



PLANNING COMMISSION

Regular Meeting

Minutes

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Thursday, 11 February 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 6:32 PM.

II. Roll Call

In attendance were Commissioners Heyward, Moore, Prioleau, Smalls, Wolf, Black, Planner/Zoning Administrator Holton and Clerk-Treasurer White. Commissioner Stewart was 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; Commissioner Heyward seconded the motion and all voted in favor.

V. Public Comments

No comments were made.

Commissioner Black welcomed Councilmembers Dunmyer, III, Salters and Scott to the meeting.

VI. Minutes:

Commissioner Moore made a correction to the January 14, 2016 minutes on page 2, Case #3 that the zoning change should be Light Industrial (LI) to Rural Conservation (RC). Commissioner Wolf made a correction regarding the misspelling of his name in cases #1 and 3. Commissioner Moore made the motion of accepting minutes with the changes; Commissioner Smalls seconded the motion and all voted in favor.

VII. Old Business:

Case #1 Request approval for parking plan and landscape plan at 4408 Highway 162, having TMS #247-00-00-003 and 4414 Highway 162, having TMS #247-00-00-182 was approved. Planner/Zoning Administrator Holton reviewed the updated parking and landscape plan with the added buffering to the rear of the property. The applicant has formalized parking to make it flow better and details are in-line with ADA compliance. Commissioner Moore questioned whether the width of the driveway is 22 or 30ft. Mr. Holton answered that the applicant who was not present, is trying to make the best decision for the existing site and has applied for permits which are pending SCDOT approval. Commissioner Wolf made the motion to approve; Commissioner Prioleau seconded the motion and all voted in favor.

Case #2 Request approval for parking plan and landscape plan at 6261 Highway 162, having TMS #192-00-00-079 was approved. Planner/Zoning Administrator Holton said that due to the BZA not granting a variance for the 48" Live Oak, the applicant had to reconfigure the site entirely. Mr. Holton

reviewed the revised parking and landscape plans that he said meets all expectations. Adequate parking and sidewalks have been added across the front of the property as well as a pedestrian walk-way from the street area sidewalk up to the front of the building. He said he feels it is a good plan all around. Commissioner Wolf commented about the oak trees on the site plan and Mike Gray of HB Engineering said that the oak trees will be saved and that they use Charleston County's ordinances as a standard. Commissioner Wolf asked that the applicants work with the Town to ensure the building conforms to the Town Of Hollywood's Lowcountry appearance. Gregory Wilkins, who works for the developer, said that a higher end budget has been invested for this project. They will use hardi-plank siding and the building will not look like a typical Dollar General store. It will be a building the Town will be proud of. Commissioner Black stated that there is a condition the Town requires which is that the applicant provide the Planner/Zoning Administrator the requested data/calculations including the NPDES permit for the files. Commissioner Wolf made the motion to approve; Commissioner Moore seconded and all voted in favor.

VIII. New Business

None

IX. Adjournment

The meeting was adjourned at 6:51 PM.

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