

HARDEEVILLE PLANNING COMMISSION  
REGULAR MEETING AND WORKSHOP MINUTES  
FEBRUARY 26, 2009  
1:00 PM

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Present: Chairman D. Sue Coulter, Vice Chair Paul Bathe, Commission Members Julie Bowman and Chris Beach

Staff: Planning Director Brana Snowden, Planner III Nolon Edge, City Clerk Lori Pomarico, and Media Technician Rob Lewis

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I. CALL TO ORDER

Chairman Coulter called the meeting to order at 1:07 pm.

II. INVOCATION & PLEDGE OF ALLEGIANCE

Vice Chair Bathe gave the invocation.

III. OLD BUSINESS

A. PRESENTATION OF MINUTES FROM THE FEBRUARY 12, 2009 MEETING

Chairman Coulter entertained a motion. Vice Chair Bathe moved to approve the Minutes from the February 12, 2009 meeting as presented. A second was received by Commission Member Beach and was approved unanimously.

IV. NEW BUSINESS

A. CONSIDERATION OF A ZONING AMENDMENT FOR TMS 039-00-01-019 LOCATED ALONG US HIGHWAY 17 TO BE REZONED FROM COMMUNITY COMMERCIAL IN UNINCORPORATED JASPER COUNTY TO LIMITED INDUSTRIAL (LI) IN THE CITY OF HARDEEVILLE (+/- 1.62 ACRES).  
PUBLIC COMMENT

Planner III Nolon Edge presented a request for a zoning amendment for a site located along U.S. Hwy 17 approximately one quarter mile from Purrysburg Road and adjacent to the Hardeeville Tract. To the north is a General Commercial (GC) zoned property that has been recently annexed into the City. The property has approximately 310 feet of frontage along Hwy 17 and is currently a wooded vacant lot. Adjoining uses to the property are currently vacant and nearby properties consist of commercial, residential and vacant land uses.

The applicant is requesting to rezone entire property from Community Commercial (CC) to Limited Industrial (LI) and will ask City Council to annex the property into the City of Hardeeville.

Planning Director Brana Snowden stated that this property is under the same ownership as is the portion of the Hardeeville Tract that has recently been purchased.

Mr. George Bullwinkel of Nexsen Pruet, representing the applicant, stated that this is part of a larger project, the Hardeeville Tract. They are currently working on getting some grants from the state and federal governments for some roadway improvements and a new exit. Mr. Bullwinkel stated that this is an integral part of a larger master plan for approximately 5,200 acres and that it is important they get it zoned correctly so that they can move forward.

Chairman Coulter entertained a motion. Commission Member Beach moved to accept this request to rezone this property TMS # 039-00-01-019 from Community Commercial (CC) in unincorporated Jasper County to Limited Commercial (LC) in the City of Hardeeville. A second was received by Vice Chair Bathe and was approved unanimously.

#### V. PLANNING DIRECTOR'S REPORT

Planning Director Snowden reported that on March 12, 2009, there will be a regularly scheduled Planning Commission Meeting at 1:00 pm. There will also be a Workshop on the next three elements of the Comprehensive Plan: Natural Resources, Transportation and the Public Facilities portion of Community Facilities. These elements will be presented by the consultants with staff assistance.

Planning Director Snowden stated that a Public Meeting on the next three elements of the Comprehensive Plan is expected to take place on March 26, 2009 at 6:00 pm.

#### VI. ADJOURNMENT

Chairman Coulter entertained a motion. Vice Chair Bathe moved to adjourn the meeting. A second was received from Commission Member Beach and the meeting was adjourned at 1:15 pm.