

TOWN OF HOLLYWOOD 2020 COMPREHENSIVE PLAN

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1 INTRODUCTION AND OVERVIEW

The Town of Hollywood Comprehensive Plan holds the future or “vision” for the preservation and development in the Town of Hollywood.

In 1995, the Town of Hollywood began the comprehensive planning process due to the requirements of the Planning Enabling Legislation Act of 1994. The Town's attorney, Mr. William Dreyfoos developed the plans for many South Carolina municipalities to conform with South Carolina State Law (6-29-510). It requires that comprehensive plans be reviewed at least once every five years and updated at least once every ten years. The Town has had a review or update in 2003, 2008 - 2009 , 2015 and now 2020.

This Town of Hollywood Comprehensive Plan 2020 is the vision for preservation and development in Hollywood for the next five to ten years. It contains strategies for the Town to use in maintaining and enhancing the quality of life for Hollywood residents, present and future.

The Comprehensive Plan identifies themes that will guide the recommended strategies and initiatives. It is important: To preserve the **rural character** that draws people to the area; that new developments pay for themselves and provide for their infrastructure and services as to not burden existing residents and businesses; to build more collaboration with Charleston County and the surrounding communities; and to encourage smart and responsible development in the Town.

1.1 PURPOSE AND INTENT

The Town of Hollywood Comprehensive Plan 2020 will guide public decision-making affecting the quality of life in the Town of Hollywood through the year 2025. The various elements of the plan state goals for the future regarding the pattern, quality, and intensity of land uses, the provision of public facilities and services, economic development, availability of housing, and preservation of natural and cultural resources. The Comprehensive Plan 2020 also establishes strategies or actions and implementation tools to execute the vision of the Town. The components of the plan focus on real actions the Town can achieve given the appropriate time and resources. The strategies of the plan elements are tied together in a comprehensive manner and are accomplished through both land use and priority investment strategies.

1.2 THE TOWN’S VISION

As our town develops and redevelops, we strive to preserve the past and enhance the future as many discover the rural uniqueness of the area. The Town of Hollywood is in such close proximity to Historic Charleston and an area of undisturbed, undeveloped beauty known as the ACE basin. The ACE basin is where the Ashepoo, Combahee and Edisto rivers form one of the largest undeveloped estuaries along the Atlantic coast of the United States and drains into the Atlantic Ocean near Beaufort.

1.3 COMPREHENSIVE PLAN ELEMENT GOALS

The following goals have been carefully fashioned to establish the framework for the direction the Town of Hollywood will move toward in the future.

Each of the goals aligns to one of the Comprehensive Plan Elements that are detailed later within this Plan.

POPULATION ELEMENT GOAL: The Town’s low density rural residential character and socioeconomically diverse population will be sustained and enhanced.

HOUSING ELEMENT GOAL: The Town will assure that its residents are offered affordable and diverse housing options.

ECONOMIC ELEMENT GOAL: The Town will assure that economic development promotes a diversified economy and provides job opportunities for residents.

NATURAL RESOURCES ELEMENT GOAL: The Town will take actions to preserve natural resources and mitigate potential negative impacts of growth and development.

CULTURAL RESOURCES ELEMENT GOAL: The Town will assure the preservation of historical and cultural resources and take actions to protect them from potential negative impacts of growth and development.

COMMUNITY FACILITIES ELEMENT GOAL: The Town of Hollywood will assure that community facilities and services are provided in a fiscally responsible manner with adequate levels of service. Community facilities and services need to have capacity for expected growth and are in place when needed.

TRANSPORTATION ELEMENT GOAL: The Town will assure a safe transportation network, preserves community character, provides opportunity for economic development and engages residents in safe travel.

LAND USE ELEMENT GOAL: Harmonize growth to respect, preserve and enhance the rural character of Hollywood and encourage orderly and concentric growth pattern while utilizing existing infrastructure.

PRIORITY INVESTMENT ELEMENT GOAL: The Town will establish the area within Priority Investment Element Goal The Town will establish the area near the intersection of State Highways SC 162 and SC 165, known as Town Center as a commercial and residential destination.

2 COMPREHENSIVE PLAN ELEMENTS

2.1 POPULATION ELEMENT

BACKGROUND AND OVERVIEW

This element includes a survey of existing conditions, population characteristics, trends, and projections, based primarily on the most recent U.S. Census Bureau data, which describe the Town of Hollywood's residents. * *The 2020 Census information was not available during the review. The reader and user of this plan should review the latest US Census data.* *

Using this information, the implications of population growth are assessed to help determine the goals, needs, and strategies for the Town. Analyzing this data also aids in determining implementation strategies included in this Plan.

INVENTORY OF EXISTING CONDITIONS

Population Trends

Between 1970 and 2007, Hollywood's population experienced strong and steady growth. Between 1970 and 2010, the Town's population grew tremendously, going from 747 to 4,714 residents. Much of this growth is attributable to annexation of formerly unincorporated lands that took place in Hollywood in the 1980, 1990s and early 2000-2004. The development of those lands was spurred by the availability of water and sewer to residents as a result of the mid 1980s Petersfield Sewer Project. More recently, the Town has experienced a slight population increase, although the population growth rate has slowed significantly since 2000. Between 1990 and 2000, the Town grew by 88 percent (1,852 residents), whereas between 2000 and 2010, the population grew only 19 percent (768 residents). *Source: US Census Bureau, American Community Survey (ACS). Note 2013 American Community Survey 5-Year Estimates.* * The 2020 Census has a gross count of 5780 residents as of 09-15-2020. The final Census will be made available by early 2021.

POPULATION ELEMENT GOAL

The Town's low-density residential character and socioeconomically diverse population will be sustained and enhanced.

Statement of Needs

Population Element needs include, but are not limited to, the following:

- Monitoring population and cultural shifts and national trends
- Identifying ways to retain younger residents
- Providing services for the aging population
- Promoting diverse communities of income, race and family types.

STRATEGIES & TIMEFRAMES

The Town should undertake the following strategic actions in support of the Goals of this Plan. These implementation strategies will be reviewed a minimum of every five years and updated every ten years from the date of adoption of this Plan.

P.1 Provide services and programs to support the Town’s aging population by 2025.

P.2 Identify opportunities such as social media outlets and innovative community workshops to engage the younger population in the community planning process to assure the Town’s population is sustainable by 2021 and continuing until 2025.

P.3 Continue to monitor local, state, and national trends to guide future decision-making.

P.4 Provide more training and educational opportunities for residents by 2021 and continuing until 2025.

P.5 Support a diverse population through land use strategies and implementation measures which accommodate a range of housing, transportation, and employment opportunities to address the needs of the population beginning in 2020 and continuing until 2025.

2.2 HOUSING ELEMENT

BACKGROUND AND OVERVIEW

Housing is an important part of any community. It not only provides shelter for current residents, but its availability, affordability, and quality make the town attractive to new residents and future generations. The character of a town’s housing helps define it as a unique place. The Housing Element provides an overview of the quantity, characteristics, and condition of the housing that currently exists in Hollywood and explores how much new housing will be needed to meet future demand.

INVENTORY OF EXISTING CONDITIONS

Inventory of Housing- Stock

Between 1980 and 2000, the Town of Hollywood had a tremendous increase in the number of its housing units, going from just 209 in 1980 to 1,516 in 2000, an increase of over 600 percent. This increase is directly related to the swell in annexations that took place in Hollywood in the 1980s and 1990s. Between 2000 and 2010, the number of housing units increased by 34 percent (516 housing units).

Town of Hollywood, 1980-2010	1980	1990	2000	2010	Growth Rate
	209	724	1,516	2,032	34%

there were 224 vacant housing units in Hollywood, representing 11 percent of the Town’s total stock. This was a slight increase from 2000, where seven percent (124 units) of the Town’s stock was vacant. In general, it is healthy for a community to have some vacant housing to encourage and allow for new settlement in the area. A high percentage of vacant housing, however, is undesirable as it can flood the housing market and lead to depressed prices. According to the United States Department of Housing and Urban Development (HUD), an overall vacancy rate of around three percent allows consumers adequate choice

and mobility. *Source: US Census Bureau, 2000 & 2010 Census, 2009-2013 American Community Survey 5-Year Estimates.*

According to Charleston County Building Inspections Services, which provides building services for the Town, there were 448 building permits for new homes from 2010-2014. From 2015-2019 there were another 357 new homes built within the town limits. The value of the new homes as completed ranged from \$155 to \$225 per square foot which is just below the Southeastern United States building costs.

The current contract with Charleston County government has the County receiving 90% of the building permit fees and the Town receiving 10%.

Occupied vs. Vacant Housing

The vast majority of all permits were issued for new homes from 2014-2019. Manufactured homes were 61. Single family homes were 357.

Type of Housing Stock

1298 are Single Family Homes.

598 Mobile Homes/Manufactured homes.

Multifamily homes are 21

In 2019 the proportion of single family detached homes in Hollywood was 74%. To meet the demand, more affordable housing is needed. The 2019 cost of home construction was \$200 per sq.ft. By the time of this review most builders are contracting at \$250 per sq.ft.. These prices put pressure on affordable housing alternatives and development within the Town. Smaller homes (less than 1500 sq.ft.) are the key to provide for slow growth and meet the needs of the population.

Mobile Homes and manufactured homes make up 20% of the housing stock.

Rental units provide a lower cost alternative to homeownership, as well as opportunities for those who are unsure where they wish to locate to experience the community for a predetermined period of time. They also tend to attract a younger population, students or young couples for example, which may be unable to afford the purchase of a home.

Affordability of Housing Stock

According to HUD standards, a unit is only affordable for its occupants if the monthly expenses for that unit sum less than 30 percent of the homeowner's monthly income.

In 2013, the median home value in Hollywood was \$200,600, representing a 134 percent increase over the 2000 median home value of \$85,900. It is important to note that these figures have not been adjusted for inflation. The median home value in 2013 for Hollywood (\$200,600).

