

DARLINGTON CITY PLANNING COMMISSION MEETING MINUTES
TUESDAY, January 15, 2019 – 9 A.M.
Darlington City Hall, 400 Pearl St.

Attending were Planning Commission members Ms. Page, Ms. Boakye, Mrs. Kirchen, Mr. Nettles, 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 9:06 a.m.

Approval of the Minutes for the meeting of Nov. 13, 2018: Ms. Page made a motion to accept the minutes of the Nov. 13, 2018, meeting as presented. Mr. Parnell made the second. The motion carried unanimously.

Renaming of Southern Pine Street in Honor of Sgt. Terrence Carraway: Ms. Rock said that City Council wants to name a street and playground in honor of Sgt. Terrence Carraway. Due to some confusion over Pine Street and Southern Pine Street, Council suggested that the Planning Commission approve that change to honor Sgt. Carraway. A park on that street will be named in his honor as well. The Commission suggested Carraway Street would be too general, and it needed to be more recognizable, suggesting Sgt. Carraway Street as the new name. The public hearing for the change will be held on March 19 after proper notification is made. Questions to be answered include whether or not residents need to send out change of address forms to their contacts and whether the City could provide a template and copies of such forms for affected residents. Mr. Gainey suggested getting the Post Master to speak at the hearing to help field questions. Mr. Nettles agreed, saying it would be good to be proactive. Mrs. Kirchen also asked for the following to be explicitly stated on the agenda: Number of minutes allowed per person for public comment and that no comments would be allowed following the public hearing portion of the meeting. She also asked that the items on the agenda be limited.

Light Pollution Ordinance for Residential Property: The Commission discussed updates to the lighting ordinance, regarding residential lighting, and backyard security lights. Mrs. Kirchen said residents need to understand that shielding lights does not affect the perceived security. The Board suggested doing a soft approach, focusing on not wasting energy, and print something for the public to encourage shielding and show examples of good lighting fixtures available before trying to update the ordinance. Ms. Rock said this was brought to the Commission at the request of the Historic Landmarks Commission. She said she could make a flyer to insert in the water bills.

New Business: Mrs. Kirchen said she asked the Storm Water Maintenance in the Oakdale and Country Club areas be added to the agenda, and that at the last meeting City Council addressed equipment needs to maintain the system. Mr. Nettles said he is concerned with the issue as he pumps water from under his house every time it rains for the last five months. Mr. Gainey said the equipment discussed includes a root cutter (approximately \$11,000) and a camera to identify what is causing blockages (approximately \$75,000). The problem is money. Mr. Gainey said residents and landscapers often pile leaves, grass clippings, and other yard debris in the

ditches, which slowly fills them up and compounds the flooding issues. He said Mr. Kinsaul and Mrs. Carroll could be able to answer the questions raised. Mr. Parnell asked about the progress of the storm water project in West Darlington. Ms. Rock said it was scheduled to be complete in March. Mr. Gainey said he has obtained a four-foot ditch bucket for the City track hoe, but it has yet to be used to clean out ditches because residents have complained about the look of the ditches when dug. Ms. Boakye suggested having a community compost area to dump mulch and grass clippings to help alleviate some of the drain and ditch clogging in a positive way. Mrs. Kirchen said neighborhood conversations about proper maintenance could help too.

Director's Report: Ms. Rock said the City's Comprehensive Plan will be on the horizon for the Commission soon. The plan must be completely redrafted every 10 years according to state law.

The next meeting will be 9 a.m. Tuesday, March 19, 2019, in the courtroom of City Hall to accommodate the potential for a higher than normal number of guests given the two public hearings slated to be on the agenda.

Adjourn: The Commission adjourned at 10:16 a.m.

DARLINGTON CITY PLANNING COMMISSION MEETING MINUTES
TUESDAY, March 19, 2019 – 9 A.M.
Darlington City Hall, 400 Pearl St.

Attending were Planning Commission members Ms. Page, Ms. Boakye, Mrs. Kirchen, and Mr. Nettles; staff Ms. Rock, planning and economic development director, and Mr. Gainey, codes enforcement officer; Mayor Gloria Hines; Council members Elaine Reed and Sheila Baccus; and other guests.

