



PLANNING COMMISSION

Regular Meeting

Minutes

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Thursday, 11 May 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 6:30 PM.

II. Roll Call

In attendance were Commissioners Heyward, Prioleau, Smalls, Stewart, Planner/Zoning Administrator Holton and Clerk-Treasurer White. Commissioners Moore 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 Stewart asked for a motion to change the order of the agenda under new business because item # 1 and 2 are contingent upon the outcome of item #3. Commissioner Prioleau made the motion to accept the agenda with the change; Commissioner Heyward seconded and all voted in favor. Cases will be heard as follows: Case 3 is #1, Case 1 is #2, Case 2 is #3 and Cases #4 and #5 remain the same.

V. Public Comments

None

VI. Minutes

Commissioner Prioleau made the motion to accept the minutes of March 9, 2017 as prepared; Commissioner Smalls seconded and all voted in favor.

VII. Old Business

Request approval of Parking and Landscape Plan at 4333 SC Highway 162, TMS 245-00-00-059
Planner/Zoning Administrator Holton stated that the applicant was not present. He explained that the surveyor has worked with him and the applicant and a plat for the property has been provided. It can now be seen where the property line is and where parking can be placed. He mentioned that this request has been ongoing for some time and the applicant has made great strides from where she started. The parking looks to be adequate in general but the inaccessible spaces could use some corrections. He recommended approval with the condition of correcting the inaccessible spaces with an 8 ft. wide stall and striped loading area. Commissioner Stewart mentioned that he has driven by the business several times and has an issue with the signage. Mr. Holton said the applicant is working on this issue. Commissioner Stewart also questioned whether the applicant can now be issued a business license. Mr. Holton explained that staff has allowed the applicant contingency with their business license while providing the documents required. Commissioner Prioleau made the motion to approve with the

condition that the applicant submit the requirements recommended by the Planner/Zoning Administrator; Commissioner Heyward seconded and all voted in favor.

VIII. New Business

Request approval of Annexation of property located at Davison Road at TMS #244-00-00-206. Planner/Zoning Administrator Holton explained the parcel is located at 4158 Davison Road and is approximately 1.50 acres. The zoning will be Rural Conservation (RC). This parcel is contiguous to parcels that are currently within the Town boundaries. This property is adjacent to Poplar Grove and in order to access it, the owner will need to have an easement because there is no legal access. Commissioner Stewart asked the applicant, Richard Ravenel, if the parcel was still completely wooded and what plans he had for the property. Mr. Ravenel answered that the parcel is wooded and he currently has no plans to change it. Commissioner Prioleau made the motion to approve the annexation of the following parcels into the Town of Hollywood: TMS # 244-00-00-206, TMS #244-00-00-038, TMS #244-00-00-039 and TMS #244-00-00-062; Commissioner Heyward seconded and all voted in favor.

Request approval of Annexation of property located at 4153 Butler Plantation Road at TMS#244-00-00-091. Planner/Zoning Administrator Holton explained that the property currently is a salvage yard with many vehicles on it. He explained that all parcels annexed into the Town would be Rural Conservation (RC) and this zoning does not allow a salvage yard. The parcel would have to be General Industrial (GI) to remain a salvage yard. The applicant, Richard Ravenel stated that the salvage yard is going away and his daughter wants to place low income housing on the property. Commissioner Stewart stated that the property does not comply with the Rural Conservation (RC) zoning and would have to be taken care of ahead of time; the Planning Commission would be establishing precedence if the parcel was brought in under the Rural Conservation (RC) zoning. Mr. Ravenel asked if he removes the vehicles, will he then be allowed to be annexed into the Town. Commissioner Stewart answered that the parcel is contiguous with the other parcels and once the vehicles are removed and there is not an appearance of a salvage yard, it would meet the requirements of Rural Conservation (RC) and there would be no reason why the parcel would not be annexed. Commissioner Prioleau made the motion to table the request until the lot is cleared and meets the requirements for the Rural Conservation (RC) zoning.

Commissioner Smalls asked Planner/Zoning Administrator Holton if there was a time that mobile homes were allowed to be brought into the Town. Mr. Holton answered that it states in the mobile home packet that mobile homes are not to be moved after 4PM. Commissioner Smalls mentioned that she had seen a home being moved after this time earlier in the week.

VII. Adjournment

The meeting was adjourned at 6:59 PM.

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

