

Minutes

McClellanville Town Council

August 5, 2024 – 7:00 PM

McClellanville Town Council met on the above-noted date. Notice of the meeting was published in compliance with the Freedom of Information Act. Mayor Rutledge Leland presided. Council members Aaron Baldwin, Chris Bates, Bob Gannon and Jim Scott were present. Others present included: Michelle McClellan, Fire Chief Sims, and Malcolm Baldwin.

Mayor Leland asked Council to review the July 1 and July 15 minutes. Councilman Gannon made a motion to approve the minutes. The motion was seconded by Councilman Bates and carried by a unanimous vote of Council.

There was not a representative present from Charleston County Sheriff's Office. Fire Chief Sims gave a monthly report for the Awendaw-McClellanville Consolidated Fire District. He also asked about reusing the old tank behind the Art's Council Building. Council had no objection to them using the tank.

Mayor Leland opened a Public Hearing for an ordinance to amend Chapter 4, Article III, of the McClellanville Code of Ordinances to adopt by reference Charleston County's Flood Damage Prevention and Protection Ordinance 2245, as revised with certain exceptions in order to update the ordinance for the management of flood hazard areas. Malcolm Baldwin asked if Council had considered reducing the required 2' freeboard to 1' as it was previously. After discussion, Council said that it would send the new ordinance to Floodplain Management and once we received our new rating, they would investigate whether a reduction of 1' freeboard would affect the Town's Community Rating System (CRS). The CRS determines the percentage of savings that residents receive on flood insurance. Councilman Scott made a motion to hold final reading of the amended flood ordinance. The motion was seconded by Councilman Gannon and carried by a unanimous vote of Council.

Next, Ms. McClellan presented a budget for the State Funds the Town is scheduled to receive for the McClellanville Community Center. Most of the funds will be spent on renovations of the building while some funds were set aside for architectural/engineering fees and construction/permitting fees. Mayor Leland made a motion to approve the budget. The motion was seconded by Councilman Gannon and carried by a unanimous vote of Council.

Next, Council discussed the Architecture Design Proposals for McClellanville Community Center. Council decided that they would like to see a presentation from each of the three firms that submitted proposals on Monday, August 19, 2024, beginning at 5:00 PM.

Next, Councilman Gannon asked for an update on the Greenspace letter of support that was requested by Lowcountry Land Trust for 14 acres on Graham Farm Road. Ms. McClellan said that LLT was applying for funds to purchase the property and place a conservation easement or deed restriction on the property. She said that this property was identified by residents as an important

parcel in the Town's Future Open Space Plan. Mayor Leland said that he owned the property and offered to recuse himself. Ms. McClellan said there was no vote tonight, just an update that the application had been submitted. Malcom Baldwin suggested that the Town might be able to use the property as a drain field if more drainage was needed in the future for the Community Center since it was located in an X flood zone.

Next, Councilman Gannon asked Council to consider hiring a consultant to review and simplify the Town's Zoning Ordinance. After discussion, Council decided that they would first form a committee of residents to review the ordinance and make suggestions. Council asked Malcolm Baldwin if he would head the committee and select members from Planning, ARB, BZA and residents to review the ordinance. Malcolm agreed.

Next, Councilman Gannon made a motion to appoint Paul Gawrych to the Town's Board of Zoning Appeals. The motion was seconded by Councilman Baldwin and carried by a unanimous vote of Council.

Council did not want to get headshots taken at this time.

There were no questions regarding the June financial statements.

There were no public comments. The meeting was adjourned at 8:20 PM.

Respectfully submitted,



Michelle A. McClellan
Clerk of Council