



**MINUTES  
CITY OF HARTSVILLE  
PLANNING COMMISSION MEETING  
MONDAY, NOVEMBER 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 WEDNESDAY, NOVEMBER 23, 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:** Vice Chairman Curtis Lee, Warren Felkel, and Mallory Hankins and Scottie Hill. **Absent:** Chairman Chris Shirley, Dan Askins and Trevor McDonald. **Staff:** Brenda Kelley and Ex-Oficio Daniel Moore. **Press:** Absent. **Guest:** None.

**Call to Order/Welcome**

Vice Chairman Lee called the meeting to order at 5:31p.m.

**Approval of Minutes**

Hankins made a motion to approve the November 15, 2022 Special Meeting minutes with a change that Scottie Hill was not present: Second: Felkel. Carried: All in favor.

**New Business**

**Cluster Housing Development Ordinance Amendment**

Ex-Oficio Daniel Moore made the presentation. He stated that the decision to make the amendment came about from a previous meeting. The Cluster Housing Development is a single-family housing development. At a previous meeting, there was a question if Planning Commission could grant a variance for subdivisions. The Planning Commission cannot grant a variance other than for design standards. The Zoning Board of Appeals has the power to grant variances. Staff Kelley and the city manager have the ability to interpret ordinances. After a careful review of the City of Hartsville Cluster Housing Development Ordinance, staff determined that cluster housing, by its definition, should differ from other single-family developments to include allowing for smaller setbacks between principal structures. The smaller setback allows greater density for large developments. Staff recommended reducing the minimum spacing between principal buildings in a detached cluster housing development from a minimum of 20 feet to a minimum of 10 feet. Vice Chairman Lee made a motion to approve the amendment to the Cluster Housing Development Ordinance to allow reduce the minimum spacing between principal buildings in a detached cluster housing development from a minimum of 20 feet to a minimum of 10 feet; Second: Hankins. Carried: All in favor.

**Discussion about Tattoo Parlors**

A resident wants to open a tattoo parlor in town, maybe even downtown. Staff Kelley provided some background information. The State had a ban of tattoo parlors until 2004. Since the ban was lifted, 150 tattoo parlors have opened around the state. Ms. Kelley provided information about the State restrictions, which requires tattoo parlors to be a minimum of 1,000 feet from churches, schools, playgrounds, parks, etc. She also provided information about the licensing requirements from the South Carolina Department of Health and Environmental Control (SCDHEC). The Planning Commission asked staff to prepare a map that would show the locations of all the churches, schools, playgrounds, parks,

etc. The map would help determine where tattoo parlors could be allowed in the city. The Planning Commission would review the maps at the January 2023 meeting. Staff would start drafting an ordinance as well. No action was taken.

**Discussion about Density Requirements**

Commissioner Dan Askins asked staff to start reviewing the density requirements. He expressed a concern that the ordinance did not allow enough density. Ex-officio Moore stated that density mean different things. It could mean footprints that do not requiring green space. It could mean increasing the height of structures, reducing setbacks, etc. He would recommended vertical developments with more green space. The Planning Commission would continue discussions about density at subsequent meetings. Staff recommended a work session at The Edition in the New Year. The commissioners talked about a second home for new grandparents, higher density multifamily development, split units to provide additional businesses, shared office spaces, etc. Mallory Hankins asked if staff could recommended some reading materials. Ex-Oficio Moore suggested Strong Towns as a good start. No action was taken.

**Adjournment**

Vice Chairman Lee adjourned the meeting without opposition at 6:29p.m.

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Chairman Chris Shirley

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Date