



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, 15 June 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 Heyward, Pinckney, Richardson, Wolf, Planner/Zoning Administrator Holton and Clerk-Treasurer White.

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; Commissioner Pinckney seconded and all voted in favor.

V. Public Comments

Guy Chaplin, stated that he wanted to address the Commission about the variance request at TMS #246-00-00-247. He is planning to develop the property adjacent to this property. He is concerned that if this request is granted, the property will encroach 10 feet into the 25 feet building setback and deter potential buyers. There is no hardship because the applicant owns the property right next to this one. He asked the Commission to deny this request.

VI. Minutes:

Commissioner Heyward made the motion to adopt the February 9, 2017 minutes as prepared; Commissioner Wolf seconded and all voted in favor.

VII. Old Business:

None

VIII. New Business:

Request for Variance to build into the buffer/setback from the OCRM critical line area at TMS #285-00-00-187, Towles Crossing Drive; the applicant, Bruce Alverson, stated that without the variance, the area is too small to build a home. Granting the request would give him enough space to put a 100-1200 square foot home on the site. Commissioner Wolf said she felt as though this is not a buildable lot. She stated by looking at how the lot is configured, it is surrounded on three sides by water; it is very narrow and the applicants are already looking at encroaching over 20 feet on both sides into the setback and 10 feet from the marsh. Planner/Zoning Administrator Holton

described the site plan of the island parcel showing the footprint of the proposed home. He mentioned that the home site is very limited and unbuildable without relief. Mr. Alverson stated that when the lot was purchased, water and sewer was approved and it was supposed to be a buildable lot but without the setback it is not. The second applicant, Allen King, stated that there are only 11 lots on the entire island. It is quite an expense to develop and any help would be appreciated. Mr. Alverson also mentioned that this lot is high banked and is the tallest point of any of the other lots. Commissioner Heyward made the motion to approve; Commissioner Pinckney seconded and the motion passed. Commissioner Wolf voted no.

Request for Variance to encroach the side yard building setback at TMS #246-00-00-247, the applicant, Charles McQueeney, explained that the lot is 90 feet wide and with the current setback requirements, they need about 10-11feet more to get the house in. Rather than encroach on the neighbor's property, he owns the lot on the other side and wants to move the proposed house closer to that lot. The problem is that the parcel has overhead power lines in front and SCE&G states that they must be 10 feet from the power lines. The rear of the property slopes severely and if they build any further back, (i.e., building the house longer and less wide), they would run into the issue of having the rear of the house much higher off of the ground than the front. Planner/Zoning Administrator Holton recommended that since Mr. McQueeney owns the neighboring parcel that he get the property resurveyed and have the house shifted over. There was some discussion between Planner/Zoning Administrator Holton and Mr. McQueeney. Commissioner Richardson made the motion to deny; Commissioner Heyward seconded and all voted to deny.

IX. Adjournment

The meeting was adjourned at 6:34 PM.

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