

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
MCCLELLANVILLE, S. C. DESIGN REVIEW BOARD

Date May 28, 2026

1. Applicant's Name KC3 LLC
Mailing Address 4954 N. Highway 17, Awendaw SC 29429
Telephone: Home (843) 693-6987 Business (843) 928-3028
Partner(s) Name(s) (if any) _____
Mailing Address _____
2. Site Address 9990 N Highway 17, McClellanville, SC 29458
Tax Map Number 7450000113
3. Application for: New Development ☐ Alteration ☒
Sign ☐ Facility ☐
(Fence, Accessory, Buildings, etc.)
4. Detailed Proposal (include all applicable information as required by §5.4.14 of the
McClellanville Zoning and Land Development Ordinance.
Demolition of all existing Structures,
Footings, and Slabs.



Zoning Permit Application

Section 10.5.2 McClellanville Zoning and Land Dev. Ordinance
405 Pinckney Street
McClellanville, SC 29458
(843) 887-3712

Date Filed 6/03/26 \$25 Fee Paid

ARB/DRB District \$50 Fee Paid check # 1124

Applicant is: Owner(s) ☒ OR (Owner is not applicant) Designation of Agent ☐

PROPERTY ADDRESS: 9990 N Highway 17, Awendaw TMS# 745-00-00-113

Applicant name(s) (Print): KC3 LLC SC 29429

Contractor(s) name: Marcinak Construction McClellanville Business License #

Name/Address of Owner(s) (PRINT)

Name/Address of Designation of Agent:

KC3 LLC, Troy Hagemann

Annette B Clark

4954 N Highway 17

10825 Dorchester Rd #1016

Awendaw SC 29429

Summerville SC 29485

Email trah@marcinakbusline.com Phone # 843-693-1987 Email a.clark.mcvl@gmail.com Phone # 618-481-3121

Designation of Agent: (complete only if owner is not applicant): I (we) hereby appoint the person named as Applicant to represent my(our) interest in this request for a zoning permit.

Date: 5-11-26 Owner Troy Hagemann Owner

Owner (print) TROY HAGEMANN Owner (print)

Certification of Covenants/Restrictions: I (we) hereby certify that to my (our) knowledge, the tract or parcel of land subject to this application ☐ IS OR ☒ IS NOT restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity for which this permit is sought.

I (we) certify that the information in this request is correct.

Date: 5/30/26 Owner Troy Hagemann Owner

Owner (print) Troy Hagemann Owner (print)

PROPERTY ADDRESS: 9990 N Highway 17, McLellanville SC 29458 TMS# 745-00-00-113

Applicant name(s) (Print): Troy Hagemann

Describe scope of work proposed for property:

Demolition of all existing Structures, Footing and Slabs.

Proposed Lot Coverage: _____ Proposed Use: _____

Set Backs (feet): Front _____ Left _____ Right _____ Rear _____

Residential Floor Area (sq feet heated) _____ Porches/other (sq. feet unheated) _____

Building Height (feet above base flood elevation): _____

Zoning Administrator Review:

☐ Approved

☐ Approved with conditions

☐ Disapproved

Date: _____

Zoning Administrator

6. Required site plan with the following documents and/or reference materials:
- ☐ The north point, scale and date of site plan, and any revisions thereto.
 - ☐ Boundaries of the property proposed for development, the general location of all existing easements, property lines, existing streets, buildings, and other existing physical features and adjoining the project.
 - ☐ Approximate location of proposed structures, including accessory buildings, and proposed setback lines or easements.
 - ☐ Approximate location of proposed parking and service areas, pedestrian and vehicular access ways, lighting fixtures and signs.
 - ☐ General location, height, width, and material of all fences, walls, screens, buffers, plantings and landscaping proposed.
 - ☐ Drawings, including plans and exterior elevations drawn to scale with sufficient detail to show, insofar as they relate to exterior appearances, the architectural design of proposed buildings, signs, and walls.
 - ☐ A material board, demonstrating colors and textures proposed.
 - ☐ Photographs of the site location, illustrating development on contiguous properties and streetscapes.
 - ☐ Location and depth of buffer areas.
 - ☐ Location, species and diameter breast height (dbh) of existing trees.
 - ☐ Schedule of screening proposed to be planted, including location, species, caliper, height, quantities and installation details of trees, shrubs and other landscaping materials; as well as the location, height and grading details of proposed berms.
 - ☐ Tree protection plan, where applicable.
 - ☐ Location and width of proposed easements for shared access to US 17, where applicable.
 - ☐ Location and width of existing or required drainage easements, along the points of access for maintenance, as approved by the applicable agency responsible for such easements.
 - ☐ Approval letters or encroachment permits from the easement holder, where buffer areas or landscape elements are to be located in drainage or utility easements. Use of

private or public utility easements or public drainage easements for buffer areas and screening elements will require written authorization of the easement holder, with copies thereof being submitted to the Zoning Administrator prior to review of any screening plan.

