

**Minutes of Special Called Town Council Meeting
Friday, June 28, 2019
2:00 PM**

Present: Mike Fanning, Mayor
Bill Brandenburg, Council Member
Kim Gidron, Council Member
Chip Davis, Council Member
Sarah Ann Parler, Council Member
Freda Trupiano, Town Clerk
Leslie Furtick, Clerk of Court

I. Call to Order

Mayor Mike Fanning called the meeting to order at 2:00 pm.

II. Opening Prayer

Mayor Mike Fanning provided the invocation.

III. Audit Report

Murdaugh and Associates were not present at the meeting to present the Annual Audit Report.

IV. Old Business

Tabled recommendation from Ellore Planning Commission
Council Member Kim Gidron made a motion to take the tabled recommendation off the table and the motion was seconded by Council Member Chip Davis. All were in favor.

Mayor Fanning then gave the Council the opportunity to address the recommendation from the Planning Commission.

There was no one present from the Planning Commission.

V. Public Comments, Concerns, Information or Recommendations to Council

Ms. Lisa Loesel, Caldwell Banker Realtor, and representative for the potential buyer of the property aka The Old Ellore Garment Company spoke to Council and all present about the business plan and desire to move the purchased assets of the Gambler and Sterling Bass Boats lines to Ellore for manufacturing.

Mayor Fanning presented correspondence for addition to the meeting minutes as follows:

Letter from Mr. Mel Hicks (Exhibit 1)

Follow-up letter from Ms. Suzanne Costello (Exhibit 2)

Letter and Petition from Elloree Revitalization Association (Exhibit 3)

Council Members were also provided with copies of each of the above referenced additions to these minutes.

At this time, Mayor Fanning gave Mr. Jay Frierson, Elloree Revitalization Association, an opportunity to add any comments or concerns along with the letter from his association. Mr. Frierson was on the agenda to speak to Council on behalf of the Elloree Revitalization Association; however, he said there was no additional comments at this time.

Mayor Fanning then asked Council for any discussion.

Council Member Chip Davis reported that he, Mayor Fanning, and Council Member Brandenburg had visited the Key West Factory in Ridgeville, SC since the last Town Council Meeting and were able to see the manufacturing process firsthand. Council Member Kim Gidron visited another manufacturer in SC also.

Council Member Davis acknowledged this is a great opportunity for Elloree but based upon the information from DHEC and EPA, along with the concerns presented in the first petition, and our own zoning guidelines, Council Member Davis stated he could not approve something like this at that site.

Council Member Bill Brandenburg supported Council Member Davis' thoughts about the visit and also the great business opportunity for the Town; however, He feels the business needs a better location as it relates to the Town of Elloree.

At this time, Mayor Fanning gave a synopsis of his conversations with DHEC. One of the major points is that the company cannot make an application to DHEC without having a facility and a business model in place. DHEC officials told Mayor Fanning that there are currently 18 boating manufacturing companies located in SC and there are only 2 (two) written complaints on record.

Council Member Davis and Brandenburg then read aloud our Industrial Zoning Regulation.

At this time, Council Member Sarah Ann Parler made a motion that Council does not approve the re-zoning of the property to industrial and the property remain zoned as commercial residential.

Mayor Fanning asked her to consider one change to the motion because the property is currently zoned as R2, not commercial residential as the motion was stated.

Council Member Sarah Ann Parler acknowledged the request and the motion will state R2 not commercial residential.

The motion was then clarified and it was seconded simultaneously by Council Member Bill Brandenburg and Council Member Chip Davis.

Mayor Fanning asked for any further comments or discussion. A business owner asked if the property would remain residential and if any business would be able to be located on the property. It would have to meet R2 requirements.

Mayor Fanning explained there is another category called neighborhood commercial and the owner of the property would have the opportunity to go back to the Planning Commission and asked to have it re-zoned as neighborhood commercial.

Ms. Lisa Loesel then asked if Council would consider the possibility of tabling the vote at this time.

Since there is already a motion on the floor and seconded, Council would to vote to amend or change that motion or defeat the motion in order to table.

Council Bill Brandenburg said he did not see any advantage in re-tabling this recommendation and gave supporting comments that brought him to this conclusion.

Council Member Kim Gidron gave her thoughts of the facility she visited after the last Council meeting. She also talked with residents who lived around the facility.

Mayor Fanning shared specific questions and answers he discussed with DHEC so that it is clear that the Council is not making a “knee-jerk” answer.

Mayor Fanning applauded the efforts of Council members who made visits to the sites, made numerous phone calls, and gathered information to make an informed decision. He also thanked the public for their interest in the matter. Mayor commented on the diligence of the Council and the love for the community shared by Council and public alike.

Ms. Margo Banks echoed the Mayor’s comments and thanked Council for taking time to research and hear concerns.

The motion on the floor to deny the recommendation from the Planning Commission has been seconded and then the Vote was taken.

The minutes show that the motion was favored by Council Members Parler, Brandenburg, and Davis. The opposed votes were Mayor Fanning and Council Member Kim Gidron.

The motion passed. The recommendation from the Planning Commission has been denied.

VI. Executive Session

The Mayor asked for a motion to enter into Executive Session for a personnel matter and Council Member Bill Brandenburg made the motion which was seconded by Council Member Sarah Ann Parler. All were in favor. The Council entered into executive session at 2:29 pm. No action was taken during Executive Session.

The session convened at 2:44 pm after a motion was made by Member Chip Davis and was seconded by Council member Bill Brandenburg. All were in favor.

VII. Adjournment

No further business was discussed.

A motion for adjournment was made by Council Member Bill Brandenburg and was seconded by Council Member Kim Gidron. All were in favor.

Mayor Fanning adjourned the meeting at 2:46 pm.

Respectfully Submitted,

Freda Herron Trupiano
Town Clerk