Minutes

McClellanville Town Council and Planning Commission

Public Hearing on Amendments to Article VI: Tree Conservation

February 19, 2026 – 6:00 PM

The McClellanville Town Council and Planning Commission convened as scheduled for a public hearing on amendments to Article VI: Tree Conservation. Public notice was provided in accordance with the Freedom of Information Act. Commissioner Ginny Prevost chaired the meeting. Present from the Planning Commission were Scott Youngblood, Adam Freeze, and Oliver Thames; Council members in attendance included Bob Gannon, Chris Bates, Malcolm Baldwin, and Mayor Rutledge Leland. Town staff present included Kathryn Basha and Michelle McClellan. Planner Eddie Bernard was present virtually. Commissioner Fifis was absent.

Commissioner Prevost called the meeting to order. She announced that the public hearing was related to Article VI, not any other sections of the Zoning Ordinance and opened the floor for public comments. Comments received were as follows:

Daniel Bates -

• Definitions should be alphabetical.

• Section 6.S{F) requiring the canopy be shown in onerous.

• Clarify definition of historic tree and multi-trunk tree need work

Chris Bates -

• Definition of tree measurements. Still maintains that 8" dbh is not significant.

• Dead and dying trees should be exempt from mitigation requirements in 6.8(D),

• Tree surveys should be confined to the buildable area of a lot/area of impact plus a perimeter buffer

Dwight Williams

• Hackberries shouldn't be exempt

• Permits should be withheld if Grand or Historic Trees are removed illegally

Daniel Bates (spoke again)-

· 6.S(A) needs to be clarified as to what doesn't require a permit

· 6.6.(A) "excessive" foot or vehicular traffic reference is excessive - should be able to walk, but limit parking of heavy equipment

There being no other comments from the public, the public hearing was closed. Suggestions were made by the Commission and Council to also look at 6.6(B)(4) to consider what 25% of the CRZ can be encroached upon. An example was given to say what 25% but no closer to a certain distance. It was also noted that a conflict with 6.6.(G) existed with only allowing 3" depth removal needed to be resolved.

The meeting was adjourned so that Town Council and the Planning Commission could meet in a joint workshop to discuss final revisions of the draft ordinance based on public input and other concerns.

There being no further business, Mayor Leland made a motion to adjourn the public hearing. The motion was seconded by Councilman Bob Gannon and approved unanimously by all Planning Commission and Council members in attendance.

Respectfully submitted,

Michelle A. McClellan Town Clerk