

Minutes  
McClellanville Town Council  
August 4, 2025 – 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 Town Administrator Michelle McClellan, Fire Chief Gadsden, Sam Seawell and members of the community.

Mayor Leland requested Council review the minutes from July 7, 2025. Councilman Scott made a motion to approve the minutes. The motion was seconded by Councilman Gannon and carried by a unanimous vote of Council.

There was not a representative from Charleston County Sheriff's Office present to present a report. Two officers came for security of the meeting but did not have a monthly report. Fire Chief Gadsden presented the monthly report from the Awendaw-McClellanville Consolidated Fire Department. He also spoke about a meeting with the Town of McClellanville, Town of Awendaw, SC emergency Management, Charleston County and Charleston County Sheriff's Office to work together to form an East Cooper Task Force. The group also plans to hold a Hurricane Expo at the Berkeley Electric Center in Awendaw in September.

Ms. McClellan updated Council on fundraising for the Community Center Gymnasium. A social media post resulted in ten volunteers, and she plans to include the request in the newsletter and schedule a meeting for early September. She suggested categorizing fundraising into donations, sponsorships, and an event. Council was supportive of categorizing the fundraising.

Ms. McClellan gave Council a grants update. The Town received a \$20,000 matching grant for the lookout tower. The grant requires a 50/50 match and will help fund a conditions assessment for the tower as well as matching funding for a consultant to prepare National Register nomination for the tower and the museum building. Ms. McClellan said the Town also received a \$500 grant from the Forest Fire Lookout Association. The FEMA Hazard Mitigation Grant Program application for Scotia Street Drainage was still in progress with a submittal deadline of August 29, 2025.

Councilman Gannon reviewed attorney Andy Gowder's response regarding changes to the Golf Cart Law, noting municipalities can permit nighttime use. Mr. Gowder said the Town would be well protected from liability. Gannon added that LSVs are already allowed at night and postponed further discussion.

Council discussed Village Commercial road safety. Councilman Gannon reiterated concerns about chairs and crowds in the right of way, suggesting TW Graham's and O&C remove items and add no parking zones. Councilman Baldwin had concerns about removing two parking spaces due to limited parking. Council decided to send letters but agreed that a member should speak with the business owners first.

Council granted Narrow Isle Productions' request for a partial road closure on Oak Street, provided that access is maintained for large trucks traveling to the seafood docks. The Village Museum was also permitted to use the meeting space for its 25th Anniversary event, with no objection.

Councilman Gannon made a motion to hold First Reading: An Ordinance to Amend the Town's Business License Ordinance to Adopt the Latest Standardized Business License Class Schedule as Required by the Standardization Act. The motion was seconded by Mayor Leland and carried by a unanimous vote of Council.

Councilman Gannon made a motion to hold First Reading: An Ordinance Regulating the Use of Fireworks Within the Corporate Limits of the Town. The motion was seconded by Councilman Scott and carried by a unanimous vote of Council.

Councilman Baldwin made a motion to hold First Reading: An Ordinance to Amend the Town's Zoning and Land Disturbance Ordinance, Article 3, General Provisions and Interpretations, Article 5, District Regulations, Article 7, Screening and Buffering, Article 8, Off Street Parking, Article 10, Land Development Approvals, Article 11, Land Development Design and Improvement Standards, Article 12, Administration and Enforcement, and Article 14, Definitions and Interpretation. The motion was seconded by Councilman Gannon and carried by a unanimous vote of Council.

Council reviewed property insurance appraisal values. Ms. McClellan reported that the Insurance Reserve Fund found several buildings underinsured. Due to budgetary constraints, Council resolved to insure Town Hall and the Museum for their full replacement value, while maintaining coverage of the old school, gym, and former fire station at their present assessed values.

Mayor Leland recused himself and Mayor Pro Tem Gannon took over the meeting. Council Considered the Conservation Easement for Carolina Seafood/Graham Farm Road Property presented by Lowcountry Land trust. Attorney Andy Gowder had no concerns regarding the conservation easement. Councilman Baldwin made a motion to adopt the easement. The motion was seconded by Councilman Scott and carried by a unanimous vote of Council.

There were no questions regarding financial statements.

During the time for public comments, Daniel Bates asked that the Town consider posting the Zoning Ordinance public hearing notice on social media, as he believed it was a property rights issue related to Short Term Rentals. Ms. McClellan responded that the notice would be included in the Town Newsletter and on the website. She added that not everyone uses social media and observed that comments are often posted online rather than presented at the hearing, where Council members can address them directly.

During the time for Council comments, Councilman Scott stated that multiple residents had expressed concerns about a dispute that recently took place at the landing. Councilman Baldwin noted that he felt this was an issue for Charleston County Sheriff's Office. Councilman Scott asked the officers at the meeting what, if anything, the Town could do regarding the complaint. They said they were aware of the situation and would consult with their supervisor.

There being no further business, the meeting was adjourned.

Respectfully submitted,



Michelle A. McClellan  
Clerk of Council