



MINUTES
CITY OF HARTSVILLE
PLANNING COMMISSION MEETING
MONDAY, FEBRUARY 27, 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 FRIDAY, FEBRUARY 24, 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: Chairman Chris Shirley, Vice Chairman Curtis Lee, Dan Askins, Warren Felkel, Mallory Hankins, and Trevor McDonald. **Absent:** Scottie Hill **Staff:** Brenda Kelley, Daniel Moore and Matt Winburn. **Press:** Absent. **Guest:** None.

Call to Order/Welcome

Vice Chairman Lee called the meeting to order at 5:39p.m.

Approval of Minutes

McDonald made a motion to approve the January 2023 minutes as submitted; Second: Hankins. Carried: All in favor.

New Business

Tattoo Parlors - Follow Up

At the January meeting, the Planning Commission reviewed a map that showed the locations of churches, schools, playgrounds and parks in the city limits. State law requires tattoo parlors to be at least 1000 feet from either of these uses. The map helped 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. Based on the results of the map, staff would not draft an ordinance to allow tattoo parlors as a permitted use. Staff would revisit tattoo parlors if changes occurred that would make it feasible to permit them in the city limits. No action was taken.

Discussion About Density Requirements

The Planning Commission reviewed the zoning map and the permitted uses in each zoning district. They also reviewed the district requirements which determine lot sizes within each zoning district and the density requirements. The commissioners had some questions about the chart that determines the number of dwelling units per acre. As a working exercise, City Manager Daniel Moore, asked the planning commission to think through creating a plan for the canal district property. The exercise would get them thinking about density from a different perspective. The discussion included infill development, parking and potentially contacting an expert in high density development. The planning commission would continue to review the permitted uses to determine if amendments, revisions or updates are needed. The commissioners asked staff to provide the regulations for townhouses and condominiums. No action was taken.

Adjournment

Chairman Shirley adjourned the meeting without opposition at 6:39p.m. The next meeting is scheduled for Monday, March 27, 2023, at 5:30p.m. in Council Chambers at City Hall.

Chairman Chris Shirley

Date