

TOWN OF HOLLYWOOD Planning Commission

Minutes of the meeting held in Council Chambers at 6322 HWY 162 on Thursday, January 14, 2010.

Meeting was called to order by Commissioner Salters at 7:00pm.

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

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

Public Comments:

Joe Hart, a resident of Belvedere Road (Johns Island) stated he supports the proposal of Canal Land and Timber, LLC to annex their property into the Town of Hollywood. He resides in adjacent to the property.

William Christy, a resident of Belvedere Road (Johns Island) stated he supports the proposal of Canal Land and Timber, LLC to annex their property into the Town of Hollywood. He resides in adjacent to the property.

David Keffkof (sp), a resident of Belvedere Road (Johns Island) stated he supports the proposal of Canal Land and Timber, LLC to annex their property into the Town of Hollywood. He resides in adjacent to the property and he believes all the adjacent property owners share the same feelings.

Kate Parks, of the Coastal Conservation League, believes the request to annex this property in town should be rejected due to the donut hole and this request goes against the annexation goals of the Town of Hollywood. She indicated the investor is not committed to the Town of Hollywood.

Margaret Blackmer, a resident of Wilson Road (Meggett) stated this annexation will lead to chaos. Jumping the river and annexing this property will add to the Town's struggle to provide emergency service. She urges the commission to deny the request.

Approval of Minutes:

Minutes of the meeting held on November 12, 2009 were unanimously accepted. Commissioner Black made the motion of approval and Commissioner Heyward seconded it.

Old Business:

None.

New Business

Jonathan Yates introduced the annexation request to the commission. He came along with Chris Thomas, Allan McKowen, Lynde Cummins, Randolph Scott and Walter Mitchell. Mr. Yates stated the developers are not asking for any services from the Town of Hollywood; they are only in need of annexation of the PUD. This 118 acre property on Chisolm Road includes 64 acres of open space in the plan. This will bring a wonderful place for people to live in Hollywood. He

feels this project is supposed to be in Hollywood. This project was supported by Charleston County council when presented to them in 2009. All roads will be maintained by POA and St. Johns Fire Department, Charleston County EMS and St. James Water Company are all on board with this request. Mr. Thomas went over some designs of the project. He stated there will be two entrances on Chisolm Road, trails, bike paths and buffers of 50ft. in the front and 50ft. on the sides. There are 87 units in the plan; 15 estate lots with water front (100ft. wide) and 72 traditional lots (minimum of 70ft. wide. Mr. Yates stated he feels this proposal confirms to the Town of Hollywood Code 58-103 "PD". Mr. Cummins spoke on wastewater and how their system will reuse everything with zero (0) discharge, decentralized elements. Pump station will pump to an underground tank where water will be treated and recycled to another tank. This will not impose of Town of Hollywood's sewer capacity. Mr. Yates stated they have no desire to participate in another political battle as what happened in Charleston County. If this request presents a problem, they will walk away from the request. Mr. Scott stated his mom resides in Hollywood, and he was raised in Hollywood. He met with the developing group, studied the project and attended a Smart Growth Committee Meeting in Hollywood to understand what may be needed and wanted in Hollywood. This project may create an economic opportunity for some skilled residents of the town. Mr. Yates stated they are asking for everything from Hollywood upfront; no surprises. He felt this was the place for this project after they went through their ordeal with other municipalities and spoke with Mr. Holton. Commissioner Salters said the presentation was informative. Commissioner Smalls asked about sewer; Mr. Yates said the POA will own and maintain the system with no responsibilities from the Town. Commissioner Smalls questioned the traffic study where it indicates current volume at about 2,000 vehicles in route per day. Mr. Yates stated at full capacity an additional 50 vehicles in the morning and 56 vehicles in the evening are anticipated with no adverse affect. Commissioner Smalls asked about multi-car families in the study and if such was provided to Charleston County. Mr. Yates indicated Charleston County was advised of the same information as it's being presented to Hollywood. Councilmember Smalls asked if they knew the property tax revenue that would come to Hollywood. Mr. Yates said that would be assessed by Charleston County as the homes are built, which would probably be several years before the development is complete. Mr. Holton asked what happens to and who pays for the solids once they're separated from water in the treatment process. Mr. Cummins stated the sludge residue will be removed once every two (2) years and POA pays for it. Commissioner Prioleau asked if the broken down matter will go to the plant for treatment; Mr. Yates responded yes it will flow there and the POA rates are figured to include costs for repair and maintenance needs. Commissioner Wolf stated he thinks this is a good PUD, but he has an issue with annexation due to Town ordinance indicating all property shall be annexed with RC zoning. The towns practice has been to not create donut holes. Mr. Holton stated the body of water doesn't make a difference. Commissioner Wolf stated the idea doesn't fit the Town's Comprehensive Plan and he feel this request is coming to Hollywood because it couldn't get approval elsewhere. Mr. Yates said he believes this project will add to Hollywood in a positive way with potential for some jobs, nothing is being asked for from the Town; this is a win-win. Commissioner Black asked about the individual engineered systems in their plan; considering the Town has an ordinance against such. Mr. Cummins responded thus is not the intended design and that guideline will be modified in the plans. Commissioner Stewart stated he would like to see a modified plan. Commissioner Wolf stated he fears EMS and police response will be inadequate if we annex property from across the river that we'd be responsible to provide services to. Commissioner Wolf motioned to deny the request for annexation of this PD as

presented, Commissioner Black seconded; all voted in favor except for Commissioner Stewart who abstained from voting.

Meeting was adjourned at 8:03pm.

Respectfully submitted,

Niema Gantt-Brown, Town Clerk-Treasurer