

McClellanville Architectural / Design Review Board Minutes
November 18, 2025 — 7:00 PM

The McClellanville Architectural Review Board/Design Review Board met on the date and time noted above. Notice of the meeting was advertised in compliance with state law. Board members present included Eric Craig (Chair), Betty Hills, Leigh Scott, and Bob Dunn. Absent from the meeting was board member Ruthie Lacey. Present Town Staff members included Eddie Bernard and Jessie Thomas. Members of the public included Barbara Kimmel, Judith Solomon, Elizabeth Campsen, Faye Shepherd, Jeri Nickerson, Benny Marshall, Richard Campsen, John Warren Floyd, and Nealie Floyd. Joel Adrian joined via speakerphone.

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

Ms. Hills made a motion to approve the September 16th minutes as written. Motion was seconded by Ms. Scott and unanimously approved by the board present.

Mr. Dunn made a motion to approve the October 21st minutes as written. Motion was seconded by Ms. Hills and unanimously approved by the board present.

Mr. Craig reviewed the purpose of the Architectural Review Board, emphasizing the importance of preserving the character and integrity of the Historic District.

Mr. Craig made a motion to introduce the application for 564 Pinckney St. This application is for the new construction of a single-family home located in the Historic District. Eddie Bernard reviewed his staff report noting that the proposal largely meets the guidelines with a few items of consideration. Window material was unknown but listed as having simulated divided lites. Eddie noted that the applicant confirmed full vinyl windows via e-mail prior to the meeting. The mechanical units are screened on the right side of the house; however, the guidelines say that HVAC units must not be visible from public right of way. The garage door material also needed to be identified on the left elevation. Eddie added that the applicant confirmed metal garage doors via e-mail prior to the meeting. The remainder of the elements such as stucco covered 16" CMU with 1x6 louvers between, a 5v metal roof, wooden door and baluster, hardie lap siding below with board and batten siding on the upper floor and a full width front porch with scaled porch columns all confirm to the guidelines. Eddie also noted that the house is currently larger than the 3,500 sq ft max reaching 3,601 sq ft. A reduction in size will be needed. Eddie added that landings are typically required at the bottom of stairs which would mean the rear stairs would be missing this and adding it would slightly increase the impervious surface calculations. Impervious calculations will be needed for each element and combined and expressed as a percentage of the entire lot. The drive and front walk materials will need to be identified and incorporated into the impervious surface if applicable. The survey shows two existing septic tank lids toward the front right and left side of the lot as well as a concrete pad. It is assumed that each of these will be demolished but the plans will need to address what is to become of these elements. Dimensions of the house to each of the property lines will also need

to be shown. The lot still maintains the required tree density with the removal of the two trees identified. While the site plan was updated, no revision date was included. Each updated plan should include revision dates.

Ms. Kimmel confirmed she plans to reduce the size to adhere to the 3,500 sq ft maximum requirement.

Mr. Craig inquired about the placement of the home and Ms. Kimmel confirmed the placement was largely due to the septic field to the rear of the lot as well as respect to a large tree in the center/rear of the lot.

Mr. Craig raised concerns that the home's size and placement could overwhelm the nearby historic structures, including the neighboring historic church, and recommended setting the house farther back to mitigate these impacts. Ms. Kimmel agreed to re-evaluate the placement of the home and will consult with the builder to determine if moving it farther back is a viable option. Applicant agreed to update site plan and resubmit.

Mr. Dunn questioned the HVAC location which is currently located on the side of the home instead of the rear. Ms. Kimmel explained it was preferred to be on the side due to the proximity of the sunroom. Ms. Kimmel shared a picture with the board showing how she plans to fully conceal visibility of the HVAC unit.

Mr. Dunn also noted that the site plan includes both louvers and flood vents. Ms. Kimmel understood both are not needed and will have the flood vents removed from the plans.

Mr. Dunn raised a discussion regarding the applicant's roof. Eddie confirmed that 5V roofing is acceptable and that the board does not regulate color.

Ms. Scott echoed Mr. Craig's concerns regarding the size, height, and placement of home in respect to the adjacent historical structures.

Mr. Craig asked the applicant if she would be willing to defer her application to the next ARB meeting to allow the board to review updated plans reflecting the revised placement and reduced size. The board confirmed they felt the plans for the HVAC concealment would be acceptable. Ms. Kimmel agreed to resubmit plans and will return to the ARB for final approval.

Mr. Craig made a motion to introduce the application for 537 Pinckney St. This application is for the new construction of a single-family residence located in the Historic District.

