



**MINUTES  
CITY OF HARTSVILLE  
PLANNING COMMISSION MEETING  
MONDAY, FEBRUARY 26, 2024 - 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 23, 2024, 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, David Carlton, Curtis Lee, Courtney O’Neal and Patrick Rogers. **Absent:** Jennifer Dunleavy. **Staff:** Brenda Kelley, Ex-Officio Daniel Moore, and Matt Winburn. **Press:** Absent. **Guests:** Keith Hill and Kevin Pulis.

**Call to Order/Welcome**

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

**Introduction of New Members**

Staff liaison Kelley introduced new members David Carlton, Courtney O’Neal, and Patrick Rogers. Each new member gave a brief self-introduction.

Chairman Hankins gave thanks and honor to the former commissioners Hill, Askins, and McDonald who resigned to pursue other interests.

**Oath of Office**

New members, Carlton, O’Neal, and Rogers took the oath of office.

**New Business**

**Easy Street Townhouse Development – Conceptual Site Plan & Elevation Drawings**

Keith Hill, developer and Kevin Pulis, engineer was present to discuss a newly proposed 61-unit townhouse development. The gentlemen were seeking tentative and conditional approval of the conceptual site plan and elevation drawings. The development would be done in two (2) phases. The first phase would include 32 units and the associated parking, sidewalks, street, dumpster enclosure, mailbox kiosk and the stormwater management pond. All the streets within the development would be installed in Phase 1.

Each unit would be two stories with 555.27 square feet on the first floor and 619.26 square feet on the second floor for a total of 1,174.53 square feet of heated space. Unheated square footage would include a 27.04 square foot front porch, a 75.81 square foot rear porch, and a 26.64 square foot outside storage for a total of 129.49 square feet of unheated space.

The conceptual plan did not include lighting, landscaping, images of the fences that were proposed for the private rear yards that shall include a patio that shall be enclosed as well as the seclusion from Easy Street, nor the actual uses or design of the required common space. The developer shall meet all requirements of the ordinance.

Chairman Hankins made a motion to grant tentative and conditional approval of the conceptual site plan and elevation drawings. A change to the layout would require resubmittal. Second: Lee. Carried: All in favor.

City Manager Daniel Moore gave an update on the Strategic Planning Session that the City Council held on Wednesday, February 21, 2024. In addition, he provided an update on some of the projects that are either under construction or proposed. He informed the commissioners that he is working on scheduling the Joint meeting with City Council.

**Adjournment**

Hankins made a motion to adjourn at 6:58p.m. Felkel seconded. The next meeting is scheduled for Monday, March 25, 2024, at 5:30p.m. in Council Chambers at City Hall.

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Chairman Mallory Hankins

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Date

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