

CAROLINA SEAFOOD
HIGHWAY COMMERCIAL, PDD
McCLELLANVILLE, SC

STATEMENT OF INTENT

Revised 07/31/26

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:

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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 07/31/26, 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 business 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 accesses to US Hwy 17 are proposed to 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 access from internal road system (Graham Farm Rd or Leland Creek Rd).