

Minutes
McClellanville Town Council
Special Meeting
July 15, 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, Representative Lee Hewitt, consultant Rebecca Vance, and Susan Martindale. Kathryn Basha and Sean Dove (Charleston County Floodplain Coordinator) were present via Microsoft Teams.

Council considered First Reading: 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. Ms. McClellan said that the recently adopted flood plain ordinance had granted exemption from Section 9.40.1 of the Town's code which addressed newly constructed structures which put the Town in noncompliance with the National Flood Insurance Program. Ms. McClellan said the ordinance also authorized the Town to grant variances which is not allowed by state code. She said that Ms. Basha and Mr. Dove had worked together to create an ordinance that would not require variances for all historic structures or prefire homes with less than 50% damage if they are rebuilding what was already there.

Mr. Dove addressed Council and answered questions regarding the ordinance. Mr. Dove said that the County was also implementing these changes and expected it to reduce variance requests by 90%. He also said that the ability to grant a variance was given to the Construction Board of Appeals in the County Building Code that was adopted by the Town. He said the state required a third party, independent of the Town and the County, to grant these variances.

Councilman Gannon asked if the changes the Town were incorporating would cause insurance rates to increase. Mr. Dove said that the changes would keep the Town in compliance with FEMA guidelines. He hoped to get the Town's CRS rating up to a Class 5 which would reduce flood insurance rates by 5%. He said the Town is currently a Class 6 with a 20% discount. He said that flood insurance rates in general continue to rise.

Councilman Scott asked for clarification on when a historic structure would require a variance. Mr. Dove said that would depend on the way they rebuild. He said if the historic structure was being put back together as it was – like for like material, a variance would not be required. He said that if they were adding new components, they would have to meet general code requirements. He gave an example of adding a new heating unit. If the duct work could not be

placed above the first floor as required, a variance would be required. Ms. McClellan asked about the variance process. Mr. Dove said there was a \$100 application fee and paperwork that was required. He said that if the variance was granted, the \$100 would be reimbursed. He said that the Board had never denied a variance for a historic structure. Council thanked Mr. Dove for answering their questions.

Councilman Bates made a motion to hold First Reading: 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. The motion was seconded by Councilman Scott and carried by all Council members.

Next, Council discussed State Budget Funding. Representative Lee Hewitt was in attendance and told Council \$750,000 in state funds had been earmarked for the McClellanville Community Center. He said the Department of Health and Human Services was assigned to work with the Town on compliance and accountability and they should contact the Town sometime in August. He felt that the funds would be distributed sometime in or around October.

Ms. Vance, the Town's consultant, asked Council about next steps. She had reached out to several architectural design firms and gave Council their proposals prior to the meeting. Council agreed to look over the proposals and decide at the August 5th Council meeting which firms they would like to speak with. Ms. Vance would then set up a date/time for the firms to present their proposals to Council. Mayor Leland also asked Ms. Vance to reach out to Roper Healthcare to let them know that we had received the funding since they were interested in moving into the building.

There were no public comments. There being no further business, the meeting adjourned at 8:05 pm.

Respectfully submitted,



Michelle A. McClellan
Clerk of Council