

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

Chair Prevost opened the meeting asking Commissioners if they had reviewed the minutes from the previous meeting on June 26, 2023. Chair Prevost and Ms. Basha clarified that the sentence towards the end of the paragraph discussing the County Highway Overlay, should read Charleston "County has indicated they would be amenable to change its overlay language to send all proposals, not just commercial applications, to the Town for comment". Mr. Thames made a motion to approve the minutes with the addition of the mentioned clarification that the County will be asked to amend its ordinance such that all proposals within the County's overlay district will be sent to the town. The motion was seconded by Mr. Fifis. All were in favor.

Chair Prevost brought up the next item which was a site development plan for a new storage shed on Tract E of the Carolina Seafood PD – TMS 764-00-00-530. Ms. Basha described the property as having been combined with property to the rear, where a boat storage facility has been established. The shed being proposed is at the rear of the current drive and the gravel drive would be extended to the shed. Ms. Basha indicated that a side buffer would be needed on the right side property line against Dwight's Nursery. A 10' Type D buffer would be required, however the existing vegetation is dense enough to warrant a reduction in the plantings required. That consideration would be evaluated with a revised site plan submittal prior to zoning permit issuance. Mr. Fifis made a motion to approve the site plan with the buffer zone to be planted which was seconded by Mr. Thames. All were in favor.

Chair Prevost introduced the next item which was a discussion on Septic Tank maintenance requirements. She mentioned that Mr. Thames had in an earlier meeting noted most buyers will have inspections performed on septic systems as part of their due diligence prior to the purchase of properties. Chair Prevost asked the Commission whether they feel there is a need to make inspections of septic tanks a requirement during the sale of developed property. Ms. Basha indicated that might be something to discuss with the Realtors' Association but also that DHEC does not monitor septic systems. The Town had a program earlier in the 2000's where notices were sent to a portion of the town's households every five years reminding them of the need to perform maintenance on their systems. Chair Prevost asked Ms. McClellan if she recalled how many people followed through on the maintenance. Ms. McClellan responded that very few responses were received and did not feel like it was overly successful. Mr. Thames mentioned that sellers know that buyers are going to ask so they often go ahead and perform maintenance prior to listing a property for sale. Ms. Basha indicated that the Town newsletter would be an option for educating residents on septic system maintenance needs.

Chair Prevost introduced the following item concerning Short Term vacation rentals. A common concern is trash pickup given rentals tend to generate more trash. Discussion ensued about the rental properties having to pay the 6% tax rate versus the 4% owner occupied tax rate. Ms. Basha indicated that the business license fee could be increased to cover additional trash pickup for rentals. She questioned whether vacation rentals had a different business license fee schedule. Ms. McClellan answered that there is no unique or additional fee schedule for them. Although collected for short-term rentals,

accommodation tax money goes back into marketing the community and region. Chair Prevost indicated that an easy solution would be to identify rental properties and raise their business license fee. Ms. Basha added that the Town could also change the zoning permit structure, but the zoning permit is not renewed annually. Ms. McClellan said that some municipalities do renew the zoning annually. Ms. McClellan mentioned that the rental properties have to obtain their own trash pickup service and that this is a recent determination from Town Council. Chair Prevost then said this does not sound as though it is a zoning issue. Ms. McClellan mentioned that Town Council wanted to potentially look at regulations on rentals such as a cap on units. Ms. Basha indicated that 97 housing units in Town are not someone's legal residence and 66 of those have out-of-town mailing addresses for owners. A total of 8 have short term rental licenses. Mr. Thames indicated having heard these numbers he did not feel there was an issue and Ms. McClellan said that Council did not want it to become a future problem. She indicated that Council wanted to look at other community regulations for issues such as parking. Ms. Basha indicated that a "vacation rental" zoning permit application should include an exhibit showing the location of required parking. Chair Prevost indicated that Town Council had made a decision and we should allow it time to work and see what happens and then take up any issues that may need to be addressed in the future.

Chair Prevost began discussion of the next item which is the consideration of expansion of the Charleston County Overlay District as it relates to the proposed residential subdivision on Randall Road. Ms. Basha reported she had spoken with the County staff who mentioned that if the overlay were expanded, then commercial uses could be approved within those areas. Currently, the County's ordinance allows for commercial uses to be concentrated at the Town's main intersections. The County staff wanted to ensure that the Town wanted to continue with the expansion before continuing the conversation. General discussion was that this was not a positive result and that the commission should not continue seeking to expand the overlay district. The conversation continued about the proposed residential subdivision. Ms. Basha mentioned that the proposed subdivision density would be 1 unit per acre, but lots can be $\frac{3}{4}$ acre in size. Ms. McClellan said she had contacted the County about the subdivision and was told the project was currently awaiting DHEC approval and stormwater approvals.

Chair Prevost inquired about the status of the Dollar General parking. Mr. Bernard responded that the plat adding the additional land to the corner piece with the store has been approved and recorded so we are awaiting a revised site plan showing what their proposal will be for the site improvements.

Mr. Fifis made a motion to adjourn which was seconded by Mr. Thames. All were in favor and the meeting adjourned.

Respectfully submitted

Eddie Bernard, RLA

Planner