

**McClellanville Architectural / Design Review Board Minutes**  
**March 18, 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. All Board members present - Leslie Scott, Betty Hills, Ruthie Lacey, George Scott, and Eric Craig. Town staff members present were Christine Freeze, and Eddie Bernard via Zoom. Town resident Andrew Nixon was also present.

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

The Board reviewed minutes from the October 15, 2024 meeting. Betty Hills made a motion to approve minutes as written and Ruthie Lacy seconded the motion. The minutes were unanimously approved by the Board. The Board then reviewed minutes from the January 29, 2025 meeting. George Scott made a motion to approve minutes as written and Ruthie Lacy seconded the motion. The minutes were unanimously approved by the Board.

As the applicants for 338 McClellan Ave were not present, Eric Craig made a motion to introduce the application for 941 Pinckney St in the Residential Historic District for installation of a picket fence in the front yard along Pinckney and Liberty Streets. Eddie Bernard reviewed his staff report with the Board, noting that the fence would be 42" on all sides, which is in compliance with design requirements for the Historic district, with 4" posts and 6" posts at the gates. The gates will match the rest of the fence. The owner and applicant, Andrew Nixon, noted that the pickets would be 2" apart, and the fence would be painted white approximately one month after installation. Leslie Scott made a motion to approve the application, and Ruthie Lacy seconded the motion. The application was unanimously approved by the Board.

Eric Craig made a motion to introduce the application for 338 McClellan Ave in the Residential Historic District for replacement of lattice on the home's foundation with 1" x 6" wood slats oriented horizontally, replacement of vinyl shutters with operational wooden shutters, installation of a new wooden front door and copper lanterns, and replacement of railings on the front porch. In his staff report, Eddie noted that the applicants withdrew their request to replace the porch railings. Eddie also noted that there were no details as to the design of the proposed new wood door. As the applicants did not attend the meeting, the Board discussed approval of the application on the condition that additional information on the proposed door be provided to Eddie for review and approval prior to a zoning permit being issued. Eric Craig made a motion to approve with this condition, and George Scott seconded the motion. The application was unanimously approved by the Board.

After discussion, the Board elected to move the next ARB meeting to April 29, 2025 at 7:00 PM due to schedule conflicts and spring break.

Meeting was adjourned at 7:32pm.

Respectfully submitted,

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

Christine Freeze / Secretary