

**McClellanville Architectural / Design Review Board Minutes**  
**January 29, 2025 — 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, George Scott, and Eric Craig. Absent from the meeting was board member Leslie Scott. Town staff members present were Christine Freeze and Eddie Bernard. Members of the public present included Jackie and Charles Henderson, Jeri Nickerson and Robert Medders.

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

The Board reviewed minutes from the December 3rd meeting. Eric Craig made a motion to approve minutes as written and George Scott seconded the motion. The minutes were unanimously approved by the board present. The Board elected to defer approval of October 15, 2024 minutes to the next meeting as the only board members present that was also at the October meeting were Betty Hills and Leslie Scott.

Eric Craig made a motion to introduce an application for 322 McClellan Ave in the Residential Historic District for new construction of a residence on the property. Eddie Bernard reviewed his staff report with the Board, noting that the windows chosen by the owners were full vinyl with 4x4 panes, instead of vinyl clad windows, which are preferred in the Historic District Design Guidebook. He noted that full vinyl and vinyl clad windows will visually appear the same from street view. The owners indicated that the current design shows non-operation shutters, but their preference is to install wooden, operational shutters with functional hardware in the future. After discussion, the Board requested that the owners have the shutters taken off the current design plans and plan to return to the Board in the future when the operational shutters are ready for installation. With that condition, Eric Craig made a motion to approve the application, and Betty Hills seconded the motion. The request was unanimously approved by the board present.

Jeri Nickerson, owner of 838 Pinckney St in the Residential Historic District, requested to present the Board with a conceptual design of a proposed addition to her residence in order to solicit feedback from the Board prior to initiating formal design plans. Ms. Nickerson provided preliminary plans showing an addition of approximately 720 sqft on the left side of the house (as viewed from the street), which would consist of a new master bedroom and master bathroom. She stated that they would relocate the pump house that is currently to the left of the house. They would use the same siding that is currently on the house, and repurpose windows on the front of the house where possible. After reviewing the preliminary drawings, the Board indicated that has no concerns with the design concept, as long as the materials used are the same as those currently on the structure. A formal ARB and zoning application will need to be submitted in order for the Board to formally consider approval in the future.

The next meeting will be on February 18, 2025 at 7:00 PM.

Meeting was adjourned at 7:51pm.

Respectfully submitted,

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

Christine Freeze / Secretary