



**MINUTES
CITY OF HARTSVILLE
PLANNING COMMISSION MEETING
MONDAY, SEPTEMBER 30, 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, SEPTEMBER 27, 2019 AND DULY POSTED AT CITY HALL LOCATED AT 100 EAST CAROLINA AVENUE; AN ACCESSIBLE FACILITY.

Members present: Vice Chairman Chris Shirley, 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

Trevor McDonald made a motion to approve the August 26, 2019 meeting minutes; Second: Askins; Carried: All in favor.

Oath of Office

Trevor McDonald took the oath of office.

Old Business

Comprehensive Plan/Vision 2030

Chairman Curtis Lee informed the commissioners of an upcoming Priority Investment Element meeting. Lee, McGee, and Shirley are a part of the core group; however, all the commissioners were invited to attend. The meeting will be held on October 15, 2019. The time and location will be announced had not been decided. The Priority Investment Element is focused primarily on government funding. The commissioners will meet with the City of Hartsville finance department. Priority Investment includes aspirations and goals for large projects, which would include public and private funds. Mark Stellingworth will standardize the format for the comprehensive plan.

Sign Ordinance

Staff Brenda Kelley presented a Power Point presentation that included pictures of signs from the B-1, B-2, P-1, Agricultural, and Residential. Ms. Kelley wanted the members to get a good visual of different types of signs within each zoning district. She presented confirming signs and nonconforming signs. During the discussion, the commissioners talked about the future of nonconforming signs. Chairman Lee asked if there was or could be a historic designation for certain type signs. Staff and the commissioners also discussed several options for gathering information from business owners to determine their thoughts about current signage and how nonconforming signs would be affected if damaged by more than 50 percent, and also if they have any recommendations for sign revisions. The commissioners agreed that a survey of some type would be beneficial. There are a couple of districts left to review.

Ordinance Revisions

The commissioners discussed the Temporary Pop-Up Retail and the Temporary Storage Unit Ordinances. Staff made a recommendation to remove the Temporary Pop-Up Retail because this type business would be treated the exact same as any other business. There would be no advantage to adopting this ordinance. Planning Commission took no action on the Temporary Pop-Up Retail Ordinance.

The commissioners then reviewed the Temporary Storage Unit Ordinance. The commissioners decided to delete (b) (1). Dan Askins made a motion to approve the ordinance with the deletion; McDonald seconded. All in favor.

New Business

Form Based Codes

Nancy McGee asked earlier in the month if anyone had experience with form-based codes. She shared an article about the codes with the commissioners and staff. Ms. Kelley submitted a four part series about form-based codes for the commissioners to review. Form based codes are a way to regulate development that controls building form first and then building use not vice versa as is found in traditional Euclidian zoning. The commissioners and staff discussed what they knew from the articles they read about the code. The commissioners will continue discussions about form-based codes in subsequent meetings. Ms. Kelley offered to share two videos about the code with the commissioners if she could. The videos were a part of a paid subscription.

Adjournment

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

Signature