

Planning Commission

Regular Meeting

**Minutes**

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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 Moore, Smalls, Stewart, Wolf, Planner/Zoning Administrator Holton and Clerk-Treasurer Gantt. Commissioners Black, Heyward and Prioleau were absent.

**III. Invocation/Pledge of Allegiance**

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

**IV. Adoption of Agenda**

Commissioner Moore made the motion to adopt the agenda with one amendment. Case# 2 will be removed until further notice as the Planner/Zoning Administrator Holton has determined that there is no clear property title; the listed owner is now deceased. Commissioner Wolf seconded the motion and all voted in favor.

**V. Public Comments**

No comments were made.

**VI. Minutes:**

Commissioner Wolf made the motion of accepting minutes of the meeting held on

October 9, 2014; with one amendment. He said that the minutes stated that he asked a question that Commissioner Stewart acknowledged as being made by him; Commissioner Wolf was absent. Commissioner Moore seconded the motion and all voted in favor.

**VII. Old Business:**

*None.*

**VIII. New Business:**

*Case# 1 Request approval of Parking plan for parcel at TMS# 242-00-00-034; Poplar Grove Phase 1-D was conditionally approved.* Matt Mills and Elliott Locklear represented this request at the meeting.Planner/Zoning Administrator Holton said that the developer has met with the church community as suggested by the Commission last month and they’ve agreed to maintain a small low country feel to the site. Commissioner Stewart asked if the pervious pavement was added since the last meeting and Mr. Doogan acknowledged that it was added. Mr. Holton said that he has listed six (6) items of concern for incorporation. Mr. Holton said that the layout is confusing although it may work if funerals are not concurrent with amenity center usage. Commissioner Wolf asked if a buffer can be added to maintain the rural character and if the trees are still tact as identified on the plan. Mr. Mills stated that the creek serves as a natural buffer and the live oaks will stay outside of the amenity center to maintain green space. Commissioner Wolf asked if there is an outdoor pool, plans for lighting and what’s to come of the buildable lot. Mr. Mills said that there is an outdoor pool, lighting will be kept at a minimum for safety and the long term intent is to build a home on that lot. Commissioner Wolf asked if there is parking for the cemetery and Mr. Mills stated that the church has confirmed that there are less than three (3) funerals a year. Commissioner Wolf asked if the ingress/egress has been legally granted and Mr. Holton said that he was not certain. Mr. Mills said that there is a prescriptive easement however he can get this legally recorded. Mr. Locklear stated that MeadWestvaco gave the property to the church for their cemetery and he will research to see if there is any language in that document for access. Commissioner Stewart suggested that this be a condition for approval. Commissioner Moore asked if signage can indicate traffic flow to the right only when exiting the cemetery. Mr. Locklear said that their plan is for a normal one way and the desire is to obtain approval to connect over to the neighborhood; they are waiting for a permit to make this hammer head T Connection. He provided an updated drawing to the Commissioners. Mr. Locklear said that they will use gravity sewer, there is a hydrant on site, they’re waiting for a Fire Marshall acceptance and there is a pervious buffer outside the building. These items addressed half of Mr. Holton’s six (6) concerns. Commissioner Wolf made a motion to approve the parking plan with the following conditions: provision of CCPRWD encroachment permits, POA document accepting maintenance and legal easement. Commissioner Moore seconded the motion and all voted in favor.

*Case# 2* was omitted.

*Case# 3 Request approval of subdivision of property located at TMS# 191-00-00-334 off of Scott White Road was approved.* Mr. Holton said that the applicant is seeking subdivision with the intent to place a mobile home on the newly created Lot B. There was a home there, it has burned down some time ago and the parcel has city water and sewer access. He stated that after this subdivision, Mrs. White, the applicant will need to produce a site plan with water and sewer for each lot before homes can be set up. Commissioner Moore made a motion to approve the subdivision, Commissioner Wolf seconded it and all voted in favor.

**IX. Adjournment**

The meeting was adjourned at 7:11 PM.

**Prepared by:**

**Niema Gantt**

**Town Clerk-Treasurer**