



**MINUTES
CITY OF HARTSVILLE
PLANNING COMMISSION MEETING
MONDAY, JANUARY 30, 2023 - 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 THURSDAY, JANUARY 26, 2023 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: Vice Chairman Curtis Lee, Mallory Hankins, Scottie Hill and Trevor McDonald. **Absent:** Vice Chairman Chris Shirley, Dan Askins, and Warren Felkel. **Staff:** Brenda Kelley and Kennedy McGee. **Press:** Absent. **Guest:** None.

Call to Order/Welcome

Vice Chairman Lee called the meeting to order at 5:30p.m.

Approval of Minutes

McDonald made a motion to approve the November 28 minutes as submitted; Second: Hill. Carried: All in favor.

New Business

Discussion About Tattoo Parlors

At the November meeting, the Planning Commission asked staff to prepare a map that would show locations of all the churches, schools, playgrounds, and parks. State law requires tattoo parlors to be at least 1000 feet from either of these. The map would help determine where tattoo parlors could be allowed in the city. The map showed that there was a very limited ability for tattoo parlors to locate in the city. Staff would prepare an ordinance for review at the next meeting. No action was taken.

Discussion About Density Requirements

The Planning Commission asked staff to compare the density for cities that were comparable in size to Hartsville and cities that were twice Hartsville’s size. Staff took it a step further and included two (2) cities, Greenville and Charleston, which are at least 10 times our size. The report showed that the City of Hartsville’s density was comparable to all the cities. In some cases, the City of Hartsville’s density was higher. The report also showed that most cities calculated density based on acreage and the zoning district. The City of Hartsville calculates density on the height of the structure and the number of bedrooms per dwelling unit to determine the dwelling units per acre. The Planning Commission discussed potentially creating a high-density zone or a special zone. Staff was asked to research other communities that have special zoning. Staff would review the way other cities calculated density to determine if it would be beneficial to change the way the City of Hartsville calculates density. No action was taken.

Adjournment

Vice Chairman Lee adjourned the meeting without opposition at 5:57p.m. The next meeting is scheduled for Monday, February 27, 2023 at 5:30p.m. in Council Chambers at City Hall.

Chairman Chris Shirley

Date