Considering the concern for affordable housing for Hollywood, mobile homes represent a 20% of the housing stock within the Town. Mobile homes, which increased from \$47,900 in 2000 to \$71,200 in 2013, a nearly 50 percent increase (\$23,300). Note that the figures have

not been adjusted for inflation. *Source: US Census Bureau, 2000 Census, 2009-2013 American Community Survey 5-Year Estimates.*

The Town of Hollywood has made efforts to develop housing communities that are affordable to its residents. The Holly Grove Community is an example of such initiatives. Holly Grove is a community that is collaboratively funded through federal grants and partnerships which include Charleston County Community Services, the South Carolina Community Loan Fund, the U.S. Department of Housing and Urban Development and the South Carolina State Housing Finance & Development Authority. Located off of Baptist Hill Road, the Holly Grove Community comprises two- and three-bedroom duplexes. The property is owned by the Town and each duplex is available for rent. As of 2020, twelve units are complete with the intent to develop a 24 rental unit community.

Heirs' Property

Rural communities often endure heirs' property. The Town of Hollywood is no exception to this trend, where numerous properties are considered heirs' property. Heirs' property is land that is owned by family members who are descendants of the original purchaser. This land is owned by all of the heirs, regardless of whether they live on the land, have paid property taxes, or have never lived on the land. The deed to the land is registered in the name of a deceased family member; where in most cases, the property is passed down to family members because the ancestor either did not have a will or no one probated the will.

Challenges arise for descendants through further development and financing of improvements on heirs' property because the lack of a clear title or land survey. It is important for residents to have adequate resources when addressing concerns of heirs' property. The Center for Heirs' Property Preservation is a primary resource for residents within Beaufort, Berkeley, Charleston, Colleton, Dorchester and Georgetown counties in South Carolina. The organization aims to protect heirs' property and promote sustainable uses that increase economic benefit to low wealth families. As heirs' property is common in the town, residents should be aware of this resource.

HOUSING ELEMENT GOAL

The Town will assure that its residents are offered affordable and diverse housing options.

Statement of Needs

Housing Element needs include, but are not limited to, the following:

- Identifying and monitoring current and emerging national housing trends
- Maintaining and protecting the value of residential properties
- Promoting housing that is affordable for residents
- Diversifying the housing stock to provide options for renters and homeowners
- Assure the housing stock is safe and structurally sound
- Assure adequate resources for residents affected by heirs' property.

STRATEGIES & TIMEFRAMES

The Town should undertake the following action strategies in support of the Housing Goal. These implementation strategies will be reviewed a minimum of every five years and updated every ten years from the date of adoption of this Plan.

H.1 Encourage the development of housing in a manner that discourages sprawl and enables residents to use existing services and infrastructure efficiently.

H.2 Encourage the provision of a greater variety of housing styles and types to accommodate a wider range of housing preferences, income levels, and household types.

H.3 Support the findings and strategies identified in the Berkeley-Charleston-Dorchester Housing Needs Assessment.

H.4 Coordinate with adjacent municipalities and affordable housing agencies such as the South Carolina Community Loan Fund, the Charleston County Community Services Department and Charleston County Housing Authority to pursue affordable housing options for residents and funding opportunities.

H.5 Continue to enforce the International Building Code and IRC International Residential Codes to assure the housing stock is safe, habitable, and meets all FEMA requirements.

H.6 Develop ways to increase the number of available rental units to provide variation within the housing market.

H.7 Provide resources such as The Center for Heirs' Property Preservation to help guide decisions made associated with heirs' property to assure heirs receive and exercise the full rights associated with property ownership.

H.8 The Town of Hollywood should be proactive in promoting housing that is affordable to all residents through incentives.

H.9 Insist all new buildings and those rebuilt after a natural disaster meet all County, State, and Federal Flood Plain regulations to continue CRS rating for the Town's flood insurance rates.

2.3 ECONOMIC ELEMENT

BACKGROUND AND OVERVIEW

The Economic Element illustrates not only the economic activity within Hollywood, but also the employment status of Town residents. A strong economy leads to an improved quality of life, an expanded tax base, and an increase in the general appeal of the Town to potential residents and businesses. This element explores the local economy in Hollywood to assure decisions regarding the economic future of the Town align with the goals, needs, and strategies outlined within this Plan.

INVENTORY OF EXISTING CONDITIONS

Labor Force Characteristics

Information on the labor force characteristics can provide insight into the ability of the Town to attract and retain employers, as well as adapt to changing economic trends. The labor force generally describes the employed population and the population available for work. Of the 2,820 Hollywood residents over 16 years of age in 2000, 57% percent or 1,596 residents over the age of 16, were in the labor force. In 2013, this figure grew to 67 percent or 2,704 residents of the 4,035 residents over 16 years of age. Approximately one third of the Town residents over the age of 16 years, or 1,331 residents, were not in the labor force in 2013. Often times those of working age that are not in the active labor force include retirees, full time students and stay at home parents. *Source: US Census Bureau, 2000 Census & Census 2009-2013 American Community Survey 5-Year Estimates* In 2000, the unemployment rate in Hollywood was 3.8 percent, up from 3.7 percent in 1990. At the time of the 2000 Census, this percentage was in line with the unemployment rates of other municipalities in the county, as well as the County itself (3.7 percent), State (3.6 percent), and nation (3.6 percent). Since 2000, Hollywood's unemployment rate has significantly increased. In 2019, nine percent of the civilian labor force were unemployed.

Employment Characteristics

The industries in which Hollywood residents were employed in 2015 and 2019. In 2015, the majority of Town residents were employed in educational services and health care and social assistance occupations. The retail and trade industry represented the next largest employment industry for Town residents with approximately 16 percent or 374 workers. Agriculture and fishing and hunting Construction Manufacturing Wholesale trade Retail trade Transportation and warehousing Information Finance and insurance, and real estate Professional, scientific, and management Educational and health care services Arts, entertainment, and accommodation Other services Public administration.

Number of Residents Employment by Industry Comparison, Town of Hollywood

Between 2010 and 2019, the industry that experienced the largest growth was finance, insurance, rental and leasing, which increased by 218 percent (111 employees). educational services, and health care and social assistance occupations increased by 113 percent or 326 employees; transportation and warehousing, and utilities increased by 105 percent or 117 employees; and public administration increased by 100 percent or 85 employees. *Source: US Census Bureau, 2000 Census & Census 2009-2013 American Community Survey 5-Year Estimates* Transitioning from the industry to the worker, Hollywood was comprised of primarily private wage salary workers in 2019. The Town of Hollywood's percentage of self-employed workers decreased by six percent between 2000 (nine percent or 135 workers) and 2013 (three percent or 79 workers).

Although the Town of Hollywood comprised a small percentage of self-employed workers, home occupations have a significant impact on the business character of the Town. According to the Town's 2015 Business Listing April Report, there were a total of 30 home occupations within Hollywood. 77 percent (23 businesses) of all home occupations comprised the service industry such as cleaning services, auto repair, landscaping, and legal and financial services. *Source: Town of Hollywood Business Listing Report, April 2018.*

Commuter Characteristics

Commuting is regular travel between locations, typically between the place of residence and place of work. The commute to work is another trend that helps identify patterns for future economic impacts of the Town. The majority of residents (85 percent) commute for longer than 15 minutes, indicating that many do not work in the Town of Hollywood. Fortunately, 96 percent of residents did report working in Charleston County in 2013. While the Town of Hollywood does not provide adequate employment for the majority of residents, the County does offer additional opportunities. *Source: US Census Bureau, Census 2009-2013 American Community Survey 5-Year Estimates* The mean commute time for Hollywood residents in 2013 was 27 minutes, which was four minutes lower than in 2000 (31 minutes); however, this travel time is five minutes higher than the mean commute time for all County residents, which was 22 minutes in 2013. These figures suggest that a very small percentage of Hollywood residents work in the Town of Hollywood and instead, travel outside of the Town a good distance for employment opportunities, and/or that traffic in the Hollywood area greatly increases the commute times of Hollywood residents. The Average Annualized Daily Traffic Counts provided by the Berkeley-Charleston-Dorchester Council of Governments indicated an average of 8,500 vehicles per day passing SC Highway 162 from SC 165 to US Highway 17 in 2019 increasing from 7,600 vehicles per day in 2009 to 12,130 in 2019. Additionally, in 2016, 82 percent of residents commuted by driving alone in a car, truck, or van to get to work. This proportion was slightly more than the proportion of County residents (79 percent) who commuted by driving alone. Note other means can include taxicab, motorcycle, etc. *Source: US Census Bureau, Census 2009-2013 American Community Survey 5-Year Estimates*

Economic Base

As 96 percent of Hollywood workers work within the County, Charleston County provides several major employment opportunities for many Hollywood residents. MUSC, BOEING, VOLVO, the State Ports Authority lead the area as high paying job providers. However, for a town of Hollywood's size, it has an abundance of licensed businesses, ranging from beauty salons to plumbing services and contractors to jewelers and real estate agencies. Currently there are over 415 licensed businesses within the Town limits. 16 percent or 32 businesses within the Town's limits were considered contractor business types and 12 percent or 23 businesses were categorized as auto related.

From a 2019 building inspections report, Charleston County Building Inspections Services indicated that of the 448 building permits issued in Hollywood between 2010 and 2014, 77 (17 percent) were commercial building permits. Of the 77 commercial building permits only seven or nine percent were listed as new construction. This steady issuance of building permits may provide some insight to the Town's ability to increase economic development. Drove Alone 82% Carpooled 12% Walked 2% Other means 1% Worked at Home 3% Residents Commute to Work. As the community displays healthy characteristics of both the work force and industry, the Town maintains opportunity for economic growth.

ECONOMIC ELEMENT GOAL

The Town will assure that economic development promotes a diversified economy, provides job opportunities for residents, and increases the Town's tax base.

Statement of Needs

Economic Element needs include, but are not limited to, the following:

- Identifying opportunities for growing local businesses;
- Maintaining and protecting neighborhood business compatibility;
- Connecting local and regional resources for employment opportunities; and
- Encouraging workforce training programs for employment opportunities.
- Work to expand the Opportunity Zone program to the core of the business occupied properties near the Town Center.

STRATEGIES & TIMEFRAMES

The Town should undertake the following strategic actions in support of the Goals of this Plan. These implementation strategies will be reviewed a minimum of every five years and updated every ten years from the date of adoption of this Plan.

