

## Minutes

McClellanville Town Council

August 5, 2019 – 7:00 PM

McClellanville Town Council met on the above-noted date. Notice of the meeting had been published in compliance with the Freedom of Information Act. Mayor Rutledge Leland presided at the meeting. Council members Aaron Baldwin, Bob Gannon and Jim Scott were present. Council member Chris Bates was absent. Others present included Town Clerk Michelle McClellan, Zoning Administrator Kathryn Basha, Sandra Gilliard, Marilyn Hemingway, Carl Simmons, Sergeant Harold Phillips, and various other members of the community.

Mayor Leland opened the meeting and asked Council to review the July 1 minutes. Councilman Gannon made a motion to approve the minutes as written. The motion was seconded by Councilman Scott and carried by a unanimous vote of Council members present and voting.

Next, Mayor Leland recognized Sheila Gilliard Director of St. James Family Health Center. Ms. Gilliard asked Council to proclaim the week of August 4-10, 2019 as National Health Center Week in McClellanville. The motion was made by Councilman Baldwin and seconded by Councilman Gannon with a unanimous vote of all Councilmembers present and voting. Ms. Gilliard gave an update on the health center and Mayor Leland thanked the center for their work in the community.

Next, Sergeant Harold Phillips gave Council a monthly crime report.

Next, Carl Simmons, director Charleston County Building Inspection Services, spoke about Charleston County's pending amendments to the County's Flood Ordinance and Building Ordinance. Mr. Simmons said that the two proposed ordinances amendments addressed stormwater and floodplain issues as well as 2019 state building code requirements that will take effect on January 1, 2020. Mr. Simmons said he would discuss the changes in depth with Council at the next meeting after they had a chance to review the packets. He said that the new ordinances would need to be adopted by Council, but they could modify any part of the amendments for the Town.

Mr. Simmons reported that the County Building Inspection Services department had completed a Repetitive Loss Area Analysis for the Town which should give 140 points to the Town's CSR rating. Mr. Simmons said the Town had three repetitive loss properties and they were working with the property owners to alleviate as many issues as possible. He also reported that the new FEMA flood maps should be approved by the state sometime in late August or early September. The changes will take effect 120 days after the letter is received from the state. He said that Council would need to adopt the new FEMA flood maps by ordinance as well.

Next, Councilman Jim Scott made a motion to reappoint Mary Duke and Greg Lynch to the ARB/DRB for another two-year term. The motion was seconded by Councilman Baldwin and carried by a unanimous vote of Council members present and voting.

Next, Council considered appointing Thorton Lacy to the McClellanville Tree Committee. Council had no objection. Councilman Gannon said he would like for the Tree Committee to elect an executive committee to act as the decision-making body since the group had become so large.

Next, Councilman Gannon asked Town staff to research filing ordinances and guidelines in *other small towns and bring a proposal to Council in the next few months.*

Next, Council discussed annexation of property west of Highway 17 in the Commercial District. The Mayor said that there were two large tracts of properties that were being timbered. Malcolm Baldwin said that the properties were going to go up for sale in the near future. Ginny Prevost said that the Planning Commission had discussed the issue at their last meeting and felt that this was a very important section of the highway commercial district and felt that every effort should be made to annex the properties into town. Mayor Leland said that Council generally did not seek annexation and it was left up to the property owners to petition or request to be annexed into the town. Bud Hill said that this family had owned the property for along time and thought that Council should extend an invitation for the property to be annexed in and be a part of the community. Councilman Scott agreed that this was a significant strip of land directly across from our Highway Commercial District and Council should make an effort to get the property annexed. Council agreed to get a liaison to speak with the property owners to see if they would like to be annexed into town.

There were no questions regarding the July financial statements.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Michelle A. McClellan  
Clerk of Council