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Town Administrator
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Staff Review

To: McClellanville Planning Commission
From: Kathryn S. Basha AICP, Zoning Administrator
Date: June 22, 2026
Re: Carolina Seafood Planned Development Amendment

Background

A 60.41-acre tract known as TMS 744-00-00-010 was approved as a Planned Development within the Highway Commercial District in March 2005. The Planned Development was approved for development in accord with a site development plan dated 7/23/04 and Statement of Intent dated March 2005 (Reference Attachments 1 and 2). The development is located with frontage on Highway 17 and Pinckney Street. Leland Creek and Graham Farms Roads were created and dedicated to the Town in conjunction with the original development. Tract B, a 12.55 piece of the PD located between Graham Farm Road and Pinckney Street, was removed from the Planned Development and zoned Residential (R) in 2021. Another amendment to remove 1.09 acres from the Planned Development to account for expansion of the Dollar General site was approved in 2023.

Total acreage of the Planned Development has been reduced to 44.45 acres, including the road rights of way. The current proposal does not change the acreage, only the designation/arrangement of land uses within the PD. Per Section 5.6.8.1, proposed amendments to an approved planned development district involving the location of residential, office, commercial development sub areas, open space areas and major circulation systems; and Information required for open space and recreational use areas shall be considered major amendments and require approval by Town Council following the process for a zoning amendment.

Proposal

In 2023 approximately 13.74 acres of the development was placed under a conservation easement and ownership thereof transferred to the Town. The proposed amendment updates the land uses and acreages of tracts within the planned development. Staff have reviewed both the proposed amended Site Plan (aka concept development plan) and Statement of Intent dated 5/3/2026 and found them to be accurate and consistent with the original Planned Development concepts.

Section 5.6.3 Permitted Uses and Structures:

Per state code, a Planned Development must allow for a mix of land use types, excluding open space. Including an additional open space tract of 0.93 acres, the planned development is now programmed for: 25.43 acres of uses permitted under the highway commercial zoning district; 14.67 acres of open space; and 4.35 acres of road rights of way.

When approved in 2005, the original Planned Development was programmed with 2.1 acres of open space. With the new total of 14.67 acres, over one-third (36.6%) of the development will remain undeveloped. Of the 25.43 acres areas that can be developed with highway commercial uses:

- Approximately 14.22 acres are contained in Tract A which fronts on Highway 17 between the gas station and existing commercial structures to the east. Tract A also has frontage on Pinckney Street between the gas station and Graham Farms Road. The tract is currently occupied by an older commercial structure which has hosted various tenants over the years.
- Tracts C and E were combined in recent years as Tract E, which has frontage on Leland Creek and Graham Farms Road. The 4.74 acres are developed with Athena Industries and the Village Boat Storage facility.
- Tract F (1.45 acres) is developed with a wholesale nursery.
- Remaining to be developed are Tracts G, H, and I totaling a little over 5 acres. These tracts front on Graham Farms Road with the exception of Tract H will also has frontage on Leland Creek Road.

This amendment reduces the total number of potential residential units to fifty (50) units (from the original PD approval of 108 units). Likewise, the total square footage of non-residential development is reduced to ~332,319 square feet (including existing structures and development) from the original approval of ~588,000+ square feet. Ministorage and/or boat storage are not allowed on tracts fronting Highway 17, Pinckney or North Pinckney Streets.

Section 5.6.4 Development Standards:

Designation of the additional open space areas does not affect applicable development standards including, but not limited to, maximum development densities, lot and building requirements, buffer and screening requirements. These are regulated in accord with the Highway Commercial District in Article 5.

Section 5.6.4.7 Access:

Access to individual lots within the Planned Development will remain as programmed, primarily from Leland Creek and Graham Farm Roads. Additional direct access from Highway 17 will be permitted when consistent with the Highway Overlay District plan adopted in 2004. Per the Highway Commercial zoning district, access points must be spaced a minimum of 250 feet apart except where existing parcels already have access.

The amended statement of intent is proposing no more than 2 access points to Tract A from Highway 17, which according to the most recently approved plan has ~877 feet of frontage on Highway 17, and no more than one additional access point from the 150 feet of frontage on Pinckney Street.

