



MINUTES
CITY OF HARTSVILLE
PLANNING COMMISSION PUBLIC HEARING
MONDAY, FEBRUARY 28, 2022 - 5:30PM
CITY COUNCIL CHAMBERS - 100 EAST CAROLINA AVENUE

PURSUANT TO FREEDOM OF INFORMATION ACT SC CODE 30-4-80: WRITTEN NOTICE WAS DELIVERED TO THE PRESS BY EMAIL ON FRIDAY, FEBRUARY 25, 2022 AND DULY POSTED AT CITY HALL LOCATED AT 100 EAST CAROLINA AVENUE AND ON HARTSVILLESC.GOV. CITY HALL IS AN ACCESSIBLE FACILITY, FOR ASSISTANCE, CALL 843-383-3018.

Members present: Chairman Curtis Lee, Vice Chairman Chris Shirley, Warren Felkel, Scottie Hill and Trevor McDonald. **Absent:** Dan Askins and Mallory Hankins. **Staff:** Brenda Kelley, Shannon Munoz and Ex-Officio Daniel Moore. **Press:** Absent. **Guest:** Laura Gandy, William Sligh, Gloria M. Bell, Wanda J. Bishop, Patricia P. Brigman, Albert E. Stogner, Dan Kelley, Robert L. Weaver, Carol Moore and Andy Tedder.

Call to Order/Welcome

Chairman Lee called the meeting to order at 5:30p.m.

Approval of Minutes

Trevor McDonald made a motion to approve the January 31, 2022 minutes as submitted; Second: Shirley. Carried: All in favor.

New Business

Introduction of New Member

Chairman Lee introduced new member, Warren Felkel. Mr. Felkel is a financial analyst at Sonoco. He moved to Hartsville from Columbia, SC. He is happy to serve his community.

Oath of Office

New member Warren Felkel took the oath of office.

Rezoning PD to R2

Staff Kelley provided an over view of the rezoning request. She explained that the purpose of the meeting was to rezone a property to allow the 46 unit townhouse development. The site plan was displayed but the site plan was not discussed. It would be presented for approval at a subsequent meeting. Ms. Kelley also explained that the Planning Commission would make a recommendation to City Council. City Council would hold a regular meeting and a public hearing before adopting an ordinance to rezone the property. She said the recurring comments she received from neighboring property owners was the increase and traffic and if the development was subsidized housing.

Robert Weaver, engineer provided some information about the proposed development because of the concern about subsidized housing. He assured those in attendance that it would not be subsidized housing. He described the proposed development as single family attached homes. He said it would be private and gated with individual fences and a perimeter fence, a common area, walking area, a dog park, and sidewalks. SCDOT allows one access. He also addressed the concern about increased traffic. He

said the formula he uses to determine the amount of increased traffic is the number of units x .44. During peaks hours an additional 23 cars would increase the traffic.

Chairman Lee then opened the public hearing. He asked anyone that wanted to speak to state their name and address for the record and limit his/her comments to two (2) minutes.

Gloria Bell, 812 Fourteenth Street – Concerned about traffic. Growth and expansion are good. Pressure on Fourteenth and Washington. Concerned about safety for all citizens.

Albert Stogner, 1006 Fourteenth Street – Concerned about the large amount of traffic on Fourteenth Street. Also concerned about pedestrian traffic. Recommended sidewalks along Fourteenth Street. Concerned about safety.

Wanda Bishop, 919 Washington Street – Concerned about traffic. Constant flow of traffic on Washington and Fourteenth. Washington Street is the most direct route to Walmart. Street is heavily traveled. Concerned for safety.

Patricia Brigman, 901 Fourteenth Street – Cannot get out of driveway during certain times of the day. Traffic heavy. Concerned about safety.

Carol Moore, 1024 Edgewood Drive – Traffic heavy on Fourteenth Street. Has to leave home 30 minutes early to get to a work at the Hartsville Middle School. If it were not for the school crossing guard would not be able to get onto Fourteenth Street.

Scottie Hill made a motion that Tax Map #036-12-01-011 be changed/rezoned from Planned Development (PD) to Residential (R2); Seconded: Felkel. All in favor.

Based on the concerns about the increase in traffic and safety, Planning Commission asked staff to pursue a traffic study of the area.

Adjournment

Chairman Lee adjourned the meeting at 6:17p.m. The next meeting is scheduled on Monday, March 28, 2022 at 5:30p.m. in Council Chambers at City Hall.

Chairman Curtis Lee

Date