

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. Town Administrator Michelle McClellan and Planner Eddie Bernard were present and absent was Zoning Administrator Kathryn Basha.

Chair Prevost opened the meeting asking Commissioners to review the minutes from the previous meeting on October 9, 2023. Mr. Thames made a motion to approve the minutes as presented, which was seconded by Mr. Fifis. All were in favor.

Chair Prevost introduced the next item which was reconsideration of a condition for the Romain Point Subdivision for stub road connection improvements to Mouzons Bluff for an emergency access driveway. Mr. Bernard gave the staff report which was compiled by Ms. Basha. Ms. Prevost inquired why the connection was not possible to which Mr. Bernard indicated that the developer does not have sole possession of the property and thus is seeking to be relieved of this requirement due to this fact. Ms. Prevost then asked Mr. Allston Leland who was a representative for the project. Mr. Leland indicated that there are actually a couple issues. The first was the road was not constructed to any standards and four wheelers riding down the road have actually damaged pipes which cross the road. Also Skippers Point does not want the additional traffic and no one wanted to fund the improvement to the road. He later continued that access to the four lots on Tract 1, "Uncle Billys land", has recorded legal access through Mouzons Bluff road. Mr. Thames questioned why this is needed, when the adjacent lots also utilize Mouzons Bluff as proposed for these four lots. Mr. Fifis made a motion to withdraw the requirement of the second access point, which was seconded by Mr. Thames. All were in favor. Ms. Prevost clarified that she was not supportive of locked gates.

Chair Prevost introduced the next item which was a reapproval of an expired subdivision creating 5 residential lots on 5.7 ac of land. Mr. Bernard gave the staff report on the property and noted the corrections made to the plan since the previous approval. Updates to the plan included the extension of a utility easement onto the adjacent property, and the hammerhead turn around which was supported by the fire department. Septic and well permits have been provided and building setbacks were shown per lot. Given the tree survey was 2+ years old staff had asked for an updated tree survey. The parcel has since been partially cleared but those shown on the survey should still remain in the field. The property owner Alan Tavel indicated that they would be selling lots and building the houses for buyers and anticipate 2,000 SF houses or slightly larger and likely accessory dwelling units as well. He indicated that he would like to not have to spend more money on an updated tree survey. Ms. Prevost asked Mr. Bernard if he would be comfortable with going to the site and reviewing the existing tree survey to then assess whether a new tree survey would still be needed. Beth Tavel and Alan Tavel asked about the protected trees and what size was protected and what the critical root zones were as compared to the drip line. Mr. Bernard answered that the critical root zone was dependent on the trunk diameter and that the protected size would be 8" and larger. Ms. Prevost asked Mr. Bernard about the concern of proximity of wells to trees and Mr. Bernard responded that no sheet in the submittal shows both the trees and well on the same sheet but there are some wells that appear to be close to trees which were lots D1, D3 and D4. Mr. Tavel indicated that the wells could be moved providing an appropriate offset from the septic, the wells. Mr. Bernard also expressed concerns about the slopes on roadside swales.

Mr. Tavel indicated that he was not aware that steep slopes were being proposed and did not desire for that to be the case himself. Further discussion ensued about the roadside swales and resulted in agreement that the swales flatter than a 1:1 to slope. Mr. Fifis made a motion to reapprove the expired 5 lots subdivision which was seconded by Mr. Thames with all being in favor.

Ms. Prevost inquired about updates with the Dollar General. Mr. Bernard indicated that the engineers representing the owner have submitted a Freedom of Information Act request for the original engineering plans for the property which as of the week before, they had not yet received a response. Their intent was to proceed with designs for the property however would first need the original design.

Ms. Prevost asked Ms. McClellan about trash pickup at short term rentals. Ms. McClellan indicated that these rentals have private pick up.

Ms. Prevost then inquired on unkept properties. She questioned whether this should be a zoning or code enforcement. Mr. Bernard indicated it could potentially be addressed through either path but would depend on which ordinance more specifically addresses the issue.

Mr. Prevost then brought up the residential garage across Hwy 17 recently installed a chain link fence and piles of dirt. Mr. Bernard indicated he was not aware of any activity over there unless they are regrading or perhaps addressing some erosion on site given the site was grade some time ago.

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

Respectfully submitted



Eddie Bernard, RLA

Planner