Section 5.6.4.8 Open Space:

The original Planned Development concept plan (site plan) proposed a total of 2.1 acres of open space. With the new total of 14.67 acres, over one-third (36.6%) of the development will remain undeveloped. Additional open space is also required on each individual lot as approved for future development.

It should be noted that the original PD approval included an exhibit for buffers and paths. That exhibit is referenced in #14 on the Statement of Intent and is incorporated on the “Site Plan” as revised.

Other Zoning Conformance:

Subject to approval of the proposed amendment, undeveloped areas of the parent tract (Tracts A, G, H, and I) will be approved for development in accord with the Carolina Seafood Planned Development Statement of Intent and Site plan dated May 3, 2026 and applicable standards of the Town’s Zoning and Land Development ordinance. Further subdivision of tracts will be subject to the processes and requirements for subdivisions in Articles X and XI of the zoning ordinances.

Documentation

Staff has reviewed the proposed “Site Plan” (the concept development plan) and Statement of Intent. Staff has verify that the intent was for the two roads to be constructed to Town standards in Article XI and subsequently dedicated to the Town. A statement to that effect will be corrected on the Site Plan to be consistent with the Statement of Intent prior to being attached to the final adoption ordinance of this amendment. Likewise the buffer depths and paths shown on the Site Plan will be corrected to be consistent with the exhibit attached to the original PD documents adoption in 2005.

Recommendation

Staff supports the Planning Commission’s recommendation of approval of the proposed PD Amendment documenting the new configuration and calculation of open spaces with the understanding that the site plan/concept plan will be corrected prior to finalizing the adoption ordinance by Council.

CAROLINA SEAFOOD
HIGHWAY COMMERCIAL, PDD
McCLELLANVILLE, SC

STATEMENT OF INTENT

Revised 05/03/26

The project is being developed by Carolina Seafood, Inc. Engineering Design Land Planning and Construction Management provided by Malcolm Baldwin, PE, LLC.

Contact Information:

Representative/Property Owner/Engineer:

Malcolm Baldwin, PE, LLC

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The following describes the intent of the development of the tract known as Graham's Corners, in the Highway 17 commercial district of McClellanville:

1. Legal Description- Those parcels of ground shown as Tracts A, A-1, A-3-B, E, F, G, H, and I, consisting of Charleston County TMS# 764-00-00-(010, 528, 529, 530, 566, 567, 572, 573 and 574) on a site plan entitled "Carolina Seafood Hwy Commercial PDD McClellanville, SC" by Malcolm Baldwin, PE, LLC dated 07/23/04, and revised through 05/03/26, changing a portion of Tract A (7.07 acres) and all of Tracts J, K and L (6.67 acres), for a total of 13.74 acres changed to additional Open Space. In addition, the plan was revised to note all lot requirements to reflect the Highway Commercial District requirements. Site plan attached hereto as exhibit A.
2. Acreage- The revised PDD tract totals approximately 40.10 acres. (Right of way inside of PDD area totals an additional 4.35 acres, total = 44.45 acres).
3. The site will be a mixture of highway commercial and village commercial uses which allows mixed residential and commercial uses. Under the maximum development standards, there could be a total of 332,319.24 sf of developed building footprint with a total of 50 residential units.
4. Impervious Surface- The total maximum allowable impervious surface for the development is proposed to be 30% of each individual lot which would allow up to 7.63 ac, (30% impervious ratio x 25.43 acres lot area). Pervious parking and drives will be encouraged to reduce impervious areas.
5. Parking for each lot is to be provided on each individual site. Shared parking to reduce the necessity for additional impervious surface will be encouraged. The amount of credit

toward parking requirement for shared parking to be determined on an individual basis by the Planning Commission in accord with Zoning Ordinance provisions in Article 8.

