



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

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

**AGENDA
JULY 10, 2025
4:00 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 [30-4-70(A)(2)]

A. DOWNTOWN AREA – POTENTIAL PROPERTY ACQUISITION

V. PUBLIC COMMENTS (3 MINUTE TIME LIMIT)

VI. PUBLIC PRESENTATIONS

A. INTRODUCTION OF BUILDING INSPECTOR-LINDSEY EAVENSON

VII. PRESENTATION & APPROVAL OF MINUTES

A. JUNE 18, 2025 REGULAR CITY COUNCIL MEETING

VIII. OLD BUSINESS

A. SECOND READING OF AN ORDINANCE TO CONSIDER AN INITIAL
MASTER PLAN FOR A PORTION OF PARCEL 042-00-06-045 TO BE
KNOWN AS HILTON HEAD LAKES WEST - PODS H AND F-3 (+/- 225.9
ACRES **(2025-06-18A)**
PUBLIC HEARING

B. SECOND READING OF AN ORDINANCE TO CONSIDER AN INITIAL MASTER PLAN FOR A PORTION OF PARCEL 042-00-06-045 TO BE KNOWN AS HILTON HEAD LAKES WEST – PODS F-1 AND F-2 (+/- 223.6 ACRES) **(2025-06-18B)**

PUBLIC HEARING

C. SECOND READING OF AN ORDINANCE TO CONSIDER AN INITIAL MASTER PLAN FOR A PORTION OF PARCEL 042-00-06-045 TO BE KNOWN AS HILTON HEAD LAKES WEST – POD G (+/- 306.7 ACRES) **(2025-06-18C)**

PUBLIC HEARING

D. SECOND READING OF AN ORDINANCE TO AMEND THE MUNICIPAL ZONING AND DEVELOPMENT ORDINANCE (MZDO) SECTION 2.6 TRANSECT ZONE T-3 FOR SHARED PARKING AND DENSITY REDUCTION **(2025-06-18D)**

PUBLIC HEARING

E. SECOND READING OF AN ORDINANCE TO ANNEX INTO THE CITY OF HARDEEVILLE TMS PARCEL 080-00-02-003 CONSISTING OF APPROXIMATELY +/- 1.972 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 **(ARGENT BLVD) (2025-06-18E)**

PUBLIC HEARING

F. SECOND READING OF AN ORDINANCE TO REZONE APPROXIMATELY +/- 1.972 ACRES, KNOWN GENERALLY AS TMS# 080-00-02-003 FROM GENERAL COMMERCIAL DISTRICT IN JASPER COUNTY TO GENERAL COMMERCIAL (GC) IN THE CITY OF HARDEEVILLE AND TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HARDEEVILLE **(ARGENT BLVD) (2025-06-18F)**

PUBLIC HEARING

G. SECOND READING OF AN ORDINANCE AUTHORIZING THE THIRD AMENDMENT TO AN AGREEMENT OF CONSOLIDATION AND TRANSFER BETWEEN BEAUFORT JASPER WATER AND SEWER AUTHORITY AND THE CITY OF HARDEEVILLE DATED JANUARY 17, 2002; AND OTHER MATTERS RELATING THERETO **(2025-06-18G)**

PUBLIC HEARING

IX. NEW BUSINESS

- A. FIRST READING OF AN ORDINANCE TO AMEND THE MUNICIPAL ZONING AND DEVELOPMENT ORDINANCE (MZDO) SECTION 3.6 MOBILE VENDOR STANDARDS **(2025-07-10A)**
PUBLIC HEARING
- B. FIRST READING OF AN ORDINANCE TO ADOPT A MASTER PLAN SUBMITTAL FOR A TRACT OF LAND CONSISTING OF APPROXIMATELY +/- 24 ACRES, KNOWN GENERALLY AS CROSS SCHOOLS OF EAST ARGENT TO INCLUDE A PORTION OF PARCEL 067-00-01-107 LOCATED OFF OF EAST ARGENT PARKWAY AND TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HARDEEVILLE TO INDICATE THAT PORTION SUBJECT TO THE MASTER PLAN **(2025-07-10B)**
PUBLIC HEARING
- C. RESOLUTION OF THE CITY OF HARDEEVILLE, SOUTH CAROLINA, CITY COUNCIL AUTHORIZING THE CITY MANAGER TO EXECUTE AN INTERGOVERNMENTAL AGREEMENT WITH BEAUFORT JASPER WATER SEWER AUTHORITY (“BJWSA”) OUTLINING RESPONSIBILITIES AND OBLIGATIONS OF THE CITY AND BJWSA REGARDING THE EXPANSION OF SANITARY SEWER SERVICE IN THE EXIT 8 AND US HWY 278 CORRIDOR AND MATTERS RELATED THERETO **(2025-07-10C)**
PUBLIC COMMENT

X. MANAGER’S REPORT

XI. COUNCIL ISSUES AND CONCERNS

XII. ADJOURNMENT

UPCOMING EVENTS

Jul 14 th	Recreation Advisory Committee Meeting	5:30pm
Jul 22 nd	SOLOCO Meeting in Hardeeville	10:00am
Jul 24 th	City Council Meeting	5:00pm
Aug 4-6	Fill the Bus-School Supply Donation Drive	
Aug 07 th	City Council Meeting	5:00pm
Aug 09 th	Planning Commission Meeting	10:00am
Aug 11 th	Recreation Advisory Committee Meeting	5:30pm