

**McClellanville Architectural / Design Review Board Minutes**  
**May 21, 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 Betty Hills, George Scott, and Eric Craig. Absent from the meeting were board members Tammy Huggins and Leslie Scott. Town staff members present were Christine Freeze and Eddie Bernard. Members of the public present included Will Rogers, Troy Hagemann, and Chad Marcinak.

The meeting was called to order by Eric Craig at 7:00 PM.

The Board reviewed minutes from the March 19, 2024 meeting. Betty Hills made a motion to approve minutes as written and George Scott seconded the motion. The minutes were unanimously approved by the board present.

Eric Craig made a motion to introduce an application for 9917 Highway 17 in the Highway Commercial District for consideration of demolition of all existing structures on the property. The property had been previously discussed at the February 27, 2024 ARB/DRB meeting, and was deferred pending submission of additional documentation on the condition of the property. Troy Hagemann, son of the owner of the property, provided additional photos and a letter from a local contractor stating that the main house, built in 1930, has a foundation that has severely settled and created stress throughout areas of the house that would require extensive repairs. This settling is due to waterflow off Highway 17, as the house sits close to the road, which runs under the house and erodes the foundation. Eddie Bernard reviewed his new staff report, noting that the zoning ordinance 12.4.8(d)(4) states the board, "when acting upon a request for demolition shall consider among other things the historic, architectural, and aesthetic features of such structure, the nature and character of the surrounding area, and the effects, if any, that such a demolition or removal would have on the historical significance of the structure." Mr. Bernard also noted that the house is not identified as a contributing property by the Charleston County Historic Resources Survey, and it is not located in the Town's historic district. Mr. Hagemann stated that he does not have definite future plans for the property but would like to build an income generating property on the parcel since it is located in the Highway Commercial District. He plans to salvage the metal building and move it to another piece of property in the area. After discussion of future changes to the site and driveway location, the board noted that any further changes would need to come back to the board for review and approval. George Scott made a motion to approve the demolition, and Betty Hills seconded the motion. The request was unanimously approved by the board present.

Eric Craig made a motion to introduce an application for 117 Baker St in the Historic District. Eddie Bernard reviewed staff notes for consideration of demolition of all existing structures on the property. Mr. Bernard again noted the zoning ordinance 12.4.8(d)(4) states the board, "when acting upon a request for demolition shall consider among other things the historic, architectural, and aesthetic features of such structure, the nature and character of the surrounding area, and the effects, if any, that such a demolition or removal would have on the historical significance of the structure." Mr. Bernard also noted that the house is not identified as a contributing property by the Charleston County Historic Resources Survey but

is located in the Town's historic district. The owner, Will Rogers, stated that the house appears to have been added onto on a few occasions since the original structure was built in 1950. A contractor has indicated to Mr. Rogers that the foundation is unstable and there is lots of rot throughout the home. Mr. Rogers stated that since he purchased the property, he has asked members of the community, including Bud Hill at the Village Museum, if there is any historical significance to the home. He has been told by Mr. Hill and others that the property does not hold historical significance which would cause concern about demolition. Mr. Rogers indicated that he would like to "start from scratch" on a new residence on the property in the future. The board again noted that any further changes would need to come back to the board for review and approval. Eric Craig made a motion to approve, and George Scott seconded the motion. It was unanimously approved by the board present.

The next meeting will be on June 18, 2024 at 7:00 PM.

Meeting was adjourned at 7:45 PM

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

Respectfully submitted,  
Christine Freeze / Secretary