- E.1** Protect and support the existing economic base of the Town and viability of existing businesses.
- E.2** Identify areas for new businesses and industries along major transportation corridors and in areas with adequate infrastructure.
- E.3** Encourage development of new businesses that are compatible with neighboring uses and are in character with the surrounding area.
- E.4** Increase the diversity of industries and commerce in the community.
- E.5** Promote cooperative programs that provide residents with opportunities to learn job skills and offer businesses improved manpower resources.
- E.6** Work cooperatively with and support the goals of the Charleston Metro Chamber of Commerce and Charleston County Economic Development department.
- E.7** Engage regional economic development agencies to promote adequate and stable employment opportunities.
- E.8** Continue to support home occupation uses that are not disruptive to the surrounding community.
- E. 9** Support the creation of a business incubator to encourage entrepreneurialism among local residents and the development of local businesses.
- E10** Pursue inclusion in the Federal Opportunity Zones.

2.4 NATURAL RESOURCES ELEMENT

BACKGROUND AND OVERVIEW

Natural resources include any elements that are naturally occurring in the environment, including air and water features, soil types, vegetation, etc. The evaluation of a community's natural resources is an important part of the Comprehensive Plan for several reasons. First and foremost, natural resources are relied upon by a community for their survival and for their

enjoyment; they improve the quality of life of residents within a community. The Town of Hollywood consists of several natural and historic resources that are deemed important to the community and should be protected. These resources are often natural habitat areas and other environmental resources that contribute to the rural character and beauty of the community. Additionally, there are streams and wetlands that are vital environmental resources in the community. The community may, therefore, wish to identify and preserve natural resources that are vital to their survival and also to their enjoyment.

INVENTORY OF EXISTING CONDITIONS

Wetlands

Wetlands are areas inundated or saturated by surface or ground water at a frequency and duration sufficient to support vegetation typically adapted for life in saturated soil conditions. There are many different types of wetland including swamps, bogs and marshes. Because of the tremendous ecological benefit of wetlands, extreme care must be taken to insure their continued existence. These ecological benefits of the wetlands include flood protection, erosion control, water quality maintenance, natural habitat protection, natural product production, and recreational opportunity. Wetlands provide flood protection by slowing down and absorbing excess water during and after storms and reducing peak flows downstream which reduces the chance of flooding. Wetland vegetation located between water bodies and land reduce strength of waves that hit the shoreline, reducing erosion while binding soil in place. Water quality is maintained when wetlands located between land and bodies of water intercept runoff and naturally filter out pollutants to purify water before it enters streams, lakes or oceans. Additionally, wetlands provide protection, breeding grounds, and food for fish and aquatic wildlife and nesting areas for migratory birds, creating an abundance of natural habitats. Wetlands are also the natural producers of a wealth of products including oysters and shellfish, enjoyed by humans. Wetlands produce resilient tree species such as Cypress that is a superior yet rapidly diminishing building material. Finally, wetlands provide recreational opportunities such as nature observation and fishing. As Hollywood continues to develop, it can be assumed that because of the recreational and aesthetic benefits of wetlands, there will be a demand to build as close as possible to them. Because of their environmental relevance, sufficient preservation and protection mechanisms such as wetland buffer and setback requirements should be implemented. There are freshwater emergent, and estuarine and marine wetlands, within the Town and in the surrounding area. The Town of Hollywood comprises over 19,860 acres of land, where approximately one third or 6,620 acres are considered wetlands. The Town of Hollywood is bounded primarily by estuarine and marine wetlands on the south, which follow the Edisto, Wadmalaw and Stono Rivers, and on the northeast along Rantowles Creek, and by freshwater forested and shrub wetlands northwest of the Town limits.

Flood Plain

** Flood Plain is defined by the Federal Emergency Management Agency. For this Comprehensive Plan, A floodplain is a natural extension of a body of water, a stream or river for example, that is inherently susceptible to flooding. By storing floodwaters, floodplains effectively reduce the potential of flooding in the greater areas in which they are located. They also function to replenish groundwater, increase water quality, and support diverse*

populations of plants and animals. When structures are built within a floodplain, the plain's ability to store floodwaters is reduced, leading to more intense and farther-reaching floods. The Federal Emergency Management Agency (FEMA) provides resources for floodplain management to assure preventive and corrective measures are taken to reduce risks associated with current and future flooding. Floodplain management is the responsibility of numerous stakeholders and generally occurs on a local level through zoning and building code regulations in compliance with state and federal regulations. Online Flood Maps effective 1/1/2021 shows the flood zones within the Town of Hollywood and in the surrounding area. Stono Ferry Subdivision, Poplar Grove Subdivision and areas along SC Highway 162 to SC Highway 164 are mostly in an X Flood Zone. Areas located in the floodplains include the northeast section of town within the convergence of the Wallace and Rantowles Rivers and the north central part of town along Log Bridge Creek and the Stono River. A smaller floodplain is located just west of Log Bridge Creek along Mellichamp Branch. There are also two large floodplains in the southwest corner of the town between Chapel Road and Wilson Road and along Toogoodoo Creek and the area north of Church Flats Road. *Source: Federal Emergency Management Agency, Q3 Flood Data*

Both Flood Zones A and AE are areas which are subject to inundation by one percent annual chance floodplains that are determined in the Flood Insurance Study by approximate methods of analysis. Because detailed hydraulic analyses are not performed for such areas, no Base Flood Elevations or depths are shown for Flood Zones A or they are shown at selected intervals as within Flood Zone AEs. These zones are noted as high risk areas and mandatory flood insurance purchase requirements apply. Areas designated in VE Zone are high risk coastal areas susceptible to flooding which in return influx the demands on flood insurance rates for residents. Flood Zone VE is the flood insurance rate zone that corresponds to areas within the one percent annual chance coastal floodplain that have additional hazards associated with storm waves. Base Flood Elevations derived from the detailed hydraulic analyses are shown at selected intervals within this zone and mandatory flood insurance purchase requirements also apply. Moderate to low-risk areas include Flood Zones X and X500. The areas that correspond outside the one percent annual chance floodplain comprise Flood Zone X. No Base Flood Elevations or depths are shown within this zone, for which flood insurance purchase is not required. Additionally, Flood Zone X500 is an area inundated by 500-year flooding. As with wetlands, and because of the environmental relevance of floodplains, any construction to take place within the aforementioned floodplains should be thoroughly considered. The US Army Corps of Engineers provides maps to use as guides for the location of floodplains. Any building development within floodplain areas must be accompanied by a flood plain certificate indicating the structure's position in relation to the base flood elevation.

Watersheds & Surface Water

A watershed is an area of land in which all of the water existing under it or draining off of it goes to the same place, that being the lowest point within the watershed. Hollywood is located along a ridge that separates the Edisto River Watershed Basin and the Ashley-Cooper River Watershed Basin. The protection of watersheds is vital to storm water and water quality management. The removal of natural vegetation and cover of land with impervious surface will accelerate runoff, increasing contamination of surface water and therefore, also of water

supply. Surface water is water that flows above the earth's surface and includes the water in rivers, lakes, the ocean and so on. Surface waters are used for various activities, including thermoelectric power, public supply, irrigation, mining activities, and industrial and recreational purposes that need to be managed and balanced in order to assure that they may continue while also sustaining water quality levels.

Groundwater

Groundwater is a vital environmental resource. It flows beneath the earth's surface and replenishes surface waters. It provides fresh water to communities for everyday use and for many rural American communities it also serves as the primary source of drinking water. Groundwater comes from rain and other forms of precipitation soaking into the ground. The Charleston area is underlain by several aquifers which contain an abundant supply of groundwater. Many outlying areas obtain groundwater from unconfined aquifers. This type of aquifer is susceptible to saltwater intrusion from over-pumping and contamination from septic tanks or other sources. Confined aquifers, water bearing rocks completely surrounded by impermeable material, are located beneath unconfined aquifers. Excessive lowering of confined aquifers could cause saltwater intrusion and contamination of potable freshwater supplies. High yields and good quality water can still be obtained from individual wells in the Hollywood area.

Geology & Soils

The Town of Hollywood is built on a variety of soil types, each influencing development differently. It is essential, therefore, to know the location, limitations, and capabilities of each type, so that decisions regarding development may be made accordingly. Most soils best suited for farm operations are also best suited to development. This fact has accounted for massive conversions of farmland to urban and suburban use across Charleston County. Poor soils or soils with constraints to agricultural use generally present problems in regard to development as well. As a result, there is a pressing need for planning to help resolve these conflicts, and to better address development constraints posed by poor soil conditions.

Vegetation

The tidal waterways located near Hollywood have a great deal of influence on the Town's vegetation. Most saltwater-tolerant vegetation is found in tidal marshes. Common types of marsh grasses are Spartina and Smooth Cord grass. The region also contains extensive freshwater swamp areas. Drier areas support primarily Loblolly Pine forests, though Long leaf and other pine varieties are common. Numerous varieties of oaks, hickories, and other hardwoods are also indigenous. The state tree, the cabbage palmetto, occurs naturally along the coast and has been introduced throughout the area. In areas where forest management is not practiced, under story vegetation is very dense and consists of many varieties of shrubs and ferns. When considering the vegetation within the Town, acknowledgment must be given to a significant historical natural resource which influenced the Town's name. Because of the prevalence of holly trees within the Town, residents decided upon the name due to the wood of the holly trees - Hollywood. The wood of the holly tree, in its abundance, was also harvested in the Town for furniture making.

Climate

Hollywood, like all of coastal South Carolina, enjoys a warm climate with a mild winter. Charleston County has a warm humid temperate climate with hot summers and typically no dry season. The average annual temperature for the Charleston Metro area is about 65.85 degrees Fahrenheit. In addition to pleasant temperatures throughout the year, the Charleston Metro area also experiences an average of 119 days per year with precipitation. One of the most serious weather concerns affecting the Hollywood area is the occurrence of tropical storms and hurricanes. The height of hurricane season lasts from late summer to early fall. Hurricanes bring threats of high winds, flooding, and strong wave action. The last major hurricane to affect Charleston County was Hugo, which made landfall in September 1989. Building codes and ordinances to improve building quality help mitigate storm damage from hurricanes and tropical storms.

Seismic Activity

An unusual feature of Charleston County's geology is its high level of seismic activity. The National Building Code has designated Charleston County as a zone of high susceptibility to earthquakes. The earthquake centered at Middleton Place on August 31, 1886 is estimated to have been a higher intensity than any other recorded quake east of the Mississippi River. Limited seismic activity centered in the North Charleston/Summerville area continues to this day. Unlike those in other areas, the Charleston earthquakes are not associated with well-defined fault lines that can be mapped. The causes of the Charleston earthquakes are unknown. Because of the potential for this activity however, it is important that building codes are used to reduce loss of life and structural damage as much as possible.