6. The proposed internal road (Graham Farm Road), and road connecting to Hwy 17 (Leland Creek Road) have been constructed to standards in Article XI of the Town of McClellanville Zoning and Land Development Ordinance and dedicated to the Town of McClellanville.
7. The existing site is wooded and is relatively flat. There is an existing dirt road and ditch that run through the Tract that will be utilized in the proposed development, reducing clearing requirements. There is minimal clearing proposed. Additional site information is offered as follows:
 - Soils on-site are sandy soils from the Lakeland, Seewee and Chipley Soil Series.
 - Topography on-site runs from elevation 9.0 ft above sea level along the southern boundary to 14.0 ft near Hwy 17.
 - Water service will be provided by individual on-site wells.
 - Sewer service will be by individual septic tanks and drain fields. Preliminary field surveys by DHEC have indicated soils are favorable for proposed subdivision.
 - Drainage from the site will be served by a system of lakes to temporarily detain runoff, reducing peak discharges at each outfall to at or near predevelopment runoff rates.
 - The proposed right-of-ways are the only area on-site with proposed clearing during development. The route of the road is such that impact to significant trees has been minimized. Any significant trees removed will be required to be replaced in accordance with the Town's Tree Ordinance. Clearing of the individual lots will be required to meet the town's tree ordinance for locating, preserving, and replacing trees, and will be handled by the individual lot owners at the time of development.
8. There will be minimal common space within the development, but the Town's Open Space requirements for the Highway Commercial District will be applicable to each individual lot.
9. The site consists of 11 tracts or some combination thereof as follows:
 - Tract A- 14.22 acres
 - Tract A-1- 0.93 acres (open space)
 - Tract A-2- 6.67 acres (open space)
 - Tract A-3B- 7.07 acres (open space)
 - Tract C- Combined with E
 - Tract E- 4.74 acres

- Tract F- 1.45 acres
- Tract G- 2.88 acres
- Tract H- 1.12 acres
- Tract I- 1.02 acres
- Right of Ways- 4.35 acres

Tracts can also be combined or reconfigured as well. All lot requirements to meet standards of the Town of McClellanville Highway Commercial District at the time the individual tract is developed.

The developer will put in all necessary infrastructure to serve the tracts in the first phase. The Tracts will be sold to individuals and businessespro and will be developed in no particular order or schedule.

10. Impact on Public Facilities:

- Water & Wastewater- Since the utilities will be served on-site, there is no impact to the public facilities.
- Schools- Local schools are currently operating under their capacity, and by providing an opportunity for moderate growth, new families in the area, and retaining young families will help ensure the schools continue to operate.
- Roadways- By connecting North and South Pinckney Streets and the new access to US Hwy 17 proposed will help alleviate the increased traffic from the commercial and residual development. In the future, the increased traffic loads may warrant further study by the SCDOT for a stoplight at South Pinckney St and US Hwy 17.
- Charleston County currently provides fire protection. The proposed plan will be submitted for review and comment. The additional coverage would be a minimal increase in service, while providing increase property tax revenues.

11. There will be a property owners association that will be responsible for maintenance of the open space and drainage system. A copy of the POA documents will be provided under separate cover.

