

AN ORDINANCE

TO AMEND THE ZONING MAP OF THE TOWN OF McCLELLANVILLE TO DESIGNATE PROPERTY BEARING TMS NO. 744-00-00-023, ALSO KNOWN AS TRACT II ON A PLAT ENTITLED "PLAT OF THE SUBDIVISION OF A 183.51 ACRE PORTION OF SKIPPER'S POINT", DATED MARCH 19, 2002 AS PD-MIXED USES DISTRICT.

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

Section 1: The zoning map of the Town of McClellanville is hereby amended by designating the following described property as PD-Mixed Uses District, to wit:

TMS No.: 744-00-00-023, said property is also known as Tract II on a plat entitled "Plat of the Subdivision of a 183.51 Acre Portion of Skipper's Point", dated March 19, 2002.

Section 2: The permitted uses are set forth in that certain document entitled "Mouzon's Bluff Table of Allowable Uses", attached hereto as Exhibit A and made a part hereof. The site layout and design are set forth on the Conceptual Site Plan, 03-03-04, attached hereto as Exhibit B and incorporated herein by reference. The PD shall also be subject to the provisions set forth in the PD Application, on file with the Town and incorporated herein by reference, modified as follows:

- a.) Lighting on docks must be downshielded;
- b.) Vegetation buffers as specified in Mouzon's Bluff Statement of Intent, Item 7, shall be 50 feet and be comprised of native vegetation;
- c.) A tree study shall be done on all parks and open spaces and careful consideration shall be given to significant and protected trees and measures taken to minimize the impact of clearing on such trees.

Section 3. This ordinance shall become effective upon ratification.

Ratified in Town Council this 1st day of
November, 2004.



Mayor Pro-tempore

Attest: Mary S. Duke
Clerk of Council

First Reading: 9-13-04

Second Reading: 11-1-04

Ordinance # 2004-16

MOUZON'S BLUFF
McCLELLANVILLE, SC
STATEMENT OF INTENT

03/03/04

The project is being developed by the Baldwin Family, (Baldwin Investments, LLC). Engineering Design Land Planning and Construction Management provided by Malcolm Baldwin, PE, LLC.

Contact Information:

Owners: Susan Bates, Alert Road, McClellanville, SC 29458; (843) 887-3889
Engineer: Malcolm Baldwin, PE, 580 Romain Rd, McClellanville, SC 29458;
(843) 697-4340 or (843) 887-3723; e-mail: malcolm@fivefathom.com.

The following describes the intent of the development of the tract known as Mouzon's Bluff in the Skipper's Point area of McClellanville:

1. **Legal Description-** The tract is TMS# 744-00-00-223, and is identified as Tract II on the plat, "Plat of the Subdivision of a 183.51 Acre Portion of Skipper's Point", dated March 19, 2002.
2. **Acreage-** The tract totals 62.32 acres.
3. There are a total of 50 residential units, 8 of which are cottages (Neighborhood Center). The NC units are located centrally in the tract along with 1.2 acres of Neighborhood Commercial.
4. **Impervious Surface-** The total maximum allowable impervious surface for the development will be 12.6 ac, but will actually be less. Residential use allows 20% impervious ratio, but with large lots, it is more likely to be around 10%.
5. Parking for residential units will be on the individual lots. Parking for the NC will be provided on-site. There will be minimal parking throughout the site to encourage walking, biking, and carts.
6. There are no public improvements associated with the project. Access will be on existing roadways, and utilities will be on-site.
7. The existing site wooded and is relatively flat. There are existing dirt roads that border the tract that will be utilized in the proposed development. The only new roads proposed are in cleared areas. There is minimal clearing proposed. Additional site information is offered as follows:
 - Soils on-site are sandy soils from the Santee and Rutlege Soil Series.
 - Topography on-site runs from elevation 5.0 ft above sea level near the water to 9.0 ft in the park site.
 - Water service will be provided by on-site wells.

