



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

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

**AGENDA
FEBRUARY 1, 2024
4:30 P.M.**

- I. INVOCATION & PLEDGE OF ALLEGIANCE
- II. CALL TO ORDER
- III. ADOPTION 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).
 - **PROPOSED PROPERTY PURCHASE**
- V. PUBLIC COMMENTS (3 MINUTE TIME LIMIT)
- VI. PUBLIC PRESENTATIONS
 - A. RECOGNITION OF THE LIFE SAVING EFFORTS OF FIRE DEPARTMENT PERSONNEL
- VII. PRESENTATION & APPROVAL OF MINUTES
 - A. JANUARY 18, 2024, REGULAR CITY COUNCIL MEETING
- VIII. OLD BUSINESS

A. SECOND READING OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HARDEEVILLE, SOUTH CAROLINA ESTABLISHING THE EXIT 3 REDEVELOPMENT PROJECT AREA; MAKING CERTAIN FINDINGS OF AN “AGRICULTURAL AREA” AND A “BLIGHTED AREA” WITHIN THE EXIT 3 REDEVELOPMENT PROJECT AREA; DESIGNATING AND DEFINING REDEVELOPMENT PROJECTS CONSISTING OF PUBLIC IMPROVEMENTS WITHIN THE EXIT 3 REDEVELOPMENT PROJECT AREA; ESTIMATING REDEVELOPMENT PROJECT COSTS; APPROVING AN OVERALL REDEVELOPMENT PLAN; AUTHORIZING INTERGOVERNMENTAL AGREEMENTS BY THE CITY WITH JASPER COUNTY, SOUTH CAROLINA AND THE JASPER COUNTY SCHOOL DISTRICT REGARDING PARTICIPATION IN THE REDEVELOPMENT PLAN; AND OTHER MATTERS RELATED THERETO. **(2023-11-2B)**
PUBLIC HEARING

B. SECOND READING OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HARDEEVILLE, SOUTH CAROLINA, AUTHORIZING AND APPROVING THE EXIT 3 IMPROVEMENT PLAN AND THE ESTABLISHMENT OF THE EXIT 3 MUNICIPAL IMPROVEMENT DISTRICT; PROVIDING FOR THE FINANCING OF IMPROVEMENTS WITHIN THE EXIT 3 MUNICIPAL IMPROVEMENT DISTRICT BY ASSESSMENTS, OBLIGATIONS, AND OTHER FUNDS AS HEREIN DESCRIBED; AND OTHER MATTERS RELATING THERETO.
(2023-11-2C)
PUBLIC HEARING

C. SECOND READING OF THE MASTER FINANCING ORDINANCE PROVIDING FOR THE ISSUANCE AND INCURRING OF OBLIGATIONS FOR THE PURPOSE OF FUNDING A PORTION OF THE COST OF CERTAIN REDEVELOPMENT PROJECTS TO BE UNDERTAKEN PURSUANT TO THE REDEVELOPMENT PLAN FOR THE EXIT 3 REDEVELOPMENT PROJECT AREA AND THE REFUNDING OF OBLIGATIONS; LIMITING THE PAYMENT OF OBLIGATIONS FROM THE SOURCES PROVIDED OR PERMITTED HEREIN; PROVIDING FOR THE TERMS AND CONDITIONS UNDER WHICH OBLIGATIONS MAY BE ISSUED; MAKING OTHER COVENANTS AND AGREEMENTS WITH RESPECT TO THE OBLIGATIONS; AND OTHER MATTERS RELATING THERETO.
(2023-11-2D)
PUBLIC HEARING

D. SECOND READING OF SERIES 2023 SUPPLEMENTAL FINANCING ORDINANCE AUTHORIZING A LOAN FROM THE SOUTH CAROLINA STATE TRANSPORTATION INFRASTRUCTURE BANK (“SCTIB”) TO THE CITY OF HARDEEVILLE, SOUTH CAROLINA (THE “CITY”) AND THE COUNTY OF JASPER, SOUTH CAROLINA (THE “COUNTY”) IN THE PRINCIPAL AMOUNT OF NOT TO EXCEED \$28,095,903 FOR THE PURPOSE OF PROVIDING A PORTION OF THE COST OF CERTAIN