Endangered Species

According to the United States Fish and Wildlife Services, in 2015 there were 43 listed endangered species within South Carolina. Of the 43 listed species, 22 were animals (14 were endangered and eight threatened to be endangered) and 21 were plants (15 were endangered and six threatened to be endangered). : [South Carolina Endangered Species List](#)
Status Animals Status Plants T Bat, Northern long-eared T Amaranth, seabeach E Heelsplitter, Carolina T Amphianthus, little T Knot, red E Arrowhead, bunched E Manatee, West Indian E Chaffseed, American T Plover E Coneflower, smooth T Salamander, frosted flat woods E Dropwort, Canby's E Sawfish, smalltooth United States DPS T Gooseberry, Miccosukee T Sea turtle, green E Harperella E Sea turtle, hawksbill T Heartleaf, dwarf-flowered E Sea turtle, Kemp's ridley E Irisette, white E Sea turtle, leatherback E Lichen, rock gnome T Sea turtle, loggerhead E Loosestrife, rough-leaved T Stork, wood T Pink, swamp E Sturgeon, shortnose E Pitcher-plant, mountain sweet T Tern, roseate T Pogonia, small whorled E Warbler, Kirtland's E Pondberry E Warbler wood E Quillwort, black spored E Whale, finback E Sumac, Michaux's E Whale, humpback E Sunflower, Schweinitz's E Whale, North Atlantic Right E Trillium, persistent E Wolf E Trillium, relict E Woodpecker, red-cockaded Note: Endangered "E" - A species in danger of extinction throughout all or significant portions of its range. Threatened "T" - A species likely to become endangered within the foreseeable future throughout all or significant portions of its range. *Source: US Fish and Wildlife Services, Environmental Conservation 2015*

Natural Resource Preservation

The Town has designated areas to preserve the rich natural resources. Dungannon Plantation Heritage Preserve (Dungannon) is one of those places, which is located on SC Highway 162 between Ravenel and Hollywood and is managed by the South Carolina Department of Natural Resources (SCDNR). Dungannon comprises 643 acres of diverse landscape and wildlife habitat that includes airy pine, hardwood uplands and deep swamp. The wetlands are freshwater impoundments that survive from the days of the old rice plantations and are perfect for fish, alligator, and nesting egrets and storks. The highlight of Dungannon is the annual nesting of the wood storks. They flock by the hundreds delineating the need for such a pristine land. A five-mile trail (with a total of nine miles of interconnected roads and paths) runs the length of the preserve and touches all habitats. This well-preserved natural resource is available for the public to enjoy.

SAP Park and Wide A Wake Park are located within the Town. These were purchased using funds from the Greenbelt Program or protected privately or by federal or state government. The Town of Hollywood parks comprised of over 407 acres of protected land. Hollywood could one day have running and biking events traversing these trails. As such, Hollywood could develop into a recreational destination and further economic development.

NATURAL RESOURCES ELEMENT GOAL

The Town will take actions to preserve natural resources and mitigate potential negative impacts of growth and development.

Statement of Needs

Natural Resources Element needs include, but are not limited to, the following:

- Preserving and protecting the natural habitats, environmental resources, and scenic corridors
- Identifying and promoting sustainable development practices
- Educating residents on the importance of preservation of natural resources
- Preventing negative visual impacts of development.

STRATEGIES & TIMEFRAMES

The Town should undertake the following action strategies in support of the Natural Resources Goal and other elements of this Plan. These implementation strategies will be reviewed a minimum of every five years and updated every ten years from the date of adoption of this Plan.

NR.1 Promote the protection of floodplains and wetlands and limit the amount of development that occurs in these areas.

NR.2 Participate in watershed protection programs that affect the resources in the Town.

NR.3 Assure that storm water is properly managed.

NR.4 Maintain high quality surface and ground water through the reduction of non-point source pollution.

NR.5 Encourage public education to promote septic system maintenance.

NR.6 Promote the protection of natural drainage and stream corridors and watersheds.

NR.7 Minimize the negative impacts of erosion, sedimentation and storm drainage on natural resources.

NR.8 Support and promote the collection of household hazardous wastes to help prevent water pollution.

NR.9 Consider scenic corridors as important natural elements and minimize the negative impacts of development so as to preserve these resources.

NR.10 Maintain zoning and land development regulations to assure that natural resources are protected prior to, during, and after development activities.

NR.11 Explore opportunities of connectivity between Dungannon Plantation Heritage Preserve and Dixie Plantation.

NR.12 Encourage sustainable landscaping that includes attractive environments that are in balance with the local climate and require minimal use of fertilizers and pesticides, while at the same time conserving water.

2.5 CULTURAL RESOURCES ELEMENT

BACKGROUND AND OVERVIEW

Cultural resources may include entire communities, areas of a particular community, singular structures or objects or sites that are either historically, architecturally, archaeologically, socially or culturally significant. These resources provide several benefits to the community in which they are located. Preserving historical resources provides citizens of the community with a link to the past through which they can understand their heritage. Cultural resources can distinguish a particular community as unique from another and help to foster civic pride. If retained, these unique characteristics can help a community to attract new residents, businesses and visitors which can improve its economy. Unplanned development often has devastating effects on historic and cultural resources. In order to preserve these unique qualities for future generations, they must first be identified. After elements worthy of preservation have been identified, a plan for protection must be created and implemented. Through the planning process, the community should be involved as much as possible in order to create public awareness and appreciation. Historic and cultural resources must be considered when deciding matters of land use, zoning, and development. This element will help to identify those resources that are valuable to the Town of Hollywood and should therefore be preserved.

INVENTORY OF EXISTING CONDITIONS

Area History

The City of Charleston was an established commercial center by 1680, its success slowing development elsewhere in the area. By 1711 however, rural dwellings were present along the banks of the South Edisto, Wadmalaw and Stono Rivers, as well as on the west bank of the North Edisto near present-day Hollywood. In 1706, present-day Charleston County was laid

out into 10 parishes which served as church and civil administrative units. St. Paul's Parish encompassed the present-day Hollywood area. In 1720, St Paul's Parish had a population of 201 taxpayers and approximately 1,634 slaves. Although the boundaries of St. Paul's Parish have been altered slightly since their creation, the area surrounding and inclusive of Hollywood, as well as the Towns of Meggett and Ravenel, still retain the name St. Paul's. Today, St. Paul's Fire District provides area residents with fire protection and emergency medical services. The boundaries and services provided to St. Paul's residents are described in further detail in the Community Facilities Element of this Plan.

Agriculture was the basis of St. Paul's economy into the late twentieth century and St Paul's Parish was a community with a distinct mix of cotton and rice culture. African slaves accounted for the majority of area's population, brought in to work on the agricultural fields in the area. The end of the eighteenth century saw the decline of Anglicanism and the rise of other Protestant beliefs in the Carolina Colony, with Baptists developing a particularly strong presence in St Paul's Parish. Stono and Sauldam Baptist Churches were organized in the early 1840's. The area middle/high school, located in Hollywood, still retains the name Baptist Hill. The area continued to grow through the nineteenth century and in the mid-nineteenth century saw the rise of the railroad, the presence of which would define the area for many decades. In 1857, the Charleston & Savannah Railroad surveyed a 100-mile line between St. Andrews Station and Savannah. This line was completed in 1860 with stations at present day Rantowles, Ravenel, Osborne, and Parker Ferry communities. An Ashley River bridge was completed in 1861 that carried this railroad onto the Charleston peninsula. These advances in transportation greatly expanded the agricultural opportunities of the area. During the early twentieth century the face of South Carolina began to change to accommodate the automobile. Railroad companies promoted highway improvements to make the transport of goods from farm to depot easier. Towns such as Hollywood began to expand around railroad crossings. Hollywood's layout is representative of the way in which these railroad communities often developed, rural and agricultural in nature, a small commercial and residential hub laid out in an orderly fashion, a railroad crossing at its center. Hollywood's development as a community has always been closely tied to improvements in transportation, first with the railroad and then with the highway system. The Town is said to have been named for the abundance of Holly trees in the area.

Historic Structures & Sites

In 1992, Charleston County conducted a County-wide historical and architectural survey in response to the growing concern of County residents of the effect of development on the retention of significant historic sites. Properties that were included in the survey are described as "above-ground cultural resources that were constructed before 1942 and retain their and retain their integrity; constructed after 1941 that are significant for design or historical associations; natural landscape features with historical associations; and significant man-made landscape features". The inventory included properties of both local and national historical and cultural significance.

Of the 772 sites surveyed throughout the County, 39 of them were located in St. Paul's Parish, 19 of those in the Town of Hollywood.

Historic Sites in Incorporated Hollywood: Site, Address, Date (or circa date)

- Christ St. Paul's Church Chapel Rd, 1906
- Christ St. Paul's Cemetery Chapel Rd, 1750
- Wesley Methodist Church Cherry Hill Rd, 1895
- Annavesta Baptist Cemetery Hwy 162, 1890
- Baptist Hill School Hwy 162, 1925
- Herrington Equipment Store Hwy 162, 1940
- Willtown Road Now Dixie Plantation. Rd., 1690
- St. Paul's AME Church Cemetery Hwy 162 at Brittons Curve, 1890
- St. Paul's Cemetery Near Dixie Plantation. Rd., 1708
- Church Flats Battery Near Wideawake Plantation, 1860
- Wideawake Plantation Trexler Ave, 1910
- Jordan Baptist Cemetery Hwy 162 near Rantowles, 1900
- Postell House* Highway 162, 1927
- Bluffton House Chaplins Landing Rd., 1930
- Postell House* Chaplins Landing Rd., 1890
- Bethel AME Church Cemetery Hwy 17, 1915
- Hutchinson Warehouse(Stono Rebellion site) Hwy 17
- William Washington Grave Site Waldon Rd at Rantowles Creek

These properties are valuable historical and cultural resources for the Town of Hollywood and steps should be taken to protect and preserve them for future generations. The inclusion of the above properties in the Charleston County Historical and Architectural Survey indicates their possible eligibility for listing on the National Register of Historic places. Of the 19 structures and sites listed above only one, the Hutchinson Warehouse, site of the Stono Slave Rebellion of 1739, is currently listed on the National Register of Historic Places. Some of the properties included in the survey may be significant on a local, rather than national level. In this case, property owners may apply to the State Historic Preservation Office for a historical marker.

