



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

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

**AGENDA
FEBRUARY 06, 2025
4:30 P.M.**

- I. INVOCATION & PLEDGE OF ALLEGIANCE
- II. CALL TO ORDER
- III. APPROVAL OF AGENDA
- IV. EXECUTIVE SESSION

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)

1. 2021-CP-27-28 SETTLEMENT OFFER DISCUSSION

- V. PUBLIC COMMENTS (3 MINUTE TIME LIMIT)
- VI. PUBLIC PRESENTATIONS
 - A. SUMMARY OF HEARTBEAT OF HARDEEVILLE PROCESS BY PEG HARVEY
 - B. INTRODUCTION OF CITY ENGINEER-KARLA VINCENT
 - C. INTRODUCTION OF ACCOUNTS PAYABLE CLERK-BROOKE JONES

D. RE-APPOINTMENT OF MEMBER TO RECREATION ADVISORY COMMISSION

1. SHERRY CARROLL

VII. PRESENTATION & APPROVAL OF MINUTES

A. JANUARY 16, 2025, REGULAR CITY COUNCIL MEETING

B. JANUARY 21, 2025, SPECIAL MEETING-WINTER STORM ENZO

VIII. PUBLIC HEARING

A. PUBLIC HEARING OF AN ORDINANCE APPROVING THE SECOND AMENDMENT TO AND PARTIAL RESTATEMENT OF DEVELOPMENT AGREEMENT BETWEEN THE CITY OF HARDEEVILLE AND SLF III-HARDEEVILLE, LLC ("SLF"), OWNER OF THE LAND WITHIN THE CITY OF HARDEEVILLE, COMMONLY KNOWN AS THE "RIVERPORT TRACT" **(2025-01-16C)**

IX. OLD BUSINESS

A. SECOND READING OF AN ORDINANCE CONFIRMING 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; INCLUDING REVISIONS TO THE PROPOSED (1) INTERGOVERNMENTAL AGREEMENT AMONG SCTIB, THE CITY, AND THE COUNTY, AND (2) LOAN AGREEMENT AMONG THE SCTIB, THE CITY, AND THE COUNTY; AMENDING THE FIRST SUPPLEMENTAL ORDINANCE TO EXTEND THE TERM OF THE INITIAL OBLIGATION TO BE ISSUED THEREUNDER; AND OTHER MATTERS RELATING THERETO. **(2025-01-16B)**
PUBLIC HEARING

X. NEW BUSINESS

- A. FIRST READING OF AN ORDINANCE TO ADOPT A MASTER PLAN SUBMITTAL FOR A TRACT OF LAND CONSISTING OF APPROXIMATELY +/- 36.7 ACRES, KNOWN GENERALLY AS RIVER ROCK EASY LIVING AT EAST ARGENT LOCATED ON EAST ARGENT PARKWAY IN THE EAST ARGENT PLANNED DEVELOPMENT DISTRICT AND TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HARDEEVILLE TO INDICATE THAT PORTION SUBJECT TO THE MASTER PLAN **(2025-02-06A)**
PUBLIC HEARING
- B. FIRST READING OF AN ORDINANCE OF THE CITY OF HARDEEVILLE, SOUTH CAROLINA TO AMEND THE ZONING FOR A PORTION OF PARCEL 041-07-04-001 CONSISTING OF APPROXIMATELY +/- 8.993 ACRES COMBINED FROM CONVERSATION PRESERVATION (CP) DISTRICT TO MULTIFAMILY RESIDENTIAL (MFR) DISTRICT AND AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HARDEEVILLE **(2025-02-06B)**
PUBLIC HEARING
- C. FIRST READING OF AN ORDINANCE OF THE CITY OF HARDEEVILLE, SOUTH CAROLINA TO AMEND THE ZONING FOR PARCEL 030-49-02-010 CONSISTING OF APPROXIMATELY +/- 2.79 ACRES COMBINED FROM PLANNED DEVELOPMENT DISTRICT(PDD) TO MULTIFAMILY RESIDENTIAL (MFR) DISTRICT AND AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HARDEEVILLE **(2025-02-06C)**
PUBLIC HEARING
- D. RESOLUTION OF THE CITY OF HARDEEVILLE, SOUTH CAROLINA, CITY COUNCIL AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT BETWEEN THE CITY OF HARDEEVILLE, SC AND APAC-ATLANTIC INC FOR THE INSTALLATION AND EXTENSION OF TURN LANES AT US278 AT LATITUDE AND LAKESIDE BOULEVARDS PROJECT **(2025-02-06D)**
PUBLIC COMMENT
- E. RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A RIGHT OF WAY CONTRIBUTION AGREEMENT WITH BENJAMIN ARGENT SC, LLC IN ORDER TO COMPLETE IMPROVEMENTS TO THE INTERSECTION OF ARGENT BOULEVARD AND SHORT CUT ROAD AND OTHER MATTERS RELATED THERETO. **(2025-02-06E)**
PUBLIC COMMENT

F. RECEIPT OF THE ATAX COMMITTEE RECOMMENDATIONS TO
APPROPRIATE STATE ACCOMMODATIONS TAX RECEIPTS PURSUANT
TO SECTION 6-4-10 OF THE SC CODE OF LAWS

PUBLIC COMMENT

1. SUN CITY HILTON HEAD PICKLEBALL CLUB FOR THE
LOWCOUNTRY PICKLEBALL CLASSIC EVENT \$13,225.00
2. SC LOWCOUNTRY TOURISM COMMISSION FOR DIGITAL
MARKETING AND LITERATURE PUBLICATIONS \$20,400.00

XI. MANAGER’S REPORT

XII. COUNCIL ISSUES AND CONCERNS

XIII. ADJOURNMENT

XIV. 2025 CDBG NEEDS ASSESSMENT PUBLIC HEARING-MICHELLE
KNIGHT WITH LOW COUNTRY COUNCIL OF GOVERNMENTS

UPCOMING EVENTS

Feb. 10th	Hardeeville Recreation Advisory Committee Meeting	5:30pm
Feb. 11th	Planning Commission Meeting	10:00am
Feb. 12th	Hardeeville Youth Council	5:00pm
Feb. 17th	President’s Day-City Offices Closed	
Feb. 19th	JuJu Hutson Park Groundbreaking Ceremony	11:00am
Feb. 20th	Regular City Council Meeting	5:00pm
Feb. 27th	Blood Drive in Memory of CPL Mark Jones	10am-3pm