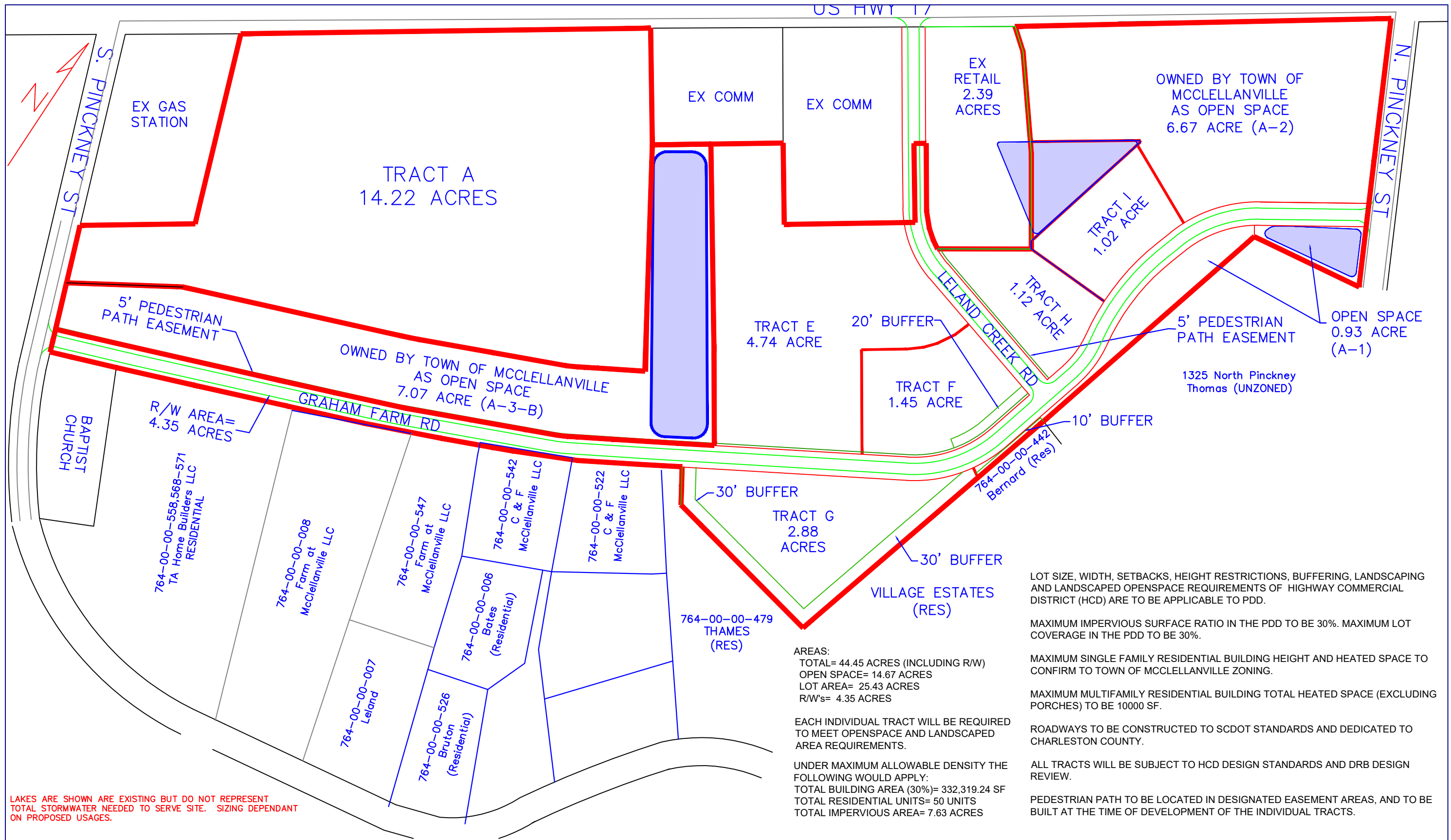
12. The PD will contain highway commercial, right-of-ways, and open space. These uses are summarized as follows:

- Highway Commercial lot area- 25.43 acres
- Residential- 50 units allowed (2 units/acres x 25.43 acres)
- PD Open Space- 14.67 acres (Additional open space will be required on each individual lot)
- R/W- There are 4.35 acres of right-of-ways.

13. Allowable Uses:

All Tracts are to be the same as the Highway Commercial District (HCD) with the exception that 5.5 acres of interior lot area (not allowed on lots fronting on North Pinckney, South Pinckney, or Highway 17) will be allowed to serve as ministorage or boat storage warehouses provided the site is screened using landscaped buffers. Currently this is assigned to Tract C (now a portion of Tract E). Area may be shifted or reconfigured in this general area, provided there is no frontage on US Hwy 17, North Pinckney or South Pinckney.

14. Pedestrian path easements are provided on the lots fronting proposed roadways (one side only) as indicated on Master Plan. Pedestrian paths are to be 3' in width, asphalt surface on a stone base and are to be constructed during the development of each individual Tract.
15. Tract "A" shall be allowed access to US Hwy 17 through no more than 2 access points and from S. Pinckney Street by no more than 1 access point. All other tracts shall be accessed from internal road system (Graham Farm Rd or Leland Creek Rd).





PREPARED BY:

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REVISIONS
02/22/21 REMOVE B FROM PDD
05/24/21 ADDRESS PC REVIEW COMMENTS
06/17/23 REMOVE M FROM PDD, CORRECT DG BOUNDARY
06/19/23 ADDRESS REVIEW COMMENTS
07/18/23 CORRECT ACREAGES
12/29/25 UPDATE PARCELS; DEFAULT TO HC REGS
01/17/26 REMOVE TRACT B PER OWNERS REQ
05/03/26 CORRECT ACREAGES

CAROLINA SEAFOOD
HWY COMMERCIAL PDD
MCCLELLANVILLE, SC

SITE PLAN
DATE: 07/23/04
SCALE: 1" = 200' SHEET 1 OF 1