The Town of Hollywood has grown significantly since 1992 when the historical and architectural survey was conducted, not only in population but also in actual size, as its boundaries have been greatly expanded in recent years. If the Town wishes to preserve the significant structures and sites within its boundaries, steps must be taken, to conduct another survey to identify historical and cultural structures and sites that may have been missed during the 1992 survey or have since become eligible due to age (fifty years or older). Old Hollywood Town Hall, for example, was not included in the 1992 survey. In many cases, the integrity of historic sites has as much to do with their surroundings as the structure or object itself. Because of Hollywood's rural history, it may be just as necessary to protect a significant

site's historical setting as it is to protect the site itself. As development within the Town continues to increase, these significant sites must be protected from encroachment of incompatible land uses. This idea is greatly supported by the Lowcountry Open Land Trust in their Sea Islands Initiative. According to the Lowcountry Open Land trust, the Sea Island Initiative focus area, of which parts of Hollywood are included in and adjacent to, has a long history of agriculture and is an area which has retained a high density of rural historic sites related to the Early South Carolina Colony, the Revolutionary and Civil Wars and cotton culture. In order to preserve the cultures of the region and protect it from the development pressures that threaten the retention of its heritage, the Lowcountry Open Land Trust holds conservation easements on land. 840 acres of Dixie Plantation is under such an easement that assures, the area's heritage, as experienced through the physical landscape, be preserved for future generations.

Nationally recognized architects and educational consultants worked with school boards country wide in this equalization process. All preliminary and final plans for new educational facilities, as well as for the rehabilitation of existing facilities, were submitted for approval to the Education Finance Commission. These facts resulted in national trends in school planning and design which were based on postwar thinking of the educational process as well as to architecture.

"The schools constructed as part of Charleston County's school equalization program, which include Baptist Hill High School and Ellington Elementary School, represent the intersection of modern, national architectural trends and the postwar baby boom with South Carolina's fight to maintain racially-segregated public schools." The educators of the day as well as those involved in the school design process realized the need for some fundamental changes school construction. Better ventilation and light were a necessity. The quality of easy expansion was also important as these structures were built during a time of rapid expansion in the nation's population, primarily due to the baby boom. These elements became essential components of educational facilities built as part of, but not limited to, the equalization process. The result of these trends was often one story, flat roofed structures featuring rows of windows. This common design was thought to be less intimidating to children and also offered a solution in terms of ventilation, lighting and easy expansion. These elements can be seen distinctly in Baptist Hill High as well as many of the other educational faculties in the Hollywood area. These buildings should be considered significant, not only because they distinctly represent the time in which they were constructed and the philosophies of the day, but because of their social and historical relevance in their relationship with segregation as well as the school equalization process.

Unique Natural & Scenic Resources

Caw Caw Interpretive Center

Located a short distance from Hollywood, in the neighboring community of Ravenel, the Caw Caw Interpretive Center is a 654-acre site rich in natural, cultural and historical resources. The Interpretive Center is owned and operated by the Charleston County Parks and Recreation Commission (CCPRC). The Interpretive Center is comprised of land that was once part of several rice plantations that flourished during the 1700s and 1800s and was home to enslaved Africans who applied their technology and skills in agriculture to carve a

series of rice fields out of this Cypress swamp. Today, the park boasts hundreds of acres of former rice fields complete with quarter drains, canals, and water control structures, 6.3 miles of interpretive trails including over 1,200 feet of boardwalk through nine different and unique habitats, an exhibit and learning center and a variety of wildlife including alligators, turkeys, and birds of prey.

South Carolina National Heritage Corridor

The 240-mile-long South Carolina National Heritage Corridor provides South Carolinians and visitors alike with the opportunity to explore the natural environment to understand the history of both South Carolina's people and lands. The Heritage Corridor runs through 14 counties in South Carolina (including Charleston County), beginning in the mountains and extending to the coast. This route begins in the mill villages of the Upstate, runs through the historic courthouse towns of Pendleton, Edgefield, and Abbeville, visits the military sites of Ninety-Six, follows the South Carolina Railroad through Aiken's horse country, and arrives in historic Charleston's wealth of African American and Antebellum history. While teaching culture and history, the Heritage Corridor is simultaneously a gateway to a wide variety of South Carolina's natural resources, including waterfalls mountains, lakes, rivers and the coastal plain. The Heritage Corridor runs directly through Hollywood along Highway 162.

Dungannon Plantation Heritage Preserve

The 643-acre Dungannon Plantation Heritage Preserve, located inside Hollywood town limits, was acquired by the South Carolina Department of Natural Resources primarily to protect one of the top nesting colonies of the federally endangered wood stork in South Carolina. A freshwater reserve was built on Dungannon Plantation in the 1800s to supply rice fields downstream. The reserve, a Bald Cypress-Tupelo Gum swamp, provided freshwater which was sent downstream by a system of canals to reduce the salinity of water drawn from tidal creeks. The reserve now provides nesting habitat for the federally endangered wood storks, ospreys, anhingas, great egrets, and great blue herons. Dungannon Heritage Preserve contains several excellent trails where the visitor can walk through the property with ease. A handicapped accessible boardwalk across the swamp is planned. Guided tours for groups can be arranged.

Dixie Plantation

Dixie Plantation, private land governed by a conservation easement is located near the Stono River off SC Highway 162 on Dixie Plantation Road. Dixie Plantation comprises an extensive measure of natural habitats and scenic beauty including long-leaf pine forests, wetlands, tidal marshes, and additionally brackish, saltwater and fresh-water ponds. In 1947 John Henry Dick made Dixie Plantation his permanent home. The property encompassed 840 acres, which in 1993 was left in control of the Lowcountry Open Land Trust. Two years later in 1995, the house and property were granted to the College of Charleston Foundation by Mr. Dick. Today at 881 acres, the College of Charleston stretches the Plantation's resources by offering opportunities for research to students and faculty. Residents will also be afforded the opportunity to engage in educational outreach and enjoy the scenic ecosystem of Dixie Plantation in the future. Future plans have been announced by the College to make the Plantation more accessible to students, staff and the

public. These plans include a nature trail, heirloom garden, renovating the studio of John Henry Dick and the addition of classrooms and meeting spaces.

Stono Ferry Golf Course

The now Stono Ferry Golf Course grounds served as the grounds of the Beamer Family beginning in 1682. Almost a century later the Battle at Stono Ferry took place on June 20, 1779. This famous American Revolutionary battle was fought along the Stono River. A part of the battle took place where the 12th, 13th, and 14th holes are presently located. One of the military fortifications (redoubt) from the battle was relocated during the construction course to the right side of the 12th fairway. The commanding officer for the British and Hessian forces was General Maitland, while General Moultrie led the American Patriots. Stono Ferry also played a part in the Civil War. An original 1863 map shows a Confederate battery known as Battery Wilkes located atop the middle fortification or redoubt used one hundred years earlier in The Battle at the Anne Boone property. A railroad line known as the Charleston and Savannah Railroad formerly occupied the land where the cart path for the 13th hole now exists. The line was established in the late 1850s and was the main lifeline between these Southern cities. Between battles, Stono Ferry was used as grounds for raising various crops. The Ferry Crossing (14th tee box) served area plantations in need of transporting goods and crops. Although the markers were not placed by the South Carolina State Historic Preservation Office, today, the Golf Course does feature three historical markers, one explaining the significance of the Charleston-Savannah Railroad, one defining a historic ferry crossing on the course grounds and another commemorating the battles that took place at Stono Ferry.

Name Location

- 1 Allen AME Church Intersection of Towles Rd. and Hwy 162
- Mt. Horr AME Church 4360 Hwy 174
- Mt. Nebo AME Church 6044 Spring Grove Rd.
- St. Luke AME Church 7113 Hwy 162.
- Mt. Olivet RUME Church 4283 Hwy 17S
- St. Paul AME Church 5020 Hwy 162
- Annavesta Baptist Church 6709 Hwy 162
- Bethel Baptist Church 6506 Hwy 162
- First Zion Baptist Church 8191 Willtown Rd.
- Nazarene Baptist Church 4383 Hwy 17
- Second Zion Baptist Church 4279 Hwy 174
- St. James Baptist Church 4537 Peters Field Rd.
- St. Paul Presbyterian Church 7404 Hwy 162
- Wesley United Methodist Church 5100 Baptist Hill School Rd.
- Calvary AME Church 7185 Hwy 162

- Mt. Zion AME Church 8419 Willtown Rd.
- Wesley Memorial United Methodist Church 5412 Hwy 165
- St. Mary Catholic Church 4225 Hwy 165
- Rantowles Baptist Church 4590 Hwy 162

Town of Hollywood Community Events

Community events often help to define the people and places in which they are held. So much so, that they often become part of the culture of the community itself. The Town of Hollywood offers numerous annual and community events for residents, including, but not limited to:

Below is a list of the annual events held in the Town of Hollywood:

- The Hollywood Christmas Parade and a Taste of Hollywood takes place along Highway 162 and includes entries from area churches, businesses, and communities. The Hollywood Christmas Parade is the second Sunday of December each year. A Taste of Hollywood is held right after the parade in the center of Town where vendors of all types come to sell their wares. Stono Ferry also sponsors horse races and other golf events throughout the year.
- St. Paul's Parish Music Festival is held in Hollywood at Pineland Park and alternates its location between Hollywood and Ravenel each year. It is a good time for folks to get out and enjoy local musicians.
- Town parks alternate hosting an Easter Egg Hunt each year.
- Prayer Vigil is a large event where various churches participate by singing hymns and worshipping together at the center of Town
- In February, the Town has a Homecoming of a different kind. Anyone having roots from Hollywood is invited to come back and share professional guidance to area residents as a way to give back to the community.
- Martin Luther King, Jr. (MLK) Walkathon for Unity and Peace features an approximate 2.1-mile walk from the center of Town (intersection of Highway 162 and Highway 165) to Pineland Park.
- Students from Boston College volunteer for a week each spring and assist in Town projects.
- Clean and Green Festival is an event in the center of Town promoting residents and businesses alike to clean-up their buildings and grounds to make a more beautiful and inviting Town.
- Summer camp for the school-age youth is held annually in late June or mid-July hosted by Redemption Church.
- The Back-to-School Festival takes place in mid-August and provides students in Hollywood with school supplies.

