

Mayor
Rutledge B. Leland, III

Town Council
Aaron L. Baldwin
Christopher B. Bates
Robert J. Gannon
James E. Scott, IV



405 Pinckney Street
McClellanville, S.C. 29458

Town Clerk/Treasurer
Michelle A. McClellan

Municipal Judge
Gail Guzzo

Zoning Administrator
Kathryn S. Basha

Phone: (843) 887-3712

FAX: (843) 887-3094

Staff Report

To: McClellanville Planning Commission

From: Eddie Bernard, RLA, Planner

Date: December 9, 2024

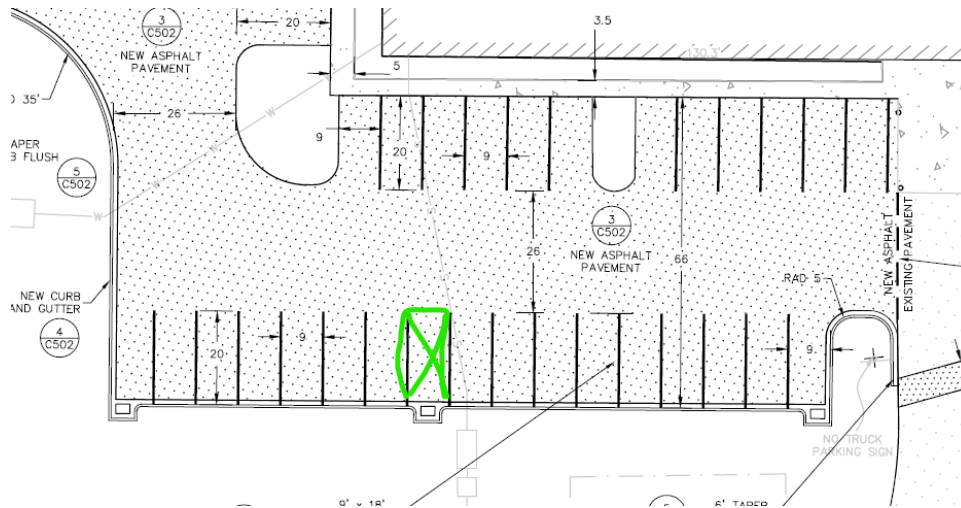
Re: 10141 Hwy 17 – Dollar General parking lot resurfacing – TMS 764-00-00-515

The proposal is to demo the portions of parking lot which are currently pervious concrete and resurface the parking lot with asphalt.

In mid September of 2023 an additional 1.090 acres were combined with the original 1.324 acre site, which allows for enough acreage to be able to pave the existing portions of the pervious concrete parking lot with an impervious surface such as asphalt while still adhering to the Town's impervious surface limits. The plat recorded at plat book S23 page 0203 captures this combination of land increasing the Lot size to 2.414 acres. The current break down of surfaces on site are 9,100 SF of building, 8,250 SF of existing concrete/asphalt and 14,222 SF of pervious concrete. The lot has a maximum allowance of 30% impervious surface.

The plans dated 10/29/24, submitted by Forsberg Engineering, fail to recreate the original and required parking island identified below on the outer bay of parking closest to Leland Creek Rd, which has been compacted and now being used as a parking space. Different sets of plans show slightly different locations of the septic lines and the actual location will need to be confirmed. Some show it where located on this plan and others in the adjacent parking space closer to Hwy 17. It would not be recommended to provide the island where the septic line runs due to tree roots and also the drain box location would be rendered nonfunctional if the island were put in front of it so some fine tuning will be needed to this plan with the island and the tree planted in the island. This parking island location has some flexibility in location as its placement needs to break up the parking such that no more than 10 spaces are in a row and shall be required to have a shade tree, two shrubs and be protected from vehicles per section 8.8.3. Additionally, the plan fails to provide information towards a vegetation survey so it is unknown what existing landscaping will be removed or adversely impacted as a result of the

drainage work, but it is evident the present plan will require many removals which will require replacement if unavoidable. The tracks of the machine to install the pipe run will likely cause damage or removal to the line of shrubs and trees parallel to Leland Creek Rd however the 20' deep parking spaces can be reduced to 18' (section 8.6) which may help some once the vegetation is shown on the plans.



The plan indicates that the h/c spaces are to remain as is and the rear loading driveway off Leland Creek Rd to remain, but all other pervious concrete and existing asphalt to be removed and repaved with new asphalt. The outer perimeter of the parking lot will be lined with curb and gutter, with stormwater from the parking lot toward Leland Creek Rd being captured in 3 drain inlets and directed to a swale along the rear drive into the pond by plastic and concrete pipe. The portions of parking between Hwy 17 and the building will be caught and directed by an extension of the existing swale to the pond along the NE side of the building.

Staff Recommendation:

Staff is supportive of the overall project however will need additional information concerning vegetation impacts, the parking island being provided and any associated engineering revisions resulting from these with alternate silt fence and tree barricade locations to be provided.