5/30/24

Date



Signature of Applicant



Charleston County, South Carolina

Copyright 2004

Charleston County GIS

4045 Bridge View Drive

North Charleston, SC 29405-7464

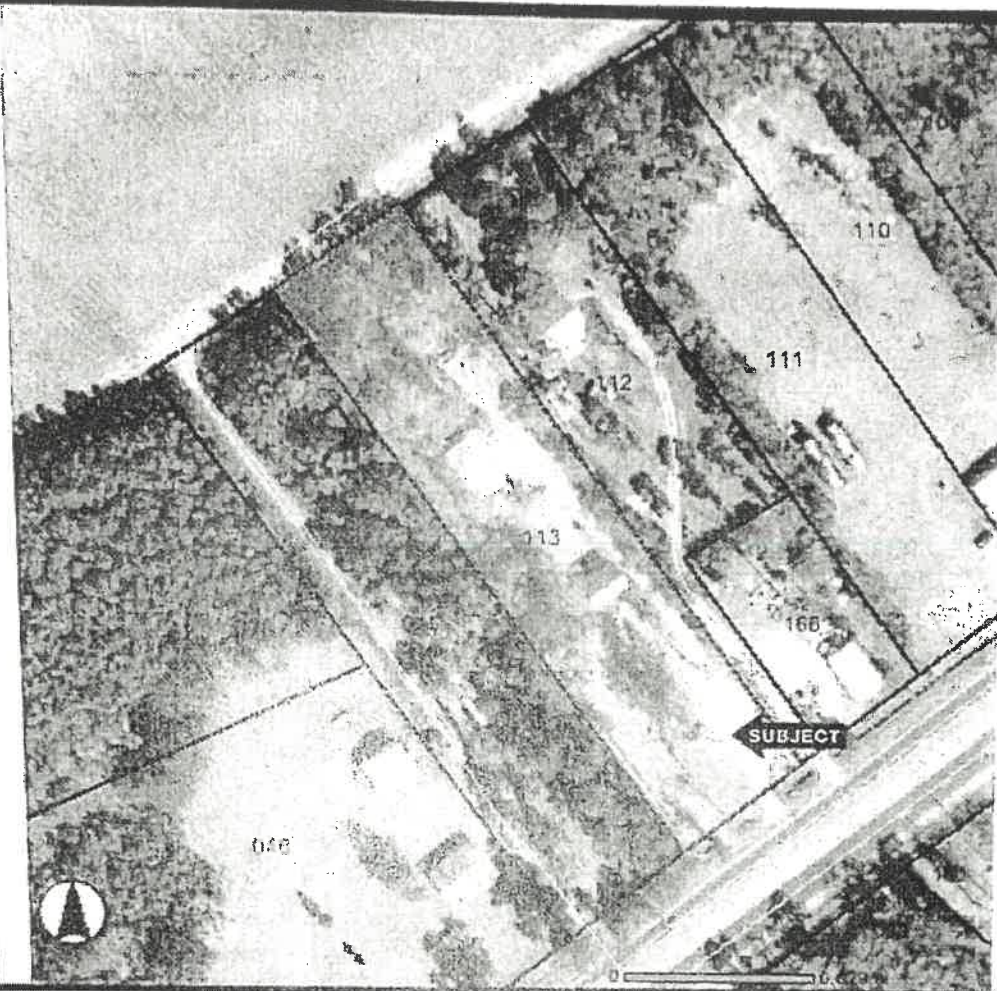
Legend

Selected
Features

Streets/Roads

☐ Parcels

Mar 2001
Color Photos



PARCEL NUMBER : 7450000113

PARCEL ID: 7450000113

STREET NUMBER: 9990

STREET NAME: N HIGHWAY 17

PROP UNIT:

PROP CITY:

PROP ZIP: 29458

SITE NAME: N SIDE APPROX 2344FT W SC HWY 45

GENERAL USE: CRC

MOBILE HOMES: 0

SUBDIVISION: PT FELDERS

LEGAL DESCRIPTION: LOT 2

LGL HI ACRES: 1.4

LGL MAR ACRES: 0

LGL WATER ACRES:

