

McClellanville Architectural / Design Review Board Minutes
January 20th, 2026 — 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 included Eric Craig (Chair), Betty Hills, Ruthie Lacey, Leigh Scott, and Bob Dunn. Town staff members present included Kathryn Basha, Eddie Bernard, Michelle McClellan and Jessie Thomas. Several members of the community attended the meeting.

Prior to calling the meeting to order, Eric Craig moved to amend the agenda to include an executive session, pursuant to SC Code Section 30-4-70(a)(2), for the purpose of receiving legal advice regarding matters under consideration on the agenda. The motion was approved unanimously by the Board.

Additionally, Eric Craig made a motion to update the agenda to return to public session where members may act on matters discussed in executive session. The motion was approved unanimously by the Board.

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

The Board reviewed minutes from the November 18th, 2025 meeting. Bob Dunn made a motion to approve minutes as written, and Betty Hills seconded the motion. The minutes were unanimously approved by the Board present.

Eric Craig moved to introduce the application for new construction of a single-family residence at 564 Pinckney Street. The property is zoned Residential and is within both the Town's and National Register Historic Districts but is not a contributing parcel. The applicant, Barbara Kimmel, was present with her builder. Eddie Bernard reviewed his staff report, noting several clarifications in the revised submittal: the proposed windows are 2-over-2 vinyl-clad; the HVAC and generator stand remain on the right side of the house, which the Board approved with appropriate screening; and the garage doors are specified as Clopay metal doors with 2-over-2 lites at the top. This application was previously deferred due to concerns of the scale of this house relative to the adjacent church and residence since the flood ordinance requires this house to be elevated roughly twice as much as the adjacent house and three to four times that of the church. The applicant agreed to review alternative locations for the house with a desire for it to be further back from the road. Two site plan options were submitted: one aligned with the neighboring house, requiring removal of a 13" live oak, and the other set back 8 ft., positioned between the live oaks and removing a 14" cedar. Neither option shifts the house side to side more than a couple inches. The revised plans now also comply with the 3,500 SF heated-area maximum through closet adjustments and conversion of a closet to an unheated mechanical room. The Board discussed both options with the applicant specifically focusing on the height, which remains 2 ft above FEMA requirements to accommodate parking.

Betty Hills made a motion to approve the second option (setting the house back 8ft and removing 14" Cedar tree) as submitted, and Bob Dunn seconded the motion. The application was unanimously approved by the Board present.

Eric Craig moved to introduce the reconsideration of the application for new construction of a single-family residence at 618 Thomas Pinckney Court. The property is zoned Residential and is located within the Town's Local Historic District, though it is not a contributing parcel. Action on the application was deferred at the previous ARB meeting, at which time it was agreed that the owner and designer would revisit the site to evaluate whether alternative location options could be accommodated. The applicant, Faye Shepherd, was present at the meeting with her son, Kevin Shepherd, and design team.

Eddie Bernard reviewed his staff report noting that the proposed house is located within the building envelope established by the PD concept plan and the recorded plat for the lot. The house design and placement are consistent with those presented at the previous meeting. He further explained that slightly more than half of the lot width fronts the curve of the road, which is consistent with the majority of lots within the neighborhood. In cul-de-sac neighborhoods, setbacks and yards are measured from the point at which the lot width meets the minimum lot width requirement rather than from the property line. As a result, lots with curved or partially curved frontages often exhibit variations in house placement relative to the roadway, due to inconsistencies in the point from which yard setbacks are measured.

Joel Adrian, Architect, addressed the Board regarding the rationale for the proposed placement of the residence on the lot. He stated that the design and site location comply with all applicable rules and regulations, align with the intent of the community guidelines, and are consistent with prior ARB approvals granted to other applicants within the community. Joel Adrian continued to address the intent of the current guidelines, historical application of directional expression, and the negative effects of attempting to enforce a misinterpretation of the current guidelines in question. Joel Adrian provided the board with aerial views of 618 Thomas Pinckney Ct along with neighboring lots showing both alignment to the street as well as alignment from the water fitting within the context of current guidelines.

Kevin Shepherd also spoke in favor of the proposed placement of the home referencing the intent of the guidelines in place as well as the historical application of the guidelines. He noted that along Pinckney Street there are several houses constructed almost entirely behind other homes, reflecting prior development patterns that did not apply the same interpretation of "streetscape".

Eric Craig opened the floor to any other speakers.

Sheryl Shoun, Attorney with Maynard Nexsen, representing John Warren and Nealie Floyd, addressed the Board in opposition to the ARB application for 618 Thomas Pinckney Court. Ms. Shoun argued that the proposed application would compromise the integrity of the McClellanville Historic District. She further referenced concerns regarding the directional

expression of the residence and asserted that the proposal did not comply with applicable guidelines.

Pam Showalter also spoke in opposition to the application of 618 Thomas Pinckney Court on behalf of all homeowners on Thomas Pinckney Court. She echoed the idea that the current application does not adhere to the guidelines presented in the adopted Historic District Design Review Manual.

Eric Craig asked Kathryn Basha, Zoning Administrator, to speak to the intent and applicability of the design guideline for construction within the Town's Historic District. Kathryn clarified that the guideline regarding "directional expression" is intended to ensure the ARB evaluates how new structures are integrated into a streetscape containing historic properties, beyond considerations of material compatibility or architectural design alone. She explained that the intent of the guideline focuses on the *juxtaposition*, rather than the distance, of new construction relative to the street and surrounding historic structures. Kathryn noted that while property owners may seek designs that make a visual statement, the guideline directs the ARB to consider the directional expression—defined as the alignment of a new structure with the street—in conjunction with its design and materials.

Eric Craig advised the Board of the option to convene an executive session for consultation with legal counsel. The Board determined that an executive session was not necessary and proceeded to deliberate in open session.

Eric Craig asked John Warren Floyd to clarify how far he believed the proposed residence should be set back. Mr. Floyd referenced a prior "gentleman's agreement" with the current neighboring property owners and indicated that a setback of approximately 27 feet would be acceptable.

Kevin Shepherd responded that relocating the residence to such an extent would require obtaining a new septic permit and installing a different engineered septic system. He further noted that moving the structure forward would eliminate a significant portion of the existing septic field.

Daniel Bates spoke in support of the application for 618 Thomas Pinckney Court, citing the potential impact on surrounding property values and the precedent the Board's decision would set for future applications.

The Board continued its public deliberation regarding the definition of directional expression and the alignment of the proposed residence. Eric stated that, in his view, the home should be aligned with the existing residences along the street and would therefore need to be moved forward to comply with the applicable guidelines. Bob Dunn agreed with Eric Craig's conclusion and Betty Hills expressed agreement with Bob.

Eric Craig stressed that the decision made tonight will affect all future applications presented to the board.

No board members made a motion to move forward with approving the application as-is based on not meeting the board's interpretation of 'directional expression'.

Eric requested a motion to disapprove of the application based on not being in agreement with the Board's interpretation of 'directional expression'. Seconded by Bob Dunn and approved unanimously by the Board present.

The next ARB meeting is scheduled for February 17th.

There being no further business, the meeting was adjourned at 8:48 pm.

Respectfully submitted,

A handwritten signature in blue ink that reads "Jessica Thomas". The signature is written in a cursive, flowing style.

Jessie Thomas