

DARLINGTON CITY PLANNING COMMISSION MEETING MINUTES  
TUESDAY, January 16, 2018 – 9 A.M.  
Darlington Library, 204 N. Main St.

Attending were Planning Commission members Ms. Byrd and Mr. Parnell; staff Ms. Rock, planning and economic development director; and City Council member Sheila Baccus.

Lacking a quorum, the meeting was not held.

DARLINGTON CITY PLANNING COMMISSION MEETING MINUTES  
TUESDAY, March 20, 2018 – 9 A.M.  
Darlington Library, 204 N. Main St.

Attending were Planning Commission members Ms. Page, Ms. Nelson, Ms. Kirchen, and Mr. Parnell; and staff Ms. Rock, planning and economic development director.

**Call to Order:** Ms. Page called the meeting to order at 9:13 a.m.

**Approval of the Minutes for the meeting of Nov. 14:** Ms. Kirchen made a motion to accept the minutes of the Nov. 14, 2017, meeting as presented. Ms. Nelson made the second. The motion carried unanimously.

**Commercial Appearance Code and Addressing Vacant Storefronts:** Ms. Rock will send out the City's current ordinance to members again to review. Ms. Kirchen asked about the time frame and several specific properties. Ms. Rock said Codes Enforcement handles that. Ms. Page said these are ongoing problems. Ms. Kirchen said the codes need to be enforced.

**Zoning Designation for TMN 164-05-02-020 on North Main Street:** Ms. Rock said that the property on North Main Street, near the intersection of Smith Avenue and next door to the old Darlington Amusement business, wants to annex into the City to be developed. They are asking for the zoning designation to be General Commercial (GC) for the development of a Dollar General. Ms. Kirchen asked what the community thought. Ms. Rock said the public hearing is scheduled for May 1. She also said that would be one retail option for the folks on that side of town without having to travel to the Bypass. She added that there is mostly commercial development as you continue down North Main Street from that point, with Young's, Aaron's, SPC Credit Union, and Bramlett's Small Engines. Mr. Parnell said it is best if we can control the development and keep the light pollution out of the neighbors' bedrooms. Ms. Nelson made a motion to grant the zoning designation request for the property as GC. Mr. Parnell made the second. The motion carried unanimously.

**Zoning Designation for TMN 165-01-02-022 (former Nytronics):** Ms. Rock explained that the receiver controlling the property is requesting the entire parcel to be designated Basic Industrial zoning. Currently, a portion is zoned General Residential (RG); however, DHEC has said there can never be any residential use of the property even after it is cleaned up. The receiver needs to change the zoning to allow them to construct a temporary structure to continue the remediation of the soil contamination on the property. Ms. Page made a motion to recommend the City approve the request to change the zoning designation from RG to BI. Mr. Parnell made the second. The motion carried unanimously.

**Director's Report:** The digital sign ordinance with the changes requested by City Council, namely allowing businesses to continue to leave these signs on as long as the business was open, would go to second and final reading at the regular meeting at 6:30 p.m. on April 3 following the public hearing at 6 o'clock.

**Adjourn:** The Commission adjourned at 10:06 p.m.

DARLINGTON CITY PLANNING COMMISSION MEETING MINUTES  
TUESDAY, May 15, 2018 – 9 A.M.  
Darlington Library, 204 N. Main St.

Attending were Planning Commission members Ms. Page, Ms. Kirchen, Ms. Byrd, and Mr. Parnell; and staff Ms. Rock, planning and economic development director, and Mr. Gainey, codes enforcement officer.

**Call to Order:** Ms. Page called the meeting to order at 9:05 a.m.

**Approval of the Minutes for the meeting of March 20:** Ms. Kirchen made a motion to accept the minutes of the March 20, 2018, meeting as presented. Ms. Byrd made the second. The motion carried unanimously.

**Zoning Designation for 224 Blue Street:** Ms. Rock said that the property owner wishes to annex into the City for the reduced water connection and rates. The nearby properties are either in the county or designated R-10, R-6, or GC. She said we need to look at the future development of that street as more properties may annex into the City. Ms. Rock presented a list of all the zoning district designations to review. Mr. Parnell made a motion to recommend a zoning designation for the property of R-6. Ms. Byrd made the second. The motion carried unanimously.

**Zoning Designation for 110 Nez Perce:** Ms. Rock said this property owner has bought this lot and will be building a new house and wants to annex into the City. The surrounding area is all R-10. Ms. Kirchen made a motion to recommend a zoning designation for the property of R-10. Ms. Byrd made the second. The motion carried unanimously.

**Commercial Appearance Code and Addressing Vacant Storefronts:** Mr. Gainey presented the process his department goes through for codes violations, condemnations, and demolitions. Ms. Kirchen asked him to tell the Commission if there are ways to make the code stricter to make his job easier and make the owners more accountable.

**Director's Report:** Ms. Rock asked the Commission to reschedule the July meeting from July 17 to July 24, as she would be out of town. Members agreed with the change. Ms. Rock said the Greater Darlington Chamber of Commerce held an Open House of available commercial real estate to try to promote investment in the downtown. The voter registration office has added a building for storage and training room space. Oak Haven has purchased the lot beside the nursing home and will install a park to buffer the residences on the other side.

**Adjourn:** The Commission adjourned at 10:12 a.m.

DARLINGTON CITY PLANNING COMMISSION MEETING MINUTES

TUESDAY, July 24, 2018 – 9 A.M.

