COUNCIL MEETING
- VIII. OLD BUSINESS
 - A. SECOND READING OF AN ORDINANCE OF THE CITY OF HARDEEVILLE, SOUTH CAROLINA TO AMEND A PLANNED DEVELOPMENT DISTRICT ZONING FOR A TRACT OF LAND CONSISTING OF APPROXIMATELY +/- 5,136.83 ACRES, KNOWN GENERALLY AS THE RIVERPORT PLANNED DEVELOPMENT DISTRICT (THIRD AMENDED AND RESTATED) AND AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HARDEEVILLE (2023-12-14F)
PUBLIC HEARING
 - B. SECOND READING OF AN ORDINANCE OF THE CITY OF HARDEEVILLE, SOUTH CAROLINA APPROVING THE SECOND AMENDMENT TO AND

PARTIAL RESTATEMENT OF DEVELOPMENT AGREEMENT BETWEEN THE CITY OF HARDEEVILLE AND SLF-III HARDEEVILLE, LLC OWNER OF THE LAND WITHIN THE CITY OF HARDEEVILLE, COMMONLY KNOWN AS THE "RIVERPORT TRACT." **(2023-12-14G)**
PUBLIC HEARING

- C. SECOND READING OF AN ORDINANCE OF THE CITY OF HARDEEVILLE, SOUTH CAROLINA FOR THE SALE OF PROPERTY OWNED BY THE CITY OF HARDEEVILLE (FIRE STATION #82 SITE) **(2023-11-2G)**
PUBLIC COMMENT

- D. SECOND READING OF AN ORDINANCE OF THE CITY OF HARDEEVILLE, SOUTH CAROLINA FOR THE SALE OF PROPERTY OWNER BY THE CITY OF HARDEEVILLE (HARDEEVILLE COMMERCE PARK LOTS 8, 9 AND 14) **(2023-12-14B)**
PUBLIC COMMENT

- E. SECOND READING OF AN ORDINANCE OF THE CITY OF HARDEEVILLE, SOUTH CAROLINA TO AMEND A PLANNED DEVELOPMENT DISTRICT ZONING FOR A TRACT OF LAND CONSISTING OF APPROXIMATELY +/- 2,231 ACRES KNOWN GENERALLY AS KARRH TRACT AND AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HARDEEVILLE **(2023-12-14C)**
PUBLIC HEARING

- F. SECOND READING OF AN ORDINANCE TO ADOPT A MASTER PLAN SUBMITTAL FOR A TRACT OF LAND IDENTIFIED BY TAX MAP NUMBERS 040-00-04-006, 040-00-04-008 & 040-00-04-009 CONSISTING OF APPROXIMATELY +/- 2,231 ACRES LOCATED OFF OF SC HIGHWAY 46 AND ADJACENT TO THE EXISTING LATITUDE MARGARITAVILLE DEVELOPMENT AND TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HARDEEVILLE TO INDICATE THAT PORTION SUBJECT TO THE MASTER PLAN **(2023-12-14D)**
PUBLIC HEARING

- G. SECOND READING OF AN ORDINANCE OF THE CITY OF HARDEEVILLE, SOUTH CAROLINA APPROVING THE AMENDED AND RESTATED DEVELOPMENT AGREEMENT BETWEEN THE CITY OF HARDEEVILLE AND TWO BRIDGE BLUFF, LLC OWNER OF THE LAND WITHIN THE CITY OF HARDEEVILLE, COMMONLY KNOWN AS THE "KARRH TRACT" **(2023-12-14E)**
PUBLIC HEARING

IX. NEW BUSINESS

A. FIRST READING OF AN ORDINANCE OF THE CITY OF HARDEEVILLE, SOUTH CAROLINA TO ADOPT A MASTER PLAN SUBMITTAL FOR A TRACT OF LAND CONSISTING OF APPROXIMATELY +/- 31.9 ACRES, KNOWN GENERALLY AS FARMHOUSE AT EAST ARGENT TO INCLUDE A PORTION OF PARCEL 067-00-01-042 LOCATED OFF EAST ARGENT PARKWAY AND TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HARDEEVILLE TO INDICATE THAT PORTION SUBJECT TO THE MASTER PLAN **(2023-11-16B)**
PUBLIC HEARING

B. FIRST READING OF AN ORDINANCE OF THE CITY OF HARDEEVILLE TO ADOPT A MASTER PLAN SUBMITTAL FOR A TRACT OF LAND CONSISTING OF APPROXIMATELY +/- 91.6 ACRES, KNOWN GENERALLY AS THE PARK AT EAST ARGENT TO INCLUDE PARCEL 066-00-00-003 LOCATED OFF EAST ARGENT PARKWAY AND TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HARDEEVILLE TO INDICATE THAT PORTION SUBJECT TO THE MASTER PLAN **(2024-1-4B)**
PUBLIC HEARING

C. A RESOLUTION OF THE CITY OF HARDEEVILLE, SOUTH CAROLINA TO ENTER INTO AN AGREEMENT WITH DOMINION ENERGY FOR THE EXTENSION OF NATURAL GAS ON US 17. **(2024-1-4C)**
PUBLIC COMMENT

X. MANAGERS REPORT

XI. COUNCIL ISSUES AND CONCERNS

XII. ADJOURNMENT

UPCOMING EVENTS

January 18 th	Hardeeville City Council Meeting – Council Chambers	5pm
January 23 rd	SoLoCo Meeting – Rotary Community Center, Bluffton	10am