



**MINUTES
CITY OF HARTSVILLE
PLANNING COMMISSION SPECIAL MEETING
TUESDAY, NOVEMBER 15, 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 THURSDAY, NOVEMBER 10, 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 Chris Shirley, Dan Askins, Warren Felkel, Mallory Hankins, Scottie Hill and Trevor McDonald. **Absent:** Vice Chairman Curtis Lee. **Staff:** Brenda Kelley and Kennedy McGee. **Press:** Absent. **Guest:** Deborah Griggs, Yeugen Nesterov, and Goz Segars.

Call to Order/Welcome

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

Approval of Minutes

Trevor McDonald made a motion to approve the September 12, 2022 special meeting minutes as submitted; Second: Hankins. Carried: All in favor.

New Business

Bay Commons Subdivision – Final Plat

Deborah Griggs and Goz Segars were present to participate in the discussion regarding the final plat. Mr. Segars state that the restrictive covenants were complete. The subdivision will be maintained by an active homeowners association (HOA). Palmetto HOA of Florence will manage the HOA for the subdivision. The outside areas, the ponds, the road maintenance and upkeep will be taken care of by the HOA. A wooden privacy fence will be at the rear of each property. The parking pads will be in front. All houses will be on raised slabs. Mr. Segars stated the houses would be five feet from the side property line, which would mean there would be 10 feet between the houses. The ordinance requires a minimum of 20 feet between the buildings. A variance would be required to allow a reduction in the setbacks. Staff was certain that the Zoning Board of Appeals would be the board to grant variances. However, because Planning Commission has autonomy with subdivisions, staff was uncertain if they could grant the variance. Dan Askins made a motion to approve the final plat as presented contingent upon a variance or with the required setbacks; Second: Felkel. All in favor.

West College Avenue Subdivision

Deborah Griggs was present to participate in the discussion regarding the subdivision. Eddie Knotts, owner, submitted an application to subdivide three (3) properties on West College Avenue into five (5) properties to build five (5) single-family residences. The lot are located in a P-1 zoning district that requires a 50-foot wide front and a minimum of 5,000 square feet in area. All the lots meet the zoning district requirements for frontage and area square footage. Trevor McDonald made a motion to approve the subdivision as submitted; Second, Akins. All in favor.

Join Parachute – Hartsville Crossing Boulevard – Site & Landscape Plan, Elevation Drawings

Yeugen Nesterov was present to participate in the discussion regarding his proposal for a plasma center on Hartsville Crossing Boulevard. The building and out parcel are regulated by the Hartsville Planned Development Standards. The building shall not exceed 6,500 square feet. The plasma center was presented as a medical facility. The standards allow retail and commercial uses only on the out parcels. There was a question about whether a medical facility would meet the definition of a commercial use. Three entrances were proposed. Mr. Nesterov said the purpose of the three entrances were to accommodate semi-trucks making deliveries. Staff Kelley stated that water was available on the site. The sewer may require a gravity pump, which would be the developer's responsibility. Mr. Nesterov placed a phone call or email during the meeting and found out that he is required to get written permission from the new owner of

Hartsville Crossing to build the plasma center on the property he proposed the building. Dan Askins made a motion to table the proposal until the owner provides written permission and resubmits to the Planning Commission; Second: Hankins. All in favor.

Discussion about Tattoo Parlors

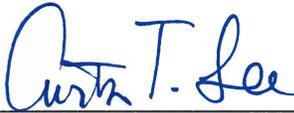
Staff Kelley received a call from a young woman who wants to open a tattoo parlor in Hartsville city limits. The State of South Carolina regulates tattoo parlors. DHEC licenses the parlors. South Carolina banned tattoo parlors until 2004. A licensed tattoo artist must present an ordinance to DHEC from the municipality before a license can be issued. The City has not adopted an ordinance because we have not had any serious inquiries. Now that we have, we have to decide where we would allow the parlors and under what conditions.

Discussion about Density Requirements

Planning Commissioner Dan Askins wanted to start conversations about density. In his opinion, the City of Hartsville density requirements need to be revised in order to allow more units per acre. Staff has started researching other municipalities of similar size and those twice our size to determine their requirements.

Adjournment

Chairman Shirley adjourned the meeting at 7:16 p.m. Felkel seconded. The next meeting is scheduled on Monday, November 28, 2022 at 5:30p.m. in Council Chambers at City Hall.



Vice Chairman Curtis Lee



Date