



PLANNING COMMISSION

Regular Meeting

Minutes

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Thursday, 11 August 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 Heyward, Prioleau, Smalls, Stewart, Black, 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.

Commissioner Black welcomed Attorney Austen and Councilmembers Salters and Sausser to tonight's meeting.

IV. Adoption of Agenda

Commissioner Black asked to strike item #3 under Old Business; Request for zoning approval at 6368 Highway 162, TMS #163-08-00-018, because the applicant has withdrawn this request.

Commissioner Black asked for a motion to adopt the agenda with the deletion. Commissioner Stewart made the motion; Commissioner Smalls seconded and all voted in favor.

V. Public Comments

Cassius Tillman, 5045 Highway 162, expressed concern about the preliminary plat approval on Bryan Road, having 14 lots on 13.28 acres. Bryan Road runs adjacent to his property. He asked to be placed on a mailing list for future notifications because he did not know this request was on the agenda tonight until a neighbor told him.

VI. Minutes:

Commissioner Black asked for a motion to approve the July 14, 2016 minutes as prepared. Commissioner Stewart made the motion; Commissioner Prioleau seconded. Commissioner Black asked if a copy of the Planning Commission's minutes is submitted to Town Council. Attorney Austen answered that Town Council receives a review from the Planner. All voted in favor.

VII. Old Business:

Request approval of Parking and Landscape Plan having TMS #245-00-00-059, 4333 Highway 162. Commissioner Black said this item was tabled at the last meeting and requested a motion to remove from the table for discussion. Planner/Zoning Administrator Holton said he has made numerous attempts, as well as Councilmember Sausser, to contact the applicant. He recommended that the Planning Commission deny the request and the applicant resubmit. Commissioner Black summarized by stating that the applicant provided a hand-drawn submission of the parking and

landscape. The drawing did not provide the needed information for the Commission to rule; it was not drawn to scale and lot lines were not provided. Commissioner Stewart made the motion to deny the request; Commissioner Smalls seconded, and all voted to deny the request.

Mining Permit/5-acre Pond: Request zoning approval at 5296 Cherry Hill Road, TMS #165-00-00-088. Commissioner Black said this item was tabled at the last meeting. The item was removed from the table for discussion. Planner/Zoning Administrator Holton informed the Planning Commission that he made several requests to the applicant regarding the conditions that the Planning Commission recommended. The applicant has not submitted the information that was requested. Mr. Holton recommends that the request be denied and the applicant can resubmit. Commissioner Black made the motion to deny the request and the applicant can resubmit if he wishes to do so. Commissioner Heyward seconded; and all voted to deny.

VIII. New Business

Request for Preliminary Subdivision Plat Approval on Bryan Road having TMS #248-00-00-093 having 14-lots on approximately 13.28 acres. Planner/Zoning Administrator Holton provided an overview of the request and reviewed the plat. He noted that one of the biggest issues were legal access with ingress and egress; which has been resolved. Lots 13 and 14 will go through Treadwill Way out to the newly acquired parcel to Trexler Avenue. Verification from the Corps of Engineers for the wetlands is pending.

Commissioner Black allowed Brenda Bowers, of Stono Plantation to address the Planning Commission. She commented that they do not object to the development; however, when the applicant started to develop before, trees were cut down and there were a lot of drainage problems. She said in fact, there is one house where the yard floods every time it rains. She believes this is from tree cuttings and construction. She asked if the flooding issues will be addressed.

Carol Tillman asked if there will be access to Bryan Road. She mentioned that when the issues were going on with ingress/egress on Bryan Road, it was discovered that the road was not large enough to handle the traffic. After the subdivision is finished, residents that live there have the option to use Trexler Avenue and/or Bryan Road; so they now have traffic on Bryan Road again. The applicant, William Floyd, answered that there is no way that Trexler Avenue can be cut off because residents in the back are using Trexler, and they have been for a period of time. The only way for them to access two of their lot is to use Bryan Road. Ms. Tillman asked if construction vehicles will be using Bryan Road. Mr. Floyd answered that they will do everything they can to limit traffic to this area.

Commissioner Stewart asked for an explanation on Item # 7 in the Planner's report (the applicant's submission of dedicatory documentation for public use and maintenance responsibility for Bryan Road and Treadwill Way). Planner/Zoning Administrator Holton answered that the HOA will be responsible for maintenance on Bryan Road and Treadwill Way.

*Several residents made comments but did not provide their names for the record. Attorney Austen intervened and stated that this is a board meeting and residents are allowed to monitor. He said there is a time to sign-up to speak before the meeting; but this is not a public debate. He suggested that the Planning Commission continue with business.

Commissioner Smalls asked for clarification on the case and where the location is. She said this was her first time hearing the case and thought she may have been absent when it was previously heard. Her questions were answered by the Commission.

Commissioner Stewart asked for clarification on Item #2 (verification letter from the Corps of Engineers) and Item #8 (submission of Coastal Zone Certification and Coverage for Land Disturbance for the Construction of Roads and Lots). Planner/Zoning Administrator Holton said these conditions will have to be met for plat approval.

Commissioner Stewart made the motion to approve the request with the conditions stipulated by the Planner/Zoning Administrator; Commissioner Prioleau seconded and all voted in favor.

Request approval of Parking and Landscape Plan on parcel having TMS# 191-00-00-072, 6077 Dixie Plantation Road. Planner/Zoning Administrator Holton stated that this parcel is zoned General Commercial (GC). It has been a self-storage facility in the past. The applicant plans to open a dog kennel/boarding facility. The parking and landscaping plan is not drawn to scale but does have neat lines and dimensions. The closest home to the proposed facility is over 500 ft. away. The parking requirement for this type of business is one space plus one space per employee. One of the required spaces is to be a handicapped van accessible space. The applicant is showing five spaces, which exceeds the requirement. Commissioner Prioleau asked if the establishment will operate day and night. The applicant, Whitney Postell, stated that she will only operate during the day. He also asked if there will be overnight boarding. Ms. Postell said there will be dogs left overnight but she lives in the area and will make visits to check on the animals. He asked if an alarm system will be in place for animals that may get out. Ms. Postell said she would be happy to install an alarm system and will be installing cross-fencing around the premises for extra security. He asked how many dogs she is able to board. Ms. Postell said that she can have up to 20 dogs and all dogs will be housed inside the building after hours. Commissioner Stewart made the motion to approve; Commissioner Smalls seconded, and all voted in favor.

IX. Adjournment

The meeting was adjourned at 7:14 PM.

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