The multitude of events that occur in Hollywood emphasize the importance of preserving the Town's history and culture while also continuing to strengthen the community. Community

events should continue to occur frequently, and the Town should find new ways to highlight its history while looking to the future.

CULTURAL RESOURCES ELEMENT GOAL

The Town will assure the preservation of historical and cultural resources and take actions to protect them from potential negative impacts of growth and development.

Statement of Needs

Cultural Resources Element needs include, but are not limited to, the following:

- Preserving and protecting existing historical and archaeological resources and cultural heritage;
- Identifying opportunities for expansion of cultural resources for residents; and
- Educating and engaging residents in historic and cultural activities that promote the Town's character and history.

STRATEGIES & TIMEFRAMES

The Town should undertake the following strategic actions in support of the Goals of this Plan. These implementation strategies will be reviewed a minimum of every five years and updated every ten years from the date of adoption of this Plan.

CR.1 Continue to support the diverse cultural events that occur annually within the Town.

CR.2 Review zoning and land development standards to assure scenic and historic roadways and vistas are preserved for future generations.

CR.3 Identify funding opportunities to pursue updating the historic and archeological survey to include additional sites and structures in the Town.

CR.4 Promote adaptive reuse in development to maintain integrity of historical buildings within the Town.

CR.5 Seek grants, partnerships and opportunities to assure the protection of historical and cultural resources.

CR.6 Promote cooperative programs that provide area residents with opportunities to learn and engage in the Town's history and culture.

CR.7 Work cooperatively with and support the goals of historic preservation initiatives provided through the County and State.

2.6 COMMUNITY FACILITIES ELEMENT

BACKGROUND AND OVERVIEW

The facilities available to residents of a particular community can have great effects on their quality of life. Community facilities address the most basic and essential services needed by residents. The broad heading of community facilities includes the buildings, amenities, lands and services needed to serve the public health, safety and welfare which comprise things such as adequate fire and police protection, access to health and emergency medical care, quality schools and places for recreation. In many cases, it is based on the aforementioned

elements that individuals decide whether or not to locate or remain in a particular place. These elements, therefore, are essential to the vitality of a community. The Community Facilities Element explores the inventory of existing conditions of the facilities, lands and services available to the residents of the Town of Hollywood. From this documentation, Planning Commissioners and Town Council will be able to make informed decisions regarding the potential impact of proposed development on the Town's Community Facilities.

INVENTORY OF EXISTING CONDITIONS

The Town of Hollywood coordinates with several agencies to sufficiently provide adequate public facilities and services to residents. Many of the facilities and services are provided or administered by local government and others are offered by utilities, schools or nonprofits.

Utilities

Utilities include those services that are significant to the residents and businesses of a community, including the provision of water, wastewater disposal, solid waste disposal, and electricity. In addition to the services being essential to residents and businesses, utilities impact the future growth of any community. Access to adequate services such as water or sewer can be vital to the suitability of an area for future development. Public water is an option for most Hollywood residents through Charleston Water System (CWS). Town water lines are owned and operated by Charleston Water System. The Town contracts for treatment with CWS at the highest rates found in South Carolina. Public sewer service available to some Hollywood residents.

The Town of Hollywood has a capacity contract with Charleston Water System and the Town manages and maintains the sewer system. Approximately 20 percent of the Town's residents have connection to public sewer. In the past, there has been a heavy reliance on private wastewater systems within the Town. In efforts to control pollution and groundwater contamination within the Town, there has been strong encouragement for all residents to tie into the Town's public wastewater system. Also, in efforts to control pollution and groundwater contamination, any individual wishing to operate an individual on-site wastewater system must be permitted through South Carolina Department of Health and Environmental Control (SCDHEC). In order to consolidate and centralize services, all new annexations and development must be tied into the Town's public water and sewer systems if these systems are an option.

Electricity is provided to Hollywood residents through both Dominion Energy and Gas and Berkeley Electric Cooperative. LP Gas Propane is available.

Solid Waste Disposal

The Charleston County Department of Environmental Management provides solid waste disposal and recycling services to all residents of the County. The Environmental Management Department's responsibilities include solid waste collection, processing, disposal, and recycling. There is, however, no curb-side pickup within Hollywood. If desired, curb-side pickup can be contracted privately, as is done in the Stono Ferry Subdivision. Commercial dumpsters must also be maintained privately. The designated solid waste and recycling drop-site for Hollywood residents is the Hollywood Convenience Center, located at

5305 Highway 165, in Hollywood. The Hollywood Convenience Center in Hollywood is one of Charleston County's staffed Convenience Centers which accepts standard household recyclables and more hazardous household materials including tires, paint, yard waste, scrap metal, appliances, oil and gasoline mixtures, etc. There is also an additional drop site at 5117 Baptist Hill Road where residents can drop off standard household recyclables as paper, cardboard, plastics, aluminum and steel cans and glass.

St. Paul's Service District

Along with the neighboring communities of Edisto, Ravenel and Meggett, Hollywood is part of the St. Paul's Service District. The District covers areas of Charleston County from Rantowles Creek to the Edisto River. This District is a Special Purpose Tax District created to provide effective emergency services, including fire protection and suppression, first responder medical response, hazardous materials response, and response to man-made and natural disasters, to both incorporated and unincorporated areas within the boundaries of the district. The St. Paul's Service District undergoes strains because of limited funding resources and servicing such a large area within the County. The District's role is mostly supportive to non-emergency service-related activities. However, the District is proactive and reactive regarding emergency services, utilizing additional resources through Charleston County Emergency Action Plans.

Fire, Emergency Medical Service & Police Protection

The St. Paul's Fire District (SPFD) is the second largest fire protection district in the State of South Carolina. St. Paul's Fire District is the first responder. It covers over 180,000 acres of western Charleston County, including the Towns of Ravenel, Meggett, Hollywood and the communities of Adams Run, Yorges Island, Sauldam and Edisto Island that are located within the county. SPFD operates seven stations, where two are located within Hollywood limits (Highway 162 and Stono Ferry). Additionally, the Hollywood Station has a rescue unit, as well as pumper, tanker, squad, engine, brush, and ladder trucks available for use. The Insurance Service Office is an organization that inspects and successively rates that Nation's fire departments to help insurance companies determine premiums for homeowners in the areas they serve. Assessed fire departments are assigned a class rating based on fire suppression ability, water availability and communications. Class 1 is given to exemplary fire departments and Class 10, to departments that do not meet minimum criteria. Homeowners served by low-rated fire departments may pay higher premiums to insure their property. As of 20205, the St. Paul's Fire District has an ISO rating of 5 for residents that live within five miles of a fire station. The Department has an ISO rating of 9 in the rural areas where there is not a usable supply of water readily available.

Along with the rest of St. Paul's Service District, Hollywood is served by Charleston County Emergency Medical Services (EMS) located in Ravenel. Charleston County EMS provides medical care and transportation to hospital emergency departments for residents and visitors within the County. In addition to providing emergency medical care and transportation to local hospitals, they provide a variety of educational programs to the public on various safety concerns.

Police protection is provided to the Town through the Charleston County Sheriff's Department, with a sub-station also located in Ravenel. The Sheriff's Office operates several

units with specialized purposes and functions, SWAT and K-9 units for example. The County has an emergency 9-1-1 system in place that provides centralized dispatch for police, fire, and EMS services countywide, Charleston County Consolidated 9-1-1 Center. Charleston County Consolidated 9-1-1 currently dispatches for over 15 agencies or jurisdictions including the St. Paul's Fire Department.

Emergency Preparedness

Hollywood does have its own emergency preparedness plan. In the event of an emergency, the Town would coordinate efforts with the Charleston County Emergency Management Department. The Charleston County Emergency Management Department (EMD) is responsible for setting up measures that assist the public in efforts to reduce the loss of life and property in the event of a natural or manmade disaster, providing land and water search operations, and recording hazardous materials in the community through a four-phase emergency management program. These measures include mitigation efforts to reduce hazards or their impacts, preparedness efforts to prepare for a likely hazard, response actions taken to respond to an emergency or disaster and recovery actions taken to restore the community to pre-disaster conditions. The Emergency Management Department sets up the Emergency Operations Center (EOC) with other County departments and agencies. Coordination with the various municipalities, adjacent counties, South Carolina Emergency Preparedness Division, and other agencies to assure public safety in the event of a disaster also falls under the purview of EMD. If an emergency is declared and evacuation becomes necessary, Hollywood residents would need to travel to a County designated shelter in North Charleston. Currently, Minnie Hughes Elementary School and C.C. Blaney Elementary School are both used only as post-storm evacuation locations. In the event of a major disaster, residents should monitor local media outlets for information about the nearest available shelter and during an evacuation, residents should listen for emergency alerts on the radio and observe road signs for shelter information. If residents decide to or an evacuation is mandated, evacuees should only travel via County designated evacuation routes. Evacuees from the Hollywood area should take SC 165 to US 17S to SC 64 which will lead to Walterboro and eventually to Augusta. County residents without means of transportation may travel to one of 75 County designated Evacuation Pick-up Points from where they will be transported to the nearest American Red Cross shelter.

Medical Facilities

As residents of Charleston County, Hollywood residents have access to a wide range of quality medical facilities. Although the majority of these facilities are located in the more densely populated center of the County, they do provide Hollywood residents with all forms of medical care, emergent and non-emergent, within a reasonable distance. Sea Island Medical Center, located in the center of Hollywood, has both physicians and surgeons on staff, practicing family and general medicine. St. Paul's Medical Group, also located in the Town, specializes in orthopedic medicine, women's services and has a General Physician Assistant on staff. Additionally, St. Paul's Medical Group has an eye care division, which specializes in family eye care. There is a full-service Dialysis Clinic in Hollywood, serving those in need of dialysis treatment. The Fetter Health Care Network, also located within the Town Center, provides primary health care services to adults and children. Dayspring Assisted Living Facility is a full service assisted living facility located in Hollywood. The facility, owned

and operated by a husband-wife team, handles a range of patients, from those that are fairly independent to those seeking end-of-life care. This facility offers residents a family environment as well as full-range medical care.

