

McClellanville Architectural / Design Review Board Minutes
October 15, 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, Ruthie Lacey, and Leslie Scott. Absent from the meeting were board members George Scott and Eric Craig. Town staff members present were Christine Freeze and Eddie Bernard. Members of the public present included Marci Roan-Polk and Daniel Bates.

The meeting was called to order by Betty Hills at 7:05 PM.

The first order of business was to elect a new Chair and Vice Chair for the ARB/DRB. The board members present decided to defer the vote to elect Chair and Vice Chair to the next meeting, as only three members of the board were in attendance.

The Board reviewed minutes from the August 20, 2024 meeting, but elected to defer approval to the next meeting as the only board member present that was also at the August meeting was Leslie Scott.

Betty Hills made a motion to introduce an application for 312 Lofton Court in the Residential Historic District for consideration enclosing a back porch, new siding for the whole house, all new windows, and new roof over the addition. The owner, Marci Roan-Polk, was present and clarified several questions noted in Mr. Bernard's staff report. Ms. Roan-Polk indicated that the roof over the new addition will be standing seam metal to match the current roof and will be painted a gray color. She stated that the windows will be vinyl clad, and all will be 1-over-1 panes except for a sliding window on the back of the house. Ms. Roan-Polk also noted that she would confirm the elevation of the addition, and the structural support for the stairway landing and roof at the back of the house, which Mr. Bernard questioned based on the drawings provided. Leslie Scott made a motion to approve the application as submitted, and Betty Hills seconded the motion. The request was unanimously approved by the board present.

Betty Hills made a motion to introduce an application for 310 Drayton Street in the Residential Historic District for consideration of the new construction of a single-family residence and fence. The owner, Daniel Bates, indicated that the plans had been approved 6 years prior, but needed re-approval by the ARB. Mr. Bates addressed several questions raised by Mr. Bernard in his staff report, including that the front door would be painted wood with 6 panels, and the proposed fence would be wood picket to match the neighboring fence. In concurrence with a comment from the Board, Mr. Bates agreed that the support pilings will be 6" x 6" instead of the 4" x 4" noted on the design drawings. He also concurred with moving the HVAC stand to the back of the house so it will not be visible from the street. Leslie Scott made a motion to approve the application as submitted, and Betty Hills seconded the motion. The application was unanimously approved by the board present.

The next meeting will be on December 3, 2024 at 7:00 PM.

Meeting was adjourned at 8:08 PM

A handwritten signature in blue ink, appearing to read "Christine Freeze". The signature is fluid and cursive, with a long, sweeping tail that ends in a small loop.

Respectfully submitted,
Christine Freeze / Secretary