

Minutes
McClellanville Town Council
Special Meeting
February 17, 2026
4:00 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 Leland, Councilman Bob Gannon, and Town Administrator Michelle McClellan were present in person. Council members Chris Bates, Jim Scott, and Malcolm Baldwin attended virtually. Hagood Morrison of Bridge Commercial also attended virtually.

Mayor Leland opened the meeting. Hagood Morrison reported that he had tenants interested in renting two spaces in the building. Councilman Bates stated that, based on the recent meeting with Charleston County Building Services, any use other than educational would require a change of use, which would in turn require the building to be brought up to current building code. Councilman Baldwin added that even an educational entity such as a college would still constitute a change of use from the building's former use as a middle school.

Councilman Bates said that one possibility would be to use only the back portion of the building, which would require installation of a two-hour fire-rated barrier wall. Councilman Baldwin stated that he believed it would be at least a year before the building could be occupied. He asked for a business plan to determine whether the cost of renovations could be supported by rental income sufficient to repay any loans. He also raised concerns about septic capacity and noted that some rental uses would need to be low-intensity. He expressed concern about investing significant funds without a clear direction. Mr. Morrison said he could prepare a plan based on single-room offices and cost per square foot.

Councilman Bates noted that his residential rentals generated more income than commercial uses. He said that to make the rear portion of the building usable, windows would need to be replaced and HVAC and bathrooms renovated. Councilman Baldwin added that the plumbing under the building needed evaluation, as there were pipes lying beneath the structure. He also said the flood zone would present issues that must be addressed before occupancy. He reiterated concerns about spending substantial funds without knowing the rate of return for rentals.

Councilman Gannon suggested obtaining estimates for plumbing, electrical and HVAC work and said the Town needed to determine the minimum investment required to make the building operational. Councilman Scott agreed that the previously received funds should be spent wisely. Councilman Baldwin recommended having Hagood prepare an occupancy-rate analysis and having Caplea Coe work with the County on alternative window options.

Mayor Leland stated that he did not believe it was feasible to get the current HVAC system operational for only a few offices. Council agreed to obtain plumbing and electrical evaluations.

There being no further business, the meeting was adjourned at 4:51 p.m.

Respectfully submitted,

A handwritten signature in blue ink that reads "Michelle A. McClellan". The signature is written in a cursive style with a large initial 'M' and a long, sweeping underline.

Michelle A. McClellan
Clerk of Council