

## Minutes

McClellanville Town Council

November 3, 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, Zoning Administrator Kathryn Basha, Eric Adams director of Charleston County Public Works, Cheves Leland, Bill Bates, Daniel Bates, and Susan Martndale.

Mayor Leland requested Council review the minutes from the October 6 Council Meeting. Councilman Bates made a motion to approve the minutes. The motion was seconded by Councilman Scott and passed unanimously.

Officer Kathy Kjellman with Charleston County Sheriff's Office gave a monthly report. Chief Whitworth with the Awendaw-McClellanville Fire Department gave a monthly report.

Eric Adams, director of Charleston County Public Works, gave a presentation on the Transportation Sales Tax (TST) half-penny, which is set to expire in 2027. The presentation highlighted the Transportation Sales Tax's (TST) major accomplishments, current projects, and the planning underway for its potential renewal before the 2027 expiration.

With the current TST set to expire in 2027, Charleston County is initiating a public input process to shape a potential renewal: A new proposal could allocate \$4.25 billion over 25 years for infrastructure, green space, and transit, listening sessions and stakeholder meetings are underway to gather feedback on investment priorities, nearly 50% of TST revenue comes from visitors, reducing the local burden. Mr. Adams emphasized a "clean slate" approach, inviting residents to weigh in on how future funds should be distributed across categories like roadway infrastructure, green space preservation, public transit, and bike/pedestrian improvements. He also noted that Council may choose to submit a formal letter to County Council requesting specific assurances. Feedback or input should be provided by December 1, 2025.

Council held final reading on two zoning ordinance amendments recommended by the Planning Commission. Section 3.5.2. (a)(3) The Planning Commission recommended retaining the existing 50% requirement, with clarification that this percentage be measured against the total floor area of the premises, rather than the guest room floor area. The revised language reads: *(3) The owner's private residential quarters and common area must constitute at least 50% of the floor area of the premises.*

Councilman Gannon moved for final adoption of the ordinance amending Section 3.5.2(a)(3) of the Town's Zoning and Land Disturbance Ordinance, as recommended by the Planning Commission. Councilman Baldwin seconded, and the motion passed unanimously.

Section 5.4.4 Permitted uses in the Highway Commercial District. The Planning Commission is recommending an amendment to add Offices for Contracting Services to be permitted in the Highway Commercial District as Section 5.4.5(n) and to add a definition of this use in Article XIV as follows: *Office/Contracting Services: Any room suite or building wherein the primary use is the conduct of business related to the provision of services associated with the construction of buildings or structures, or performing additions, alterations, reconstruction, reconstruction, installation and repairs (e.g. new work, addition alteration and repair) of building projects. Such establishments include offices for custom builders, general contractors, and special trade contractors providing services such as painting, plumbing, masonry, electrical and roofing, etc. and preparation of land (e.g. well drilling, grading) and landscaping. The storage of equipment associated with these services may be considered as an accessory subject to the conditions for storage in applicable zoning districts.*

Councilman Gannon made a motion to approve the final reading of the ordinance amending Section 5.4.4(n) of the Town's Zoning and Land Disturbance Ordinance, and to include a definition reflecting the revisions as recommended by the Planning Commission. The motion was seconded by Councilman Scott and passed unanimously.

Ms. McClellan stated that Section 3.5.5, regarding the storage of vehicles and equipment, was held for further review by the Planning Commission. She also noted that the proposed amendments to Section 7 Screening and Buffering had been withdrawn from consideration.

Council discussed safety concerns in the business district. Councilman Gannon said he had previously raised the issue with Council due to ongoing pedestrian activity in the street near TW Graham's. Councilman Baldwin noted that he had spoken with Patrick Runey about the matter but had not identified any clear solutions.

Mr. Runey expressed concern that the speed bumps near the restaurant were not adequately slowing traffic and questioned whether they could be raised. Councilman Gannon raised an additional concern regarding rocking chairs in the public right-of-way, recommending they be moved to the side of the building. It was also noted that O&C had tables and chairs in the public right of way. Following discussion, Council directed Mr. Runey to relocate the chairs and place safety cones along the sidewalk edge to discourage pedestrian gathering in the street. Mr. Runey agreed to implement these measures. Councilman Gannon agreed to coordinate with the owner of O&C to implement the same approach.

Council discussed special events applications. Councilman Scott made a motion to approve Chirp Films application for filming on Pinckney Street on Friday, November 7, 2025. The motion was seconded by Mayor Leland and passed unanimously.

Mayor Leland made a motion to approve CREECS application for a Christmas Event at 711 Pinckney Street on Friday, December 5, 2025. The motion was seconded by Councilman Baldwin and passed unanimously.

Council reviewed proposals to preserve historic structures. EM Structural ranked highest among six firms responding to the Town's RFQ for the McClellanville Lookout Tower, with a \$36,500 bid. The Town received three proposals for the National Register nomination. Christina Butler's proposal of \$3,800 was selected as the most suitable and comprehensive option to prepare nominations for both the Lookout Tower and the Biological Survey Building (Village Museum).

Ms. McClellan noted that the Town had received a grant from the South Carolina Department of Archives and History, which will cover \$20,000 of the project expenses. The remaining \$20,300 will be the Town's responsibility. Councilman Scott moved to award contracts to the selected respondents. The motion was seconded by Councilman Bates and passed unanimously.

Next, Councilman Baldwin made a motion to go into executive session. The motion was seconded by Councilman Scott and passed unanimously.

Upon returning from executive session, Mayor Leland stated that no action had been taken during executive session. Councilman Scott then moved to approve a contract with Hagood Morrison and Bridge Commercial for the marketing and leasing of the old school property located at 711 Pinckney Street. The motion was seconded by Councilman Bates and passed unanimously.

There were no questions regarding financial statements.

Councilman Bates made a motion to adjourn. The motion was seconded by Councilman Gannon and passed unanimously.

There being no further business, the meeting was adjourned at 8:45 PM.

Respectfully submitted,



Michelle A. McClellan  
Clerk of Council