- Sewer service will be by individual septic tanks, with a common drain field in the community space. This system is currently being permitted with SCDHEC in Columbia.
 - Drainage from the site will be served by improvements to the existing system of drainage ditches, as well as some new ditches and a detention pond. Water quality will be addressed through the use of buffers and vegetated filters. Flooding is not an issue in the area, since the site is located on headwaters of Jeremy Creek.
 - The 9.98 acre park is the only area on-site with proposed clearing. A tree study of this area will be done so that impact to significant trees will be minimized. Landmark trees will be preserved in the open spaces. Clearing of the individual lots will be required to meet the town's tree ordinance for locating, preserving, and replacing trees.
8. The Town's Open Space requirements are for 7.0 acres, and 11.41 acres are provided. Of this a 9.98 acre park is proposed on site, there is proposed a small park on the Intracoastal Waterway for a community dock, as well as other smaller parks placed to serve as buffers from the adjoining tracts.
9. The site is to be developed in 4 phases as follows:
- Phase 1- Includes Units: 11- 15, 25- 28, & 42
 - Phase 2- Includes Units: 21- 24, 29, 40, 41 & 4 Canal Cottage units
 - Phase 3- Includes Units: 16- 20, 4 Cottage units, & Commercial Lot
 - Phase 4- Includes Units: 1- 10, & 30- 39
- It is estimated that each phase will be developed in 6 to 9 months.
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- The potential of 50 new residential units will add an estimated 200 trips per day to Kitt Hall Road. This is the only access in and out of the site so there is no alternate route for traffic. The existing road is ample width and design to handle this additional traffic. We would encourage the Town to continue in the pursuit of sidewalks along Kitt Hall Road. There may also be traffic calming alternatives the Town can pursue if speeding along the straightaway becomes a problem.
 - There is a potential increase of 50 residential units that would require garbage collection. This would increase the Town's cost of garbage collection, but the increase revenues from additional property taxes would offset this.
 - Charleston County currently provides fire Protection. The proposed plan has been submitted for review. 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 roadways, drainage system, as well as contracting with an operator for the sewer system. A copy of the POA documents will be provided under separate cover.

12. The PD will contain residential, neighborhood commercial, and community space.

These uses are summarized as follows:

- Residential- 42 lots totaling 44.95 acres, & 8 cottages (NC) on 2.2 acres.
- Neighborhood Commercial- 1.2 acres with allowable uses limited to the "Allowable Use" list approved by the Planning Commission.
- Open Space- There are 11.41 acres of Open Space including a 9.98 acre park, a 0.28 acre waterfront park, a 0.38 acre Canal park, and 0.3 acre and 0.5 acre buffer areas.
- R/W- There are 5.96 acres of right-of-ways.

Exhibit A

MOUZON'S BLUFF
TABLE OF ALLOWABLE USES

<u>OPEN SPACE</u>	<u>NEIGHBORHOOD COMMERCIAL</u>	<u>NEIGHBORHOOD CENTER</u>	<u>SINGLE-FAMILY RESIDENTIAL</u>
VOLLEYBALL	ARTIST STUDIO	RESIDENTIAL 4 UNITS/ ACRE	1 RESIDENCE PER LOT
TENNIS	ARTIST GALLERY	HOME OFFICES PERMITTED	1 ACCESSORY BUILDING (MAX 750 SF)
BASKETBALL	BAKERY		HOME OFFICES PERMITTED
CLUBHOUSE	BED AND BREAKFAST (4 ROOM)		
GAZEBO	OFFICE SPACE		
PICNIC FACILITIES	REAL ESTATE SALES		
BALL FIELDS	COFFEE SHOP		
SWIMMING POOL	RESIDENTIAL		
HORSESHOE PIT	MIXED USE		
	CLUBHOUSE		
	ALL RECREATIONAL FACILITIES		
	ALLOWED IN OPEN SPACE		