

McClellanville Architectural / Design Review Board Minutes
December 7, 2021 — 7:00 PM

The McClellanville Architectural Review Board/Design Review Board met on the above noted time and date. The time and date of the meeting had been advertised in compliance with state law. Members of the public present at meeting: John Adam Freeze, Palmer McClellan, Bob Dunn, Glen Racine, Stoney Miller, Billy Connell, Betty Hills, Bob Gannon. Board members present, Tammy Huggins, George Scott, Eric Craig. Absent from meeting, board member Leslie Scott. Town Staff members present Natalie Lewis, Eddie Bernard and virtual attendance Kathryn Basha.

Meeting was called to order by Tammy Huggins and roll call was taken.

The Board reviewed minutes from October 19, 2021 meeting. Eric Craig made motion to approve minutes and George Scott seconded. Minutes were unanimously approved by board present.

Tammy Huggins made a motion to introduce for discussion Village Storage located on Leland Creek Road submitted by John Adam Freeze in the Commercial District. This application is for consideration of entrance gate, landscaping, fencing, exterior lighting, and sign details. Tammy Huggins made a motion to approve this application with amended conditions as follows: screening / buffer plantings of 5-gallon pampas grass and 3-gallon sweet grass with only 25% of area as pampas grass. Gate installed to match new fencing proposed, fixture lighting to be goose neck in bronze color for sign. Eric Craig seconded motion it was unanimously approved by board.

Tammy Huggins made a motion to introduce for discussion 627 Morrison Street submitted by Harriett Miller. It is non-contributing and in the historic district. This application is for consideration to constructing detached boat shed back of property. Tammy Huggins made a motion to table this application until more information on the location of grand trees on property and shed placement can be resolved. Board unanimously approved application be tabled.

Tammy Huggins made a motion to introduce application for Preliminary Review of 546 Pinckney Street. This is listed as a contributing property to the historic district. This application submitted by Billy Connell of SMHam Inc. is for consideration of addition to rear of house of approximately 540 SF of new heated space. To renovate the existing shed and add new covered walkway and carport of approximately 1225 SF. After discussion and guidance from the Board, applicant will return to board with drawings of; board and batten siding on shed, windows with 2 over 2 on home are appropriate, site plan, fence replacement, addition of screening HVAC and roof replacement, revised carport/walkway design / remove covered walkway. Include fence details (42" max. height on street front, can be taller on sides/back), include replacement roof material, patio material. Site plan should show driveway, material, and show any trees that need to be removed to install drive.

No other items were discussed.

Meeting was adjourned at 8:45 PM

A handwritten signature in black ink that reads "Natalie L." with a stylized flourish at the end.

Respectfully submitted,
Natalie Lewis/ Secretary