Mr. Bernard reviewed his staff report noting that the submittal is incomplete and parts illegible and somewhat confusing to follow as no one plan correctly shows what exactly is being proposed. There is a CAD site plan drawn by Gaskins Home Builders which shows the house with a set of rear steps that, as staff understands it, is not shown correctly. The steps would not extend beyond the house but rather be placed inside the rear porch. There is a hand drawn site plan and foundation plan from an unidentified designer which shows the rear steps differing

between their two sheets with neither matching the CAD drawing. The architectural elevations within the elevation certificate also show the stairs extending beyond the rear porch. Staff's understanding is the alignment of the rear steps is to be as shown on this foundation plan. The floor plan supplied, the house rendering with the floor plan and the hand drawn foundation plan all show a chimney but understand that the chimney is not being proposed which is reflected in the architectural elevations within the elevation certificate. Handwritten notes indicate that there are not to be any garage doors, that the front handrails are to be steel of an unknown design and unknown what material the rear handrails and baluster are to be. A shingled roof is proposed and hardie plank siding is proposed which appears to be horizontal lap siding, although the 3 dormer windows appear to show the lap siding at a 45-degree angle matching the roof pitch on their sides. It appears that concrete piers with stucco are proposed with wood louvers between the piers. It is not known what the louvers size or orientation is. The note mentions double pane windows but does not mention the details of the window such as material or muntin detail. The final note says that the door is as pictured. The notes on the architectural elevations are illegible with some being cut off so it is not known what type of windows are proposed, what the details of the door are, whether the shutters are operable or not, what the material and size of the porch columns are, where the septic field and well are to be or where the HVAC units are proposed and how screened. The rear porch on the architectural elevations does not appear to have piers in the correct locations with the porch corners being mid spans on the louvers below. Throughout the front and rear elevation, the pier widths appear to differ as well which is likely due to the hand drawn condition. Staff met with the applicant and discussed the information needed and the discrepancies in the submitted plans. Due to the lack of a complete submittal and multiple plans showing different things, it would be recommended to defer the submittal until a complete submittal is able to be submitted and reviewed. Staff will need complete and cohesive drawings. A single, final site plan will be needed which shows the location of existing trees and their critical root zones, the septic field with tank and line routing to house, the well location with line routing to house, driveway material(s) labeled, impervious surface calculations, legible architectural elevations with height dimensions showing among other heights the upper ridge to design flood elevation and finished floor elevation.

Ms. Scott agreed the application was not ready for review per the staff's recommendation. The board confirmed the applicant was not in attendance, and Mr. Craig recommended deferring the application. Ms. Hills made a motion to defer which was seconded by Ms. Scott and unanimously approved by the board present.

Mr. Craig made a motion to introduce the application for 838 Pinckney St. The applicant is seeking approval to add a roughly 26' x 33' addition to the left side of an existing home residing in the Historic District. Prior to Eddie Bernard reading his staff report, Ms. Nickerson shared her discontent with the process and withdrew her application for consideration.

Mr. Craig made a motion to introduce application for 618 Thomas Pinckney Ct. This application is for the new construction of a single-family residence in the Residential Historic District. Ms. Shepherd reached her architect, Joel Adrian, on speaker phone for participation in the meeting.

Eddie Bernard reviewed his staff report noting that much of the home conforms to the design guidelines, however the following elements are either in need of clarification or may require revisions. The existing foundation is a combination of stucco-finished concrete masonry unit (CMU) walls and pier-supported sections with infill between piers. The guidelines indicate that on contributing or non-contributing structures that wood screens of varying styles are an appropriate treatment for enclosing the space between foundation piers. The guidelines continue that the area between piers should not be filled with concrete block. Although solid concrete block walls may be used as the foundation for new construction, it should be covered in stucco or brick veneer, not in artificial brick or stone siding. The majority of the front and rear facades have solid walls while the sides have a majority of pier with infills. It is also unclear what material the windows are. The guidelines indicate 'that true divided lights and muntins with an exterior profile comparable to contributing buildings of a similar architectural style' are acceptable in new construction or noncontributing buildings and that 'aluminum or vinyl clad replacement windows' are acceptable for noncontributing buildings and new construction. Therefore, true divided lite windows are however preferred, similar to contributing buildings. Additionally, only the front façade windows have divided lites which are a mixture of 4 and 6 lites per window. The windows on the remaining 3 facades are unbroken picture windows. The guidelines say that picture windows or other specialty windows are acceptable on elevations that do not face public rights of way. It is likely that the side façade windows will be visible from the right of way, especially with the alignment of the road to the left side. The garage door material and details are also missing. The mechanical units are well tucked under the house on the left side. The standing seam roof has a shallow 1" dimension, a mixture of board and batten and lap hardie siding, front wood door and operable shutters all conform to the guidelines. Additionally, the site plan will need to show the critical root zones of the trees on site as well as the street trees which have been omitted from the plan. The additional square near the existing pump house will need to be identified and if anything is to be removed or relocated, it will need to be shown on the plans. If to be relocated above ground, the board will need to review drawings on those structure(s). Details on the materials labeled for a pervious driveway will need to be provided so that it can be accounted for in the impervious calculations if found to be impervious. The driveway material will also need to be identified and may need to shift to avoid the root zone of tree(s).

