Article II: Review and Decision-Making Bodies

**Section 2.1 Town Council**

*2.1.1 Review Authority*

The Town Council does not act in a review or recommending capacity.

*2.1.2 Decision-Making Authority*

The Town Council shall have final (local) decision-making authority on the following matters:

A. Comprehensive Plan Amendments;

B. Zoning Text Amendments;

C. Zoning Map Amendments (Rezonings);

D. Planned Development (PD) Development Plans and PD Zoning Map Amendments; and

E. Acceptance of public dedications (offered as part of Subdivision Plat process).

**Section 2.2 Planning Commission**

*2.2.1 Review Authority*

The Planning Commission acts in a review and recommending capacity on the following matters:

A. Comprehensive Plan Amendments;

B. Zoning Text Amendments;

C. Zoning Map Amendments (Rezonings); and

D. Planned Development (PD) Development Plans and PD Zoning Map Amendments.

*2.2.2 Decision-Making Authority*

The Planning Commission shall have final (local) decision-making authority on the following matters:

1. Preliminary Subdivision Plats;
2. Public Project Review;
3. Appeals of Administrative Decisions on Final Subdivision Plats;
4. Appeals of Administrative Decisions on Subdivision Matters;
5. Names of New Streets and Roads;
6. Requests for Street Name Changes; and
7. Any other matters pursuant to Chapter 29, Title 6, Section 6-29-340 of the Code of Laws of South Carolina, as amended.

*2.2.3 Officers, Rules, Meetings, and Minutes*

Pursuant to Chapter 29, Title 6 of the Code of Laws of South Carolina § 6-29-350 and § 6-29- 360, the Planning Commission shall elect one of its members as chairperson and one as vice-chairperson whose terms must be for one year. It shall appoint a secretary who may be an officer or an employee of the governing authority or of the Planning Commission. The Planning Commission shall adopt rules of organizational procedure and shall keep a record of its resolutions, findings, and determinations, which record must be a public record. The Planning Commission shall meet at the call of the chairperson and at such times as the chairperson or commission may determine. The Planning Commission may purchase equipment and supplies and may employ or contract for such staff and such experts as it considers necessary and consistent with funds appropriated.

*2.2.4 Composition*

The Planning Commission shall consist of seven (7) members appointed by the Town Council for overlapping terms of four (4) years each. Members shall serve until their successors are appointed and qualified. The members of the Planning Commission shall serve without compensation from the Town. Any vacancy which may occur on the Planning Commission shall be filled by Town Council appointing a successor to serve out the unexpired term of the vacancy. In appointing members to the Planning Commission the Town Council shall consider their professional expertise, knowledge of the community, and concern for the future welfare of the total community and its citizens. The membership of the Planning Commission should represent a broad cross-section of the interests and concerns within Holly Hill and Orangeburg County. No member of the Planning Commission may hold an elected public office in Holly Hill.

*2.2.5 Removal of Members*

Members of the Planning Commission may be removed at any time by Town Council for cause. The existence of cause shall be discussed by the Council in executive session as permitted by the Freedom of Information Act, S.C. Code, §30-4-70(a)(1), and the determination of removal shall be by vote in public session declaring a vacancy in the position without a statement of cause. Any fact that, in the discretion of Council, is deemed to adversely affect the public interest, including lack of attendance at meetings, may constitute cause.

**Section 2.3 Board of Zoning Appeals (BZA)**

*2.3.1 Review Authority*

The Board of Zoning Appeals does not act in a review or recommending capacity.

*2.3.2 Decision-Making Authority*

The Board of Zoning Appeals shall have final decision-making authority on the following matters:

A. Special Exceptions;

B. Variances; and

C. Appeals of Administrative Decisions on Zoning Related Matters.

The concurring vote of at least three (3) members of the Board of Zoning Appeals shall be necessary to reverse any order, requirement, decision or determination of the Zoning Administrator or to decide in favor of the applicant on any matter upon which it is required to pass under this Ordinance, or to affect any variation of this Ordinance.

