



## PLANNING COMMISSION

Regular Meeting

### Minutes

6278 Hwy 162 / PO Box 519  
Hollywood, SC 29449

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Thursday, 11 January 2018

6:30 PM

Council Chambers

This meeting's notice was published in the Post and Courier newspaper.

#### **I. Call to Order**

This meeting was called to order by Commissioner Stewart at 6:30PM.

#### **II. Roll Call**

In attendance were Commissioners Rhonda Heyward, Moore, Prioleau, Smalls, Stewart, Planner/Zoning Administrator Holton and Clerk-Treasurer White. Commissioners Robert Heyward and Wolf were absent.

#### **III. Invocation/Pledge of Allegiance**

Invocation was given by Commissioner Prioleau; followed by the Pledge of Allegiance.

#### **IV. Adoption of Agenda**

Commissioner Moore made the motion to adopt the agenda as prepared; Commissioner Prioleau seconded and all voted in favor.

#### **V. Public Comments**

*None*

#### **VI. Minutes**

Minutes not available

#### **VII. Presentation/Update: Poplar Grove**

Troy Lucas, representative for the developer of Poplar Grove, stated that about six (6) months ago, some residents voiced their concern about the sales operation in the community. He distributed information from the Covenants and Restrictions from the Poplar Grove community stating that the developer has a right to maintain a sales operation/model in the community until they no longer own any lots. He mentioned that some residents have also addressed concern about traffic and the gates being open. The developer has decided to begin the process of moving the sales center out of the area of concern. A sales center will be placed in the front of the subdivision where most of the sales are now taking place. This process should take approximately a year and a half to complete.

#### **VIII. Old Business**

*Subdivision Plan Layout discussion for rezoning (cluster zoning) at 4818 Highway 162 having TMS #247-00-00-091, Planner/Zoning Administrator Holton explained, after he presented this case to Council, they asked that it be studied and is the reason this case is being addressed again. Council is in favor of affordable housing but does not like the idea of a "house farm." The current zoning would yield 53 parcels and the idea is to preserve natural space. The applicant and developer, Jeff Meyer, stated that*

his goal is to provide affordable housing to buyers that is within Hollywood's median income of \$47,000. He showed a concept sketch that he says enables him to make the math work so that he is able to deliver a house in the mid to upper \$100,000 range with his fixed land costs divided by 84 lots. With the cluster zoning, he is unable to reach the affordable housing goal. A fairly small lot width with 50 feet on the larger lots and 40 feet on the smaller lots keeps the development costs down and would allow him to reach the affordable Workforce Housing goal that is outlined in the ordinance. He has met with the Affordable Housing Committee and some Council Members to discuss the features they would like to see at the site and the plan has gone through several iterations to achieve a balance of density, easy access onto Highway 162 and community open space features. There was discussion regarding the price of the homes depending on the Planned Development (PD) versus cluster zoning. Commissioner Prioleau made the motion to accept the vote from December's meeting and give Jeff Meyer the opportunity to address the cluster zoning issue in a step by step process that is conducive to what the Town is looking for; Commissioner Smalls seconded and all voted in favor.

### **IX. New Business**

*Final Plat Approval Property Line Adjustment at TMS #'s 242-00-00-183, 242-00-00-186, 242-00-00-324 and 242-00-00-329, Commissioner Moore made the motion to approve; Commissioner Prioleau seconded and all voted in favor.*

*Final Plat Approval Property Line Adjustment at TMS #'s 242-00-00-311, 242-00-00-314 and 242-00-00-160, Commissioner Moore made the motion to approve; Commissioner Prioleau seconded and all voted in favor.*

*Final Plat Approval Property Line Adjustment at TMS #'s 242-00-00-173, 242-00-00-176 and 242-00-00-160, Commissioner Moore made the motion to approve; Commissioner Prioleau seconded and all voted in favor.*

*Request for a Temporary Use Permit at 5378 Chaplins Landing Road (future Elcid Way), having TMS #246-00-00-248, Planner/Zoning Administrator Holton explained that the applicant intends to temporarily live in the camper while his home is constructed. Commissioner Prioleau made the motion to approve the temporary use permit for a period of one (1) year; Commissioner Heyward seconded and all voted in favor.*

### **X. Adjournment**

The meeting was adjourned at 7:09 PM.

**Prepared by:  
Tynetta White  
Clerk-Treasurer**

