

TOWN OF HOLLYWOOD, SC

Planning Commission

Minutes of the regular meeting held in Council Chambers at 6322 HWY 162 on Thursday, September 8, 2011. Meeting was called to order by Commissioner Black at 6:30pm.

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

A moment of silence was recognized during the Invocation; followed by the Pledge of Allegiance.

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

Public Comments:

None.

Approval of Minutes:

Minutes of the meeting held on June 16, 2011 were unanimously approved as presented. Commissioner Black made the motion of approval which was seconded by Commissioner Heyward.

Minutes of the meeting held on June 23, 2011 were unanimously approved as presented. Commissioner Black made the motion of approval which was seconded by Commissioner Heyward.

Commissioner Smalls motioned the nomination of Commissioner Black to serve as Chairperson; Commissioner Wolf seconded it. All voted in favor except for Commissioner Black who abstained from the vote.

Commissioner Heyward motioned the nomination of Commissioner Stewart to serve as Vice Chairperson; Commissioner Wolf seconded it. All voted in favor.

Unfinished Business:

None.

New Business:

Case #1 Request for site plan approval for SCE&G to build a new larger equipment shed on Town Council Drive, having TMS# 163-08-00-060 on 6.15 acres was unanimously conditionally approved.

Danny Forsberg, the engineer for SCEG who is requesting to have an open trunk shed, was present at the meeting. He stated there is a crane which will be torn down and the grass area will be graveled. The wetlands will not be affected; Army Corp of Engineers has given verbal approval. Commissioner Wolf asked when they will have that in writing; Mr. Forsberg indicated they should have it within the week. Commissioner Wolf asked if there are any plans for

additional lighting and installation of drains. Mr. Forsberg answered there are presently no plans for either. Commissioner Black asked if any restrooms are to be added and Mr. Forsberg stated they will not build any, its just an open span shelter. Commissioner Wolf asked if the trench is lined and Mr. Forsberg stated it is lined with concrete. Mr. Forsberg stated SCEG has a pollution prevention plan to catch anything from the transformers. Mr. Holton asked if there were any plans to do vehicle maintenance out there in the shed/garage, and Mr. Forsberg stated it is only to be used for storage. Mr. Holton suggested a conditional approval until all necessary written approvals are received. Commissioner Wolf made the motion of conditional approval which was seconded by Commissioner Moore.

Case #2 Request for Preliminary Subdivision Plat approval on Oyster Road having TMS # 162-00-00-173 for 5-lots on 4.24 acres was unanimously conditionally approved.

Ernest Jenkins was present on behalf of the request. Commissioner Wolf asked if each owner would have a clear title. Mr. Jenkins stated this property is to be separated for tax purposes; his brothers plus himself make a total of five new deeds to be established from this subdivision. Commissioner Wolf asked who owns the 25ft. utility easement. Mr. Holton stated they will have to name the road something. Mr. Jenkins stated the road didn't exist five (5) years ago. Commissioner Wolf stated that as the plat reads, CWS owns some rights to the road/easement. Mr. Holton stated CWS has some access to it only. Mr. Jenkins stated CWS does not own any portion of it. Kathy Pendlington of Palmetto Land Surveying was present on behalf of the request and she stated CWS does not have any ownership to this property being discussed. Commissioner Smalls verified there will be five (5) new lots from this subdivision and what will be done with the vacant lot. Mr. Jenkins stated he will save that for his brother. Commissioner Smalls asked if it would be feasible with the new lot layout for EMS to respond. Mr. Jenkins stated Oyster Road is not used at all; everyone travels the other way. Commissioner Smalls asked if a 24ft. easement is being given for access from Oyster Road to Toogoodoo Road; Mr. Jenkins answered yes. Commissioner Wolf asked if it is to be deeded, and Mr. Jenkins answered yes. Commissioner Wolf made the motion of conditional approval once documents are received indicating access ownership and clear titles; seconded by Commissioner Smalls.

Case #3 Request for rezoning changes from RA to NC at 4562 Highway 162 having TMS # 247-00-00-065 on one acre was tabled.

Octavia Ancrum, on behalf of Delores Lloyd, was present at the meeting. Mr. Holton stated the property owner was present as well. Commissioner Wolf asked what was allowed in the NC zoning. The documents suggest a sports bar and restaurant are both being sought for at this location. Commissioner Wolf asked if alcohol will be sold, do they possess the license needed for that and if the property has been marked. Ms. Ancrum stated they want to sell liquor and will apply for that license as soon as the rezoning is approved. Mr. Holton answered Commissioner Wolf's question about the property markings which have not been done. Ms. Ancrum stated she asked Mr. Holton what was the requirements to come before the Planning Commission and says she has done everything she was advised to do. Commissioner Heyward asked who lives in the mobile home on site. Ms. Ancrum stated no one lives there and they plan to remove that from the site. Commissioner Wolf stated the applicant may need to regroup with Mr. Holton; therefore, he motioned to table the request until that time. Commissioner Smalls seconded the motion.

Case #4 Amendment of Town Code of Ordinances Section 58-270 was approved.

Mr. Holton stated he consulted with the Town's attorney and they concurred with the amendment. Mr. Holton stated he wanted the language to read that if the footprints are not increased, a site plan would not be required. Commissioner Wolf asked about a screened in porch request; Mr. Holton stated that is a structural request which will go to Charleston County for review. Commissioner Wolf made the motion of approval, which was seconded by Commissioner Heyward.

Meeting was adjourned at 7:28 pm.

Respectfully submitted,

Niema Gantt-Brown, Town Clerk-Treasurer