Call to Order: Mrs. Kirchen called the meeting to order at 9:19 a.m.

Public Hearing for the renaming of Southern Pine Street in honor of Sgt. Carraway: Ms. Volice Peterson, 49, spoke about how she lived on the street for 20 years and felt the change would require more than changing her address with the mail, insurance, driver's license, voter's registration, etc. She said a lot would have to be changed. She said we have a history on Southern Pine Street too. If we wanted to move, that's different. We are not asking for it. What is the purpose. She was concerned about a mix-up with 911. She asked what was Sgt. Carraway's connection to Southern Pine Street. She said she didn't have a problem with her mail. She suggested looking at a side street off Kirven Street that wouldn't affect anyone. She said naming the park for him is ok. She said kids there need more than a park. It's going to bring people on the side of my house at night and there will probably be a lot of fighting. Postmaster James Harrel said that the Postal Service would not require residents to make a change of address and there would be no mail service interrupted. It will be transparent. He said it will be similar to when the City changed Juniper Venus to Orange Street. Either address, the mail would be delivered. If the Social Security office needs to verify the street address, you would get letterhead from the Planning Commission. Ms. Peterson said the problem is documentation. When asked, Ms. Rock said 48 people live on Southern Pine Street. Ms. Peterson said most of those are renters and it is different when you are a homeowner. Ms. Betty Marcus, next to speak and a resident of the street for 56 years, asked Ms. Rock to read her letter. Ms. Rock read her letter that disagreed with the renaming of the street but agreed that it was a great idea to honor Sgt. Carraway. Mr. Waddell Coe said he has lived on Southern Pine Street for 48 years without any issue with the mail, 911, law enforcement, or EMS. He said he was in favor of honoring Sgt. Carraway but said we need to make sure we are honoring the right street. The entrance to the park area has always been on Magnolia Street, so that could be one option. He also suggested Andover Street in front of Walmart since everyone goes there and maybe place a memorial in recognition of Sgt. Carraway there too. He said a lot has to be changed, pass ports, and that costs a lot to make all those changes. Ms. Reed, Council member representing Ward 2 where Southern Pine Street is located, said she wanted to hear what residents have to say and that she is in favor of what they want. She said she doesn't want to create a problem for residents there. She said everything to be done in the area is focused on the area he was involved with, the children there. We can have more conversations about the playground, but that's what the parents of children in the area indicated that they wanted a playground and park area. All we are trying to do is improve the area based on what's been indicated to us from those in the area. We also want to honor Sgt. Carraway. There has been

communication with the state delegation for naming a different street. The park is done, and it will be there. She said we want to provide the same resources in all areas of the city. Mayor Hines said she wants to piggy back on what citizens are saying. She said the 52 Bypass near Verizon or another part of South Main Street can honor Sgt. Carraway. Residents in the crowd favored something in the Walmart area. Ms. Baccus said she appreciates all the points you have brought. She said I'm in agreement that this would be a lot of stress on residents, so we will address all those options and then we'll decide. The point of the parks is to improve the quality of life for all citizens and put parks in different areas for stress relief. Ms. Rock noted that two residents called her office to express agreement with the proposed name change. She said the notice of this hearing was placed in the newspaper, 12 signs were posted along the street, and certified letters were sent to all property owners and residents. She said that 27 of the certified notices were returned undeliverable or refused, so she did not know if everyone on the street knew of the possible change.

Public Hearing for the Zoning for 504 Young Street: Mr. Kevin Byrd, who owns property at 209 Windham Avenue and 484 Shearin Street, said he doesn't want to be in the City limits. He said we went through this 25 years ago. Ms. Rock said the proposal affects only that single address, and the City is simply required to notify neighboring property owners of such a request. She said she received no letters, phone calls, or messages about this matter.

Public Hearing for the Corrective Zoning Designation of several parcels on Pearl Street: No members of the public came to speak on this matter. Ms. Rock said she received no letters, phone calls, or messages about this matter. All the property owners except AT&T requested the City to correct this designation.

