



PLANNING COMMISSION

Regular Meeting

Minutes

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Thursday, 14 December 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 Stewart at 6:30PM.

II. Roll Call

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

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 adopt the agenda as presented; Commissioner Prioleau seconded and all voted in favor.

V. Public Comments

None

VI. Minutes

Commissioner Moore made the motion to accept the minutes of November 2, 2017 as prepared; Commissioner Prioleau seconded and all voted in favor.

VII. Old Business

None

VIII. New Business

Conditional Use Permit-Review: Communications Tower at TMS #'s 225-00-00-010 and 247-00-00-219, Planner/Zoning Administrator Holton stated that staff will consider any of the Commission's comments and concerns for the approval of construction of the communications tower. The applicant, Jonathan Yates, explained that the tower is designed for Verizon wireless and the location was carefully selected in order to augment Verizon's network where they are having issues providing coverage. Commissioner Wolf made the motion to approve; Commissioner Moore seconded and all voted in favor.

Property Line Adjustment at TMS #'s 242-00-00-183, 242-00-00-186, 242-00-00-324 and 242-00-00-329, Planner/Zoning Administrator Holton explained that cases #2, 3 and 4 are property line adjustments where the present configuration of parcels accommodate multi-family homes will now accommodate

single family homes. Commissioner Wolf made the motion to approve; Commissioner Prioleau seconded and all voted in favor.

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

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

New Right of Way for access at TMS # 242-00-00-274, Planner/Zoning Administrator explained that the right of way is currently a "dead end" and the intention is to make an outlet to Bulow Landing Road which would allow a safe and easy access for the residents. Commissioner Wolf made the motion to approve; Commissioner Moore seconded and all voted in favor.

New Right of Way for access at TMS #242-00-00-203, Commissioner Wolf made the motion to approve; Commissioner Moore seconded and all voted in favor.

Subdivision Plan Layout discussion for 4818 Highway 162 at TMS #247-00-00-091, Planner/Zoning Administrator Holton stated that the applicant, Jeff Meyer is the developer, of Deerfield Hall and would like to develop this parcel in a similar manner but in order for this to take place the zoning would have to be changed to PD (Planned Development). Most of the parcel is zoned Rural Agriculture (RA) with the exception of approximately 330 feet that is zoned General Commercial (GC). Jeff Meyer gave a brief presentation of the proposed new development (Stono Village) and said he's had success in the construction of Deerfield Hall and is proud that he was able to keep the homes priced at an affordable amount and would like to continue building a neighborhood that has a similar theme and able to make price points that would be compliant to the Town's Workforce Housing criteria. He has met with the Affordable Housing Committee and has resubmitted plans based on their feedback regarding layout, buffers between homes and surrounding areas, tree plantings and a deceleration lane on Highway 162. Jeff Meyer answered questions from the Commission regarding open space conformity, density and consideration for smaller lots and variety of housing. Commissioner Moore made the motion to approve the Subdivision Plan Layout; Commissioner Prioleau seconded and all voted in favor.

Conditional Use Permit-Review: Mining Permit at TMS #191-00-00-056, Planner/Zoning Administrator Holton said staff will consider any of the Planning Commission's concerns for consideration of approval for the construction of a dirt pit/pond. He explained that the parcel is zoned Rural Agriculture (RA) and is located in an isolated area that is surrounded by natural vegetation. The owner intends to dig a pit of 3.8 acres at a maximum depth of 20 feet. Craig Kennedy, consultant for the applicant answered questions from Planning Commission regarding the speed limit, dust control, hours of operation, trucks driving in and out of the common area and how the road will handle these conditions. Mr. Kennedy said that they will lower the speed in the area if that is what the residents want. Crushed stone would be placed on the road to keep the dust down and aprons that cover the trucks will also be used. They will repair any damage done to the roads. Hours of operation will take place from 7AM. to 7PM, Monday through Friday. Commissioner Wolf made the motion to approve with the conditions that the hours of operation take place from 7AM to 5PM, Monday through Friday, aprons are used to cover trucks and any damages done to the roads will be repaired by the applicant; Commissioner Moore seconded and all voted in favor.

Request Approval of Annexation of property located on Tolbert's Cove Road at TMS #'s 248-00-00-052, 248-00-00-053 and 248-00-00-054, Planner/Zoning Administrator Holton explained that the parcels are owned by a church and they would like to use the parcels for a cemetery. They are in the unincorporated area of Charleston County and are surrounded by parcels within the Town limits of Hollywood. The parcel would be zoned Rural Agriculture (RA). Commissioner Moore made the motion to approve; Commissioner Prioleau seconded and all voted in favor.

Request Approval of Parking and Landscape Plan at 4458 Highway 162 having TMS #247-00-00-187, Planner/Zoning Administrator Holton explained that the parcel is zoned Neighborhood Commercial (NC) and the applicants would like to use the space for a sleep study clinic. The required parking is figured as one (1) per 150 square feet. The plan shows a 2,000 square foot building. One (1) van accessible space should be included. The applicant will add trees, shrubs and grasses. Commissioner Prioleau made the motion to approve with the condition that van accessible parking spaces are widened; Commissioner Smalls seconded and all voted in favor.

VII. Adjournment

The meeting was adjourned at 7:48 PM.

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