



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

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

**AGENDA
FEBRUARY 20, 2025
5:00 P.M.**

- I. INVOCATION & PLEDGE OF ALLEGIANCE
- II. CALL TO ORDER
- III. APPROVAL OF AGENDA
- IV. [RESERVED]
- V. PUBLIC COMMENTS (3 MINUTE TIME LIMIT)
- VI. PUBLIC PRESENTATIONS
 - A. HEARTBEAT OF HARDEEVILLE PROCLAMATION AND AWARD
 - B. 10TH ANNIVERSARY OF THE GENERAL FEDERATION OF WOMEN'S CLUBS (GFWC) WOMAN'S LEAGUE OF THE LOWCOUNTRY PROCLAMATION
 - C. PRESENTATION BY AMY COLIN EXECUTIVE DIRECTOR WITH SECOND HELPINGS
 - D. RECOGNITION FROM THE CITIZEN'S POLICE ACADEMY
- VII. PRESENTATION & APPROVAL OF MINUTES
 - A. FEBRUARY 02, 2025 REGULAR CITY COUNCIL MEETING

VIII. OLD BUSINESS

- A. FIRST READING OF AN ORDINANCE TO AMEND THE MUNICIPAL ZONING AND DEVELOPMENT ORDINANCE (MZDO) SECTION 8.23.C.2 TO ALLOW DIGITAL BILLBOARDS **(2025-01-16A)**
PUBLIC HEARING
- B. SECOND READING 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)**
PUBLIC HEARING
- C. SECOND 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
- D. SECOND 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

XI. NEW BUSINESS

- A. RESOLUTION APPROVING THE ASSESSMENT ROLL, INCLUDING THE RATE AND METHOD OF APPORTIONMENT OF ASSESSMENT, THE REPORT ON THE REASONABLE BASIS OF THE ASSESSMENTS, REPEALING RESOLUTION NO. 2024-6-6C, AND OTHER MATTERS RELATING THERETO. **(2025-02-20A)**
PUBLIC COMMENT
- B. FIRST READING OF AN ORDINANCE TO ADOPT A PLANNED DEVELOPMENT DISTRICT AMENDMENT SUBMITTAL FOR PARCELS 042-00-06-045, 042-00-06-064, 042-00-06-060, 042-00-06-061 AND 042-00-06-063 TO BE KNOWN AS HILTON HEAD LAKES WEST (A PORTION OF THE WEST ARGENT PLANNED DEVELOPMENT DISTRICT) **(2025-02-20B)**

C. FIRST READING OF AN ORDINANCE APPROVING THE THIRD PARTIAL RESTATEMENT AND AMENDMENT TO DEVELOPMENT AGREEMENT BETWEEN THE CITY OF HARDEEVILLE, LK DEVELOPMENT GROUP, LLC ("LK") AND LENNAR CAROLINAS, LLC ("LENNAR" AND TOGETHER WITH LK DEVELOPMENT GROUP, COLLECTIVELY "OWNER") OF THE LAND WITHIN THE CITY OF HARDEEVILLE, COMMONLY KNOWN AS THE "HILTON HEAD LAKES WEST TRACT" AN ORDINANCE FOR DA FEE FOR HHL WEST **(2025-02-20C)**
PUBLIC HEARING

D. FIRST READING OF AN ORDINANCE TO ADOPT A PLANNED DEVELOPMENT DISTRICT AMENDMENT SUBMITTAL FOR PARCELS 041-00-04-004, 041-00-04-060, 041-00-04-003 & 041-070-6-002 TO BE KNOWN AS MORGAN TRACT **(2025-02-20D)**
PUBLIC HEARING

E. FIRST READING OF AN ORDINANCE TO ADOPT A MASTER PLAN SUBMITTAL FOR PARCELS 041-00- 04-004 AND 041-00-04-060 TO BE KNOWN AS CAROLINA STATION AT MORGAN TRACT BLOCK A LOCATED BETWEEN US278 AND SC46 (MORGAN TRACT PLANNED DEVELOPMENT DISTRICT) **(2025-02-20E)**
PUBLIC HEARING

F. FIRST READING OF AN ORDINANCE APPROVING THE FIRST AMENDMENT TO AND RESTATEMENT OF DEVELOPMENT AGREEMENT BETWEEN THE CITY OF HARDEEVILLE AND HIC MORGAN LLC ("HIC") , OWNER OF THE LAND WITHIN THE CITY OF HARDEEVILLE, COMMONLY KNOWN AS THE "MORGAN TRACT" **(2025-02-20F)**
PUBLIC HEARING

X. MANAGER’S REPORT

XI. COUNCIL ISSUES AND CONCERNS

XII. ADJOURNMENT

UPCOMING EVENTS

Feb. 25 th	Southern Lowcountry Regional Board Meeting-Bluffton	10:00am
Feb. 27 th	Annual American Red Cross Blood Drive for CPL Mark Jones	10am-3pm
Mar. 3 rd	Jasper County Council Meeting	6:00pm
Mar. 6 th	Regular City Council Meeting	5:00pm
Mar. 10 th	Recreation Advisory Committee Meeting	5:30pm
Mar. 12 th	Planning Commission Meeting	10:00pm
Mar. 12 th	Youth Council	5:00pm
Mar. 20 th	Regular City Council Meeting	5:00pm
Mar. 25 th	Southern Lowcountry Regional Board Meeting-Hardeeville	10:00am