

**PROPOSED
ZONING AMENDMENT**

CITY OF Hardeeville
SOUTH CAROLINA

Application # _____ () Complete () Incomplete—Returned _____ Fee Paid _____

To The Honorable Mayor and City Council:

The undersigned hereby respectfully requests that the City of Hardeeville Zoning Ordinance be amended as described below:

- (1) This is a request for a change in the : (check one)
 - Zoning Map (fill in items # 2, 3, 4, 5, 6, and 9 only)
 - Zoning Text (fill in items #7 and 9 only)
 - Zoning Schedule of District Regulations (fill in items #8 and 9 only)

(2) Give exact address, and plat map reference for property for which you propose a zoning change: MAP # 042-00-05-024

District No. _____ Block No. _____ Lot(s) _____

(3) Area of subject property 138.43 ~~Sq. Ft.~~ or acres.

(4) How is this property presently zoned? (check one) () CP () FA () R-20
 () R-14 () R-10 () GR () NC () GC () TC () LI () BI () MH
 () PUD NOT CURRENTLY ZONED

(5) What new zoning do you propose for this property? (Check one) () CP () FA
 () R-20 () R-14 () R-10 () GR () NC () GC () TC () LI () BI
 () MH PUD

* UNDER ITEM #8 EXPLAIN WHY THIS AREA SHOULD BE ZONED AS YOU PROPOSE.

(6) Does ~~the~~ applicant own all of the property proposed for this zoning change?
 YES () NO.
 If NO, give address of the property involved which he does not own and owners name:

(7) If this involves a change in the Zoning Text, what section or sections will be affected?
 Section(s) _____

* SHOW PROPOSED CHANGE AND THE REASONS THEREFOR UNDER ITEM # 8

(8) Explanation: _____

(9) An application on this parcel or parcels of property, or parts thereof for same change in classification has (has not) been requested within the last twelve (12) months.

It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proving the need for the proposed amendment rests with the applicant. COASTAL LAND DEVELOPMENT COMPANY

Date JUNE 12, 2002 Signed [Signature] AS ATTY-IN-FACT
Phone (912) 236-0261 Address P.O. BOX 9848
SAVANNAH, GA. 31412

DO NOT WRITE IN THIS SECTION - FOR OFFICIAL USE ONLY

Date received by Planning Department _____
Date referred to City Council _____
Dates advertised - (1st) _____ (2nd) _____
Date posted _____
Date Public Hearing held _____
Date of City Council action _____
Date applicant notified _____

PLANNING COMMISSION RECOMMENDATIONS:

CITY COUNCIL ACTION:

HARDEEVILLE PLANNING COMMISSION
MEETING MINUTES
JULY 2, 2002 6:00 PM
(PROVINCE HEALTHCARE)

Present: Earl Cooler, Chairman, and Ms. Sue Coulter, Mrs. Julia Bowman and Mr. Ken Waters. Barry Connor with Seaboard Properties, Kevin Farrugio & John Croce with Connor & Associates.

I. PLANNING COMMISSION MEETING CALLED TO ORDER.

Chairman Earl Cooler called the meeting to order at 6:15 pm.

II. INVOCATION

Mr. Ken Waters gave the invocation.

III. PLEDGE OF ALLEGIANCE

IV. NEW BUSINESS

A. CONSIDERATION FOR ZONING OF APPROXIMATELY 138 ACRES
KNOWN AS MPN # 042-00-05-024 FOR PUD.

Mr. Earl Cooler asked that Shane Haynes give a brief explanation of the request. Mr. Haynes stated that we have a proposed zoning for PUD for 138 acres behind the lift station by Red Dam Road. When the property was annexed into the city, it was never given zoning. Coastal Land Development owns the 138 acres that is in negotiation with Province Healthcare to sell 28.12 acres. The hospital will be on the 28.12 acres. Province Healthcare wants to close on the land on July 12, 2002. City Council has already given the 1st reading for the property. The process of zoning never actually happened. Mr. Cooler asked if we were just going to zone the 28.12 acres and Mr. Haynes replied that would be up to the Planning Commission.

