**TOWN OF HOLLYWOOD, SC**

**Planning Commission**

Minutes of the regular meeting held in Council Chambers at 6278 Highway 162 Unit C on Thursday, August 14, 2014 at 6:30PM. Commissioner Black called the meeting to order at 6:30PM.

In attendance were Commissioners Heyward, Moore, Prioleau, Smalls, Wolf, Planner/Zoning Administrator Holton and Clerk-Treasurer Gantt-Brown. Commissioner Stewart was absent.

Chairperson Black acknowledged Town Councilmember Althea Salters present at the meeting.

Invocation was given by Commissioner Prioleau; followed by the Pledge of Allegiance. The agenda was unanimously adopted as presented. Commissioner Wolf made the motion of acceptance and Commissioner Prioleau seconded it.

**Public Comments:**

None.

**Approval of Minutes:**

Minutes of the meeting held on June 12, 2014 were accepted with one amendment as noted by Commissioner Wolf. Commissioner Moore made the motion of acceptance, Commissioner Heyward seconded it; all voted in favor.

**Old Business:**

None*.*

**New Business:**

*Case# 1 Request of approval for subdivision of property on parcel TMS# 126-00-00-096; Church Hill/Andy Road was approved.* Planner/Zoning Administrator Holton said that this parcel is zoned RA with well water access, the owner has received SC DHEC’s approval for septic on five (5) lots where one lot may hold a 3bedroom home and the other four (4) lots may hold up to 4bedroom homes. He said that there is a dedicated right of way being created with this subdivision to allow legal public travel. Commissioner Wolf asked if there is a plan for the dirt road to conform to County or any other entity’s road standard. He also asked if drainage was addressed. Stevie Johnson, engineer for the applicant, said that there are no plans to improve the road, there will be a dedicated right of way to connect two existing right of ways. Commissioner Wolf asked if it is customary to approve subdivisions without a road improvement plan and if an emergency response vehicle can access the parcels to be created. Mr. Holton said that access should not be an issue with a 50ft. right of way. Chairperson Black asked if Charleston County will assume maintenance of the road and Mr. Johnson said that county is not yet legally allowed to. Commissioner Wolf asked if Charleston County will improve the road and Mr. Johnson said that the county will improve it, if there was a structure built. Commissioner Smalls said that she thought the road was private and Mr. Johnson said that the owner is aware of public use of his property where they’ve created a pathway; the owner would like to make this passage legal for continued use. Commissioner Smalls asked if mobile homes will be set up on these lots and Mr. Johnson stated that the owner is not ready to build anything as of yet. The subdivision request was unanimously approved. Commissioner Wolf made the motion of acceptance and Commissioner Moore seconded it.

*Case# 2 Request of rezoning recommendation to council of property on parcel*

*TMS# 247-00-00-065; at 4562 Hwy 162 from RA (rural agriculture) to GC (general commercial) was tabled.* Planner/Zoning Administrator Holton stated that this property is an acre in size, zoned RA with a cinderblock building on site. All surrounding lots are zoned RA. The use was grandfathered as commercial until the club was abandoned for the past few years; therefore, voiding the grandfathered commercial use allowance. The applicant has presented a petition signed by eighteen (18) neighbors in support of the commercial use being revived at this site. Commissioner Heyward asked what type of business was being pursued and Robert Manigault, the property owner, said that he want to rezone the land to GC so that he can consider business options. He said that he would explore the options of a restaurant, night club or convenience store; which all have previously existed at this location. Commissioner Smalls asked what the most recent business was and Mr. Manigault responded that it was a night club; the tenant abandoned the business, however, continued to pay him rent. He said that he didn’t realize that the tenant left due to him paying rent each month. Commissioner Wolf asked what does NC (neighborhood commercial) vs. GC allow and does either conform to the comprehensive plan. Mr. Holton said that he wasn’t sure of the differences. Commissioner Wolf said that he recalled there was a shooting at the night club once before and then asked if NC would prevent another club from opening there. He stated that twelve (12) of the eighteen (18) signatures on the petition are from residents not of this area. He suggested the rezoning to move to NC vs. GC for this area. Mr. Holton said that it would be two (2) years before the applicant could reapply for a rezoning if the request is denied. Commissioner Wolf suggested a compromise on the rezoning otherwise tabling the matter may be best until the review of the differences in NC and GC zoning is done. Commissioner Smalls asked Commissioner Wolf if he would like to table the request. Commissioner Wolf said that he was not wanting to motion for a table; but he would like for Mr. Holton to review the allowed use and get with the owner to see if he’d be comfortable with the NC zoned classification. He stated that he sees a hardship for the owner with having the cinderblock building on RA zoned property and he is trying to find a way to help the use remain commercial. Commissioner Wolf said that he can imagine the applicant would have a difficult time converting that commercial building into something residential with the present zoning being RA. Commissioner Smalls asked why does staff recommend a denial of the request. Mr. Holton said that the property’s location is not planned for commercial use as per the Town’s current comprehensive plan. Commissioner Black explained to the applicant that the Comprehensive Plan is a rule book for Town growth amended every five (5) years and the map created, based on the planning that went into the last update, doesn’t predict commercial activity in that area of the Town. Mr. Manigault said that his property has always been commercial and he even pays commercial property tax every year. Mr. Holton told Mr. Manigault that Charleston County assesses the activity for tax purposes and not the land zoning; which has always been RA. Commissioner Moore stated that he wasn’t sure what was allowed under NC; however, this would keep options more narrow than the wide open business prospect of GC zoning. Terry Grier, a potential business tenant, said that he is an engineer with Boeing and he was inquiring about leasing the space to open a motorcycle shop; he asked if that would be allowed under NC zoning. Commissioner Black said that this board is recommending an opinion to council for final vote. Commissioner Wolf made the motion of tabling the request until the next meeting where as Mr. Holton may review the allowed uses with the applicant and establish what would be amicable. Commissioner Prioleau seconded the motion and all voted in favor.

Case# 3 *Request of approval for subdivision of property on parcel TMS# 248-00-00-009; off of Trexler Avenue was approved.* Planner/Zoning Administrator Holton stated that the applicant is wanting to create three lots; one with an acre in size, another with 2.89 acres (where her existing home will remain) and the third lot with 17 acres (to be purchased by the SC Battleground Preservation with Greenbelt Funds to maintain the Civil War Campground). He said that the land has septic and well with an approval letter on file from SC DHEC. Commissioner Moore asked what the width of the dirt road was and Ann Boone, the owner, said that it is 50ft. going down from Trexler Avenue. Commissioner Wolf made the motion of approval, Commissioner Moore seconded it and all voted in favor.

Meeting was adjourned at 7:17PM.

Respectfully submitted,

Niema Gantt-Brown