



## PLANNING COMMISSION

### Regular Meeting

### Minutes

6278 Hwy 162 / PO Box 519  
Hollywood, SC 29449

843.889.3222  
843.889.3636 Fax  
www.townofhollywood.org

Thursday, 12 May 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 6:30 PM.

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

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

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

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

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

Commissioner Black deleted under new business, the following item from the agenda: Request approval for parking plan and landscape plan at 6077 Dixie Plantation Road, having TMS #192-00-00-072. Commissioner Stewart made the motion to adopt the agenda with the deletion; Commissioner Moore seconded and all voted in favor.

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

Commissioner Black welcomed Councilmember Dunmyer, III to the meeting.

*Michael Rogers*, resident of Poplar Grove, stated that he is in full support of the boat house and model home in Poplar Grove to be used to sell real estate.

#### **VI. Minutes:**

Commissioner Moore made the motion to approve the March 10, 2016 minutes as prepared; Commissioner Stewart seconded and all voted in favor.

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

None

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

*Poplar Grove-Request of permit to use the boat house at Poplar Grove (and model home that is under construction) to sell real estate.* Planning/Zoning Administrator explained that there have been some complaints by residents that they did not like real estate sales as a commercial business in a residential area. A lawsuit has been filed by the Town and a settlement between the Town's attorney and the attorney for Southeastern Family Homes has been agreed upon with the following terms: 1) Southeastern Family Homes has a business license with the Town of Hollywood as a builder. Southeastern Family Homes agrees to apply for a business license in the Town of

Hollywood as a realtor. 2) Southeastern will apply to the Hollywood Planning Commission for a permit to use the boat house at Poplar Grove to sell real estate. 3) The Town of Hollywood approves the existing real estate sign for Poplar Grove that is posted in the right of way on Highway 17 in Hollywood. Both parties also agree that the sign is subject to the jurisdiction of the SC Highway Department. 4) There will be no monetary sanctions as long as Southeastern applies for a business license and a permit to use residential property for a commercial purpose within 30 days of the signing of this agreement. Mr. Holton said that they have complied with these terms and recommended to approve the request. Commissioner Black asked if the applicants would have to renew yearly. Planning/Zoning Administrator Holton said that it would have to come before the Planning Commission every year as stated in the agreement. Commissioner Wolf asked if this could be changed so the applicants would not have to come before the board every year. He suggested that the Town Attorney look into this and make it automatic with the business license renewal. Commissioner Stewart made a recommendation for the Town's Attorney to look into this issue as well. Commissioner Smalls asked if this case had anything to do with the annexation into the Town. Mr. Holton explained that the purpose is to build homes already in the Town and would not need to be annexed. Commissioner Prioleau asked who handles the control of what goes on in the Poplar Grove community. Commissioner Black stated that the community has a HOA. Commissioner Prioleau said that this issue should have been handled by the HOA and not the Town of Hollywood. Planning/Zoning Administrator Holton said that this is the outcome of some residents not being satisfied with the HOA prompting the Town to take action. He agreed that this is a HOA issue. Commissioner Wolf made the motion to approve with the recommendation to have the Town's Attorney restructure the agreement so that this issue would not have to be heard before the Planning Commission every year. Commissioner Moore seconded and all voted in favor.

*Amendment of Town Code Section 58-100, Town Center (TC) Zoning District.* Planning/Zoning Administrator Holton explained that the Town is seeking approval and recommendation of the ordinance amendment to Town Council. The new Town Hall and new branch of the Charleston County library in Hollywood will be located on the same parcel on SC Highway 165. The parcel on which they are to be built has a parcel between them and the highway making it impractical to maintain the setback at the front yard. Also, the speed currently is 45mph on SC highway 165. Commissioner Wolf asked about changing the speed at the time of construction to 30mph and had a question regarding the easement into the property. Mr. Holton stated that it belongs to the Town of Meggett. Commissioner Stewart made the motion to approve; Commissioner Prioleau seconded and all voted in favor.

## **IX. Adjournment**

The meeting was adjourned at 7:05 PM.

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