Kevin Farrugio showed the Planning Commission exactly where the property is located. Parcel 1 will be strictly for signage. The 28.12 acres will be for the hospital, offices, possible hotel, restaurant, etc. Ken Waters stated that from the paperwork he received, are we looking at the 138 acres or the 28.12 acres? David Tedder explained that we would need the zoning for the whole 138 acres, but right now, for the hospital, just the 28.12 acres because the property was never officially zoned. Mr. Waters wanted to know who never followed through with the zoning. David

Tedder said that was before his time and suggests that since we have infrastructure for the hospital's 28.12 acres to go ahead since everything is ok and it would be beneficial to everyone involved. Suggests that the PUD applicant amend the 138 acres to the property south of the wetlands. Mr. Cooler said that is what he was thinking and that he felt like the Planning Commission felt the same way. Ken Waters would like to know what is going to be on the 28.12 acres. David Tedder spoke up and said that no one from the hospital is here. Mr. Waters stated that from the regulations in this book he would like more information before we move forward. Mr. Tedder says this would be a 41-bed hospital, doctors offices, assisted living facility, everything would be medically related. Mr. Waters would like to know who would own and maintain the hospital and property. The hospital will own and maintain the property. Mr. Cooler asked when was the property annexed into the city and Mr. Haynes replied in 1995. Mr. Waters stated that he wished the hospital people were here so that he could find out some more information like how will the hospital be accessed, how tall will the hospital be and about traffic. Mr. Tedder tried to answer the question by stating that the intersection should be able to handle the traffic flow. Mr. Haynes stated that it would be a single story hospital. The actual plans for the hospital will have to come before the Planning Commission. Mr. Cooler stated that he did not have a problem with the zoning of the 28 acres and that they have enough infrastructures to handle it. Mr. Cooler asked Mr. Tedder about the signage. Mr. Tedder replied that it will be whatever the zoning ordinance will allow and Coastal Land Development and the hospital agree on. It will probably be 250' tall and 250' sq feet. Mr. Waters asked about PUD reading at the last council meeting and whether it was for the 138 or 28 acres. Mr. Tedder replied that it was the first reading for the PUD ordinance and that you can amend the first reading. Mr. Waters asked if the council agreed with the reading on the acreage. Mr. Tedder stated that it was unanimous for the 138 acres but they can amend the 2nd reading for the 28 acres. Ms Coulter made a motion to amend the 138 acres to 28.12 acres for the hospital parcels 2 and 3. Ms. Bowman made a proper second and the motion passed with a 3 to 1 vote with Mr. Waters voting "no." The 2nd reading will be on July 11, 2002 at the Council meeting.

V. PUBLIC COMMENTS

None.

VI. ADJOURNMENT

Ms. Coulter made a motion to adjourn. Her motion received a proper 2nd from Ms. Bowman and the meeting was adjourned.

HARDEEVILLE CITY COUNCIL
PUBLIC HEARING 6:45 PM
REGULAR CITY COUNCIL MEETING
AUGUST 1, 2002
7:00 PM

Present: Mayor Rodney Cannon, Mayor Pro-Tem Danny Bates, Council Members Clay Rice, Bea Jones and Brooks Willis, City Administrator Shane Haynes and City Clerk Jessica Louden.

I. PUBLIC HEARING CALLED TO ORDER

Mayor Cannon called this public hearing to order at 6:45 PM.

II. NEW BUSINESS

- A. SECOND READING OF AN ORDINANCE TO ZONE APPROXIMATELY 138.43 ACRES KNOWN AS MAP AND PARCEL # 042-00-05-024, LOCATED AT EXIT #8, JASPER COUNTY, WITHIN THE CITY OF HARDEEVILLE, TO PLANNED UNIT DEVELOPMENT (PUD).

Mayor Cannon gave the second reading to this ordinance.

- B. CONSIDERATION OF E-911 STREET NAME CHANGES

City Administrator Shane Haynes announced the new street name changes that were recommended by the Hardeeville Planning Commission.

III. PUBLIC COMMENTS

None

IV. ADJOURNMENT

Mayor Cannon adjourned this public hearing.

- I. HARDEEVILLE REGULAR CITY COUNCIL MEETING CALLED TO ORDER.

Mayor Cannon called this meeting to order at 7:00 PM.

II. INVOCATION

Mayor Pro- Tem Bates gave the invocation.

