

McClellanville Architectural / Design Review Board Minutes
December 3, 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 Eric Craig, George Scott, Ruthie Lacey, 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 Bonnie Morrison, Ralph Thomas, Don and Becky Phillips, and Bob McCarley.

The meeting was called to order by Eric Craig at 7:03 PM.

The first order of business was to elect a new Chair and Vice Chair for the ARB/DRB. Mr. Eric asked the board for nominations for Chair. George Scott nominated Eric Craig and Leslie Scott seconded the nomination. The board present voted unanimously to elect Eric Craig as ARB/DRB Chair. Mr. Craig then asked for nominations for Vice Chair. Leslie Scott nominated Betty Hills, and George Scott seconded the nomination. The board present voted unanimously to elect Betty Hills as Vice Chair of the ARB/DRB.

The Board reviewed minutes from the August 20, 2024 meeting and approved the minutes as written. The board elected to defer approval of the October 15th to the next meeting as there were not three members present that were also at the October meeting to vote to approve. Eric Craig requested that the Board review meeting minutes prior to each ARB meeting in order to save time during the meetings.

Eric Craig made a motion to introduce an application for 10040 Highway 17 in the Highway Commercial District for consideration of installing vinyl siding on a residential structure on the property. In his staff report, Eddie Bernard noted that the existing siding on the home is cedar board and batten. Mr. Craig asked whether there were other structures in the Highway Commercial District that had vinyl siding. The Dollar General was identified as another building with vinyl siding in the District. Bonnie Morrison stated that she provided a picture of the type of vinyl siding that would be used, and it would be placed in a horizontal direction. Mr. Craig made a motion to approve the application as submitted, and Leslie Scott seconded the motion. The request was unanimously approved by the board present.

Eric Craig made a motion to introduce an application for 533 Pinckney Street in the Residential Historic District for consideration of installation of wood shutters on the exterior of the residence. The owner, Becky Phillips, indicated that they found three original shutters for the house, but they were not in great shape, and they need several more, so they are planning to purchase wooden shutters that look just like the originals. After reviewing pictures of the proposed shutters, George Scott made a motion to approve the application as submitted, and Ruthie Lacey seconded the motion. The application was unanimously approved by the board present.

Eric Craig made a motion to introduce an application for 635 Pinckney Street in the Residential Historic District for consideration of addition of a shingle shed roof over an exterior door on the rear elevation. In his staff report, Eddie Bernard noted a concern that the placement of the shed roof would block part of an

adjacent window. Bob McCarley indicated that the roof would only slightly interfere with the window. There would be an increase in the length of the roof, but lighting already in place would stay. Eric Craig made a motion to approve the application as submitted, and George Scott seconded the motion. The application was unanimously approved by the board present.

The next meeting will be on January 21, 2025 at 7:00 PM.

Meeting was adjourned at 7:32 PM

A handwritten signature in black ink, appearing to read 'Christine Freeze', with a long horizontal flourish extending to the right.

Respectfully submitted,
Christine Freeze / Secretary