



MINUTES
CITY OF HARTSVILLE
PLANNING COMMISSION MEETING
MONDAY, NOVEMBER 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 WEDNESDAY, NOVEMBER 22, 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, Jennifer Dunleavy, and Scottie Hill. **Absent:** Dan Askins and Trevor McDonald. **Staff:** Michelle Byers-Brown, Brenda Kelley, and Matt Winburn. **Press:** Absent. **Guests:** Kinzey DeLaine.

Call to Order/Welcome

Chairman Hankins called the meeting to order at 5:35p.m.

Approval of Minutes

Felkel made a motion to approve the September 25, 2023, minutes as submitted; Second: Lee. Carried: All in favor.

Old Business

Density Requirements

Density has been on the Planning Commission's agenda for a few months. Staff provided information on the options to increase density which included zoning changes, accessory dwelling units, infill development and mixed use. The City of Hartsville allows residential developments in all zoning districts. While communities throughout the country are struggling with whether or not to allow accessory dwelling units, the City of Hartsville has allowed them for more than 25 years under certain conditions. Infill development has been encouraged and developers have taken advantage for years as well. Mixed use developments exist throughout Hartsville's downtown with the potential to expand to other areas as well.

Staff provided a report that shows that the majority of the multifamily complexes in the city fall considerably below the allowances for maximum density. Staff recommended removing the table that provided the density requirements based on the number of bedrooms and the height of the structures. Instead, staff made a recommendation to allow 8 – 12 units per acres in the R-2 and P -1 zoning districts and 18 – 20 units in the B-2, B-3, M-1 & M-2 zoning districts. The recommendation also would decrease the size of a lot for duplexes in an R-1 zoning district from 25,000 square feet and 150 wide to 12, 500 and 100 feet wide.

The commissioners discussed the options. They asked various questions about how the recommendations would affect future developments and if the recommendations for the number of maximum allowable units would be sufficient for the future. There were some concerns about the height of structures based on the adjacent structures. Should there be a maximum height, if so, what height and should the height vary according to the zoning district?

Felkel made a motion to table until the next meeting to receive additional information from staff.
Second: Dunleavy. Carried: All in favor.

LED/ Electronic Message Signs

The planning commission received a request from a church and a restaurant to consider amending the sign ordinance. The current ordinance allows LED signs, also called Electronic Message Board signs for government agencies, public schools, and campuses with over ten acres in size.

Staff provided a PowerPoint presentation that showed the LED signs in the city. The presentation also included the various hold times for this type of sign. The comprehensive staff report included common concerns, common issues, traffic studies, recommended illumination regulations, methods of dimming, transition methods, square footage limitations, hold times, and economic considerations.

Staff recommended involving stakeholders in the process to determine if the community wants EMC's other than the way they are currently allowed.

Hankins made a motion to table the item until the joint work session with City Council. Second: Lee;
Carried: All in favor.

Discussion Regarding Backlit Signs

Planning Commission received a request from a business owner in an R-1 zoning to consider amending the sign ordinance to allow an internally lighted sign.

Staff provided a PowerPoint presentation of various internally lighted signs in various zoning districts throughout the city. There seems to be some misunderstanding about this type of sign.

Staff recommended reviewing the permitted signs in the residential district. Identify issues that could arise because of internally illuminated signs in a residential area and determine if the ordinance should be amended. Dunleavy made a motion to table until the work session with City Council; Second: Felkel.
Carried: All in favor.

2024 Calendar

Dunleavy made a motion to amend the 2024 Calendar to change the May 27th meeting to May 20th;
Second: Felkel. Carried: All in favor.

Adjournment

Hill made a motion to adjourn at 7:42p.m. Felkel seconded. The next meeting is scheduled for Monday, December 18, 2023, at 5:30p.m. in Council Chambers at City Hall.

Chairman Mallory Hankins

Date