

McClellanville Architectural / Design Review Board Minutes
August 19, 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 George Scott, Ruthie Lacey, and Leslie Scott. Absent from the meeting were board members Betty Hills and Eric Craig. Town staff members present were Jessie Thomas and Kathryn Basha. Members of the public present included Trip Bull, Sandra Bull, Peden Dunn, and Malcolm Baldwin.

The meeting was called to order by George Scott at 7:21 PM.

The board reviewed minutes from the April 29th meeting. Leslie Scott made a motion to approve as written, seconded by George Scott. The minutes were unanimously approved by the board present. The Board elected to defer approval of June 17th, 2025 minutes to the next meeting as the only board members present that were also at the June meeting were George Scott and Ruthie Lacey.

George Scott made a motion to introduce an application for 217 Scotia St in the Residential Historic District for the demolition of existing side porch and replacement with wooden steps down to ground surface. The area will be converted to ground level patio with the addition of a covered porch on rear of house. Kathryn Basha reviewed her staff report noting that the property is in both the local and National Register historic districts and therefore the Secretary of the Interior Standards for the Treatment of Historic Properties apply. The Secretary's standard #2 states that the "*removal of distinctive materials or alteration of features....that characterize a property will be avoided*". The National Register survey card for this property lists the small 6-pane window over the entryway, exposed rafter tails, original 6/6 windows, round porch columns and novelty siding throughout as significant architectural features. None of the features will be impacted by this current application. The Secretary's standard #6 further states that deteriorated historic features will be repaired rather than replaced. However, the historic survey card documents that neither the porch addition on the east façade (facing Pinckney St) proposed for removal, as well as the gabled portico (stoop) at the rear of the west elevation are original to the residence. Therefore removal/replacement of these features will not affect historic integrity of the structure. Staff recommend that the ARB consider the significance of the exterior renovations proposed relevant to the integrity of the historic structure and district and grant a Certificate of Appropriateness noting any clarification of design details or alternate designs acceptable should minor design changes be proposed during construction. Ruthie Lacey made a motion to approve the application, and Leslie Scott seconded the motion. The request was unanimously approved by the Board present.

George Scott made a motion to introduce an application for 320 Mercantile Rd in the Residential Historic District for exterior modifications made during construction of plans previously approved by the Board in March 2024. Kathryn Basha reviewed her staff report noting the most significant of the changes made are the impacts on the pattern of fenestration on the right side and rear elevations. The elevations more visible from the public right of way (Mercantile) are the front and left elevations. Other changes noted included the roof being constructed with asphalt shingles for the entire structure, rather than using the 5V crimp metal roofing originally proposed for the first story. Porches are constructed with horizontal planks

instead of the vertical pickets originally proposed. The supporting posts are 2"x4" instead of the originally approved 4"x4" posts. Masonry piers are enclosed within continuous horizontal skirting rather than being exposed and finished with stucco. Garage doors do not have a glass transom. An additional door to access underneath the house has been installed on the front façade. Coach lights have been provided flanking the front and garage doors. A 2/2 window toward the front of the structure was omitted. The HVAC unit is not screened. A propane tank has been installed without screening. Stairs to the rear deck were omitted. The underside of the rear deck was enclosed rather than left open as originally proposed. A continuous fascia board ties the upper and lower roofs together, rather than the upper roof continuing down with a trim board dividing the rear façade/elevation. Three ceiling to floor door/windows were installed in place of the originally proposed ground level single door with shed roof. It appears that the far right opening is a door, with the two left openings as matching windows. Kathryn Basha also noted the two changes to the rear ingress/egress are subject to approval by Charleston County Building Services for compliance with the IRC. Applicant Trip Bull acknowledged the additional approval by Charleston County Building Services and also noted efforts made to conserve trees on the property. Applicant specifically noted they only removed 4 trees total during construction and no trees were removed for the septic. Applicant's surveyor noted 80 trees total currently on property. George Scott made a motion to approve the presented revised changes, and was seconded by Leslie Scott. The request was unanimously approved by the Board present.

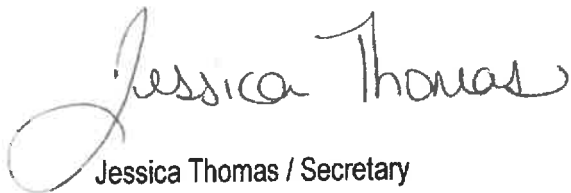
George Scott made a motion to introduce application for 10086 Highway 17N for approval of minor site improvement associated with the use of an existing building at the rear of the referenced property as an office space and warehouse, with an exterior "lay down yard"/ outdoor storage of materials. Applicant also requests to add approximately 250ft of additional fencing. The property is located within the Highway Commercial District. Kathryn Basha reviewed her staff report noting the applicant is aware that the currently adopted Highway Commercial District does not list contractor services as a permitted use. However, Staff has brought this application forward so that the proposed fencing and required screening can be discussed should it become possible for the site to be used as proposed. Kathryn Basha also noted that consideration should be given to whether the chain link fence will provide adequate screening of the proposed outdoor storage areas. Consideration should also be given to whether extending the chain link fence allows for the blending of development with the natural environment as envisioned for the Highway Commercial District when the Design Review Board and guidelines were established. Approval of any fencing to be conditioned upon the provision of additional plantings as needed to screen the outdoor storage areas from view of the public and a planting plan for such to be submitted for staff review prior to approval of the zoning permit. Provision of fencing/screening of the loading and storage area along the rear property line as required by Section 7.2.1 of the Zoning Ordinance should the existing trees not provide adequate screening. Kathryn also noted approval of this proposal to be conditioned upon the owner/applicant's understanding that this is design review approval and zoning approval and tree removal approvals are separate. The applicant, Peden Dunn, commented that the additional fencing would match the existing fence on the property and has an agreement in place with the current landowner. Proper approval of the fencing is required for the Town to give the applicant zoning approval which is required to access power. Applicant plans to attend upcoming joint hearing on August 25th, 2025 concerning changes to current ordinance and potential addition of use to the Highway Commercial District. Ruthie

Lacey made a motion to approve the additional fencing request. Motion was seconded by Leslie Scott and unanimously approved by the Board present.

The next meeting will be on September 16th, 2025 at 7:00 PM.

Meeting was adjourned at 7:52 PM

Respectfully submitted,

A handwritten signature in cursive script that reads "Jessica Thomas". The signature is written in dark ink and is positioned above the printed name and title.

Jessica Thomas / Secretary