



**MINUTES  
CITY OF HARTSVILLE  
PLANNING COMMISSION MEETING  
MONDAY, APRIL 29, 2019 - 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, APRIL 26, 2019 AND DULY POSTED AT CITY HALL LOCATED AT 100 EAST CAROLINA AVENUE; AN ACCESSIBLE FACILITY.**

**Members present:** Chairman Curtis Lee, Vice Chairman Chris Shirley, Nancy McGee, Rebecca McDonald. **Members Absent:** Casey Hancock, Trevor McDonald and Mark Stellingworth. **Staff:** Brenda Kelley. **Guest:** William Sherrod. **Press:** Jim Faile.

**Call to Order**

Chairman Curtis Lee called the meeting to order at 5:36pm.

**Approval of Minutes**

Nancy McGee made a motion to approve the March 25, 2019 minutes. Second: Shirley; Carried: All in favor.

**New Business**

**Subdivision Plat – Corner of Green Street and Oak Avenue**

Michael Henderson (not present) submitted a plat that would subdivide and increase an approximately .42 acre tract. Three (3) parcels would be affected. Tract 1 as shown on the plat would be reduced. Lot 2 and Lott 3 as shown on the plat would be increased. The property is in an R-1 zoning district, which requires a minimum lot area of 10,000 square feet and a minimum lot width of 80 feet. The three (3) lots meet the requirements. Chris Shirley made a motion to approve the subdivision as submitted. Second: R. McDonald; Carried: All in favor.

**Subdivision Plat – Corner of South Fourth Street and Westfield Street**

Ben Whetstone of Whetstone Associates (not present) submitted a plat to create an outparcel in front of the current Big Lots property at 139 Westfield Street. The property is located in a B-3 zoning district, which requires a minimum lot area of 5,000 square feet and a minimum lot width of 50 feet. The lot meets the requirements. Staff liaison Kelley asked Mr. William Sherrod about the access. SCDOT did not approve a curb cut on South Fourth Street. Mr. Sherrod said a cross-access easement agreement is being drafted. Currently both properties would be owned by the Shops at Hartsville, LLC. They can grant themselves an easement. However, staff was concerned about what happens if either property is sold. Nancy McGee made a motion to approve the plat contingent upon a copy of the cross-access easement agreement when it is available. Second: R. McDonald; Carried: All in favor.

**Preliminary Site Development Review – Shops at Hartsville LLC**

Staff liaison Kelley stated that staff met with the engineer earlier that afternoon to review the site development plan. She presented a copy of written comments regarding water, sewer, and/or stormwater. The fire department had no issues that needed to be addressed. During the meeting with the engineer, staff liaison Kelley stated that the trees along the street frontage could not be disturbed, a site lighting plan was required, may need an additional handicapped parking space, a cross access agreement was needed, need to verify the building setback. Russell Slatton approved the location of the dumpster enclosure during the earlier meeting. Staff liaison Kelley to check with the building official on the size of the grease trap. Rebecca McDonald made a motion to grant preliminary site development approval. Nancy McGee seconded.

**Unfinished Business**

**Comprehensive Plan Updates**

No updates.

**Adjournment**

Nancy McGee made a motion to adjourn at 6:17pm; Second: R. McDonald; Carried: All in favor.

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Signature

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Date