REDEVELOPMENT PROJECTS TO BE UNDERTAKEN PURSUANT TO THE REDEVELOPMENT PLAN FOR THE EXIT 3 REDEVELOPMENT PROJECT AREA; FIXING THE FORM AND DETAILS OF THE LOAN; LIMITING THE PAYMENT OF THE LOAN FROM THE SOURCES PROVIDED HEREIN; PROVIDING FOR THE DISPOSITION OF THE PROCEEDS THEREOF; AUTHORIZING AND APPROVING THE FOLLOWING: (1) AN INTERGOVERNMENTAL AGREEMENT AMONG SCTIB, THE CITY AND THE COUNTY, (2) AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY AND THE COUNTY, AND (3) AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY AND THE JASPER COUNTY SCHOOL DISTRICT; AND OTHER MATTERS RELATING THERETO.

(2023-11-2E)

PUBLIC HEARING

- E. SECOND 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

- F. 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

- G. SECOND READING OF AN ORDINANCE OF THE CITY OF HARDEEVILLE, SOUTH CAROLINA TO AMEND THE ZONING FOR PARCEL 030-00-02-008 AND FOR PARCEL 030-00-02-032 CONSISTING OF APPROXIMATELY +/- 35.79 ACRES COMBINED FROM MIXED USE DISTRICT TO LIMITED INDUSTRIAL DISTRICT AND AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HARDEEVILLE **(2024-1-18B)**

PUBLIC HEARING

- H. SECOND READING OF AN ORDINANCE OF THE CITY OF HARDEEVILLE, SOUTH CAROLINA TO AMEND THE ZONING FOR PARCEL 030-00-02-033 CONSISTING OF APPROXIMATELY +/- 2.38 ACRES FROM GENERAL COMMERCIAL DISTRICT TO LIMITED INDUSTRIAL DISTRICT AND AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HARDEEVILLE **(2024-1-18C)**

PUBLIC HEARING

IX. NEW BUSINESS

- A. FIRST READING OF AN ORDINANCE OF THE CITY OF HARDEEVILLE, SOUTH CAROLINA TO AMEND THE MUNICIPAL ZONING AND DEVELOPMENT ORDINANCE (MZDO), BEING APPENDIX A OF THE HARDEEVILLE CODE OF ORDINANCES AND TO AMEND THE OFFICIAL ZONING MAP AND MATTERS RELATED THERETO **(2024-2-1A)**

PUBLIC HEARING

- B. 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 26 ACRES, KNOWN GENERALLY AS MEDICAL CENTER DRIVE MULTIFAMILY LOCATED ON MEDICAL CENTER DRIVE (COASTAL LAND TRACT PLANNED DEVELOPMENT DISTRICT) AND TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HARDEEVILLE TO INDICATE THAT PORTION SUBJECT TO THE MASTER PLAN **(2024-2-1B)**

PUBLIC HEARING

- C. A RESOLUTION OF THE CITY OF HARDEEVILLE, SOUTH CAROLINA MAKING SPECIFIC FINDINGS WITH RESPECT TO THE PORTION OF THE EXIT 3 REDEVELOPMENT PROJECT AND EXIT 3 IMPROVEMENTS TO BE LOCATED OUTSIDE OF THE EXIT 3 REDEVELOPMENT PROJECT AREA AND THE EXIT MUNICIPAL IMPROVEMENT DISTRICT, AND NOTICE THEREOF **(2024-2-1C)**

PUBLIC COMMENT

X. MANAGERS REPORT

XI. COUNCIL ISSUES AND CONCERNS

XII. ADJOURNMENT

UPCOMING EVENTS

February 7 th	Youth Council Meeting – Council Chambers	4:30pm
February 12 th	Recreation Advisory Committee Meeting- Council Chambers	5:30pm
February 14 th	Planning Commission Meeting – Council Chambers	10am
February 15 th	Hardeeville City Council Meeting – Council Chambers	5pm
February 15 th	Ridgeland Town Council Meeting – Ridgeland Town Hall	6 pm
February 19 th	City Offices will be closed for President’s Day	
February 22 nd	LCOG Monthly Meeting – Point South	6 pm
February 27 th	SoLoCo Meeting – City Council Chambers, Hardeeville	10am