

Minutes

McClellanville Town Council

September 8, 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 Chris Bates, Jim Scott, and Bob Gannon were present. Councilman Malcolm Baldwin was absent. Others present included Town Administrator Michelle McClellan, Code Enforcement Officer Erin Browne, Scott McDaniel with SAFEbuilt, and several residents.

Mayor Leland called the meeting to order and asked Council to review the minutes of the August 3, 2026 meeting. Councilman Gannon made a motion to approve, seconded by Councilman Bates, and approved unanimously.

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

Mayor Leland opened the public hearing for comments on An Ordinance Approving the SAFEbuilt Agreement for Planning and Building Inspection Services, Authorizing Execution of the Agreement, and Addressing Related Matters. Scott McDaniel (Safe Built building official) addressed public questions:

- Permit review: 10 business days to first comments after submission
- Inspections: next-day target; 30-minute advance call offered
- Community Core portal going live; direct staff contact available

Following the hearing, Council proceeded with the Final Reading of the Ordinance. Councilman Gannon made a motion to approve the ordinance as amended in Exhibit D to reflect Charleston County's building permit fee schedule, with corresponding adjustments to the Town's zoning fees. An 80/20 fee structure was confirmed. The motion was seconded by Councilman Scott and approved unanimously.

Mayor Leland then opened the public hearing for comments on An Ordinance Adopting an Updated Building Permit Fee Schedule and Zoning and Planning Fees. There were no public comments. Following the hearing, Council proceeded with the Final Reading. Changes were noted as minor and included increases to zoning application fees, land disturbance and tree removal fees, Architectural Review Board fees, and Board of Zoning Appeals fees. A motion to approve the Second Reading was made by Councilman Gannon, seconded by Councilman Scott, and passed unanimously.

Mayor Leland opened the public hearing for comments on An Ordinance Establishing a Board of Construction Appeals to Hear Appeals from Determinations Made by the Town's Building Officials. There were no public comments. Following the hearing, Council proceeded with the Final Reading. A motion to approve the ordinance was made by Councilman Bates, seconded by Councilman Scott, and passed unanimously.

Council reviewed a proposal to purchase solar-powered LED speed reminder signs. The signs mount above existing speed limit signs and alert drivers who exceed the posted limit. The estimated cost for four signs was reported as \$23,000–\$25,000 before negotiation, to be funded from the capital account. Proposed locations included Pinckney Street near the old laundromat, the S-curve entrance, Oak Street, North Pinckney Street, and the area near the Methodist Church. Final placement will require a DOT encroachment permit and guidance from the Sheriff's Office, with Council approval of locations prior to installation. A motion to authorize the purchase of up to five signs under state contract pricing was made by Councilman Gannon, seconded by Councilman Scott, and passed unanimously.

Council deferred discussion of the prohibition of data centers to the next meeting due to Councilman Baldwin's absence.

Council received confirmation that a \$1,000,000 state appropriation for old school renovations has been signed by the governor. Receipt timing is pending. Council discussed beginning exterior stabilization work on the gym independent of the broader renovation strategy. Proposed scope includes siding, handicap ramp and steps, doors, and painting; windows are excluded at this stage. Work will go out for bid once a scope of work is drafted. SAFEbuilt may assist with scope preparation at lower cost than an architectural firm. Staff was directed to proceed with developing the scope.

A plumbing analysis of the old school facility was completed by Alan Miller. Council discussed using it to guide renovation planning and discussed having a separate meeting to discuss school renovations.

Council discussed that Charleston County Sheriff's Office confirmed it is no longer accepting stray dogs except in limited cases involving sick or injured animals. As a result, there is currently no long-term placement or rehoming solution for dogs taken into Town custody. Code Enforcement Officer Erin Browne stated that the Town's ordinance requires the Town to collect stray dogs, but the Town does not have the staff, resources, or infrastructure to safely maintain animals for an extended or unknown duration. She feels that without a reliable pathway for rehoming, the liability associated with accepting stray dogs is too great for the Town to assume. Councilman Gannon made a motion directing staff and the Town Attorney to revise the ordinance to remove the Town's responsibility for stray dog pickup and direct residents to contact Charleston County. The motion was seconded by Councilman Scott and approved unanimously.

Councilman Gannon made a motion to approve use of the boat landing facility for the annual Creek Slam fishing tournament, with the landing to remain open to the public during the event. The motion was seconded by Councilman Bates and approved unanimously.

Councilman Gannon made a motion to approve Vince Sottile as a new member of the Board of Zoning Appeals. The motion was seconded by Councilman Scott and passed unanimously.

Council authorized a resolution committing to a cash match for a SC Department of archives and History Stabilization Grant of up to \$200,000 (80/20 split; Town match of \$40,000). Application

has been submitted; a decision is expected by November. Motion to approve the resolution was made by Councilman Gannon, seconded by Councilman Scott, and approved unanimously.

Council authorized applying for a Municipal Association of South Carolina \$25,000 Problem Solver Grant with a 5% match (\$1,250) to fund exterior siding work on the school gym. The application is due by end of month. Mayor Leland made a motion to approve, seconded by Councilman Gannon and approved unanimously.

There were no public comments.

During Council comments, Councilman Bates noted that a fallen limb on Pinckney Street near the S-curve was reported; the Tree Committee will assess. DOT may hold responsibility if the tree is within the right-of-way.

Councilman Gannon asked about the Lookout Tower report. Ms. McClellan said she would ask the engineer to attend next month's Council meeting to review the assessment. She stated that the tower and museum building submission for the National Register of Historic Places was approved at the state level and is awaiting federal review.

Councilman Gannon made a motion to enter executive session to discuss contracts related to the Village Commons (old School property). The motion was seconded by Councilman Scott and passed unanimously.

Upon returning to regular session, Mayor Leland stated that no votes were taken during executive session.

There being no further business, the meeting was adjourned at 8:20 pm.

Respectfully submitted,

Michelle McClellan
Clerk of Council