Darlington Library, 204 N. Main St.

Attending were Planning Commission members Mr. Nettles, Ms. Page, Ms. Boakye, and Mr. Parnell; staff Ms. Rock, planning and economic development director, and Mr. Gainey, codes enforcement officer; and City Council member Sheila Baccus.

**Call to Order:** Ms. Page called the meeting to order at 9:09 a.m.

**Approval of the Minutes for the meeting of May 15:** Mr. Nettles made a motion to accept the minutes of the May 15, 2018, meeting as presented. Ms. Boakye made the second. The motion carried unanimously.

**Election of Chairperson:** Ms. Page nominated Ms. Kirchen to serve as chair. Mr. Parnell made the second. Mr. Nettles said the chair needs to understand parliamentary procedure. The motion carried unanimously.

**Update on Code Issue on East Broad Street and roadwork on Cashua Street:** Ms. Rock said Ms. Kirchen made a request for an update on the Tyner warehouse and Cashua St. Mr. Gainey said that the City has been to court several times on the warehouse issue. The judge issued a fine in the spring of \$150 per day until the owners bring it up to code or tear down the building. He said the fines total close to \$15,000 at this point, and the City continues to try to get the owners back in court so the City can proceed with demolition. Ms. Rock said Cashua Street paving from Russell Street to the bridge, is scheduled to be completed prior to school starting according to SCDOT.

**New Business:** Mr. Parnell asked about Dollar General on North Main Street. Mr. Gainey confirmed site prep is ongoing and the construction should begin in about a month. Mr. Gainey reported the Huddle House property has been purchased by an investor to be developed into a Sonic, which should be completed by December. Ms. Rock asked members for suggestions of topics for the commission to consider.

The next meeting will be 9 a.m. Tuesday, Sept. 18.

**Adjourn:** The Commission adjourned at 9:36 a.m.

DARLINGTON CITY PLANNING COMMISSION MEETING MINUTES  
TUESDAY, November 13, 2018 – 9 A.M.  
Darlington Library, 204 N. Main St.

Attending were Planning Commission members Ms. Page, Ms. Boakye, Mrs. Kirchen, and Mr. Parnell; and staff Ms. Rock, planning and economic development director, and Mr. Gainey, codes enforcement officer.

**Call to Order:** Mrs. Kirchen called the meeting to order at 9:09 a.m.

**Approval of the Minutes for the meeting of July 24:** Ms. Page made a motion to accept the minutes of the July 24, 2018, meeting as presented. Mr. Parnell made the second. The motion carried unanimously.

**Renaming of Lighty Street in Honor of Sgt. Terrence Carraway:** Ms. Rock said that City Council wants to name a street or playground in honor of Sgt. Terrence Carraway. While at one time Lighty Street was discussed, Council will make that determination at its next meeting and bring it back to the Planning Commission to approve. Mr. Gainey suggested a portion of Pearl Street be named in his honor. Mr. Parnell said naming the playground would allow for a bigger, better sign and ends up in the paper more.

**Light Pollution Ordinance for Residential Property:** The Historic Landmarks Commission asked the commission to look at this issue. Mr. Parnell said that the City's ordinance was taken from Branford, Conn., and that the residential side would take another eight or 10 years to pass. Mrs. Boakye said that up north they changed to the blue light and it looks dirty and dull. Some people opposed the change and the towns went back. We need a warm, yellow light. Mr. Gainey said that Duke Energy contracts this out and everyone is switching to LEDs. Mrs. Boakye said they come in warm light not just the cold version. Mrs. Kirchen asked if we are hearing a lot of concern and what other issues surround this. Mr. Gainey said the concern has been about ones installed on homes by residents more so than Duke Energy. Mrs. Boakye said she understands the safety aspect, but the lights stay on even when someone is not there. Mrs. Kirchen said we have places where city and county are across the street from each other, so we need to coordinate with the county too. Mr. Parnell said the research shows that light doesn't protect you and that neighbors don't watch houses that have lights on all night. He said criminals are deterred more by dogs, noise, music, and lights inside the home. He said it is best if the outside lights only come on when something moves because people notice change. Mrs. Boakye asked how does the public report street lights that are out. Ms. Rock said to report outages to Duke Energy with the pole number and address. Mr. Parnell said that it has been almost 20 years since the lighting ordinance was passed and about 10 years since the LED's took off and hit the streets everywhere. He said our eyes are extremely sensitive to the blue light LEDs emit. He said the red and yellow lights have longer wave lengths that are easier on our eyes. He said he would provide an updated ordinance and the AMA report too. Mrs. Kirchen said we need a consistent lighting ordinance. Mrs. Boakye said Microsoft has sent out screens to cover computers and to protect our eyes, so it is a problem. Mr. Parnell said Croatia has passed laws regarding this. He added there is a health benefit as well.

**New Business:** Mrs. Kirchen asked for an update on the Tyner warehouse. Mr. Gainey said that the owners are supposed to have a court date tomorrow and then again on Nov. 28. The fines total more than \$30,000. Mrs. Kirchen asked to add Storm Water Maintenance in the Oakdale and Country Club areas to the agenda.

The next meeting will be 9 a.m. Tuesday, January 15, 2019.

**Adjourn:** The Commission adjourned at 10:20 a.m.