

TOWN OF MCCLELLANVILLE, SOUTH CAROLINA

AN ORDINANCE APPROVING THE SAFEUILT AGREEMENT FOR PLANNING AND BUILDING INSPECTION SERVICES; AUTHORIZING EXECUTION OF THE AGREEMENT; AND ADDRESSING RELATED MATTERS

WHEREAS, the Town of McClellanville (the “Town”) is authorized to enact ordinances and to take actions necessary and proper for the general welfare and convenience of the Town; and

WHEREAS, the Town Council finds that engaging professional planning and building inspection services is necessary and appropriate to support the Town’s administration and enforcement of its land-use, zoning, permitting, and building-code responsibilities; and

WHEREAS, Safebuilt has submitted the agreement for planning and building inspection services, attached to this Ordinance as **Exhibit A** (the “Agreement”); and

WHEREAS, the Town Council has reviewed the Agreement and finds that entering into the Agreement is in the best interests of the Town and its residents.

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of McClellanville, South Carolina, as follows:

Section 1. Findings and Recitals.

The findings and recitals set forth above are incorporated into and made a part of this Ordinance as if fully restated herein. Town Council finds that the Agreement will provide planning and building inspection services needed by the Town, subject to the terms and conditions stated in the Agreement.

Section 2. Approval of Agreement.

The Agreement between the Town and Safebuilt for planning and building inspection services, in the form attached as **Exhibit A** and incorporated herein by reference, is approved.

Section 3. Authorization to Execute and Administer.

The Mayor is authorized and directed to execute the Agreement on behalf of the Town, and the Town Clerk is authorized to attest the Mayor’s signature, if required. The Mayor, Town Administrator, and other appropriate Town officials are authorized to take all actions necessary or appropriate to carry out the Town’s obligations and exercise the Town’s rights under the Agreement.

ORDINANCE NO. 2026-5

The Mayor may approve and execute nonmaterial modifications to the Agreement that do not materially increase the Town's financial obligations, diminish the services to be provided to the Town, or otherwise materially alter the rights and obligations approved by Town Council in this Ordinance.

Section 4. Conflicting Provisions.

All ordinances, resolutions, policies, or parts thereof in conflict with this Ordinance are repealed to the extent of the conflict.

Section 5. Severability.

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is held invalid or unconstitutional by a court of competent jurisdiction, that holding shall not affect the validity of the remaining portions of this Ordinance.

Section 6. Effective Date.

NOW, THEREFORE, BE IT ORDERED AND ORDAINED by the Town of McClellanville, South Carolina, in Council assembled and by the authority thereof, that this Ordinance shall become effective upon final reading and approval by Town Council.

TOWN OF MCCLELLANVILLE, SOUTH CAROLINA

RATIFIED IN TOWN COUNCIL THIS 8TH DAY
OF SEPTEMBER, 2026, IN THE 250TH
YEAR OF THE INDEPENDENCE OF THE
UNITED STATES OF AMERICA.

Rutledge B. Leland, III, Mayor

ATTEST:

Michelle McClellan, Clerk of Council

First reading: August 3, 2026
Public hearing: September 8, 2026
Final reading: September 8, 2026

Approved as to form:

W. Andrew Gowder, Jr.,
Town Attorney

PERMIT FEE SCHEDULE

Building permit valuations will be determined based on occupancy, construction type and the average square foot cost based on the latest ICC Building Permit Valuation Data published every (6) six months

1. Application fee(s)

Permit Application Fee	\$50.00
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Board of Construction Appeals Application (includes \$100 application fee + \$150 hearing fee)	\$250
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Permit Fees Based on Construction Valuations for All Permits Except For Those **Listed in 3** and 4 Below

(a) Valuation Chart

Total Valuation	Fee
\$0 to \$5,000.00	\$75.00
\$5,001.00 to \$50,000.00	\$75.00 for the first \$5,000.00 + \$ 6.00 per \$1,000.00
\$50,001.00 to \$100,000.00	\$363.00 for the first \$50,000 + \$5.63 per \$1,000.00
\$100,001.00 to \$300,000.00	\$655.25 or the first \$100,000 + \$5.25 per \$1,000.00
\$300,001.00 to \$500,000.00	\$1,694.25 for the first \$300,000 + \$5.03 per \$1,000.00
\$500,001.00 and up	\$2,699.25 for the first \$500,000 + \$4.50 per \$1,000.00

(b) Working without permits	Double fee
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2. Other Permit Fees

(1) Construction in Flood Zones / Filing Fee	\$250.00
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Note: If a prime contractor has paid a Flood Zone filing fee, the subcontractor working for the prime contractor will not be charged an additional filing fee.

3. Manufactured Housing Permit Fees

For setup on a new or existing site \$250.00

Note: Fees for modular construction as defined by the South Carolina Modular Construction Act shall be based upon the fee schedule for permits based on construction valuations.

4. Inspection Fees

(1) Re-inspection	When a re-inspection fee is required, an additional fee of \$100 will be charged for each inspection
(2) Minimum Permit or Inspection Fee	\$75.00
(3) Floodplain Management Compliance Inspection	\$100.00
(4) Hazardous Occupant Permit	\$100.00
(5) Fireworks Stand Permit	\$75.00
(6) Structural Moving Permit Fee	\$100.00
(7) Demolition Permit Fee/Accessory building	\$75.00
(8) Demolition permit fee -Residential/Commercial	\$150.00

5. Plan Review Fees

(1) Plan Review Fees:	1/2 permit fee based on construction valuation
(2) Revision Fees:	1/2 plan review fee based on a construction valuation

6. Penalties

Where work for which a permit is required by this Code is started or proceeded prior to obtaining said permit, the fees herein specifically shall be doubled, but the payment of such double fee shall not relieve any persons from fully complying with the requirements of this Code in the execution of work nor from any other penalties prescribed herein.

EXHIBIT D-1 ZONING AND PLANNING FEES

Zoning Permits

Residential - Repairs or Alterations	\$50
ARB/DRB - Repairs, Alterations, Signs	\$75
Land Disturbance/Tree Removal	\$75
Home Occupation	\$75
New Construction	\$100

Board of Zoning Appeals

BZA Application Fee

(includes \$100 application fee + \$150 hearing fee)	\$250
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Plat and Subdivision Requests

One lot or Exempt Plat	\$50
2-10 Lots Preliminary Plat	\$100 (+10 Lot)
11 or more Lots Preliminary Plat	\$200 (+10 Lot)
Final Plat (Subdivisions/Developments)	\$100 (+\$10 Lot)

Commercial Site Plan Review

Limited Site Plan Review	\$50
Up to 5,000 SF building size	\$250
Greater than 5,000 SF building size	\$500 (+ \$10 per 1,000 SF)

Planning Commission

Rezoning, Planned Development, and Annexation Requests	
Less than 10 acres	\$300 (+10/acre)
10-99 acres	\$1000 (+\$15/acre)
100 acres or greater	\$1500 (+\$20 acre)