*2.3.3 Officers, Rules, Meetings and Minutes*

Pursuant to Chapter 29, Title 6 of the Code of Laws of South Carolina § 6-29-790, the Board of Zoning Appeals shall elect one of its members as Chair who shall serve for one year or until reelection or a successor is elected and qualified. The Board of Zoning Appeals shall adopt rules and procedures in accordance with the provisions of this Ordinance not inconsistent with the provisions of Chapter 29 Title 6 of the Code of Laws of South Carolina, as amended. The Board of Zoning Appeals shall appoint a Secretary. The Secretary may be an employee of the Town. Meetings of the Board shall be at the call of the Chair and at such other times as the Board of Zoning Appeals may determine. Public notice of all meetings of the Board of Zoning Appeals shall be provided by publication in a newspaper of general circulation. The Board of Zoning Appeals shall keep minutes of its proceedings, showing the vote of each member upon each question or, if absent or failing to vote. The Board of Zoning Appeals shall maintain records of its examinations and official actions, all of which, upon approval, shall be filed immediately in the office of the Zoning Administrator. Such records shall be available for public review and inspection during normal business hours.

*2.3.4 Composition*

The Board of Zoning Appeals shall consist of five (5) members appointed by the Town Council for overlapping terms of four (4) years each. Members shall serve until their successors are appointed and qualified. The members of the Board of Zoning Appeals shall serve without compensation from the Town. Any vacancy which may occur on the Board of Zoning Appeals shall be filled by Town Council appointing a successor to serve out the unexpired term of the vacancy. No member of the Board of Zoning Appeals may hold an elected public office in Holly Hill.

**Section 2.4 Zoning Administrator**

*2.4.1 Review Authority*

The Zoning Administrator shall act in a review capacity on the following matters:

A. Comprehensive Plan Amendments;

B. Zoning Text Amendments;

C. Zoning Map Amendments (Rezonings);

D. Planned Development (PD) Development Plans and PD Zoning Map Amendments;

E. Preliminary Subdivision Plats;

F. Final Subdivision Plats;

G. Special Exceptions; and

H. Public Project Review.

*2.4.2 Decision-Making Authority*

The Zoning Administrator shall have final (local) decision-making authority on the following matters:

1. Written Interpretations;
2. Zoning Permits;
3. Preliminary Subdivision Plats;
4. Final Subdivision Plats; and
5. All other sections of this ordinance and applications that require approval and/or interpretation by the Zoning Administrator.

*2.4.3 Other Powers and Duties*

The Zoning Administrator or his or her designee shall have the following powers and duties in addition to those otherwise set out under this Ordinance:

1. Maintaining permanent and current records of this Ordinance including, but not limited to, all zoning maps, amendments, special exceptions, variances, appeals, and applications thereof and records of hearings thereon. Such records shall be open to public inspection during business hours;
2. Providing such clerical, technical, and consultative assistance as may be required by the Board of Zoning Appeals, Planning Commission, Town Council, and other boards, commissions and officials in the exercise of their duties relating to this Ordinance;
3. Enforcing all provisions of this Ordinance;
4. Maintaining a record of all applications for zoning permits, including all plats and plans submitted therewith, which record shall be open to public inspection during business hours;
5. Conducting inspections of structures, land and the uses thereof to determine compliance with this Ordinance;
6. Receiving, filing, and forwarding to the Board of Zoning Appeals the records of all appeals and variances;
7. Receiving, filing, and forwarding to the Board of Zoning Appeals all applications for Special Exceptions; and
8. Reviewing, approving, and issuing Administrative Permits as authorized by this Ordinance and maintain records of these permits.

If the Zoning Administrator finds that any of the provisions of this Ordinance is being violated, he shall notify in writing the person responsible for such violation, indicating the nature of the violation and ordering the action necessary to correct it. He shall order discontinuance of illegal use of land, buildings or structures; removal of illegal buildings or structures, or of illegal additions, alterations, or structural changes; discontinuance of any illegal work being done; and shall take any other action authorized by this Ordinance to ensure compliance with or to prevent violation of its provisions.