III. PLEDGE OF ALLEGIANCE

IV. PRESENTATION & APPROVAL OF MINUTES FROM THE JULY 11, 2002 PUBLIC HEARING AND REGULAR CITY COUNCIL MEETING.

Mayor Pro- Tem Bates made a motion to accept the minutes as written. His motion received a proper second from Council Member Jones and passed unanimously.

V. PUBLIC PRESENTATIONS

A. SAM SUTHERLAND, CATFISH FESTIVAL

Mrs. Sutherland came before Council asking to change the dates of the Catfish Festival from June to September 13th. Council Member Willis suggested giving it a try for 2003 to see how it corresponds with the Celebrate Hardeeville Festival in October.

VI. OLD BUSINESS

A. SECOND READING OF AN ORDINANCE TO ZONE APPROXIMATELY 138.43 ACRES KNOWN AS MAP AND PARCEL # 042-00-05-042, LOCATED AT EXIT #8, JASPER COUNTY, WITHIN THE CITY OF HARDEEVILLE, TO PLANNED UNIT DEVELOPMENT (PUD).

Mayor Pro-Tem Bates made a motion to accept the second reading of this ordinance. His motion received a proper second from Council Member Jones. Mayor Pro-Tem Bates made a motion to amend his motion by accepting the changes that were presented to Council in their packets regarding this ordinance. His motion received a proper second from Council Member Jones. Council Member Jones made a motion to accept the second reading of this ordinance with the changes. Her motion received a proper second from Mayor Pro- Tem Bates and passed unanimously.

VII. NEW BUSINESS

A. APPOINTMENT OF FIRE CHIEF AS CITY COORDINATOR FOR SECTION 504 ADA COMPLIANCE.

Council Member Jones made a motion to appoint Chief Gatlin as the City coordinator for section 504 ADA compliance. Her

motion received a proper second from Mayor Pro- Tem Bates and passed unanimously.

B. APPROVAL OF E-911 STREET NAME CHANGES AS RECOMMENDED BY THE HARDEEVILLE PLANNING COMMISSION.

Mayor Pro- Tem Bates made a motion to accept the E-911 street name changes as recommended by the Hardeeville Planning Commission. His motion received a proper second from Council Member Rice and passed unanimously.

C. CONSIDERATION OF RESOLUTION CHANGING THE HARDEEVILLE CITY COUNCIL MEETING TIMES FROM 7:00 PM to 6:00 PM.

Mayor Pro- Tem Bates made a motion to accept the Resolution as read. His motion received a proper second from Council Member Willis and passed unanimously.

D. PROCLAMATION FOR THE AMERICAN CANCER SOCIETY'S RELAY FOR LIFE.

Mayor Cannon read this proclamation. The Relay for Life will be held on August 9, 2002 at the Hardeeville Motor Speedway.

E. FIRST READING OF AN ORDINANCE TO PROTECT THE HEALTH, WELFARE AND SAFETY OF THE CITIZENS OF THE CITY OF HARDEEVILLE BY ADDING SECTION 726 (OPEN SPACE STANDARDS) OF THE ZONING ORDINANCE, BEING APPENDIX A OF THE HARDEEVILLE CODE OF ORDINANCES, SO AS TO ESTABLISH REQUIREMENTS FOR OPEN SPACE REQUIREMENTS FOR RESIDENTIAL AND COMMERCIAL DEVELOPMENTS IN ALL ZONING DISTRICTS, AND TO PROVIDE FOR THE ENFORCEMENT OF THIS ORDINANCE.

Mayor Pro- Tem Bates made a motion to accept the first reading of this ordinance. His motion received a proper second from Council Member Rice and passed unanimously. This item of business will be presented before the Hardeeville Planning Commission for review and recommendation.

F. FIRST READING OF AN ORDINANCE TO AMEND SECTIONS 11-15 THROUGH 11-38 OF THE CITY OF

HARDEEVILLE CODE OF ORDINANCES (BUSINESS LICENSES).

This ordinance is to amend sections 11-15 through 11-38 and to add sections 11-39 through 11-44 of the Hardeeville Code of Ordinances (Business Licenses). Council Member Rice made a motion to accept the first reading of this ordinance. His motion received a proper second from Mayor Pro- Tem Bates and passed unanimously.

