



**MINUTES
CITY OF HARTSVILLE
PLANNING COMMISSION MEETING
MONDAY, JUNE 26, 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, JUNE 23, 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, Dan Askins, Warren Felkel, Mallory Hankins, Scottie Hill, Trevor McDonald. **Absent:** Chris Shirley. **Staff:** Brenda Kelley, Ex-Officio Daniel Moore, and Matt Winburn. **Press:** Absent. **Guests:** Bill Ervin, Chris Frazier, John McCutcheon, Nancy McGee, Gray Segars, and Rhett Spencer.

Call to Order/Welcome

Vice Chairman Lee called the meeting to order at 5:33p.m.

Approval of Minutes

McDonald made a motion to approve the April 24, 2023, minutes as submitted; Second: Hill. Carried: All in favor.

New Business

Arby's/Jiffy Lube – Subdivision Plat, Site Plan, & Elevation Drawings

Bill Ervin, Gray Segars, and Rhett Spenser were present to participate in the discussion. A 2.42-acre tract would be subdivided to create a 47,665 sq. ft., 1.094-acre Arby's tract identified as Tract 1 which includes a portion of an access easement. The subdivision would also increase the size of Tract 2 to include a portion of the access easement creating a 31,111 sq. ft., 0.714-acre Jiffy Lube tract. The remainder of the tract would accommodate the remaining portion of the access easement, a parking easement, open space, and a portion of a drainage easement. The access easement will be shared among the three property owners, an access agreement will be recorded. McDonald made a motion to approve the subdivision plat; Second: Askins. Carried: All in favor.

The commission also reviewed the site plan for both Arby's and Jiffy Lube. Comments were made about the flow of traffic. The engineer and staff worked out the details to make the project feasible prior to submitting it to the Planning Commission. While the flow may not be perfect, it is the best option. Askins made a motion to approve the site plan for both locations; Second: Hankins. Carried: All in favor.

Request for Ordinance Amendment – Electronic Reader Board Signs

Pastor Chris Frazier of Mount Olive Church, South Sixth Street and John McCutcheon of Sonic each submitted a letter requesting that the Planning Commission consider making a recommendation to City Council to allow electronic reader board signs at their locations. Pastor Frazier and Mr. McCutcheon were present. Pastor Frazier said that this type of sign would attract children, improve attendance, and provide information to the community. Mr. McCutcheon said the old marquee at Sonic is dated. The letters blow out. The lighting is atrocious. Sonic wants to continue to upgrade its signs. Sonic would like to use this type of sign in all its drive-ins by 2024. The sign would reach the masses. The level of

brightness can be programmed. Technology has changed. Staff will research the sign ordinance for other communities. Mr. McCutcheon suggested that staff review the City of Darlington’s ordinance. Sonic in Darlington has an electronic reader board sign. No action was taken.

Short-term Rental Ordinance

Staff presented a model short term rental ordinance from the Municipal Association. The ordinance would put Hartsville in line with other cities. The Planning Commission will thoroughly review the ordinance and make a recommendation to the City Council. The document should be tailored to Hartsville. No action was taken.

Adjournment

Lee made a motion to adjourn without objection at 6:43p.m. The next meeting is scheduled for Monday, July 31, 2023, at 5:30p.m. in Council Chambers at City Hall.

Vice Chairman Curtis Lee

Date

DRAFT