Approval of the Minutes for the meeting of January 15, 2019: Ms. Boakye made a motion to accept the minutes of the Jan. 15, 2019, meeting as presented. Mr. Nettles made the second. The motion carried unanimously.

Renaming of Southern Pine Street in Honor of Sgt. Terrence Carraway: Ms. Boakye made a motion to reject changing the name of Southern Pine Street. Ms. Page made the second. The motion carried unanimously. Mr. Gainey said he would recommend the intersection of U.S. 52 and U.S. 52 Bypass because that wouldn't affect anyone and possibly putting a memorial at the flagpoles area. Ms. Rock said we could install it there only if SCDOT approves it. Ms. Page made a motion to recommend that City Council name the intersection of U.S. 52 Business and U.S. 52 Bypass in memorial for Sgt. Carraway and recommend a memorial be placed there to explain why. Mr. Nettles made the second. The motion carried unanimously.

Zoning Designation for 504 Young Street: This property owner has requested to annex into the City of Darlington. This requires the City to designate a zoning district for this property. The Commission will discuss and recommended the zoning designation to be set as Low Density Residential (R-10). Ms. Rock said the tap fee and utility rates for water and sewer are lower for City residents on City services, which is why the owner requested annexation. Ms. Page made a motion to designate 504 Young Street as R-10, Low Density Residential. Ms. Boakye made the second. The motion carried unanimously.

Corrective Zoning Designation of several parcels on Pearl Street: Ms. Rock said the parcels include 201 Orange St. (TMN 164-14-02-075), 105 N. Dargan St. (TMN 165-02-02-089), 204 Pearl St. (165-02-02-049), 208 Pearl St. (TMN 165-02-02-048), 212 Pearl St. (TMN 165-02-02-043), and 102 N. Sycamore St. (TMN 165-02-02-044) and are bordered on the North by Orange Street, on the East by North Dargan Street, on the South by Pearl Street, on the West by North Sycamore Street, and on the Northwest by the properties of Norma Lundy (TMN 164-02-076) and Patricia Roberts (TMN 165-02-02-045). The business owners want the City to designate these parcels commercial to reflect the current and previous uses of these properties and to remove any unreasonable restrictions to these businesses caused by their current zoning designation of R-10, which does not allow signage. Ms. Rock said the issue came up when a new florist moved into one of the properties and was trying to install new signs. The options are GC, General Commercial, or CC, Core Commercial. One difference is the building signage can take up 25% of the wall area in GC and only 15% in CC. Mr. Gainey suggested CC since it is going into downtown and the other side of Pearl is zoned CC. Mr. Nettles made a motion to designate the properties as Core Commercial (CC). Ms. Page made the second. The motion carried unanimously.

Director's Report: Ms. Rock said the next meeting will be 9 a.m. Tuesday, May 21, 2019. Ms. Boakye provided members will information regarding her campaign to represent the fourth district of the South Carolina State Association of IBPOE Inc. Checks are due April 16, and funds go to scholarships and youth activities. Ms. Boakye said she was also asked to be the state director of youth.

Adjourn: The Commission adjourned at 10:09 a.m.

DARLINGTON CITY PLANNING COMMISSION MEETING MINUTES
TUESDAY, June 18, 2019 – 9 A.M.
Darlington City Hall, 400 Pearl St.

Attending were Planning Commission members Ms. Boakye, Mr. Parnell, and Mr. Nettles; staff Ms. Rock, planning and economic development director, and Mr. Gainey, codes enforcement officer; and guest, Kay Pierson.

Call to Order: Mr. Nettles called the meeting to order at 9:00 a.m.

Approval of the Minutes for the meeting of March 19, 2019: Ms. Boakye made a motion to accept the minutes of the March 19, 2019, meeting as presented. Mr. Parnell made the second. The motion carried unanimously.

Public Hearing on Zoning Change Request for 245 Columbian Street: Ms. Pierson, as a resident of Columbian Street, said she prefers the property to be residential only. No others attended.

