



**MINUTES
CITY OF HARTSVILLE
PLANNING COMMISSION MEETING
MONDAY, AUGUST 28, 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, AUGUST 25, 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 Mallory Hankins, Vice-Chairman Warren Felkel, Curtis Lee, Dan Askins, and Jennifer Dunleavy **Absent:** Scottie Hill, and Trevor McDonald. **Staff:** Brenda Kelley, Ex-Officio Daniel Moore, and Matt Winburn. **Press:** Absent. **Guests:** Scott Cameron, Danny Yaken, Mitchell Gainey, and Wendell Davis.

Call to Order/Welcome

Chairman Hankins called the meeting to order at 5:34p.m.

Approval of Minutes

Dunleavy made a motion to approve the July 31, 2023, minutes as submitted; Second: Lee. Carried: All in favor.

New Business

Sonoco Rezoning

Scott Cameron and Danny Yaken were present to participate in the discussion regarding a rezoning application they submitted on Sonoco's behalf. The request was to rezone two (2) pieces of property Sonoco owns, Tax Map #055-14-01-087 & #055-15-01-094 from R-1 (Residential) to M-2 (Industrial) to allow a new truck ingress/egress to support an expansion of the Machinery Manufacturing Facility at 500 N. Third Street. Lee made a motion to make a recommendation to City Council to adopt an ordinance to approve the rezoning. Second: Dunleavy; Carried: All in favor.

Short-term Rental Ordinance

Moore reintroduced the Bluffton Short Term Rental Ordinance. The push to approve the ordinance is for the City of Hartsville to not lose the right to regulate short-term rentals. The fear of State versus City jurisdiction exists. It is problematic for cities if the State regulates what cities can and cannot do. Mr. Felkel expressed a concern about the added burden passing the ordinance would be on the city employees. Kelley stated that it could be cumbersome in the beginning but would eventually level off. Moore stated that the permitting fee would cover the operating cost. He also stated that the City would use the resources needed to implement the ordinance. Lee made a motion to make a recommendation to City Council to adopt an ordinance to approve a short-term rental ordinance. Second: Dunleavy; Carried: Lee, Dunleavy, Hankins voted yea. Felkel voted nay.

Density Requirements

Lee made a motion to table until the next meeting. Second: Dunleavy; Carried: All in favor.

Discussion Regarding Backlit Signs

Moore received a request from Councilman Caldwell to consider allowing backlit signs for churches and funeral homes. The commission would have to determine if this type of sign would be allowed not only for the entities mentioned in the request but also would this type of sign be allowed in zoning districts that do not currently allow backlit signs. Chairman Hankins expressed a concern about the amount of the percentage of the lettering and/or logo versus the percentage of opacity. The commission asked staff to research maximum lumens and opacity for this type of sign and report its findings at the next meeting. No action was taken.

Adjournment

Felkel made a motion to adjourn at 7:01p.m. Dunleavy seconded. The next meeting is scheduled for Monday, September 25, 2023, at 5:30p.m. in Council Chambers at City Hall.

Chairman Mallory Hankins

Date