

**McClellanville Architectural / Design Review Board Minutes**  
**March 19, 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, Betty Hills, Leslie Scott, and Eric Craig. Town staff members present were Christine Freeze and Eddie Bernard. Members of the public present were Hugh Scott, Larry Mellichamp, and Travis Bull.

The meeting was called to order by Tammy Huggins at 7:02 PM.

The Board reviewed minutes from the February 27, 2024 meeting. Tammy Huggins made a motion to approve minutes as written and Eric Craig seconded the motion. The minutes were unanimously approved by the board.

Next, the board reviewed an application to replace wood windows at 533 Pinckney Street, which is a highly contributing historic home in the Historic District. Review was for informational purposes and allowed the board to ask questions regarding the replacement windows and any other work being done at the site. Hugh Scott, contractor for the site, confirmed that the replacement windows were wood (like for like), and most of the windows had been previously replaced in the 1990s. When asked about skylights in the home, Mr. Scott indicated that skylights had likely been installed in the 1990s, and no new skylights were being installed. He also provided written confirmation from a previous owner of the home stating that the skylights were installed around 1990. Tammy Huggins noted that the skylights were missed on a 2007 exterior survey of the house, likely because they are hard to see from the outside due to tree cover. This application to replace windows will be administratively approved by the Zoning Administrator.

Tammy Huggins made a motion to introduce an application for 178 Golden Pearle Lane in the Historic District. Eddie Bernard reviewed staff notes for consideration of the new construction of a one car garage, extension of a wooden deck in the backyard, and installation of a picket fence. The owner, Larry Mellichamp, indicated to the board that the fence will be less than 42", but placement will change to the front and side of the property. Mr. Mellichamp stated that he plans to install barn doors on the front of the new garage and a side man door, both of which will be solid wood. Mr. Mellichamp also requested that the board consider installation of a pergola over the extended wood deck in the backyard. Eddie Bernard noted that updated drawings showing revisions to the fence and shed will need to be provided, along with impervious surface calculations for the property. Tammy Huggins made a motion to approve, and Eric Craig seconded the motion. The application was unanimously approved by the board.

Tammy Huggins made a motion to introduce an application for 320 Mercantile Rd in the Historic District. Eddie Bernard reviewed staff notes for consideration of a new construction guest house. Mr. Bernard indicated that the proposed structure is over the 800 square foot maximum for a guest house, should the owner plan to build a main house in the future. The owner, Travis Bull, stated he would look at repurposing the loft area into attic space in the future to meet the 800 square foot requirement before seeking approval for a main house. Additional information on materials had been requested from the owner by Mr. Bernard,

which was not provided in time for the board to review prior to the meeting. Mr. Bernard noted that updated drawings with materials labeled will need to be provided. Finished floor, flood zone line, and design flood lines will also need to be provided for zoning approval. Tammy Huggins made a motion to approve, and Eric Craig seconded the motion. The application was unanimously approved by the board.

The next meeting will be on April 16, 2024 at 7:00 PM.

Meeting was adjourned at 7:53 PM

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Christine Freeze", written in a cursive style.

Christine Freeze  
Secretary