



BOARD OF ZONING APPEALS

Regular Meeting

Minutes

6278 Hwy 162 / PO Box 519
Hollywood, SC 29449

843.889.3222
843.889.3636 Fax
www.townofhollywood.org

Thursday, 9 February 2017

6:00 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 Wolf at 6:01 PM.

II. Roll Call

In attendance were Commissioners Wolf, Richardson, Planner/Zoning Administrator Holton and Clerk-Treasurer White. Commissioners Heyward and Pinckney were absent.

III. Invocation/Pledge of Allegiance

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

IV. Adoption of Agenda

Commissioner Richardson made the motion to adopt the agenda as prepared; Planner/Zoning Administrator Holton seconded and all voted in favor.

V. Public Comments

None

VI. Minutes:

Commissioner Richardson made the motion to adopt the December 8, 2016 minutes as prepared; Planner/Zoning Administrator Holton seconded and all voted in favor.

VII. Old Business:

None

VIII. New Business:

Attorney, Jon Austen gave a presentation on the "Rules of Conduct for the Board of Zoning Appeals."

Request for Variance to install a pool in the buffer and setback from the OCRM critical line area at TMS #244-00-00-231, 6099 Jacobs Point Blvd; Commissioner Wolf stated that the distance from the setback from Charleston County is 50 feet and currently the corner of the house is already at 33.4 feet. She does not see where it is possible to put a pool in this space. It will be 7 feet from the critical line which is 43 feet inside the buffer zone (5 feet at the greatest encroachment). She does not feel this qualifies as a hardship for granting a variance. The applicants, George and Nancy Feracco asked what would qualify as a hardship. Commissioner Wolf explained that a hardship would be based on the property and not on an individual's (owners) circumstances. Mr. Feracco explained that he wants to install the pool for his grandchildren who suffer from EDS (Ehlers-

Danlos Syndrome) a life threatening tissue disorder that affects all tissue, arteries and internal organs making them extremely fragile and a pool would help their condition. Commissioner Wolf explained that she understood and was sympathetic but the rules need to be set for everyone and applied across the board. She also mentioned that the critical line and buffer are there for a reason. Erosion is a big problem in the low country. These parameters are there to protect the property, the environment and our natural resources. Mr. Feracco said when the home was being built, he moved the sea wall in, but was not aware that when he did this he moved the critical line. There was discussion about another home in the area that has a pool that is within the critical line. Planner/Zoning Administrator Holton stated that he could not speak on what was previously approved. Attorney Austen stated that the Board should look at the factors and always be consistent with the enforcement of the rules. Planner/Zoning Administrator Holton made the motion to deny the request; Commissioner Richardson seconded and all voted to deny.

IX. Adjournment

The meeting was adjourned at 6:34 PM.

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