Zoning Change Request for 245 Columbian Street: Ms. Rock explained that Mr. Evans requested the property be re-zoned from General Commercial (GC) to Office & Residential (OR). This would create a distinct buffer between a residential neighborhood and commercial area that does not exist presently. In its current GC zoning designation, many types of businesses could occupy the space. Mr. Evans said he wants to create residential rental units. There is rented residential on two sides of the property and across the street, so Ms. Rock said she doesn't feel it would change the character of the neighborhood. The rest of Columbian Street is also zoned OR. Mr. Gainey said he felt zoning the property R-6, High Density Residential, would be more appropriate as he feels the lot is too small for four units given parking requirements. Mr. Nettles said the cars on the street would be an issue, especially given the cars created by the tiny houses nearby. Mr. Gainey said that, if the property is zoned OR, it will give Mr. Evans more leeway, and the property is oddly shaped already. He said I am trying to prevent future issues. Ms. Rock said we do not need to be punishing him for the City's past mistakes or errors nor do we need to deter investment. Mr. Nettles made a motion to zone the property R-6. Ms. Boakye made the second. The motion carried unanimously.

Light Pollution Presentation: Mr. Parnell gave a presentation on the problems with LED lighting, mainly the blue rich, white light, and ways to control it to better serve people. He said the light can be controlled, so it doesn't damage our eyes. He had a proposed ordinance revision written by a retired lighting engineer. Ms. Rock said she would get copies of the current ordinance to the board to compare with the proposed ordinance. Mr. Nettles thanked Mr. Parnell for the information and made a motion to table further discussion to July.

Director's Report: Ms. Rock said she included information regarding the Elements of the Comprehensive Plan for members to review, as this would be coming before the Commission soon once the storm water project is complete freeing up the consultant to complete work on the plan. The next meeting will be 9 a.m. Tuesday, July 16, 2019.

Adjourn: The Commission adjourned at 10:07 a.m.

DARLINGTON CITY PLANNING COMMISSION MEETING MINUTES
TUESDAY, July 16, 2019 – 9 A.M.
Darlington City Hall, 400 Pearl St.

Attending were Planning Commission members Ms. Boakye, Mr. Parnell, Ms. Kirchen, and Mr. Nettles; staff Ms. Rock, planning and economic development director, and Mr. Gainey, codes enforcement officer; and guest, Sheila Baccus, city council person.

Call to Order: Ms. Kirchen called the meeting to order at 9:00 a.m.

Approval of the Minutes for the meeting of June 18, 2019: Mr. Nettles made a motion to accept the minutes of the June 18, 2019, meeting as presented. Mr. Parnell made the second. The motion carried unanimously.

Zoning Designation for Property at the corner of Wyandot Street and Nez Perce Drive, TMN 184-00-01-045: Ms. Rock presented the Commission with an application to annex into the City and asked the Commission to recommend a zoning designation for the property. A lengthy discussion of how vacant lots in this neighborhood, as well as others, are used as a dumping ground for yard debris and other trash. Mr. Gainey noted that it is against City ordinance for a person to dump debris on another lot and that, if someone was paid to clean a yard, the contractor was responsible for hauling off any debris. Commission members suggested signage regarding the potential for a \$500 to \$2,000 fine as well as putting an ad in the newspaper to show residents what is allowed and what is not, telling the community what the ordinance states. The Commission asked that a phone number be listed as to where residents should report offenders. Mr. Nettles made a motion to recommend this lot be designated in the Low Density Residential, R-10, zoning district and preferably with the owner's other properties because he will not necessarily receive the services he is after unless the property has a building. Ms. Boakye made the second. The motion carried unanimously.