LGL SWAMP ACRES: 0

LGL TOTAL ACRES: 1.4

TAX DISTRICT: 11

JURISDICTION: CTA

PLAT BOOK: AG-74

OWNER ON 1ST: MCCLELLAN BRIAN T

OWNER2 ON 1ST:

Sub1

4065 Catering Sales
LA Retail Items Sales

11,114

0,000
13,206

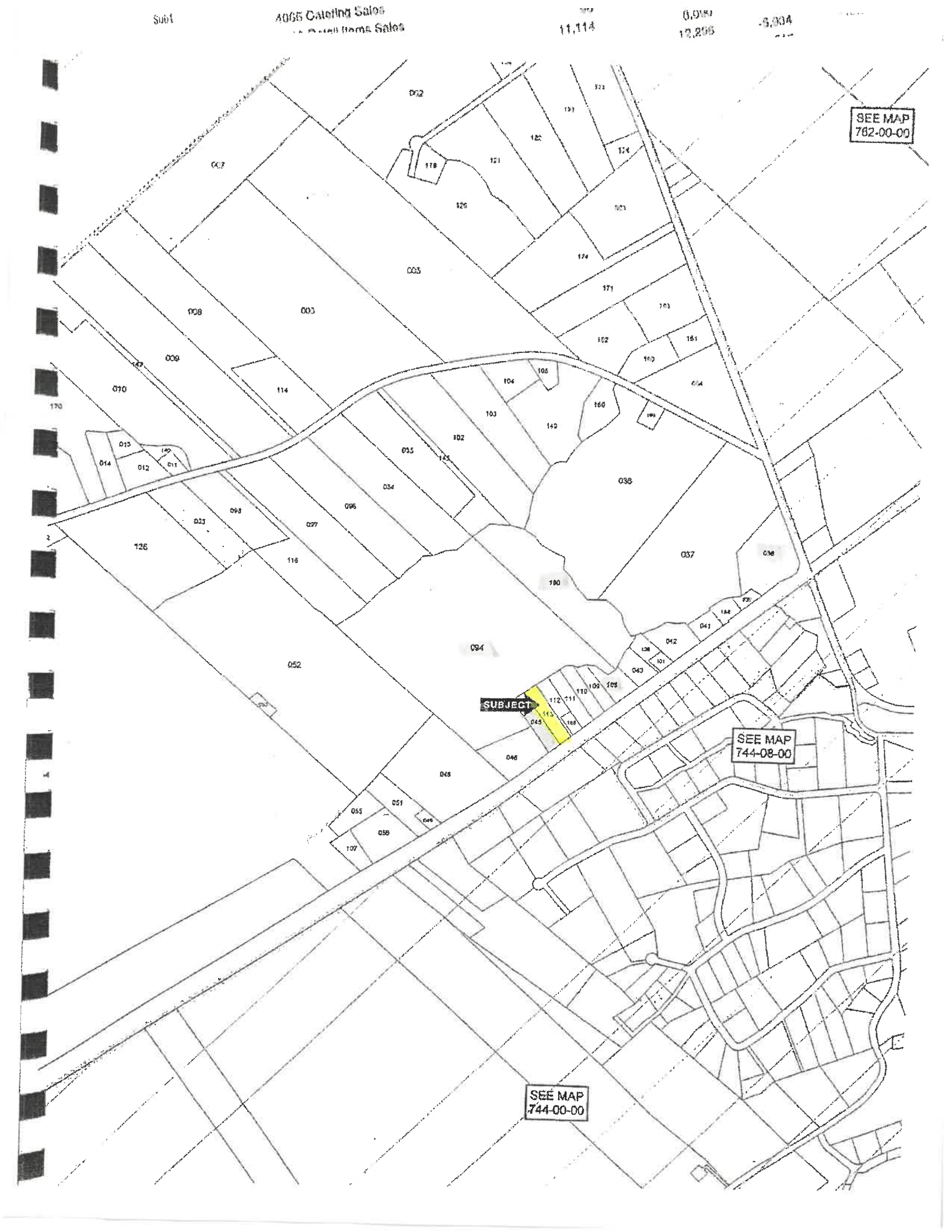
-5,004

SEE MAP
762-00-00

SUBJECT

SEE MAP
744-08-00

SEE MAP
744-00-00



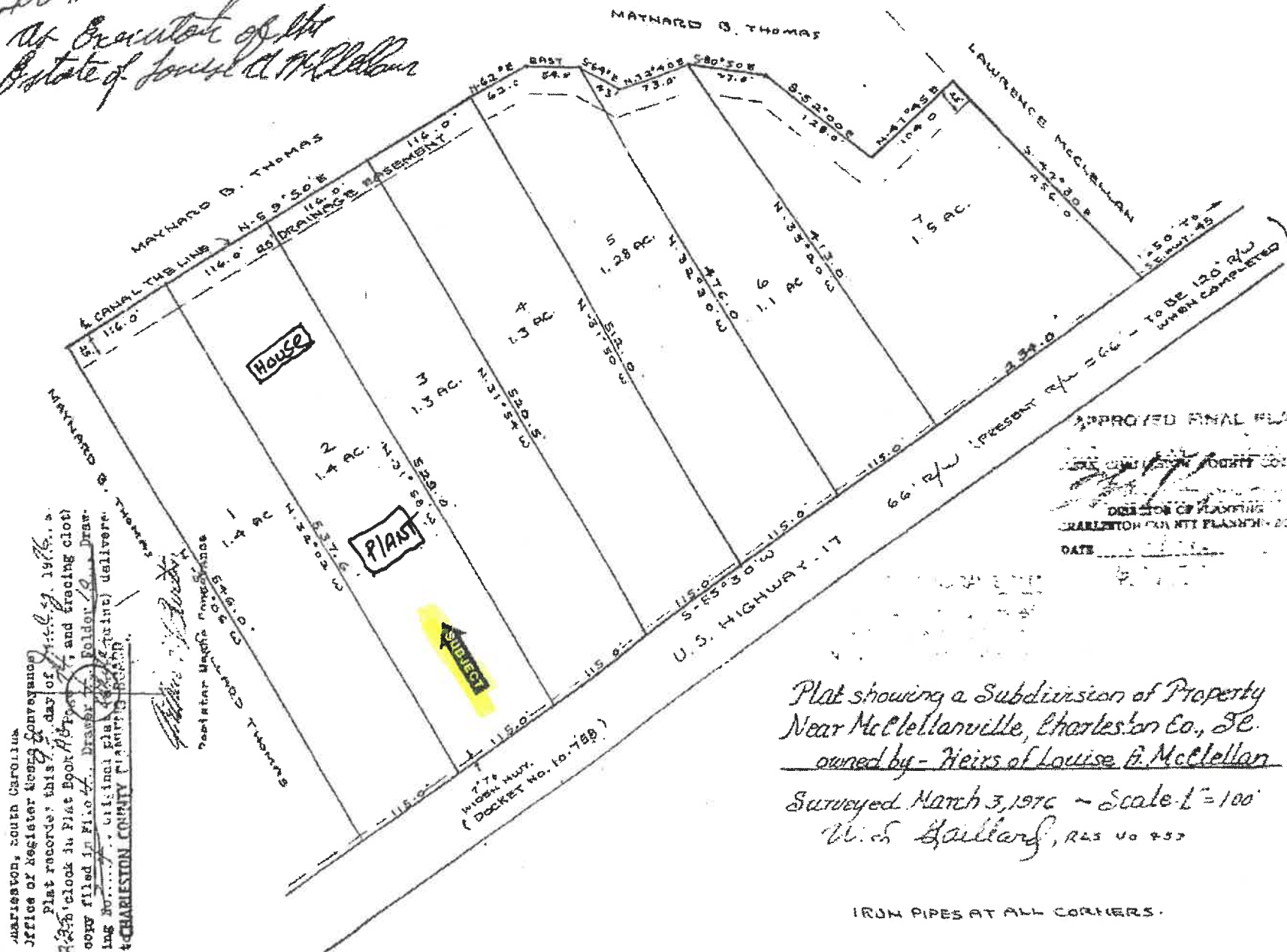
I hereby dedicate all rights of way and easements shown on this plat to the use of the public forever.

BOOK V103 PAGE 419

I, W. L. GALLARD, a registered surveyor of the State of South Carolina, do hereby certify that I have surveyed the property shown hereon, that this plat shows the true dimensions of the property, that all necessary markers have been installed, and the precision is one:3763

W. L. Gallard

LO McClellan
As Executor of the
Estate of Louise A. McClellan



CHARLESTON, SOUTH CAROLINA
Office of Register of Deeds
Plat recorded this day of March, 1976, a
copy filed in Plat Book 103, and tracing cloth
copy filed in File 17, Drawer 19, Folder 19, Dras-
ing No. 17. Original plat (with tracing) delivered
to CHARLESTON COUNTY PLANNING BOARD.

W. L. Gallard
Registered Surveyor

Postmaster Maynard Thomas

APPROVED FINAL PLAT
BY COMMISSIONER OF DEEDS
DIRECTOR OF PLANNING
CHARLESTON COUNTY PLANNING BOARD
DATE



















