



**MINUTES
CITY OF HARTSVILLE
PLANNING COMMISSION SPECIAL MEETING
MONDAY, AUGUST 5, 2020 - 5:30PM
CITY COUNCIL CHAMBERS - 100 EAST CAROLINA AVENUE**

PURSUANT TO CITY OF HARTSVILLE EMERGENCY ORDINANCE 4401, DURING THE COVID-19 (CORONAVIRUS) PANDEMIC, THE CITY COUNCIL CHAMBERS MAY BE OPEN, MAINTAINING SOCIAL DISTANCING, WITH FACE COVERINGS REQUIRED, AND FOLLOWING DHEC AND CDC GUIDELINES

PURSUANT TO FREEDOM OF INFORMATION ACT SC CODE 30-4-80: WRITTEN NOTICE WAS DELIVERED TO THE PRESS BY EMAIL ON MONDAY, AUGUST 3, 2020 AND DULY POSTED AT CITY HALL LOCATED AT 100 EAST CAROLINA AVENUE AND ON HARTSVILLESC.GOV. CITY HALL IS AN ACCESSIBLE FACILITY.

Members present: Chairman Nancy McGee, Vice Chairman Chris Shirley, Curtis Lee, Casey Hancock, and Analissa Smith. **Absent:** Dan Askins and Trevor McDonald **Staff:** Brenda Kelley, Shannon Munoz, Karine Thomas and Ex-Officio Daniel Moore. **Press:** Absent. **Guest:** Faith Dunlap, Jody Dunlap, Chase Howard, Cody Mitchell, Deep Patel, Attorney Peterson.

Call to Order/Welcome

Chairman Nancy McGee called the meeting to order at 5:32pm and welcomed those in attendance.

New Business

Subdivision Plat – Lot A & Lot B – portion of Tax Map# 035-14-03-025 & 026 – 0.33 acres

Jody Dunlap submitted a plat requesting a subdivision of two lots into four lots. Two existing lots would decrease in size. Two new lots would be created. The lots meet all the City of Hartsville Zoning Ordinance and Subdivision requirements. Mr. Dunlap plans to build a single-family residence on each of the newly created lots. Mr. Dunlap obtained a DHEC permit for the septic tanks for the new lots. City of Hartsville water is available. Sewer is not available. Casey Hancock made a motion to approve the subdivision and plat as submitted; Second: Lee; Carried: All in favor.

Subdivision Plat – portion of Tax Map# 056-00-01-163A – 0.55 acres

Subdivision Plat – portion of Tax Map# 056-00-01-163A – 0.98 acres

Cody Mitchell submitted a plat making a request to subdivide a 1.53-acre lot to create a 0.55-acre lot to build a restaurant – Dunkin Donuts. David Nesbitt submitted a plat making a request to subdivide the same 1.53-acre lot to create a 0.98-acre lot to build a carwash – Scrubby's. Both lots meet the City of Hartsville Zoning and Subdivision requirements.

Chairman McGee stated that two motions would be made to subdivide the property; however, they depend on each other so much. She asked the representative to give a walk-through of the project and give his vision for what it looks like.

Todd Walker and Attorney Peterson were the representatives of the plats. Mr. Walker identified the property as the lot across from the Bojangle's. A Scrubby's Carwash and a Dunkin Donut would be developed on the site. The developer obtained access easements to get from one property to the other.

Attorney Peterson stated that when the Bojangle's sale took place, an access easement recorded where the owner of Bojangle's, Pedigreed Properties, and CCC Carwash all agreed to the roadway easement. The easement gave ingress and egress to the entire property. The easement is perpetual and includes any successors of either property. The common area shown as a hatched area on the plat has a signed document that was approved at a soft closing contingent upon the Planning Commission's approval of the plat for a common use agreement between CCC Carwash and Dunkin Donuts for the maintenance of the area.

Analissa Smith made a motion to approve the .55-acre tract as submitted; Second: Lee; Carried: All in favor.

Chris Shirley made a motion to approve the .98-acre tract as submitted; Second: Lee; Carried: All in favor.

Adjournment

Chairman McGee adjourned the meeting without objection at 5:53p.m.

Signature Chairman Nancy McGe

Date