

Minutes

McClellanville Town Council

August 3, 2026 – 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 Malcolm Baldwin, Chris Bates, Jim Scott and Bob Gannon were present. Others present included Town Administrator Michelle McClellan, Cheves Leland, Lora Renedo and Susan Martindale.

No representatives from the Charleston County Sheriff's Office or Awendaw McClellanville Fire Department were present at the meeting.

Mayor Leland called the meeting to order and asked Council to review the minutes. Councilman Scott made a motion to approve the minutes, which was seconded by Councilman Baldwin. The motion passed with four votes in favor, and Councilman Gannon abstained as he was not present at the previous meeting.

Council reviewed paving repair proposals for the Town Hall driveway and parking lot. Three proposals were considered from Howell & Simmons Construction, Paragon Sitework Constructors, and Coastal Asphalt. Council determined that Coastal Asphalt's full repair proposal offered the best overall value.

Councilman Gannon made a motion to award the bid to Coastal, which was seconded by Councilman Bates. Councilman Gannon then amended his motion to specify that the project would be funded from the boat landing account, based on the determination that wear on the lot is primarily caused by boat landing traffic. The amendment was seconded by Councilman Bates and approved unanimously.

Councilman Baldwin requested a pre-construction meeting prior to the start of work to confirm turning radius requirements, scheduling, and notice to commercial users.

Council then considered the Final Reading of the *Amendment to the Carolina Seafood Planned Development Ordinance to Designate an Additional 13.74 Acres of Open Space (Portion of Tract A and All of Tracts J, K, and L) as Reflected on the "Carolina Seafood Hwy Commercial PDD" Site Plan, 2004; Amended Through May 3, 2026*). Councilman Baldwin recused himself due to owning property within the Planned Development.

The amendment updates the planned development documents so that the property aligns with current Highway Commercial District standards, including setbacks and lot width requirements. Council was advised that the Planning Commission had previously reviewed and approved the amendment and conducted a public hearing. Council agreed not to hold a separate public hearing and to rely on the Planning Commission's public hearing that was held on June 22, 2026.

Councilman Scott made a motion to approve the final reading of the amendment, seconded by Councilman Gannon. The motion passed unanimously.

Council next considered the First Reading of *An Ordinance Approving the SAFEBuilt Agreement for Planning and Building Inspection Services, Authorizing Execution of the Agreement, and Addressing Related Matters*. Discussion noted that the agreement would shift zoning implementation, building code enforcement, and related permitting responsibilities to SafeBuilt.

Council acknowledged that this action constituted only the first reading and that a public hearing and final reading would occur at the next meeting. A motion to approve was made by Councilman Baldwin, seconded by Councilman Bates, and passed unanimously.

Council then considered the First Reading of an ordinance adopting an updated building permit fee schedule and zoning and planning fees. It was noted that the changes were minor and included increases to zoning application fees, land disturbance and tree removal fees, Architectural Review Board fees, and Board of Zoning Appeals fees. The increase for Board of Zoning Appeals applications was attributed in part to the cost of required advertising and signage.

A motion to approve the first reading of the fee schedule ordinance was made by Councilman Bates, seconded by Councilman Baldwin, and passed unanimously.

Council next considered the First Reading of an ordinance establishing a Board of Construction Appeals to hear appeals from determinations made by the Town's building officials. Discussion included whether these responsibilities might eventually be consolidated with another board, though no final decision was made at this meeting. Council acknowledged that the ordinance could still be reviewed and revised prior to final reading.

A motion to approve the first reading was made by Mayor Leland, seconded by Councilman Gannon, and passed unanimously.

Council discussed proposed LED lighting upgrades at the school in coordination with Dominion and LED Lowcountry. It was reported that the previously discussed gym lighting replacement could not proceed due to wiring issues in the ceiling. Instead, Dominion proposed moving forward with Phase 1 of the school project including the classrooms, cafeteria, and kitchen at a cost of \$21,477.51 after application of a \$7,000 credit.

Council discussed the value of the improvements, including anticipated energy savings and safety benefits. A motion to approve the expenditure for the Phase 1 LED upgrade was made by Mayor Leland, seconded by Councilman Bates, and passed unanimously.

Council next considered the appointment of a new member to the Architectural Review Board. Chris Palmer was nominated to fill the position being vacated by Eric Craig, who was rotating off after six years of service in accordance with board requirements. A motion to appoint Chris Palmer to the Architectural Review Board was made by Councilman Gannon, seconded by Mayor Leland, and passed unanimously.

Council also discussed facility maintenance items, including the need to solicit proposals for replacement of the carpet in town hall. Council members discussed preferences for carpet with

acoustic underlayment and considered modular carpet squares as a practical option for future replacement of stained sections. No formal action was taken on these matters, but staff was asked to gather proposals and options for future consideration.

During council comments, members returned to the issue of speeding and traffic safety in town. Although the sheriff's office and fire district were not present, Council discussed the expected placement of a radar speed sign and the broader need for traffic calming measures along the main corridor near the S-curve and Methodist Church. Council agreed that information should be gathered from the South Carolina Department of Transportation and the sheriff's office regarding recommendations, possible resources, and options for slowing traffic. Discussion also included the possible use of speed humps, concerns regarding dirt bikes, and ongoing traffic issues near the Hwy. 45 and Pinckney Street intersection. No formal vote was taken, but Council supported continuing research and bringing recommendations back for future discussion.

Council briefly discussed the status of an appellate matter. No update was available, although a possible hearing date of August 25 had been mentioned pending confirmation.

Councilman Gannon made a motion to enter executive session. The motion was seconded by Councilman Scott and passed unanimously.

Upon returning to regular session, Council resumed open session. Mayor Leland stated that no votes were taken during executive session. Councilman Gannon made a motion to increase the Town Administrator's salary as discussed in executive session. The motion was seconded by Councilman Bates and carried unanimously.

There being no further business, the meeting was adjourned.

Respectfully submitted,



Michelle McClellan
Clerk of Council