

TOWN OF HOLLYWOOD, SC

Planning Commission

Minutes of the meeting held in Council Chambers at 6322 HWY 162 on Thursday, June 16, 2011. Meeting was called to order by Commissioner Salters at 6:30pm.

In attendance were Commissioners Black, Prioleau, Smalls, Stewart, and Planner/Zoning Administrator Holton. Commissioners Heyward and Wolf were absent.

Invocation was the Lord's Prayer recited by all; followed by the Pledge of Allegiance.

The agenda was unanimously adopted as presented. Commissioner Stewart made the motion of approval, Commissioner Black seconded it.

Public Comments:

Officer Lester Tumbleston, of St. Paul's Fire District represented a request for approval of the amended parking and landscape plan for the Fire District. He stated he has 12 sets of the new plans in hand and is asking for the board to review and approve it tonight.

Lydia Davison, the attorney representing the Stono Plantation HOA. She states that community has some issues with item# 2 on the agenda. She outlined some of the issues to include drainage across Stono Plantation Road, marsh flagged wetland, certification of sewer from DHEC, road access from the gate at Stono Plantation Road to Highway 162 and ownership of the road. She stated St. Paul's Fire Dept. and EMS could not pass at the same time on the existing road when they were called out last week, 14 homes are proposed in the development and what exists will not support the additional commuters.

Jean Stacey, a resident of Stono Plantation presented a petition of twenty-five (25) signatures against the development.

Jerry Martin, a resident of Britton Curve, said that Bryan Road is his property. He states lots were sold years ago from a false plat showing a 50ft. easement; which is wrong. Bryan Road is a country driveway; a dirt road. There is no legal access the road is unapproved with a small lane of passage for people to get home. Ann Boone sold parcels knowing it didn't have access.

Approval of Minutes:

Minutes of the meeting held on April 14, 2011 were unanimously approved as presented. Commissioner Black made the motion, Commissioner Stewart seconded it; all voted in favor.

Old Business:

None.

New Business:

Case #1

Request for parking and landscaping plan approval of TMS# 163-00-00-209 by Franklin C. Fetter Family Health Center was conditionally approved. Ronald Ravenel was present on behalf of the request. Mr. Holton suggests the tree islands be changed from 6ft to 12ft and parking space widths be changed from 18ft to 10ft. Mr. Ravenel stated they are trying to bring health care back

to Hollywood as it has been without for one (1) year. Mrs. Salters clarified that the review was only of the parking and landscaping plans. Mr. Black asked if it the health center was federally funded and Mr. Ravenel answered yes. Mr. Ravenel stated Franklin C. Fetter has nine (9) locations with its main office being on Nassau Street. Commissioner Stewart motioned for the conditional approval based on the two (2) suggestions from Mr. Holton, Commissioner Black seconded it; all voted in favor.

Case #2

Request for approval of the preliminary subdivision plat of TMS# 248-00-00-093 on Bryan Road was postponed. Danny Forsberg is the engineer of the plat and was present to represent the request. Mr. Forsberg stated the developers have already tried to meet the demands of the Town and whatever else is suggested by Mr. Holton they will try to do. Commissioner Smalls asked if sewer was available and Mr. Forsberg stated DHEC determined 14 of the 17 lots will support modified septic systems and the other three (3) will need engineered systems. The Town has an ordinance which prohibits engineered systems, so those lots were modified as open space. Commissioner Salters asked Mr. Forsberg if he agreed with the conditions suggested by Mr. Holton. Commissioner Stewart asked Mr. Martin if his property bordered with Bryan Road and Mr. Stewart answered yes. Mr. Forsberg stated he will revisit the plat and attempt to incorporate the suggestions.

Commissioner Black motioned to adjourn to Executive Session at 7:11 pm for legal advise from the town's attorney, Commissioner Smalls seconded it; all voted in favor.

Commissioner Black motioned to return to open forum at 7:36 pm, Commissioner Smalls seconded it; all voted in favor.

Commissioner Stewart motioned to approve the request for preliminary subdivision plat of TMS# 248-00-00-093 on Bryan Road with the following conditions:

1. DHEC septic approval on all lots
2. Wetlands –Corp of Engineer letter
3. HOA – copy of Articles regarding road drainage maintenance
4. Tree survey for each lot
5. Updated SCEG lighting plan
6. Major safety issue of road access – (A) A signed letter from all property owners granting access or (B) An order of such from the court
7. Improve Bryan Road to 20ft or Charleston County standard and/or provide an alternative access with 20ft or Charleston County standard

Commissioner Black seconded the motion and all voted in favor.

Mr. Tumbleston asked the commission if they could set a date to review the amended plans of the Fire Station since it was not discussed tonight. The commissioners agreed on Thursday June 23, 2011 at 6:30 pm.

Meeting was adjourned at 7:42 pm.

Respectfully submitted,

Niema Gantt-Brown, Town Clerk-Treasurer