

McClellanville Architectural / Design Review Board Minutes
February 27, 2024 — 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 was advertised in compliance with state law. Board members present were Tammy Huggins, George Scott, and Eric Craig. Absent from the meeting were board members Betty Hills and Leslie Scott. Town staff members present were Christine Freeze and Eddie Bernard. Zoning Administrator, Kathryn Basha, appeared remotely via Zoom. Members of the public present included John Tweedy, Johanne and Timothy Bryan, Troy Hagemann, and Chad Marcinak.

The meeting was called to order by Tammy Huggins at 7:00 PM.

The Board reviewed minutes from the December 5, 2023 meeting, and the January 16, 2024 meeting, which was cancelled. Eric Craig made a motion to approve minutes as written and George Scott seconded the motion. The minutes were unanimously approved by the board present.

Tammy Huggins made a motion to introduce an application for 9917 Highway 17 in the Highway Commercial District. Eddie Bernard reviewed staff notes for consideration of demolition of all existing structures on the property, including a house built in 1930, although it is not identified as a contributing property by the Charleston County Historic Resources Survey. After discussion, the board determined that additional documentation on the condition of the house, which would demonstrate the reasonableness of demolition instead of restoration of the structure, is needed for the board to make a decision on the application. The application was put on hold by the board until the applicant can provide such documentation.

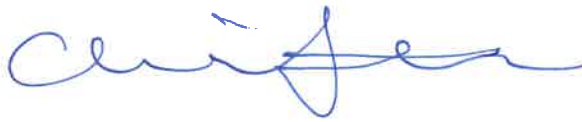
Tammy Huggins made a motion to introduce an application for 10060 Highway 17 in the Highway Commercial District. Kathryn Basha reviewed staff notes for consideration of the extension of a concrete pad and installation of an overhang on the back of the building, installation of a chain link privacy fence on side of the building, access gates in front of the building, and a split rail fence on the north side of the building. After discussion, it was determined that the chain link fence would also be beneficial behind the property in order to screen the back of the property from a soon-to-be-built residential community behind the property. After discussion of accent plantings, fence and gate placement, and materials to be used, George Scott made a motion to approve the application and Eric Craig seconded the motion. It was unanimously approved by the board present.

Tammy Huggins made a motion to introduce an application for 718 Morrison St in the Historic District. Eddie Bernard reviewed staff notes for consideration of replacement of windows, siding, and gutters, replacement of well cover with shingles, application of tabby concrete to foundation, removal of carport, and installation of a picket fence and gate, and gas lantern at front door. Replacement of the garage door with a new metal door was also requested from the board. After discussion of materials and specifics regarding window styles, placement and height (42" or less on sides facing roads) of the fence, Eric Craig made a motion to approve and George Scott seconded the motion. It was unanimously approved by the board present.

Tammy Huggins made a motion to introduce an application for 325 Mercantile Rd in the Historic District. Eddie Bernard reviewed staff notes for consideration to install an in-ground pool and wooden fence behind the home. The applicant was not present at the meeting. Mr. Bernard indicated that he requested additional information from the applicant on materials and site plan for the pool and fence but had not received a response. After review of the information provided, the application was put on hold by the board until the applicant can provide the additional information requested by Mr. Bernard.

The next meeting will be on March 19, 2024 at 7:00 PM.

Meeting was adjourned at 9:09 PM

A handwritten signature in blue ink, appearing to read "Christine Freeze". The signature is fluid and cursive, with a large initial "C" and a long horizontal stroke at the end.

Respectfully submitted,
Christine Freeze / Secretary