



## PLANNING COMMISSION

Regular Meeting

### Minutes

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Thursday, 12 January 2017

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 Black at 6:30 PM.

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

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

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

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

Commissioner Black recognized the Commissioners from the Board of Zoning Appeals for their attendance at tonight's meeting. He also mentioned that all Planning Commissioners have forwarded their requests to continue serving on the Board and the requests will be voted on at January's Council meeting.

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

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

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

None

#### **VI. Minutes**

Commissioner Stewart noted under Old Business on page 2 that the word **and** be changed to **an**. Commissioner Moore made the motion to accept the minutes of December 8, 2016 with the correction; Commissioner Stewart seconded and all voted in favor.

#### **VII. Old Business**

None

#### **VIII. New Business**

*Request for approval of subdivision and easements at TMS #191-00-00-285, 5654 Dixie Plantation Road:* Planner/Zoning Administrator Holton explained that the parcel is in the Rural Agriculture (RA) zoning district and is typically looked at as a simple subdivision; creating two lots out of one lot, which is normally exempt from Planning Commission review except in this case there is also to be an easement added for ingress/egress. The 25 feet easement from Dixie Plantation Road is the

entire width of the flag lot and is more than the minimum of 15 feet for sewer easements. Since this lot is not a through street, and is to be utilized as a driveway, the 20 feet easement shown is adequate. Commissioner Stewart made the motion to approve; Commissioner Smalls seconded and all voted in favor to approve.

*Request approval of rezoning from Rural Agriculture (RA) to Residential One (R-1) on parcels off of and including Towles Crossing Drive:* Planner/Zoning Administrator Holton explained that this subdivision known as “Opti Isle” had been created prior to annexation into the Town of Hollywood. The intended use for this community is single family residential homes. The island does have water and sewer. The lots created are substandard for the current zoning district. The nature of Rural Agriculture (RA) zoning states a minimum lot size of 30,000 square feet or approximately 0.69 acres. These parcels are approximately 0.25 acres to less than 0.50 acres in size. The building setbacks are 50 feet from the property line and 25 feet from both side and rear property lines. This renders all parcels with a very small footprint to construct a home. Commissioner Stewart asked what the lot size requirements were for the Residential One (R-1) zoning district. Mr. Holton explained that when water is present, the minimum lot size can be reduced to 12,500 square feet. When water and sewer are present then it is 10,000 square feet. Commissioner Stewart voiced his concern with the traffic coming out onto Highway 17. Commissioner Black asked the applicant, Bruce Alverson, how many homes he planned to put there. Mr. Alverson answered that there are 11 lots total. Commissioner Black stated that with the 11 lots and figuring about 2 cars per home, there would be approximately 22 cars coming in and going out of the area on a daily basis. He also asked about sewer taps from the Town. Mr. Alverson said that both sewer and water lines have been installed and is available for each individual parcel. Commissioner Stewart asked Mr. Alverson if the road was paved. He answered yes and said that a guardrail was installed when the road was initially put there. He stated that there is a deceleration lane if you’re coming from Charleston and he had plans to meet with South Carolina Department of Transportation (SCDOT) to see what their recommendations were. Commissioner Stewart suggested that this needs to be looked at. Planner/Zoning Administrator Holton asked Mr. Alverson if his name was on the deed for the parcels in question. Mr. Alverson answered yes, and that he closed on Friday. Commissioner Prioleau asked if there are any plans to put piers on any of the lots. Mr. Alverson said that four (4) of the lots are dockable but would have to be approved by the Ocean and Coastal Resource Management (OCRM) before this could be done. A surveyor will come out to look at the lots next week to look at strategically positioning where home sites could flow and look better. Commissioner Stewart made the motion to approve with the condition that documentation be forwarded to SCDOT to request that a traffic study be performed; Commissioner Heyward seconded and all voted in favor to approve.

## **IX. Adjournment**

The meeting was adjourned at 7:00 PM.

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