

PLANNING COMMISSION

Regular Meeting

**Minutes**

6278 Hwy 162 / PO Box 519

Hollywood, SC 29449

843.889.3222

843.889.3636 Fax

www.townofhollywood.org

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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 Black at 6:31 PM.

**II. Roll Call**

In attendance were Commissioners Heyward, Moore, Stewart, Wolf, Planner/Zoning Administrator Holton and Permit Clerk White. Commissioners Prioleau and Smalls were absent.

**III. Invocation/Pledge of Allegiance**

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

**IV. Adoption of Agenda**

Commissioner Heyward made the motion to adopt the agenda as presented; Commissioner Moore seconded the motion and all voted in favor.

**V. Public Comments**

No comments were made.

**VI. Minutes:**

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

May 14, 2015 as prepared; Commissioner Moore seconded the motion and all voted in favor.

**VII. Old Business:**

Charleston County provided a short update on the 2015 Comprehensive Plan work in progress.

**VIII. New Business:**

*Case# 1 Requesting approval of a conditional use permit for a Tattoo Parlor at TMS# 244-00-00-122; 4213-B Savannah Highway was approved.* Mr. Holton said that the applicant, Julie Osbourne, is seeking this permit due to the owner not having this industry identified in its land use. Likewise, this industry is very newly approved in the state of SC. Commissioner Wolf asked about the hours of operation and signage. Ms. Osbourne stated that she will operate between 9am and 8pm; closed on Sunday. She said that she will add signage to the windows and Mr. Holton said that the signage will need to be approved. Commissioner Moore said that the sanitation requirement seems comparable to a doctor’s office and Ms. Osbourne said that is correct and that DHEC requires a sharps container and a service to remove needles and that each artist must certify annually. Commissioner Heyward asked for the length of her rental and Ms. Osbourne said that she has a two (2) year agreement. Ms. Osbourne said that she had to advertise her intent to open this business in the paper three (3) weeks prior to this meeting to advise the public. Commissioner Moore made a motion to approve this request with the conditions as: the business will not create a noise level to disrupt the residential neighbors, conform to air and water safety standards, provide adequate refuge collection, fire and emergency access, provide adequate vehicular circulation and not illuminate the area to affect neighboring residents. Commissioner Heyward seconded the motion and all voted in favor.

*Case# 2 Requesting approval to rezone the parcel at TMS# 245-00-00-059; 4333 Highway 162 from Rural Agriculture (RA) to General Commercial (GC) was approved.* Mr. Holton said that the applicant Linda Beverlin now owns the property and wants to open a mid to high end gift shop with 90% of the merchandise being crafts of local artists. Commissioner Wolf asked about when should the survey be complete and if an environmental study of the parcel has been done. Ms. Beverlin said that she is looking at about a month before the surveyor will be done and she has a report on the environmental. Commissioner Wolf made a motion to approve this request with the condition that an approved survey/plat, prepared by a professional engineer, be filed with the office. Commissioner Moore seconded the motion and all voted in favor.

*Case# 3 Requesting approval to rezone the parcel at TMS# 248-00-00-081; 5149 Trexler Avenue from Rural Agriculture (RA) to Parks Entertainment (PE) was approved.* Mr. Holton said that the PE Zone is the newest district adopted by the Town. It is designed to allow for entities such as the business at this address, Old Wide Awake Plantation and the other Town park sites. This is a wedding venue. Dennis Jarvis, part owner of the business, said that he had thirty (30) rented events this year with only two (2) complaints about noise. He has suggested that his employees use a decibel reader at different points on the property during events and record the readings in a log. He said that the Mayor asked to meet with him after the second complaint. He said that he shared his plans with the Mayor that they would like to construct an addition where bands could be housed. Mr. Jarvis said that is when he learned that their property had not been rezoned yet. Commissioner Stewart made a motion to approve this request, Commissioner Heyward seconded the motion and all voted in favor.

*Case# 4 Requesting approval to rezone the parcels at TMS # 163-00-00-071 & -200, 6392 Barrun Street; TMS # 191-00-00-182, 5103 Towles Road and TMS # 248-00-00-010, 5035 Trexler Avenue from Rural Agriculture (RA) to Parks Entertainment (PE) was approved.* Mr. Holton said that the three (3) parcels in this request are Town owned parks where weddings and reunions are held. He said that the rezoning is necessary so that the parcels continue to function in accordance with the appropriate district. Commissioner Stewart made a motion to approve this request, Commissioner Moore seconded the motion and all voted in favor.

Commissioner Black stated that Mr. Holton sent an email inviting the BZA and Planning Commissioners to attend Town Council’s retreat on Tuesday, August 4, 2015 at a location to be determined.

**IX. Adjournment**

The meeting was adjourned at 7:47 PM.

**Prepared by:**

**Niema Gantt**

**Clerk-Treasurer**