

**McClellanville Architectural / Design Review Board Minutes**  
**June 18, 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 Leslie Scott. Absent from the meeting were board members Betty Hills and Eric Craig. Town staff members present were Christine Freeze and Eddie Bernard. Members of the public present included Jake McClellan, Teresa Mercer, and John Sisson.

The meeting was called to order by Tammy Huggins at 7:04 PM.

The Board reviewed minutes from the May 21, 2024 meeting. George Scott made a motion to approve minutes as written and Leslie Scott seconded the motion. The minutes were unanimously approved by the board present.

Tammy Huggins made a motion to introduce an application for 206 Cassena Street in the Residential Historic District for consideration of installation of vinyl siding over existing wood siding. Eddie Bernard noted that the home is not a contributing property in the historic district, but the guidelines state that non-historic structures should include "elements of design comparable to those found to be prevalent among structures which contribute to the character and integrity of the district." Mr. Bernard further noted that the homes around this property have siding to include brick, Hardiplank, and wood, but there are no other houses with vinyl siding. He also noted that while the existing wood siding is 6 inches wide, the proposed vinyl siding is only 4.25 inches wide. The property owners stated they had already purchased the vinyl siding, and the siding kit contains tracks that attach to each side of the house, allowing for siding slats to slide in and "float" above the existing wood siding. Tammy Huggins asked the property owner to confirm that the wood siding would remain under the vinyl so it could potentially be reused in the future, to which the homeowner agreed. Ms. Huggins then made a motion to approve the installation of vinyl over the existing wood siding, and George Scott seconded the motion. The request was unanimously approved by the board present.

Tammy Huggins made a motion to introduce an application for 514 Pinckney Street in the Residential Historic District for consideration of replacement of all existing siding with Hardiplank siding. Eddie Bernard reviewed his staff report and requested the property owner indicate the dimensions of the proposed siding, and whether trim boards will be replaced as well. The property owner stated he is trying to decide whether he will install thinner profile Hardiplank with approximately a 7 inch lap or shake shingles. He requested input from the board on which would be preferable. Ultimately, the board stated either option would be acceptable, and the homeowner will decide upon taking down the current siding which will work better. The property owner also stated he will only be replacing wooden trim as is necessary due to rot, etc. Ms. Huggins made a motion to approve the replacement of siding with Hardiplank lap or shake depending on constructability determination by the property owner, and Leslie Scott seconded the motion. The request was unanimously approved by the board present.

Tammy Huggins made a motion to introduce an application for 829 Pinckney Street in the Village Commercial Historic District for consideration of placement of a new sign for McClellanville Physical Therapy in front of the property. In his staff report, Eddie Bernard noted that the sign dimensions provided by the applicant (12" x 24") would have the proposed sign hanging below the sign next to it, and it was unclear where the bottom of the sign would be relative to the ground. As the applicant was not present at the meeting, the board discussed the application and images provided and determined that the proposed sign would be acceptable as long as the sign will be no lower to the ground than the existing sign (WP Baldwin) next to it. George Scott made a motion to approve with conditions, and Tammy Huggins seconded the motion. The application was unanimously approved by the board present.

The board briefly discussed a request from the property owner of 826 Pinckney Street to revise a previously approved zoning permit to allow for a closed in porch with windows instead of the approved screened porch. Town staff stated that the property owner had been asked to amend their zoning application and resubmit to the Town so the Zoning Administrator may review and provide comments prior to presentation to the ARB.

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

Meeting was adjourned at 8:07 PM



Respectfully submitted,  
Christine Freeze / Secretary