

McClellanville Architectural / Design Review Board Minutes
August 20, 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, Eric Craig, George Scott, and Leslie Scott. Absent from the meeting was board member Betty Hills. Town staff members present were Christine Freeze and Eddie Bernard. Members of the public present included Jake McClellan and Brian Haddon.

The meeting was called to order by Tammy Huggins at 7:01 PM.

The Board reviewed minutes from the June 18, 2024 meeting. Tammy Huggins 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 TMS 764-00-00-567 on Graham Farm Road in the Highway Commercial District (Planned Commercial Development) for placement of a storage shed on the vacant lot, which will be moved from a location in Awendaw. Board member Leslie Scott recused herself from voting as she filed the application on behalf of her father, Dr. Joe Thomas. Eddie Bernard noted that due to the size of the shed exceeding 120 SF (it is approximately 384 SF) it will likely be required by the County to have a full foundation or tie downs. Mr. Bernard also noted that additional pictures of the other 2 sides of the shed will need to be provided for clarity on design and materials. Dimensions from the building to property lines will need to be provided. Section 5.4.10 requires landscaping between structures and adjacent properties by way of a 10' wide buffer planted to the densities of 4 canopy trees, 2 understory trees and 15 shrubs per 50 linear feet. Accordingly, the side property line from the rear property line to the front of the shed will need to be planted to address this. Tammy Huggins asked where the driveway to the shed would be located off Graham Farm Rd. Leslie Scott indicated she did not have these answers at the present time and would prefer to gather more information and present it to the Board at a future date. The Board agreed to postpone a vote on the application until additional information can be provided.

Tammy Huggins made a motion to introduce an application for 642 Thomas Pinckney Court in the Residential Historic District for consideration of installation of an in-ground pool, bluestone walkways, new firepit, grill pad, new curb for driveway, replace existing concrete parking area, relocate existing palm tree, and install new landscaping. Eddie Bernard stated that due to the property being inside the LiMWA line, the pool equipment may need to be elevated, and if so an appropriate height platform and screening will need to be provided. A small portion of the pool decking encroaches into the septic field and should be reduced in size to ensure that no encroachment occurs, and lot coverage calculations will need to be provided for the existing conditions as well as the proposed. Mr. Bernard also noted that with no fence enclosure around the pool being proposed, it is not clear how the required code for pool protection is met. The contractor for the project, Jake McClellan stated that there will be an automatic pool cover installed. Mr. Bernard noted that there are many examples of existing buffer plant material being removed and new plantings being proposed in the plans provided. The buffer was to remain natural so the existing shrubs

will need to remain. Anything proposed to be planted in the buffer will need confirmation that nothing exists and if not then plantings shall be native and common to the marsh front environment. The buffer line shall be staked in the field during construction and an as-built provided at the completion of the project to ensure no elements have encroached into the buffer. Mr. McClellan stated he would speak with the owners to get the additional information required for the zoning permit to Mr. Bernard. Leslie Scott made a motion to approve the design plan elements as submitted, 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 533 Pinckney Street in the Residential Historic District for consideration of the placement of new brick columns with lighting on top on either side of the driveway. Eddie Bernard noted that he was not providing a staff report, as the application was submitted a few days before the meeting, and the project had already been completed before the submission was made. Mr. Bernard provided the Board with additional photos taken at the site, which show the size of the columns, additional brick edging and new material that was packed using a road roller in the driveway. Eric Craig asked Brian Haddon, present on behalf of the owners, why this application was being received after the work had already been completed. Mr. Haddon stated that neither he nor the owner knew it was required for the work that was being done. Mr. Bernard noted that any "structure" that is erected in the Historic District is required to come before the ARB for a certificate of appropriateness. Ms. Huggins further noted that the Board had reviewed and voted on other structures like columns in the past. Ms. Huggins stated that the new columns did look a lot like the brick columns at the entrance to the Pinckney Docks subdivision in the Historic District. Mr. Bernard stated that he would need to see additional plans for the driveway in order to issue a zoning permit, as he has concerns about water runoff from the driveway, as well as impervious surfaces. Mr. Haddon stated he would provide the project plans for Mr. Bernard's review. George Scott made a motion to approve the design of the columns, and Eric Craig seconded the motion. The application was unanimously approved by the board present.

The next meeting will be on September 17, 2024 at 7:00 PM.

Meeting was adjourned at 8:08 PM

A handwritten signature in blue ink, appearing to read 'Christine Freeze', with a stylized, flowing script.

Respectfully submitted,
Christine Freeze / Secretary