

## **TOWN OF HOLLYWOOD, SC**

### **Planning Commission**

*Amended* Minutes of the meeting held in Council Chambers at 6322 HWY 162 on Thursday, January 13, 2011. Meeting was called to order by Commissioner Salters at 6:30pm.

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

Invocation was led by Commissioner Salters; followed by the Pledge of Allegiance.

The agenda was adopted as presented. Commissioner Black made the motion of approval, Commissioner Stewart seconded it; all voted in favor.

#### **Public Comments:**

None.

#### **Approval of Minutes:**

Minutes *of the meeting held on December 9, 2010* were not prepared for approval; they will be reviewed at the next meeting.

#### **Old Business:**

None.

#### **New Business:**

Case #1

Mr. Holton presented the case as an ordinance to address adult oriented businesses. He stated he thought that if the town ordinance didn't address this business class it is automatically disallowed. This ordinance will be specific to this business type within certain defined zones. On one hand it's a revenue generating business for the town and on the other hand it should be placed within industry like areas not any commercial zone. Commissioner Stewart asked if the ordinance addressed light industrial zoning and if designations were ordered in the comprehensive (comp) plan. Mr. Holton stated yes it is generalized – not specifically spelled out. Commissioner Stewart stated he wanted to ensure confusion wouldn't be made between the ordinance and comp plan. The ordinance should follow what's in the comp plan. The comp plan was reviewed and Mr. Holton stated he will make council aware of what it describes when they discuss it.

Commissioner Stewart stated it appears as if light industrial is not in the plan; general industrial is where the concrete plant is on Hwy 165. Commissioner Salters stated this application was not anticipated by the Town of Hollywood and it doesn't conflict with the comp plan. Commissioner Stewart suggests they eliminate light industrial and retain all as general industrial. Commissioner Salters asked if they can make a recommendation to council; although they haven't had a chance to thoroughly review the ordinance, if they don't review it they will not be doing their jobs. Mr. Holton said there will be two readings on the ordinance. Commissioner Salters said she is sure Attorney Austen did a great job putting the document together and asked if council wanted this for first reading this month. Mr. Holton asked Clerk-Treasurer Gantt-Brown and she couldn't confirm. Mr. Holton stated that a special council and/or planning commission meeting can be held. Commissioner Salters asked Mr. Holton if the business was ok to have; just not placed where he is requesting, and he answered yes. Commissioner Black suggests the approval be

conditional regardless of zoning.\* Commissioner Stewart asked where the GI parcels in town are. Mr. Holton stated it is located at the end of Nashfield Road; pass Log Bridge Creek Estates, across Hwy 17 and away from HWY 162. Commissioner Stewart asked if we don't have any GI parcels on any main roads or Hwy 162 and Mr. Holton answered no. Commissioner Salters stated its not that we want to prohibit the business we are simply trying to regulate where and how they operate. She asked if this ordinance was conducive to other towns. Mr. Holton stated yes it is, Attorney Austen researched it. Commissioner Stewart suggests the annual fee be increased from \$500 to \$1,000 on page 10.\* Commissioner Heyward stated the higher the fee the lower our number of applicants will be for this. Commissioner Stewart stated a new owner would have to do an assessment and if they can't bear the costs they have to do something different. Commissioner Salters suggests they close all day on Sunday.\* Commissioner Heyward suggests all employees be subject to a background check at the business owner's expense.\* Make that section D-6 on page 8. Commissioner Heyward also suggests the age of an applicant be at least 21.\* He further stated the windows, doors and other access points must be tinted to disallow contents and activities from clear view of public.\* Make that section D-7 on page 8. Clerk-Treasurer Gantt-Brown clarified the annual \$1,000 fee is to be paid in addition to the business license fee. Commissioner Stewart suggests extending the timeframe from one to 2-years on page 13 section K-E.\* He also stated that on page 14 section N2 it should read the approval will be conditionally permitted in GI districts – not out right.\* He asked if this ordinance will go to council with all of the suggestions and Mr. Holton answered yes. Commissioner Salters suggests Mr. Holton check with the attorney as this is still a work in progress. Commissioner Prioleau suggests the time frame be extended from 30 to 60 or 90 days for which the Planner is allowed prior to responding to an application of this business type. Mr. Holton stated he wasn't sure what was legal but he will confer with the attorney. Motion of approval to recommend to council the adoption of Ordinance 2010-11-11 with all suggestions made was made by Commissioner Stewart and seconded by Commissioner Heyward; all voted in favor.

#### Case #2

Recommendation of Ordinance 2010-11-12 which empowers Charleston County Sheriff's office to enforce Town of Hollywood Ordinance was unanimously approved for recommendation to council for adoption. Motion was made by Commissioner Prioleau, seconded by Commissioner Heyward.

#### Case #3

Amendment to the sign ordinance was presented for information only. This will be discussed at the meeting in February.

Meeting was adjourned at 8:00 pm.

Respectfully submitted,

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Niema Gantt-Brown, Town Clerk-Treasurer