Joel Adrian, Ms. Shepherd's architectural designer, confirmed that the foundation beneath the porch will feature louver panels between stucco piers. He explained that the front elevation presents a pier-and-lattice style construction, which continues along the sides until the rear, where stucco over CMU is introduced. The standard window specification is the Anderson 400-series clad unit, which has a wood interior with an exterior of vinyl cladding. The windows are impact-rated and meet the DP50 design requirement for the area. Mr. Adrian also confirmed that the proposed units are casement windows. Mr. Adrian also agreed to flag any other potential

trees missed along the street and modify the driveway to accommodate trees on the survey. Joel also confirmed the second box mentioned by Eddie Bernard is a post for temporary power which will be removed once there is power to the house.

Ms. Shepherd shared a photo with the board illustrating the modified drive from Joel.

Mr. Bernard requested clarification on the garage doors and Mr. Adrian confirmed the garage doors were to be made of either stained reserved wood or a synthetic material that can be stained to appear as if it were wood.

Mr. Dunn requested clarification on roofing material as it appeared to be snap-on. Mr. Bernard confirmed presented material was a suggested roof material being a lower profile version of the product.

Mr. Craig asked to confirm the placement of home specifically regarding the setback. Eddie Bernard compared the setback to two nearby addresses confirming that 634 Thomas Pinckney Ct. is 31' off the critical line and 642 Thomas Pinckney Ct is 30'. Mr. Craig confirms the proposed plan is 31' at its closest point to the critical line.

Mr. Craig opened the meeting for public comment.

John Floyd, owner of the neighboring lot (610 Thomas Pinckney Ct), spoke in strong opposition to the placement of the applicant's home. He presented the board with a visual presentation illustrating the home's placement in relation to the "streetscape" versus the "waterscape". He also referenced that the Design Review Manual mentions that the "directional expression of new construction will be compatible with existing buildings within the same streetscape."

Mr. Adrian confirmed the proposed site is approximately 30ft further back than the front of Mr. Floyd's.

Ms. Shepherd discussed her concern about building in such a way that future development on the vacant adjacent lot (626 Thomas Pinckney Ct) could negatively inhibit her view. She also felt her architectural team created the plans in accordance with the zoning ordinances currently in place.

Mr. Floyd continued to express his concern over the effect of the view for himself and adjacent lots if applicant builds in the proposed location. Ms. Shepherd disagreed that the location of her home would affect the Showalter's (634 Thomas Pinckney Ct) view in any way as well as Mr. Marshall's (626 Thomas Pinckney Ct) because their lots are closer to the waterway in relation to hers.

Mr. Floyd continued to stress the importance of being compatible with the streetscape.

Mr. Adrian compared the meaning of 'compatible' to Daniel Island's build-to lines, where parts of each house must be built at the same distance from the road. He noted that McClellanville has no build-to line requirement, and that build-to lines would be the best way to enforce this if that was the desired outcome. He continued to explain that the proposed location was based on the

design and placement of existing homes in order to remain compatible with the surrounding homes.

Mr. Marshall also spoke in opposition to the placement and suggested that the architect show Ms. Shepherd how her view would change if the home were built closer to the road, noting that he did not believe it would impact her view as much as she anticipated.

Ms. Campsen also spoke in opposition to the proposed placement of the home, citing its perceived negative impact on the streetscape.

Given the strong opposition expressed by several neighbors, Mr. Craig asked Ms. Shepherd if she would be willing to review potential streetscape options with her architect, while recognizing that no other viable options may exist. Mr. Adrian agreed to do some additional studying of the neighborhood and surrounding areas.

After lengthy conversation, Ms. Shepherd agreed to go back with the architect to review placement options and resubmit them to the board.

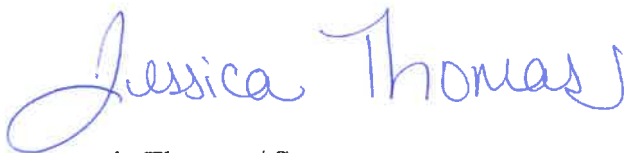
Bob Dunn made a motion to defer the vote which was seconded by Betty Hills and unanimously approved by the board present.

No other items on the agenda.

Betty Hills made motion to adjourn meeting at 8:49 pm. Motion was seconded by Bob Dunn and unanimously approved by the board present.

The next meeting will be held on January 20th.

Respectfully submitted,



Jessie Thomas / Secretary