

**TOWN OF McBEE  
PUBLIC HEARING  
NOVEMBER 20, 2018**

**Present:** Mayor John Campolong, Charlie Sutton, A. C. McLeod, Jr, Martin Driggers (Town Attorney),

**Absent:** Beulah Bolton, Marion Stephens

**Invocation:** Shilon Green

**Pledge**

**Meeting Called to Order:** Mayor John Campolong called meeting to order.

**Floor Opened for Public Discussion for the proposed Ordinance 2018-3 Amendment to Chapter 5: Buildings and Fire Prevention Article VI – Mobile Homes Section 5.601 – 5.607**

**Citizen Comments:**

Denise Crowley:

I have lived here for 52 years and I went through a divorce, purchased a camper and put it in the backyard of my parents, who are elderly, so I could be near them. I have served on the rescue squad for 10 years as a volunteer. I think it is ridiculous that we're being asked to move out of town, that I serve. I think the dilapidated houses that are in this town should be taken care of before you run honest people out of town.

Brantley Flowers

I've lived in McBee all my life and served 2 years in the military and have served on the rescue squad. I've been living in a camper for about 2 years and I don't have the money to buy a brick house. I have to do the best I can, living on Social Security, and that is all the money I have. So, why are you running me out of town?

Dawn Boykin

The gentleman that lives in the RV by Sonny's has been here 2 years. He is a senior citizen of this community. He may not be able to afford a mobile home. Not only that, he got flooded. He's been here 2 years, why can't he be grandfathered in? The ones that are here, why can't they be grandfathered in? I can understand about bringing new ones in and people living in campers, but the ones that are here should be grandfathered in.

When it comes to my property, I have a camper space on my back property that I rent. If someone comes in to work the Duke Energy Outage and they want to pull a camper in that space, am I allowed to do that? It is not a permanent residence; they would be there about 6 weeks out of the years. Is that an option?

### **Floor Closed to Public Hearing**

**TOWN OF McBEE  
SPECIAL TOWN COUNCIL MEETING  
NOVEMBER 20, 2018**

**Present:** Mayor John Campolong, Charlie Sutton, A. C. McLeod, Jr., and Martin Driggers (Town Attorney)

**Absent:** Beulah Bolton, Marion Stephens,

**Note to Minutes:** Terri King, Administrator, typed minutes.

**Meeting Called to Order:** Mayor John Campolong called meeting to order.

**Discussion regarding proposed Ordinance 2018-3 Amendment to Chapter 5: Buildings and Fire Prevention Article VI – Mobile Homes Section 5.601 – 5.607**

Mayor John Campolong:

As we have stated from the beginning, anyone who has mobile homes within the town will be able to keep their mobile home. In the event of a disaster to their mobile home, we will be sympathetic to them and even help them in the rebuilding process, in order for them to maintain what they have.

The new ordinance indicates what can happen in the future. It sets guidelines by the council what the parameters need to be for new mobile homes coming into town. The Town has always had the authority to issue permits. It has been neglected for the past 15 – 25 years. It has always been on the ordinance, since 1994 and never been implemented.

We will now scrutinize new mobile homes coming into town, where they're going to be located, what age they are, what condition they are and they have to be certified to be moved into the Town. This is for the protection for those who will be living in them.

This is what this ordinance is really about. It is to make everything clear and to put everyone on a level playing field and for their protection. The people who have mobile homes in this town, will maintain their mobile homes. We've stated this many times, that those who live in mobile homes are going to be protected and they're welcome to stay here. They're all part of our town. We don't want to get rid of anyone, they're part of our town.

Council Person A C McLeod, Jr.

I understand what you're talking about and I sympathize. We've heard about campers tonight and campers are not really set up to be a permanent residence. And to protect people who have permanent residence here, and I know some permanent residence have gone down hill and we haven't been diligent in keeping things up to where they should be. Every town has places that should be cleaned up. But that does not have anything to do with this ordinance tonight. But we do have here tonight is about campers.

Campers have no place in the town as a permanent residence. When under duress, we do have a provision within the ordinance "Written authorization must be obtained from the Town and will only be valid for a period of six months. Any extensions to this six (6) month period will be reviewed by the Town Council.

Now, having said that, if there is a hardship, that's not explained in here and maybe we need to add that. The main thing is that you will not be allowed to register a camper as a permanent residence. It cannot be rented out. If it is family and the family has problems and you need to stay there, that's a hardship case in my opinion.

We don't need campers put in here as a rentable permanent residence that is devaluing the rest of the residences in town.

What we have is that a camper will not be registered as a permanent residence – but, if you've got a camper there because you are helping your family or for extenuating circumstances then you can apply for this 6 month permit.

The main thing is that we have got to take some steps to protect the people who have homes here that are valued. Having a camper set up next to a home is not going to help the value of the existing home.

We have to have some guidelines. We've got some things that have fallen between the cracks, if you have family problems, then you can automatically apply for the 6 month permit.

We do have that "Mobile homes must be situated on no less than two (2) municipal lots."

Campers are not allowed as commercial rental property or as a permanent residence.

**Motion to defer the amendment to Ordinance 2018-3 Amendment to Chapter 5: Buildings and Fire Prevention Article VI – Mobile Homes Section 5.601 – 5.607 until the next Regular Council meeting** made by Council Person A C McLeod, Jr., seconded by Mayor John Campolong. All in favor.

**Motion to Enter into Executive Session** pursuant to SC Code FOIA 30-4-70(a)(b)(1)(2) to discuss legal matters made by Mayor John Campolong, seconded by Council Person Charlie Sutton. All were in favor.

**Motion to Come out of Executive Session and to Verify that only the items stated in the Motion to Enter Executive Session** were discussed during Executive Session made by Mayor John Campolong, seconded by Council Person A C McLeod. All were in favor.

**Motion to adjourn** was made by Mayor John Campolong and seconded by Council Person Charlie Sutton. All were in favor.