



**MINUTES  
CITY OF HARTSVILLE  
PLANNING COMMISSION MEETING  
MONDAY, JANUARY 25, 2021 - 5:30PM  
CITY COUNCIL CHAMBERS - 100 EAST CAROLINA AVENUE**

**VIA ELECTRONIC COMMUNICATION**

PURSUANT TO CITY OF HARTSVILLE EMERGENCY ORDINANCE 4407 DURING THE COVID-19 (CORONAVIRUS) PANDEMIC, THE PLANNING COMMISSION MEETING OF MONDAY, JANUARY 25, 2021 AT 5:30PM WAS HELD ELECTRONICALLY AND WAS LIVE STREAMED TO THE PUBLIC ON YOUTUBE CHANNEL AT <https://www.youtube.com/channel/UCyZJVNHT8NtgJrqplYpde4w> FOR ASSISTANCE, CALL 843-917-0602.

PURSUANT TO FREEDOM OF INFORMATION ACT SC CODE 30-4-80: WRITTEN NOTICE WAS DELIVERED TO THE PRESS BY EMAIL ON WEDNESDAY, JANUARY 20, 2021 AND DULY POSTED AT CITY HALL LOCATED AT 100 EAST CAROLINA AVENUE AND ON HARTSVILLESC.GOV. CITY HALL IS AN ACCESSIBLE FACILITY, FOR ASSISTANCE, CALL 843-383-3018.

**Members present:** Chairman Nancy McGee, Vice Chairman Chris Shirley, Dan Askins, Casey Hancock, Trevor McDonald, and Curtis Lee. **Absent:** Analisa Smith. **Staff:** Brenda Kelley, Shannon Munoz, and Ex-Officio Daniel Moore. **Press:** Absent. **Guest:** None.

**Call to Order/Welcome**

Chairman Nancy McGee called the meeting to order at 5:30pm.

**Approval of Minutes**

Lee made a motion to approve the October 26, 2020 minutes as submitted; Second Shirley. Carried: All in favor.

**New Business**

**Approval of the 2021 Planning Commission Calendar**

Chairman McGee recommended two (2) changes to the Calendar. The meeting scheduled on the Memorial Day Holiday on May 31 would change to Monday, May 17. The meeting scheduled on one of the Christmas Holidays on December 27 would change to Monday, December 20. Lee made a motion to approve the 2021 Calendar with the two (2) changes; Second McDonald. Carried: All in favor.

**Canal District Update**

Ex-Officio Daniel Moore presented a preliminary draft on the Canal District Code. The canal district would be made up of 11 acres and seven districts. 200 -300 residential units and 67,000 square feet of commercial space are proposed. The units would be 2 -4 stories depending on need. A water feature would be in the middle and canal would run through certain areas. The zoning for the district would include a form based code and a regular code creating a Planned Unit Development. The canal district would be a highly dense expansion of downtown. The Canal District is a part of the multi-county business park.

Moore than defined the Planning Commission role.

- Authority to do Planned Unit Developments.
- The Planning Commission would focus on the setbacks.
- Create, review and recommend to Council a Planned Unit Development
- Reviewing and making sure codes meet the City's requirements.

#### **Comments from the Planning Commissioners**

Planning Commissioners were given an opportunity to provide comments. Hancock provided an update on the brewery. Lee commented that the terminal at the airport is under construction.

#### **Comments from Staff**

Staff had no comments.

#### **Adjournment**

Lee made a motion to adjourn at 6:08pm; Second: Casey. The next meeting is scheduled on Monday, February 2021 at 5:30p.m via electronic communication. He also mentioned a Grant from the South Carolina Chamber of Commerce.

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Chairman Nancy McGee

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Date