Government Facilities

Hollywood Town Hall is currently located at 5150 Highway 165. Town Hall holds the administrative offices and provides meeting space for government as well as other organizations. This new Town Hall location is shared with a new branch of the Charleston County Public Library serving the St. Paul's Parish and the West Ashley Aquatic Center. Most functions of government on the County level take place at the Lonnie Hamilton III Public Service Building, and various support facilities, located at 4045 Bridgeview Drive, North Charleston, SC 29405. Charleston County also operates a satellite service center in Ravenel; however, services at this location have been limited to the Magistrate's Court and EMS Emergency Medical Service Station.

Library

The Charleston County Library System is organized to provide three tiers of service, including a main library, regional branch libraries, and local branch libraries. The County's Main Library is located in downtown Charleston. Charleston County encompasses five regional branch libraries, ten local branch libraries, and a traveling bookmobile. The St. Paul's library was first located in June 1931, in a small building at Meggett. The library moved into a bookmobile on Highway 162 until it gained a small location at 5151 Highway 165 near the Town Center. The new library was dedicated in 2019 is 6026 square feet, the circulation was over 87,000 items. Full internet service is now available for patrons.

Parks and Recreational Facilities :

Recreational opportunities often greatly add to the appeal of a community. Parks and recreational facilities are treasured tools within a community which showcase the natural beauty, preserve open space, attract visitors, and provide healthy and safe recreational options for residents. There are several resources that manifest the existence and provision of parks within the Town of Hollywood. The Charleston County Greenbelt Program is one of them.

The Charleston County Greenbelt Program is the portion of the Charleston County Half-Cent Sales Tax Program dedicated preserving green spaces. The purpose of these grants is to distribute funding for the conservation of green space within the County. Funds from the Charleston County Greenbelt Program are primarily used to acquire land interest for conservation, wetlands protection, historic and cultural preservation, parks, greenways and trails and waterway access. They may also be used to support minor improvements which provide access or use of conservation lands including boardwalks, foot bridges, unpaved trails, unpaved roadways, and unpaved small parking areas. Furthermore, Charleston County Parks and Recreation Commission is another County resource which aides in the development and maintenance of green space. The mission of the Charleston County Parks and Recreation Commission (CCPRC) is to improve the quality of life in Charleston County by offering a diverse system of park facilities, programs, and services. CCPRC has partnered with Charleston County School District (CCSD) in efforts to provide community recreation programming and activities for local residents. Hollywood is one of five rural area locations

where these recreational complexes are provided. Through the CCPRC and CCSD partnership a full range of recreation programs are offered including summer camps, sports and leisure activities, and community classes that benefit the local schools, local athletic leagues, and the community at large.

Within the Town limits are four parks, two recreational facilities that comprise active Charleston County parks, a golf course and seven area boat landings. The active parks include Wide Awake Plantation, Pineland Park, Manor Park, Hollywood Trails at the Sap, (which total approximately 225 acres) and two recreational facilities at the Baptist Hill Middle-High School and R. D. Schroder Middle School locations.

Manor Park and Pineland Park are two of the Town's smaller neighborhood parks. They are approximately three and four acres in size respectively. Each park is used by the community to host events such as birthday and reunion celebrations as well as youth in the area utilizing the basketball courts.

Wide Awake Plantation encompasses approximately seven acres and is used to host events such as birthdays, reunion celebrations as well as weddings and receptions. There is also a dock which is utilized for crabbing and fishing. This parcel was acquired through Charleston County's Greenbelt Program. It has a well landscaped open/garden area and a large, finished garage with bathroom that is used as a shelter for events. There are countless live oaks as well as other deciduous and coniferous trees. Azaleas and camellias also bloom majestically every year.

Hollywood Trails at the Sap comprises approximately 211 acres located just past the intersection of SC Highway 162 and SC Highway 164 on SC Highway 164 within the town boundaries of Meggett. This parcel was also acquired through Charleston County's Greenbelt Program funded by the Half-Cent Sales Tax Program. There are many possible recreational programs that could occur on the property. A few envisioned already are equestrian events Wide Awake including trail riding and also hosting trail running and cycling with the potential to connect with the Ravenel/Hollywood segment of the East Coast Greenway. This park is considered to be at the footsteps of the ACE Basin (Ashepoo, Combahee and Edisto River Basins). The park has potential of being a stopping point between Savannah and Charleston.

Source: Charleston County Greenbelt Program, Charleston County Parks and Recreation Commission, South Carolina Department of Natural Resources, Town of Hollywood

Charleston County Parks and Recreation Commission manages the two recreational facilities within the Town, the Baptist Hill Tennis Complex and the Schroder Community Center. Amenities at R. D. Schroder Community Center include multi-purpose athletic fields, gymnasium, activity rooms, fitness area, tennis court, picnic area, and a walking trail.

Additionally, there is the Stono Ferry Golf Course, located in Hollywood. It was rated as the Charleston Area's Golf Course of the Year in 2003. The course, located on the Intracoastal Waterway and on the historically significant site of the Stono Ferry Battle of 1779, provides Hollywood residents and visitors to the area a wonderful recreational venue.

CCPRC is also responsible for improving and managing the County's public boat landings, of which there are four in the Hollywood area. There is also one SCDNR operated boat landing, located in the north east corner of the Town.

Educational Facilities

Charleston County School District (CCSD) operates under what is called a consolidated school district, the entire county being one district. There are, however, eight smaller, constituent districts within the county-wide district, existing to perform various administrative functions. Each district has its own elected board that determines the attendance zones of individual schools, makes decisions regarding discipline referrals, and generally makes recommendations to the Board of Trustees relative to the individual districts.

The Town of Hollywood is located in Charleston County Constituent District 23. The schools included in this district are E.B. Ellington Elementary School, Jane Edwards Elementary School, Minnie Hughes Elementary School, and Baptist Middle-Hill High School, E.B. Ellington, Jane Edwards, and Minnie Hughes Elementary Schools all service students from child development or pre-kindergarten to fifth grade. In 2009, Baptist Hill High School underwent a transformation to become Baptist Hill Middle High School, to service seventh through twelfth grade students from its traditional ninth through twelfth grade students. For the 2014-2015 academic school year, Baptist Hill Middle High School additionally began servicing sixth grade students. Also, within the Town of Hollywood is Lowcountry Leadership Charter School (LLCS), which opened in September of 2013, servicing kindergarten through ninth grade students. LLCS falls under the South Carolina Public Charter School District.

Trident Technical College, whose main campus is located in North Charleston, has a satellite campus located at 5231 Highway 165, in Hollywood, the St. Paul's Parish Site. The St. Paul's Parish Site serves as a catalyst for promoting personal, community and economic growth through education and training opportunities. Various programs are offered that promote personal, community and economic development and education and training opportunities. Through collaboration efforts with South Carolina Works, Charleston County Adult Education and other community partners, programs and resources are provided for residents that include job fairs, training programs and workshops such as tax preparation and financial management. The site also affords local high school students the opportunity for dual enrollment course credits and continuing education opportunities leading to associate degrees, diplomas and certificates as well as non-credit continuing education courses and contractual training in many subject areas.

COMMUNITY FACILITIES ELEMENT GOAL

The Town of Hollywood will assure that community facilities and services are provided in a fiscally responsible manner with adequate levels of service. so that community facilities and services have capacity for expected growth and are in place when needed.

Statement of Needs

Community Facilities Element needs include, but are not limited to, the following:

- Continuing to plan for additional community facilities and services;

- ❑ Evaluating and maintaining existing community facilities and services to assure long-lasting, efficient use.
- ❑ Coordinating with service providers to assure adequate services are provided to citizens; and
- ❑ Encouraging the cost-effective provision of public facilities and services by promoting compact and mixed-use development where appropriate.

STRATEGIES & TIMEFRAMES

The Town should undertake the following strategic actions in support of the Goals of this Plan. These implementation strategies will be reviewed a minimum of every five years and updated every ten years from the date of adoption of this Plan.

CF.1 Support the efforts of the Charleston County Public Library as they construct a new library in the Town of Hollywood.

CF.2 Encourage medical groups to become permanently established near town center to provide adequate medical facilities for residents.

CF.3 Continue to apply for grants to expand water and sewer service to those who need it due to poor water and soil quality.

CF.4 Support area schools and programs that boost educational and training opportunities for residents of the Town.

CF.5 Continue to collaborate with local and state agencies and programs as the Charleston County Greenbelt Program and Charleston County Parks and Recreation Commission to provide amenities for recreational programming.

CF.6 Collaborate with Charleston County Emergency Medical Services and St. Paul’s Fire District emergency personnel to assure Town residents are serviced efficiently.

CF.7 Seek funding opportunities to improve and expand public facilities and services, including the consideration for a community swimming pool.

CF.8 Assure that new development contributes its fair share to the costs associated with growth with regard to community facilities and services.

CF.9 Support coordination efforts to provide adequate fire protection and emergency medical care to all residents through efforts of the St. Paul’s Fire Department, Charleston County Emergency Medical Services, and Charleston County Consolidated 9-1-1 Center.

CF.10 Explore opportunities for sharing/consolidating government facilities and services to lower the costs to all residents.

CF.11 Encourage alternative energy sources such as wind and solar energy systems, where appropriate.

CF.12 Encourage public-private partnerships in infrastructure planning.

CF.13 As recommended in the Charleston Regional Hazard Mitigation Plan, prepare and adopt a Community Wildfire Protection Plan (CWPP) with the assistance of local and locally

represented land management agencies and organizations and local hazard mitigation officials, including the fire department.

CF.14 Investigate programs such as Septic Maintenance Programs to protect water quality and provide clean and safe sewage systems.

CF.15 Support efforts of the fire department to educate the public on the dangers of wildfires and the benefits of controlled burning in forested areas to reduce the chances of uncontrolled wildfires.

2.7 TRANSPORTATION ELEMENT

BACKGROUND AND OVERVIEW

Transportation systems are a foundational element of any community and significantly impact land development patterns. Without functional and accessible transportation systems, it is essentially impossible for a community to support business and industry, as well as citizens. It is necessary to explore the existing conditions of these systems in order to determine their effectiveness, as well as to conclude what improvements and/or additions are necessary to facilitate Hollywood's future growth effectively. The Transportation Element provides an analysis of existing transportation systems which service the Town including roads and highways, public transit, rail, airports, and sidewalks. An understanding of the existing transportation systems is critical to the Town for solving and even preventing transportation related problems such as traffic congestion, energy consumption, air quality, public health and safety, and access to services and employment. It is further important that both transportation and land use plans evolve over time, to adjust to new challenges and opportunities.

