

JOINT MEETING OF THE DARLINGTON CITY PLANNING COMMISSION  
AND HISTORIC LANDMARKS COMMISSION  
TUESDAY, September 15, 2020 – 5:30 P.M.  
Harmon Baldwin Recreation Center, 300 Sanders Street, Darlington

Attending were Planning Commission members Mr. Parnell, Mr. Lewis, Ms. Page, Ms. Boakye, and Mr. Sprott; Historic Landmark Commission members Mrs. Pierson, Mrs. Howle, Mr. Chace, Mr. Abbott, and Ms. Pruitt; staff Ms. Rock, planning and economic development director; Ms. Jones, codes enforcement official; and others, Mayor Curtis Boyd, Jenny Altman, and John and Debra Wallace.

**Call to Order:** Ms. Rock called the meeting to order at 5:32 p.m.

**Application for Bed & Breakfast Approval Discussion – 115 St. John’s St.:** Ms. Rock read Section 4-7 of the City Zoning Ordinance describing the parameters for a Bed & Breakfast.

- (1) *Be located no closer than 400 feet from an existing Bed and Breakfast Inn.*
- (2) *Be occupied by the resident/owner.*
- (3) *Only be permitted in older residential structures that are recognized as architecturally, historically or culturally significant and that, through renovation and use as a bed and breakfast inn, will contribute significantly to the ambience, character, or economic revitalization of the area and/or continued use of the property in question for residential purposes.*
- (4) *Serve no scheduled meal other than breakfast; however, lunch and dinner meals may be prepared and served for business meetings, clubs, social gatherings, private parties, together with catering for parties on and off premises.*
- (5) *Maintain the interior architectural integrity and arrangement of the structure and shall not increase the number of guest rooms above the number of bedrooms in the original structure.*
- (6) *Maintain the exterior architectural integrity of the structure and grounds and make changes only if compatible with the character of the surrounding area.*
- (7) *Provide off-street parking on the basis of one space per guest room, plus two spaces for the resident innkeeper; further provided that sufficient off-street parking space shall be available on site to accommodate business and club meetings, social gatherings, and private parties, where proposed by the applicant.*
- (8) *Be permitted one non-illuminated identification sign, not to exceed four square feet in area.*
- (9) *Be reviewed for compatibility with surrounding properties and be approved by the Darlington Planning Commission, following an advertised public hearing in a newspaper of local circulation, given fourteen (14) days notice of time and place of said hearing.*

Ms. Altman described the proposal. She has run a successful B&B before in Bennettsville, and she thought this would be a good use of the property. It has three guest room with the

innkeeper's room separate and a fourth room that could be converted into a guest room. She said she has plenty of parking. Right now, she is updating the grounds. She plans to host events, especially for race week. Her focus will be long-term rentals, extended stay, e.g. for teachers. She has also considered a kids cotillion where they learn etiquette and manners as well as an occasional tea for women's groups. She explicitly stated she does not want a restaurant.

Mr. John Wallace, a neighbor, said he lives right behind this property and does not see an issue with the proposed use because often the clientele for a B&B is much better than a typical hotel.

Ms. Rock read comments from the public that were submitted prior to the meeting:

*Melanie Lanier, neighboring homeowner: My vote on the B&B is NO. They need to keep up the yard. They have done multiple things and none have been successful. Don't see how it's profitable. I am not in support. She needs to clean up her yard first.*

*William Jackson, neighboring homeowner and former HLC member: No problem with it. Ok if doesn't change zoning to change use*

Ms. Altman responded to the comments stating her father suffered through a long illness before his death earlier this year. She moved in the house to care for her mother. The property clean up is being done in stages. She said she had 15 large trees and overgrown bushes removed that were hazards to the home.

Mr. Chace asked if this would allow other things to happen at the property, such as selling antiques.

Ms. Rock said no. The application here today is a request for a Bed & Breakfast use only. It does not change the zoning of the property. Should Ms. Altman close the business for six months or longer, she or any new property owner would have to reapply for a Bed & Breakfast at this location.

**Ms. Pruitt made a motion on behalf of the Historic Landmarks Commission to approve the use of the property at 115 St. John's St. as a Bed & Breakfast. Mrs. Howle made the second. The motion carried unanimously.**

**Mr. Lewis made a motion on behalf of the Planning Commission to approve the use of the property at 115 St. John's St. as a Bed & Breakfast. Mr. Sprott made the second. The motion carried unanimously.**

With no further business on the agenda, the meeting adjourned at 5:45 p.m.