- G. FIRST READING OF AN ORDINANCE TO PROTECT THE HEALTH, WELFARE AND SOCIETY OF THE CITIZENS OF THE CITY OF HARDEEVILLE BY AMENDING SECTION 511 (MOBILE HOME DISTRICT) OF THE ZONING ORDINANCE, BEING APPENDIX A OF THE HARDEEVILLE CODE OF ORDINANCES, SO AS TO ESTABLISH REQUIREMENTS FOR MOBILE HOME OF MANUFACTURED HOMES AND MOBILE HOME PARKS, AND TO PROVIDE FOR THE ENFORCEMENT OF THIS ORDINANCE, AND TO AMEND THE DEFINITIONS OF THE MANUFACTURED HOME AND MOBILE HOME FOUND AT SECTIONS 1101.38 AND 1101.39.

Mayor Pro –Tem Bates made a motion to accept the first reading of this ordinance. His motion received a proper second from Council Member Jones and passed unanimously. This item of business will be presented to the Hardeeville Planning Commission for review and recommendation.

Mayor Pro- Tem Bates made a motion to add item H. under new business as discussion of Solid Waste proposals. His motion received a proper second from Council Member Jones and passed unanimously.

- H. DISCUSSION OF SOLID WASTE PROPOSALS.

Council Member Rice made a motion to reject all bids that were submitted for the Solid Waste collection for the City, due to non responses to the notices on the invitations to bid bonds and insurance bonds. His motion received a proper second from Council Member Jones and passed unanimously. The bids will go back out for new RFP's.

VIII. ADMINISTRATOR'S REPORT

City Administrator Shane Haynes met with J.K. Tiller on the lighting for the Streetscape Project. They will be selecting the lighting with the local utility companies. We are also underway on our new municipal complex plans with the group three architects. Joe Frey with ATM, has been working on the Master Drainage Project for the City and Industrial Park area and also for the demolition of the old school site.

IX. ADJOURNMENT

Council Member Jones made a motion to adjourn. Her motion received a proper second from Mayor Pro- Tem Bates and passed unanimously.

STATE OF SOUTH CAROLINA)
CITY OF HARDEEVILLE)
ORDINANCE # 07-18-02A)

An Ordinance to Zone
Approximately 138.94 acres
Known as map # 042-00-05-024
Planned Development District formerly known as
Planned Unit Development (PUD)

BE IT ORDAINED by the Mayor and City Council Members of Hardeeville, In City Council duly and lawfully assembled:

WHEREAS, the City of Hardeeville has received a request to zone approximately 138.94 acres known as map # 042-00-05-024 Planned Development District (PDD) (formerly known as PUD) in accordance with the accompanying master plan (Exhibit A) entitled "Report & Plat Plan for Coastal Land Tract PUD, I-95 & U.S. Hwy 278, prepared by Connor & Associates, Inc. on July 31, 2002, and,

WHEREAS, the Hardeeville Planning Commission has reviewed the PDD request and application and recommends approval to the Hardeeville City Council, and,

WHEREAS, the above mentioned property was duly noticed and public hearing held on August 1, 2002 to take public comment on proposed PDD, and,

WHEREAS, the Hardeeville City Council finds the PDD request and Master Plan (Exhibit A) to be consistent with the Comprehensive Plan.

THEREFORE, the Hardeeville City Council, in council meeting duly assembled, does hereby find sufficient reason and cause to approve the applicant request for PUD zoning and hereby adopts the Master Plan (Exhibit A) as the zoning requirements for the Planned Development District.

This ordinance shall become effective immediately upon ratification.

SO ORDERED AND ORDAINED this 1st day August

2002 by the Hardeeville City Council being duly and lawfully assembled.

First Reading: July 18, 2002

Public Hearing: August 1, 2002

Second Reading: August 1, 2002

Rodney Cannon
Rodney Cannon, Mayor

Danny Bates
Danny Bates, Mayor Pro-Tem

Clay Rice
Clay Rice, Council Member

Bea Jones
Bea Jones, Council Member

Brooks Willis
Brooks Willis, Council Member

Attest: Jessica Loudon
Jessica Loudon, City Clerk

Approved as to form: David Tedder
David Tedder, City Attorney