



**MINUTES  
CITY OF HARTSVILLE  
PLANNING COMMISSION MEETING  
MONDAY, JUNE 28, 2021 - 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, JUNE 25, 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, and Curtis Lee. **Absent:** Trevor McDonald and Analisa Smith. **Staff:** Brenda Kelley and Shannon Munoz. **Press:** Absent. **Guest:** Bill Ervin, Goz Segars and Michael McDougal.

**Call to Order/Welcome**

Chairman Nancy McGee called the meeting to order at 5:32pm.

**Approval of Minutes**

Askins made a motion to approve the March 29, 2021 minutes as submitted; Second Lee. Carried: All in favor.

**New Business**

**Proposed Bay Road Subdivision**

Bill Ervin and Goz Segars were present to participate in the discussion and provide information regarding a preliminary plat for a proposed single-family residence subdivision. The subdivision would be proposed as a cluster housing development. Cluster housing developments are exempt from minimum lot area, lot width or lot requirements. The Bay Road Subdivision was proposed with a fifteen-foot front yard setback, a 10-foot left and right yard setback and a five-foot rear setback. The subdivision is a flexible type product. Its location is accessible to the new school, to Highway 151 and other areas. An HOA will maintain all the yards. The houses are 2 – 3 bedrooms ranging in size from 931-1066 square feet. The preliminary plat included sidewalks, street lights, fenced detention ponds, the layout of the individual lots, a walking trail, open space, off street parking, and the location of the mailboxes.

The staff report listed the following as conditions of approval.

- Cul-de-sacs shall conform to the drawing submitted by Thomas Catoe, City of Hartsville Fire Marshal.
- Landscaping plans, elevations of the proposed structures and a copy of the legal documentation or land in common ownership shall be submitted for review and approval prior to approval and recordation of the final plat.
- Approval of the subdivision name and street name shall be submitted at a subsequent meeting.
- A Storm Water Pollution Prevention Plan (SWPPP) permit and a SCDHEC Land Disturbance permit shall be submitted as soon as it is available.

Casey Hancock made a motion to approve the preliminary plat as submitted with the conditions listed; Second Askins. Carried: All in favor.

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

Planning Commissioners were given an opportunity to provide comments.

Hancock provided updates on the Wild Heart Brewery.

Chairman McGee announced that this would be her last meeting. Because her husband Bobby McGee is on City Council, she cannot also serve on the Planning Commission. McGee said that she and Bobby were concerned that this may be an issue and asked all the right questions upfront of the. Only to learn later, that they both could not serve. McGee said she enjoyed her time on the commission.

Dan Askins stated that Warren Felkel was interested in serving on the planning commission.

### **Comments from Staff**

Munoz thanked McGee for her service and leadership. Kelley also thanked McGee for her service and leadership.

### **New Appointees**

Kelley announced the new members of the Planning Commission.

- Mallory Hankins and Scottie Hill.

### **Adjournment**

Lee made a motion to adjourn at 6:24pm; Second: Askins and Shirley. The next meeting is scheduled on Monday, July 26, 2021 at 5:30p.m. in Council Chambers at City Hall.

---

Chairman Nancy McGee

---

Date