

The McClellanville Planning Commission met on the above noted date and time in person. Notice of the meeting was published in compliance with the Freedom of Information Act. Planning Commission members present were Ginny Prevost (Chair), Oliver Thames, and Dan Fifis with Mary Duke absent. Zoning administrator Kathryn Basha, Town Administrator Michelle McClellan and planner Eddie Bernard were also present.

Chair Prevost opened the meeting asking Commissioners to review the minutes from the October 25, 2021 meeting. Ms. Prevost asked for any corrections or additions. Mr. FiFis made a motion to approve the minutes with the corrections and was seconded by Mr. Thames. The motion carried with an "aye" vote by all the commission members.

Ms. Basha began discussing the need to refine the goals and strategies for the Comprehensive Plan update and prioritize them and requested that the Commission go through the tables and confirm them. The first set of goals relate to Livability and Quality of Life chapter, which Ms. Basha read through the goals and strategies for this chapter. She asked for other information that should be included. Ms. Prevost brought up that the Tree Committee has been planting primarily live oaks and expressed the need to diversify the species in Town in which Ms. Basha mentioned that diversity can be added. Ms. Prevost was also happy to see a goal of seeking designation as an International Dark Sky Community. Ms Basha then went into the set of strategies addressing inventory and affordability of housing, housing types and costs, then the following chapter addressing adequate services and facilities for residents. Discussion occurred about trash collection centers and the fact that you have to drive there which is a hindrance to some and at times they are full and unable to be used. Coordination with 911 to ensure houses have numbers on them that are visible and coordination with SC DHEC concerning septic system maintenance education. Other items mentioned were increasing County and recreation facilities, enhancing coordination with the county and SCDOT to provide markings for bicycle and pedestrians on roadways. Discussion about educating residents about the availability of public transportation followed and that the TriCounty Link bus is available as a 'flag stop' - riders flag down the bus to use it and can go to Roper, Oakland Plantation shopping center and other locations. The next item discussed was a need to educate residents on evacuation routes and that Land Development requirements needed to be reviewed to ensure roads can accommodate walks and driveway separation.

The next Chapter of the draft plan covers the economy and labor force. She noted that (per the Census) the highest unemployment rate in Town was among the 60-64 year old age group, which may be skewed by retirees possibly being retired but checking that they are unemployed. Other subjects mentioned were: the protection of cultural resources which is done through reviewing the regulations ensuring the historic district's character is maintained, drafting a demolition by neglect ordinance for consideration, protecting entrances into the village from commercial development by design review board regulations or conservation easements, enforcing ordinances for vacant or nuisance properties, promoting the museum and working waterfront to increase tourism, promoting development of bed and breakfasts, promoting and preserving the working waterfront, assessing the need to develop shared office facilities, working with businesses to re-activate a chamber of commerce, identifying and securing funding for branding and marketing of village business. The Commission also discussed identifying areas appropriate for light industrial/manufacturing uses and construction services, collaborating with

broadband companies in the village, collaborating with utility providers to ensure reliability of power system, identifying programs that allow the work force to earn a living wage and ensuring adequate access to education and skills. Ms. McClellan mentioned that the Sea Grant Consortium has a grant to perform a master study for a training facility for the seafood industry to see if that would be a good fit here and they inquired about a grant that was an 80/20 match for a training facility incorporated within the middle school. Ms. Basha continued with goals to collaborate with a desire to support home based businesses and small business incubators to encourage start up businesses.

The next draft chapter addressed environmental sustainability, which would be accomplished by encouraging development of existing lots, low impact developments, residents using green construction methods like solar, collaborating with Charleston County and SCDOT to find alternative sidewalk design methods around trees when sidewalks are repaired, strategies proposed were for McClellanville to support actions to mitigate climate change and increase resiliency in regard to natural hazards, develop and implement actions to mitigate the vulnerability severe storms, sea level rise, wild fires through education and partnerships, review tree conservation regulations and collaborate with SC Forestry Commission and US Forest Service to promote Firewise initiatives, review ordinances and apply standards to ensure that narrow and longer driveways have adequate turn arounds for emergency vehicles, work with Awendaw Fire District to ensure adequate water sources on south side of the creek, The draft strategies include prioritizing identification and conservations of its green infrastructure, identifying priority actions water quality through riparian buffers and other means, considering establishment of a resource conservation district for areas identified on the open space plan on the future land use map, partnering with US Forest Service and Cape Romain Refuge to address habitat fragmentation within the village, acquire where possible or protect open space areas.

The next chapter of the draft plan related to land uses and sustainable development with strategies identified for McClellanville to maintain distinct residential areas to promote the use and development of existing properties as a preferred alternative to large subdivisions/developments in and adjacent to the historic district, ensure new developments follow lot patterns and connect to existing streets, promote development of the conservation subdivision on the south side of the creek, incorporate provisions for conservation and small lot subdivisions in the zoning ordinance, as well as for McClellanville to retain and promote development of its existing commercial areas to maintain pedestrian orientation with destination businesses, adopt regulations to limit formula businesses particularly in the village commercial center, work with chamber of commerce and property owners to increase the amount of restaurants and small local retail shops, review and amend ordinances needed to establish realistic maximum floor areas for chain businesses in highway commercial district, provide incentives for development of establishments that will increase access to healthy foods such as a smaller Sewee Outpost or gas station, encourage proactive annexations by the Town to ensure compatible development for McClellanville, to protect its marine commercial area as a working waterfront and seek to expand its employment areas elsewhere in the town, identify areas in and around the Town and its rural fringe that are appropriate for rural/agriculturally compatible uses such as light industry and construction services with indoor storage and coordinate storage coordinate with Charleston County on development review of non-residential in the rural fringe and highway overlay district.

Ms. Prevost brought up the concern of trash around Town and inquired if there was a way to have commercial property owners patrol and clean up their own areas or place trash cans around that would get periodic pick up. Ms. McClellan indicated that in the past, there have been trash cans, but residents put their personal trash in the few that are around and they fill up quickly while not serving the intended purpose.

Ms. Basha asked the Commission which items would be priorities. A new goal was identified being protection of water quality. The identified priorities were working waterfront, master drainage plan, housing and jobs and workforce training.

Ms. Prevost moved on to the New Business agenda item. After some discussion, a consensus to readvertise the open position on the Commission was reached. The path forward for the Comprehensive Plan was discussed. Ms. Prevost wanted to see the changes discussed tonight and Kathryn indicated she would send out these changes for review. A tentative next meeting was set for February 28th if needed to finalize the Comprehensive Plan. The Comprehensive Plan will then go to Town Council in March for first reading, with a joint public hearing with Planning Commission and Town Council on April 4th.

There being no further business, Ms. Prevost asked for a motion to adjourn. Mr. Fifis motioned to adjourn and was seconded by Mr. Thames. The motion carried an "aye" unanimously and the meeting was adjourned.

Respectfully submitted



Eddie Bernard, RLA
Planner

Approved: April 25, 2022