



**MINUTES**  
**CITY OF HARTSVILLE**  
**PLANNING COMMISSION MEETING**  
**MONDAY, NOVEMBER 25, 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 TUESDAY, NOVEMBER 19, 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, Dan Askins, Casey Hancock, Nancy McGee, and Trevor McDonald. **Members Absent:** Rebecca McDonald. **Staff:** Brenda Kelley and Shannon Munoz. **Guest:** None. **Press:** Jim Faile.

**Call to Order**

Chairman Curtis Lee called the meeting to order at 5:30pm.

**Approval of Minutes**

T. McDonald made a motion to approve the September 29, 2019 meeting minutes; Second: Hancock; Carried: All in favor.

**Old Business**

**Comprehensive Plan/Vision 2030**

Shannon Munoz presented a draft of the Priority Investment Element. She asked the planning commission to review it and provide feedback.

**New Business**

**Assignment of Zoning – Hartsville Crossing Village Apartments**

On August 26, 2019, the planning commission reviewed and approved the site development for the Hartsville Crossing. The annexed 50.13 +/- acres of land includes the following tax parcel numbers: 056-00-01-157, 056-00-01-158, & 056-00-01-059. Staff recommended a B-3 zoning for the three (3) properties.

After much discussion, McGee made the motion to recommend a B-3 zoning for the three properties; Second: T. McDonald; Carried: Lee, Shirley, Hancock and McGee voted in favor. Askins voted in opposition.

**Engagement for Site Visit Discussion**

Because of conversations related to a recent site visit, the planning commission wanted firm guidelines for future site visits. If the commissioners make a site visit as a group, it is considered a public meeting and the press must be notified.

**Planned Development (PD) Discussion**

Staff is aware of a potential project that may want to use the planned development standards. Staff provided the planning commission with the planned development standards for the City of Hartsville and the State guidelines. Staff explained that State law requires a mixed-use development, which consists of commercial and residential to qualify for a planned development. Several projects in the City such as Walmart and Lowe’s were done as a planned development. Neither would be able to use the planned development standards today because both are single use projects.