



**MINUTES
CITY OF HARTSVILLE
PLANNING COMMISSION MEETING
MONDAY, AUGUST 26, 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, AUGUST 23, 2019 AND DULY POSTED AT CITY HALL LOCATED AT 100 EAST CAROLINA AVENUE; AN ACCESSIBLE FACILITY.

Members present: Vice Chairman Curtis Lee, Dan Askins, Casey Hancock, and Nancy McGee. **Members Absent:** Chairman Curtis Lee, Rebecca McDonald and Trevor McDonald. **Staff:** Brenda Kelley, Shannon Munoz and Karine Thomas. **Guest:** Paul Mills, Gray Segars, Mark Stellingworth and Logan Waters. **Press:** Jim Faile.

Call to Order

Casey Hancock called the meeting to order at 5:33pm.

Approval of Minutes

Nancy McGee made a motion to approve the July 29, 2019 special meeting minutes; Second: Hancock; Carried: All in favor.

Oath of Office

Chris Shirley took the oath of office.

Old Business

Comprehensive Plan/Vision 2030

Mark Stellingworth is working on the technical writing and presentation for the final document. Mr. Stellingworth met with the Chairman to develop an overall theme. Vision 20/30 would be less lengthy than Hartsville 20/20. The document will be outlined base. Social networking needs to be included. Mr. Stellingworth keep the commission informed of the progress.

Sign Ordinance

Staff Brenda Kelley presented signs allowed with a permit and the signs allowed without a permit. The commissioners discussed certain aspects of each. No action was taken. The planning commission is reviewing the ordinance in sections.

Ordinance Revisions

The commissioners discussed the Temporary Pop Up Retail and the Temporary Storage Unit Ordinances. They asked Ms. Kelley to research other city ordinances and be prepared to make a report at the next meeting.

New Business

Subdivision Plat – Hartsville Bojangles – South Fourth Street

Gray Segars was present to participate in the discussion regarding a proposal to subdivide an approximately 2.44 acre tract identified at Tax Map #056-00-01-011 and an approximately 39.49 acre tract identified at Tax Map #056-00-01-002 into several tracts. The new tracts would include a new

street, a new carwash, a new Bojangles restaurant, and a new lot for future development. Dan Askins made a motion to approve the subdivision as submitted; McGee seconded. All in favor.

Site Development Plan – Hartsville Bojangles – South Fourth Street

Logan Waters of Atwell, LLC was present to participate in the discussion regarding the site development plan for Bojangles. The Planning Commission received a copy of staff reviews. The shape of the parcel forced the parking lot to the rear. Sidewalks will be around the building. Nancy McGee asked if the number of parking spaces was client driven. Mr. Waters would find out and let her know. Casey Hancock made a motion to approve the site development plan as submitted; Second: Askins seconded. All in favor.

Site Development Plan – Hartsville Crossing Apartments – Driver Avenue

Paul Mills of Site Design was present to participate in the discussion regarding the site development plan for Bojangles. The Planning Commission received a copy of the City of Hartsville’s third party reviewer. The 12-acre tract would house two (2) two (2) - story buildings. A clubhouse, play area, and picnic shelter would also be a part of the development. Two detention ponds are on the site. A four (4)-chain link fence is proposed for each pond. A non-jurisdictional wetland is on the property. The street would be 24 feet face to face. A sidewalk will be on the portion of the street where Drive Road enters the apartment complex. Casey Hancock made a motion to approve the site development plan, contingent upon the second and final reading of the annexation and staff approval.

Adjournment

McGee made a motion to adjourn at 7:42pm; Second: McGee; Carried: All in favor.

Signature