Minutes

McClellanville Town Council
October 5, 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 Malcolm Baldwin were present. Councilman Bob Gannon was absent. Others present included Town Administrator Michelle McClellan, Captain James with Charleston County Sheriff's Office Traffic Division, Captain Phillips and Chief Whitworth with Awendaw- McClellanville Consolidated Fire District.

Mayor Leland called the meeting to order and asked Council to review the minutes of the September 8, 2026 meeting. Councilman Scott made a motion to approve, seconded by Councilman Bates, and approved unanimously.

Captain James of the Charleston County Sheriff's Office briefed Council on electric bicycles and electric motorcycles. He described the difficulty of determining a vehicle's wattage and enforcing the applicable rules. Residents and Council members raised concerns about riders racing, entering traffic unexpectedly, and endangering pedestrians. Captain James encouraged residents to report reckless behavior and offered to provide a simple legal summary for the Town Newsletter. He also said he would share guidance with east district deputies and ask them to be more visible in town, particularly after school and on weekends. Council discussed distributing information through the Town's website, newsletter, and social media.

Captain Phillips reported on fire department calls for September and reminded residents to have chimneys inspected and smoke detectors checked. He described the department's free residential smoke detector program and said its medical response currently operates at the basic life support level.

Council discussed Roper's absence of a full-time physician in the community which reduced access to appointments at the local medical office. Members expressed concern for residents who cannot readily travel to urgent care. With no objection raised, Council agreed to send a letter seeking an update on local medical services.

Council discussed a possible ordinance prohibiting data centers within Town limits, citing concern about water use and the shared aquifer. The issue was referred by Council to the Planning Commission for review and recommendation. A sample ordinance will be sought for consideration.

Council was informed that the U.S. Biological Survey Station, including the lookout tower, was listed on the National Register of Historic Places effective September 29, 2026. The designation makes the lookout tower and museum building eligible for a SC Department of Archives and History stabilization grant.

Council considered uses for the next PARD grant. Councilman Bates made a motion to pursue a parks master plan for the Town's green spaces. The motion was seconded by Councilman Baldwin and approved unanimously. Council also discussed limited brush removal and a bench at Bud's Park.

Council reviewed two zoning-related issues and referred both to the Planning Commission for further review and recommendations. Members discussed concerns regarding a house and accessory dwelling unit constructed approximately three inches apart and requested that the Planning Commission clarify what constitutes a detached accessory dwelling unit, including consideration of a minimum separation requirement. Council also asked the Planning Commission to review the Town's existing 3,500-square-foot heated-space maximum and evaluate its impact on preserving the community's character.

Council discussed continued use of the old school property by the Commercial Seafood Apprentice Program. No objection was raised to the program's proposed use this year.

There were no questions or comments regarding the financial statements.

There were no public comments.

During other business, Council received the following updates from the Town Administrator:

- Approximately $10,800 remains in a county account associated with Dawson Park. Staff discussed obtaining quotes for pedestrian bridge maintenance.
- An animal shelter representative offered to donate a microchip reader for stray dogs; a sheltered location at Town Hall was suggested.
- The Town's flood and building code ordinances need review following the transition to SAFEbuilt.
- Staff will look at alternatives to SAFEbuilt's payment portal before committing to its proposed $2,000 setup fee and transaction charges.
- A scope of work for the gym exterior remains in preparation.

A motion to enter executive session was made by Councilman Scott, seconded by Councilman Bates and passed unanimously. Upon returning to regular session, Mayor Leland stated that no votes were taken during executive session.

A motion to adjourn was made by Councilman Scott, seconded by Councilman Bates and passed unanimously. The meeting adjourned at 8:25 PM.

Respectfully submitted,

Michelle McClellan

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Clerk of Council