INVENTORY OF EXISTING CONDITIONS

Road Network

A road network is made up of a variety of different types of facilities with independent yet complimentary uses. The Federal Highway Administration (FHWA) has classified roads and highways into groups according to their function. Hollywood's location within the region is complimented by a highway transportation network consisting of US Highways 162 and 165, the two crossing in the center and dissecting the Town into four quarters. Highway 17 also runs through the eastern edge of Hollywood and provides residents with easy and direct access to Charleston. Davison Road, Baptist Hill Road, Salters Hill Road are important connecting streets. Aside from these main thoroughfares, Hollywood is comprised primarily of local, low traffic roads. These include but are not limited to Salters Hill Road, Davison Road, Chaplins Landing Road, Baptist Hill Road and Gibson Road. All of the public roads within Hollywood are maintained either by the state or county. On the County level, the Transportation Development Department and Public Works Department are responsible for road improvements and maintenance of County roads. Annual funds are allocated to the following transportation programs for the County: Local Paving/Resurfacing Program, Annual Drainage Projects, Council/Public Works Projects, Pedestrian/Bike Projects, and Annual Intersection Projects. These funds are allocated annually to road improvement projects throughout the County based on importance. Compiled through meetings held with

Charleston County and Hollywood Town Officials, as well as public input meetings held with the County and Town of Hollywood residents, the following list represents the major issues facing the Town of Hollywood in regard to transportation:

- Developing a quarterly schedule for ditch cleaning
- Installing culverts and other drainage structures
- Increasing SC DOT approved paved aprons at intersections on state road 162
- SC DOT approved turn lanes for all developments of 4 acres or more .
- Installing turn lanes at appropriate locations on state road SC Highway 162 .

Hollywood officials and residents are concerned about the effects that widening SC 162 will have on the community. Therefore, any new roads constructed in the Town should be built with respect to the area's rural character. In conjunction with the Heritage Corridor Program, there are many scenic roads and highways in the area. New road construction should follow the natural patterns of the land so that significant trees and waterways are disrupted as little as possible.

Traffic Counts

A traffic count determines the amount of circulation along a particular road. Traffic counts are useful and used to identify which routes are used most, and to either improve that road or provide alternatives if there are excessive amounts of traffic along the road. SC DOT conducts traffic counts every other year. This are posted online.

Transportation Improvement Projects

Since 2009, the Town of Hollywood has experienced several road network improvements. Local paving projects are coordinated through Charleston County and consist of minor improvement projects including turn lanes, drainage, local road surfacing and sidewalks. Trexler Avenue Paving has been funded and should be completed in 2021. Manor Road Drainage Project was completed in 2018.

Future projects include Davison Road @ US 17 turn lanes; Salters Hill Road @ SC Highway 162 -intersection improvements; Gibson Road @ SC Highway 165 - intersection improvements; Making Sam King Road an all-weather surface Road; Making Railroad Ave and Caboose Ave all weather surface road. Safety improvements for Chaplins Landing Road @ SC Highway 162 and Storage Road safety improvements.

Public Transportation

The Charleston Area Regional Transportation Authority (CARTA) and Tri-County Link are the two major providers of public transportation in the region, with CARTA committed to service in the urbanized area and Tri-County Link providing service to the rural areas of the region. Tri-County Link aims to provide fixed-route, demand-response service funded by Medicaid, and contract service to the rural areas of Berkeley, Charleston, and Dorchester counties. There is one Tri-County Link route that runs through the Town of Hollywood. This route runs from Edisto Island to the Citadel Mall in the morning and back in the afternoon, stopping at several locations in Hollywood along the way. From the Citadel Mall, residents can access many locations in the County by transferring to the CARTA system.

East Coast Greenway

Trails and greenways are resources built into communities to make them more livable, preserve and restore open space, provide opportunities for physical activity to improve fitness and mental health and improve the economy through tourism.

Rail & Air Network

A double railway runs parallel to US Highway 17 and cuts through the north eastern end of Hollywood. These lines, owned and maintained by CSX railroad, are used primarily for freight transport. The line provides direct access to Hollywood, and as in the past, should be considered an asset in any economic development strategies considered in the future. Additionally, the line could represent an asset when public transportation upgrades are made in the region.

Hollywood is located approximately 25 miles from the Charleston Executive Airport, located on John's Island and 30 miles from the Charleston International Airport, located in North Charleston. Between these two facilities, residents have quality access to air travel, both national and international.

TRANSPORTATION ELEMENT GOAL

The Town will assure a safe transportation network that is coordinated with land use planning, preserves community character, provides opportunity for economic development and engages residents in safe travel.

Statement of Needs

Transportation Element needs include, but are not limited to, the following:

- Evaluating conditions of existing roads;
- Ensuring proper maintenance of existing road infrastructure;
- Pursuing funding opportunities for transportation improvements; and
- Developing active bike/pedestrian lanes and trails within the Town.

STRATEGIES & TIMEFRAMES

The Town should undertake the following strategic actions in support of the Goals of this Plan. These implementation strategies will be reviewed a minimum of every five years and updated every ten years from the date of adoption of this Plan.

T.1 Work with CARTA to identify ways to increase the routes and frequency of public transportation.

T.2 Encourage land use and transportation planning through coordination efforts between neighboring municipalities and jurisdictions.

T.3 Coordinate land use planning with transportation infrastructure.

T.4 Work with the Charleston County Public Works Department to increase ditch cleaning frequency.

T.5 Identify locations where culverts and other drainage structures are needed and pursue funding for installation.

- T.6** Identify earthen roads that need resurfacing and pursue funding opportunities.
- T.7** Encourage growth of businesses and development where adequate transportation infrastructure exists.
- T.8** Support the actions of the Charleston County Transportation Development Department, Charleston County Public Works Department, and SC Department of Transportation.
- T.9** Explore alternative connections to Highway 17 and pursue funding opportunities for feasible transportation alternatives.

2.8 LAND USE ELEMENT

BACKGROUND AND OVERVIEW

This element deals with the development characteristics of the land. It considers existing and future land use by categories including residential, commercial, industrial, agricultural, forestry, parks and open space. This element is influenced by all previously described plan elements. The findings, projections and conclusions from each of the previous seven elements will influence the amount of land needed for various uses. The Land Use Element presents recommendations and strategies to shape the future of Hollywood. This element provides direction for both the intensity and quality of development, and specifically addresses aspects of growth management intended to protect the rural character of the Town. The land use pattern and the quality of the natural and built environments are the main contributors to define the character that makes the Town of Hollywood different from other places in South Carolina and the country. The recommendations and strategies, particularly those contained in the Future Land Use portion of the Plan, are intended to provide guidance for the location and intensity of land uses to support the Town.

INVENTORY OF EXISTING CONDITIONS

Current Land Use

Before decisions regarding the future land use of Hollywood may be made, the Town's current land use must be accurately determined. The purpose of assessing Hollywood's existing land use is to determine the way in which land within the Town Boundaries is zoned. Assessing the Town's current land use assures that the decision-making process regarding future land use within the Town is as efficient, and its outcomes as effective, as possible.

As of September, 30 2020, the Town of Hollywood was comprised of 5,8467 parcels of land, totaling approximately 19,451 acres or 23 square miles within the Town limits. Of the total land within the town limits of Hollywood, 23% is used for residential purposes, 7% for commercial purposes, and 70% for rural or agricultural purposes. A complete breakdown of the existing land uses found within the Town of Hollywood may be seen in the attached exhibit.

Future Lands Use

Developing a vision for future growth and development direction is one of the most important aspects of a comprehensive plan. In its simplest form, it is the process of looking at the historical development of a community and the natural resource restraints of the land and developing a vision to effectively accommodate future growth and development in desirable

locations in a town. A future land use plan will allow our town to grow intelligently and predictably. Development will be encouraged where the existing infrastructure can best accommodate growth. Rural parts of town will maintain their special character while economic development will be fostered through predictable patterns of growth. Our community future land use plan is outlined below addressing a balance of diverse future land use categories and classifications to guide future growth and land development in the Town of Hollywood. Recommendations are prescribed for each individual land use district to achieve long term planning goals and objectives of the town while preserving quality of life and promoting community prosperity for existing and future residents. The Future Land Use Map (FLUM) serves as a guide for growth and does not change the current zoning of any area. When rezoning requests appear before the Town, this Map will guide decision making and assist in determining whether the proposed rezoning is in accordance with goals for future growth. This Element provides a broad, long term view of the future of the Town over the next 10 years. The policies and map are provided as a framework for elected officials, neighborhoods, and citizens as they consider and evaluate future land use.

Future Land Use Districts

Town Center (TC) District

The intersection of Highway 165 and Highway 162 is the primary focal point and main transportation intersection for the Town. The Town Hall is located within this TC District housing municipal administrative staff and provides meeting space for local government and civic organizations. The TC District promotes a mixture commercial and residential land uses with varying forms of structural intensity and residential density. The commercial uses include business, professional, technical and personal services. The structural intensity is considered medium to high with one to three (1-3) stories. High density residential housing types such as townhomes, rowhouses, condominiums and residential above retail space should be encouraged in the Town Center District to create a vibrant walkable downtown area. Minimum lot size requirements should be reduced in the TC District, with less emphasis on land use and more importance on structural building form. Building performance standards should be implemented for all new construction and rehabilitation of older buildings. Road widths and curb radii should be designed to accommodate all modes of transportation including bicycle, pedestrian, and transit in addition to automobile traffic. On-street parking is essential for portions of Highway 165 and Highway 162 within the TC District and should be encouraged in other portions of the TC District. A walkable and interconnected street network and grid pattern for all modes of transportation should be encouraged in the TC District while considering natural and environmental topographic barriers and constraints. Landscaping techniques including the planting of canopy and shade trees along roads the design of sidewalks should be encouraged with new construction and development proposals in the TC District. New development should preserve the Town's rural landscape by preserving roadside trees, creating well designed driveways and parking facilities. A well designed and carefully crafted mixture of residential and commercial development in a pedestrian friendly setting within the TC District will contribute to the economic vitality of the Town and restore a sense of proportion to central downtown area.