

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), Mary Duke and Oliver Thames and absent were Eddie Taylor and Dan Fifis. Zoning Administrator Kathryn Basha, Town Administrator Michelle McClellan and Planner Eddie Bernard were present.

Chair Prevost opened the meeting asking Commissioners to review the minutes from the previous meeting on March 27, 2023. Ms. Duke made motion to approve minutes as submitted and seconded by Mr. Thames. All were in favor.

Ms. Prevost brought up the Dollar General as old business. Mr. Bernard responded that item 4B on the agenda tonight was the first step towards a remedy which is to pull the parcel to later be added to the Dollar General property out of the Carolina Seafood PD and have it be zoned the same as the Dollar General which is Highway Commercial. Ms. Prevost referred to the map exhibit which showed the 1.09 acre tract being requested for removal from the PD. Mr. Thames indicated he did not see any issue and it would actually be an improvement toward the Dollar General site. Mr. Bernard mentioned that a vote can be taken later on the agenda when the item comes up under item 4B.

Ms. Prevost introduced the first item of New business which was to annex 715 Lincoln Road which was discussed during the Comprehensive plan meetings. Ms. Basha indicated that this is the first time the planning commission has seen this request. Ms. Basha added that this would need to go to Town Council and would be a joint public hearing for actual zoning. Ms. Prevost asked if the commission would need to vote to send to Council which Ms. McClellan confirmed. Mr. Bennie Marshall, the applicant, clarified that the portion labeled "can this area be used" was left over from an exhibit used to obtain septic approval. The area outlined in orange is the entire 3.5 acres parcel seeking to be zoned as rural activity which would allow the use. Ms. Prevost confirmed that the only thing being discussed tonight was the annexation and use designation. Ms. Duke moved that this lot be annexed as rural activity zoning designation seconded by Mr. Thames with all in favor.

Ms. Prevost introduced the next item which was to remove 1.09 acres from the Carolina Seafood development and is the land that is behind the Dollar General and zone it Highway Commercial. Mr. Thames made a motion to remove the parcel from the Carolina Seafood PF and rezone it to Highway Commercial which was seconded by Ms. Duke and all were in favor. Ms. Basha noted that there are still calculations that need to be reviewed and confirmed. She continued that this will also be a joint public hearing with Town Council.

Ms. Prevost introduced the next item which was the consideration of Charleston County overlay district on a map. Ms. Prevost indicated that her proposed boundary would be up to Randal Road. ...down to Tibwin, just beyond Two Pines Road On the east side of Hwy 17 there is so much residential.... Ms. Basha mentioned that currently the boundary is 600' from the Hwy 17 right of way. Mr. Thames asked how hard it would be to get Charleston County to go along with this. Ms. Basha indicated that the request would need to go to the planning department then review it and make a recommendation to their planning commission and then onto County Council just like a zoning change. The County has indicated they would be amenable to change the overlay language to send all proposals and not just commercial applications to the Town for comment. Ms. Prevost mentioned that she would like to see

more positive action of additional protection given annexation does not appear to be a viable option to gain control of properties. Ms. McClellan indicated that the property owners would have to want to annex and we do not have incentives to annexation in terms of services. Ms. Prevost inquired on the County expanding the overlay beyond the current 600'. Ms. Basha indicated that the 600' is roughly the back side of the majority of the properties fronting Highway 17. Ms. Prevost mentioned the larger parcel near River Road, Salty Oaks, which is likely zoned AG in the County. The proposed campground property may also need to be included. Mr. Bernard mentioned that you may want to include the County parcels at both the North and South Pinckney Roads which are both entrances to Town. The commission completed outlining the extents of the overlay they wanted to ask of the County. Ms. Prevost asked if there was any other business. Mr. Thames brought up that he is often asked about accessory buildings and the ability to build one prior to the principal structure. Ms. McClellan indicated that it is not yet in the ordinance.

Ms. Prevost wanted the next agenda to include a discussion on septic tanks and their maintenance. With the upcoming larger subdivisions in Awendaw and continued development in Town there is concern for the water quality and runoff into the creeks. In some states confirmation of proper functioning septic systems are part of checklists for the sale of properties. Ms. Basha pointed out that the Town or DHEC have no control over property sales and such a request would need to come through the realtor association to get included. Ms. Prevost wanted to find some way to ensure that septic systems are properly maintained and functioning. Mr. Thames has heard these issues are tied to water quality, but wanted to see test results on this. Ms. McClellan indicated there has been a water warning sign at the boat ramp for a long time. Mr. Thames indicated he sees more engineered septic systems today than traditional ones. He also mentioned that while not a requirement, he frequently sees that buyers are seeking information on the septic systems. Ms. McClellan indicated that the need to maintain septic systems is put in the newsletter, but DHEC checks the public waters and when the tester was asked if there were alternatives for residents rather than taking a well sample to North Charleston, was told that samples could be taken to the Mount Pleasant DHEC site at the SCDMV office. Such testing would have to happen the same day, so they would need to be dropped off in the morning.

Ms. Prevost indicated the next meeting date would be the fourth Monday in September which is September 25th. Ms. Prevost asked for a motion to adjourn. Mr. Thames made a motion to adjourn and was seconded by Ms. Duke with all being in favor.

Respectfully submitted

Eddie Bernard, RLA

Planner