



PLANNING COMMISSION

Regular Meeting

Minutes

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Thursday, 14 January 2016

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 6:35 PM.

II. Roll Call

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

III. Invocation/Pledge of Allegiance

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

IV. Adoption of Agenda

Commissioner Wolf made the motion to change the order of the agenda to accommodate those with less complicated issues; Commissioner Black seconded the motion and all voted in favor. Cases will be heard as follows: Case 1 is the same; Case 6 is #2; Case 5 is #3; Case 4 is the same; Case 3 is #5 and Case 2 is #6.

V. Public Comments

Commissioner Black welcomed Councilmember Salters to the meeting. He also announced that Clerk-Treasurer, Gantt has taken a position with The City of Hardeeville and thanked her for her service to the Planning Commission. He then recognized and welcomed Tynetta White as the Secretary for the Planning Commission and the new Clerk-Treasurer for the Town of Hollywood.

VI. Minutes:

Planner/Zoning Administrator Holton made a correction to the November 12, 2015 minutes that the attorney for Old Wide Awake Plantation is Mark McKnight (not McWhite). Commissioner Stewart made the motion of accepting minutes with the change; Commissioner Heyward seconded the motion and all voted in favor.

VII. Old Business:

None

VIII. New Business:

Case #1 Subdivision of property and addition of ingress/egress easement. Property is 5625 Heyward Smalls Road, TMS #191-00-00-552. Planner/Zoning Administrator Holton said that Commissioner Heyward made a request to place a mobile home on the property. He had previously wanted to have a business there. Mr. Holton said he was advised that a business would not be allowed as the property is zoned residential. The request meets the conforming lot sizes for that zoning district and the setback for the ingress/egress easement. Staff recommends conditional approval based on DHEC certification of

soil for the placement of a home in the rear of the property. He further mentioned that the ingress/egress easement has to read with our general utility easements. Commissioner Wolf made the motion to approve based on staff recommendation for soil testing for septic, Commissioner Moore seconded and all voted in favor. Commissioner Heyward recused himself from voting as he is the applicant.

Case #2 Request for subdivision of property on TMS #247-00-00-146 at 5637 Chaplins Landing Road. Planner/Zoning Administrator Holton stated that the property is zoned RA (Rural Agriculture) which meets the minimum lot size of 30,000 square feet (0.69 acres). The applicant plans to subdivide the property into four parcels. Staff recommends approval of the subdivision. The applicant, Amery English informed the Commission that the vegetative strip on the right of the ingress/egress down to the open space is set aside for beautification because this area cannot be developed. Commissioner Wolf made the motion to approve, Commissioner Smalls seconded and all voted in favor.

Case #3 Request approval of rezoning from Light Industrial (LI) to Rural Conservation (RC) on parcels at 5606 Salters Hill Road, TMS #188-00-00-137; 5622 Salters Hill Road, TMS #188-00-00-262 and 5616 Salters Hill Road, TMS #188-00-00-263. Planner/Zoning Administrator Holton stated that these parcels are currently zoned Light Industrial (LI) and the applicant is requesting a zoning change to Rural Conservation (RC) for hydroponics and aquaculture which can only be done in a Rural Agriculture (RA) or Rural Conservation (RC) zoning. Staff recommends the zoning change. The applicant was not present. Commissioner Stewart made the motion to approve, Commissioner Wolf seconded and all voted in favor.

Case #4 Request approval of rezoning from Rural Agriculture (RA) to General Commercial (GC) on TMS #247-00-00-133, 4407 Highway 162. Planner/Zoning Administrator Holton stated that the applicant is requesting a zoning change for a car lot on a ½ acre property. He noted that there may be some issues with the setbacks which would go to the BZA for a variance because of the proximity to residential. Staff recommends conditional approval from RA zoning to a GC zoning. Commissioner Wolf made the motion for conditional approval based on staff recommendation, Commissioner Moore seconded and all voted in favor.

Case #5 Request approval for parking and landscape plan at 4408 Highway 162, TMS #247-00-00-003 and 4414 Highway 162, TMS #247-00-00-182. Planner/Zoning Administrator Holton stated that the applicant, Amery English is requesting approval of a parking and landscape plan for car sales and towing. Mr. Holton said the plan needs more detail; ingress/egress; better organization of space; strategy for traffic; and a new set of engineered drawings. The applicant, Mr. English, said he did not get any help from Mr. Holton; that this is the first time he was told his plans were not satisfactory and he would do what was needed. Commissioner Wolf made a motion to table with the recommendations made by Mr. Holton. Commissioner Stewart seconded and all voted in favor to table the request to the February meeting.

Case #6 Request approval for parking and landscape plan having TMS #192-00-00-079. Planner/Zoning Administrator Holton presented the case. The applicant was not present. Commissioner Wolf mentioned that there were issues with the lighting details, signage and parking. Commissioner Moore said there were problems with standing water on the property. Commissioner Wolf made a motion to table this request until these issues can be addressed with the applicant. Commissioner Moore seconded and all voted in favor.

IX. Adjournment

The meeting was adjourned at 7:40 PM.

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