

AN ORDINANCE

BY THE TOWN OF MCCLELLANVILLE TO AMEND THE CAROLINA SEAFOOD PLANNED DEVELOPMENT ORDINANCE (ADOPTED MARCH 7, 2005 AND AMENDED THROUGH AUGUST 7, 2023) TO DESIGNATE AN ADDITIONAL 13.74 ACRES OF OPEN SPACE CONSISTING OF A PORTION OF TRACT A (7.07 ACRES) AND ALL OF TRACTS J, K, AND L (6.67 ACRES) AS SHOWN ON THE SITE PLAN "CAROLINA SEAFOOD HWY COMMERCIAL PDD" DATED JULY 23, 2004 AS AMENDED THROUGH MAY 3, 2026 PREPARED BY MALCOLM BALDWIN, PE, LLC.

BE IT ORDERED AND ORDAINED BY THE TOWN OF McCLELLANVILLE, SOUTH CAROLNA, IN TOWN COUNCIL ASSEMBLED AND BY THE AUTHORITY THEREOF:

Section 1: The Planned Development known as the Carolina Seafoods PDD shown on the zoning map of the Town of McClellanville is hereby amended by designating 14.67 acres consisting of Tracts A-1, A-2, and A-3-B as conserved open space, constituting TMS Nos. 764-00-00-010 and 764-00-00-574 of the 44.45 acre Planned Development.

Section 2: Remaining properties of the PDD known as Tracts A-3-A, E, F, G, H, and I identified on the site plan entitled "Carolina Seafood Hwy Commercial PDD" shall continue to be developed in accordance with the Carolina Seafood Highway Commercial, PDD, Statement of Intent, Revised May 3, 2026, and in accordance with the Carolina Seafood Highway Commercial PDD Site Plan, dated July 23, 2004 as revised May 3, 2026 and prepared by Malcolm Baldwin, PE, LLC each of which are attached to this ordinance as Exhibits A and B, respectively, and incorporated by reference.

Section 3: The above amendments having been considered at a public hearing, were subsequently recommended for approval, by the Town of McClellanville Planning Commission on June 22, 2026 in accordance with Sections 13.4.2 and 13.4.3 of the Zoning and Land Development Ordinance.

Section 4: This ordinance shall become effective upon ratification.

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: July 6, 2026
Public hearing: June 22, 2026
Final reading: August 3, 2026

Approved as to form:

W. Andrew Gowder, Jr.,
Town Attorney