Lighting Ordinance Proposed Update: Mr. Parnell gave a brief lighting demonstration to show the difference between blue-rich LED light and incandescent, warm light. He suggested accompanying the recommendation for the ordinance update with a letter and the article from the American Medical Association supporting such controls. Ms. Baccus asked what it would cost. Mr. Gainey clarified the proposed update only affects exterior lighting for new commercial developments and those replacing or updating such fixtures. He said this explains what we expect when someone plans to build in town. He said it also makes his job easier, though some education will be necessary for current businesses to remain in compliance. Ms. Baccus asked if moving forward aesthetics and design of specific fixtures would be considered part of this ordinance. Mr. Nettles said it would be good to keep the aesthetics similar, but this just is the basics. Mr. Nettles made a motion to recommend the proposed updates to the lighting ordinance to City Council. Mr. Parnell made the second. The motion carried unanimously. Ms. Rock said she would email the accompanying letter to members for approval.

Director's Report: Ms. Rock said the Comprehensive Plan remains on hold until once the storm water project is complete, August 15, freeing up the consultant to complete work on the plan. The next meeting will be 9 a.m. Tuesday, Sept. 17, 2019.

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

DARLINGTON CITY PLANNING COMMISSION MEETING MINUTES
TUESDAY, September 17, 2019 – 9 A.M.
Darlington City Hall, 400 Pearl St.

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

The meeting was rescheduled for 9 a.m. Tuesday, Oct. 15, due to lack of a quorum.

DARLINGTON CITY PLANNING COMMISSION MEETING MINUTES

TUESDAY, October 15, 2019 – 9 A.M.

Darlington City Hall, 400 Pearl St.

Attending were Planning Commission members Ms. Boakye, Mr. Parnell, Ms. Kirchen, and Mr. Nettles; staff Ms. Rock, planning and economic development director, City Manager Howard Garland, and Mr. Gainey, codes enforcement officer; and guests, Danny Hoffman, Sam Evans, and James W. Quick Jr.

Call to Order: Ms. Kirchen called the meeting to order at 9:00 a.m.

Approval of the Minutes for the meeting of July 16, 2019: Mr. Nettles made a motion to accept the minutes of the July 16, 2019, meeting as presented. Mr. Parnell made the second. The motion carried unanimously.

Zoning Change Request Designation for 16.85 acres between Old Florence Highway and Friendship Street (TMNs 165-04-01-005 and 165-00-02-010): Ms. Rock presented the maps and adjacent zoning information for the two parcels in question. Mrs. Kirchen asked for public comment. Mr. Quick said he had questions and lives across D Avenue from the property. He said he did not want tractor trailers right outside his front door. He said development would create a lot of traffic. Mr. Quick said he owns the entire corner and putting anything across the street will hurt him. Mr. Hoffman, who said he lives on Friendship opposite the property, said he heard the property would be used for truck parking and a discharge pond. Mr. Hoffman said he didn't think the road could handle the additional traffic. The Commission said that, while they did not want to hold up any expansion, they did want more information. Mr. Garland got a representative from Georgia Pacific on the phone to answer questions of the Commission. Mr. Jeff Gottke said the company planned to use the property for employee parking as well as for trailer parking. The employee parking would make it safer and be nearer the stop sign and D Avenue to allow employees to cross where traffic would slow normally. Trailer parking would be on the side of the lot closest to the ballfield with any required storm water mitigation on the back side (Friendship Street) of the property. Mr. Gottke said the company would meet all setback and landscape buffer requirement and adjust their plan as needed to fit the City's codes. Mr. Gainey said that the required 50-foot setback and the trucks parking near the ballfield would alleviate the major concerns brought by the neighbors. Mr. Nettles agreed and made a motion to recommend City Council change the zoning designation for the property to Basic Industrial to accommodate Georgia Pacific's expansion plans. Mr. Parnell made the second. The motion carried unanimously.

Zoning Change Request for Property on Blue Street (TMN 164-06-01-078): Ms. Rock presented the Commission with an application to change the zoning designation for the property as well as map of the area. Mr. Evans said he plans on building an 8-unit, two-story townhouse complex on the site. The Commission discussed the use of the neighboring property, some in the City limits and some not. Ms. Rock said she received no comment from the public via phone, email, or letter about the potential change. Mr. Nettles made a motion to recommend

City Council change the zoning designation for the property to R-10 as requested by the property owner. Mr. Parnell made the second. The motion carried unanimously.

Old Business: Mrs. Kirchen thanked Mr. Gainey for his follow-through that led to the demolition of the Tyner warehouse.

Director's Report: Ms. Rock said the Comprehensive Plan remains on hold awaiting an update from the consultant on the plan's progress. She also provided a list of new businesses in town. The next meeting will be 9 a.m. Tuesday, Nov. 19, 2019.

Due to the lack of a quorum in September, Ms. Rock said she cancelled the joint board meeting. Mrs. Kirchen said in light of the need to update the Comprehensive Plan she wanted to reschedule it for the early spring to help facilitate that process.

Adjourn: The Commission adjourned at 10:02 a.m.

DARLINGTON CITY PLANNING COMMISSION MEETING MINUTES
TUESDAY, November 19, 2019 – 9 A.M.
Darlington City Hall, 400 Pearl St.

Attending were Planning Commission members Ms. Boakye, Mr. Parnell, Ms. Page, and Mrs. Kirchen; staff Ms. Rock, planning and economic development director, City Manager Howard Garland, and Mr. Gainey, codes enforcement officer; city council members, Mayor Hines and Ms. Baccus; and guest, Jannie Lathan.

Call to Order: Ms. Rock called the meeting to order at 9:08 a.m.

Approval of the Minutes for the meeting of October 15, 2019: Ms. Page made a motion to accept the minutes of the Oct. 15, 2019, meeting as presented. Ms. Boakye made the second. The motion carried unanimously.

Comprehensive Plan Update: Ms. Lathan presented details about the Comprehensive Plan process. The administration is recommending a full update for 2020-2035 as the City will turn 200. She has benchmarked Florence, Hartsville, and Sumter and said the 2020 Census would be vital to developing the next full-blown plan. She said she was organizing a Comprehensive Plan Advisory Committee for Planning Commission to meet with on a quarterly basis as the City develops this Darlington 2035 Plan. Right now, Mr. Garland said the Commission needed to recommend the 2012 update by Dan Vismor to City Council for approval to stay in compliance with state law. Council received the update years ago but never formally approved it. The 2012-2013 update added the transportation and Priority Investment Elements, as required. Ms. Lathan said the Commission should recommend Council adopt this update. She also suggested developing an annexation plan and strategy to foster economic growth and development. Can we afford to annex a particular area? We need to increase the population and the tax base. Ms. Lathan gave the advisory committee members detailed surveys that she will synthesize the data to begin working on the new plan. Ms. Boakye suggested added some type of social event or drop-in for the advisory committee to encourage participation. Mayor Hines said the City needs to push the 2020 Census because that is how we get federal dollars. Ms. Rock suggested putting material about the Census and its importance in the water bill. Mrs. Kirchen said it was important for us to dispel myths surrounding it, so people will complete the Census forms. Ms. Lathan read and discussed each of the goals and action items in the 2013 Plan Update, noting ways the City has followed through on portions of this plan. Ms. Page made a motion to accept the addendum to the Comprehensive Plan and recommend Council adopt it. Mr. Parnell made the second. The motion carried unanimously. City Council will take this up at the December 3 regular meeting.

2020 Calendar of Meetings: Ms. Rock presented a tentative calendar of meeting dates for 9 a.m. Tuesdays, Jan. 21, March 19, May 19, July 15, Sept. 15, and Nov. 17, with the potential for more dates being added to include the work with the comprehensive plan advisory committee.

New Business Nytronics Property: Ms. Rock presented the report from the company cleaning up the old Nytronics Property that is being directed by SCDHEC. The soils have been cleaned,

PCBs contained, and wells installed to monitor the levels of various chemicals in the ground and water. The property can never be used for residential purposes because of the contamination; however, state Textile Mill Site tax credits are available now to build and renovate any property within 1,000 feet of the mill site. In two to three years, the property could be sold, and a new industry use it since it has positives, such as rail access, water, sewer, and police protection.

Director's Report: The next meeting will be 9 a.m. Tuesday, Jan. 21, 2020.

Adjourn: The Commission adjourned at 10:53 a.m.