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## Staff Report

**To:** McClellanville Architecture Review Board

**From:** Eddie Bernard, RLA, Planner

**Date:** April 21, 2026

**Re:** 537 Pinckney St– New House

TMS 766-02-00-037

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The applicant is seeking approval to build a new house with associated site improvements. The property is zoned Residential and is within both the Town's and national register historic districts but is not a contributing parcel.

This application was submitted previously for the November 2025 and February 2026 meetings and determined each time to be in need of more clear and concise drawings with more information. The house that was formerly on the lot was approved for demolition at the April 2025 meeting and has since been removed from the site.

The latest submittal does provide much of the previously missing information and details. Hardie lap siding and 5v roofing is proposed which are supported by the guidelines on new construction. Both front and back facades have nearly full width porches with wooden balustrades with vertical pickets. The windows are solid vinyl with ½" wooden muntins on the windows with a mixture of 6 over 6 and 9 over 9. The guidelines indicate that 'Aluminum or vinyl clad replacement windows are acceptable for noncontributing buildings and new construction' and thus the window material should either be clarified as vinyl clad or else an alternate material be used that conforms to the guidelines. The front windows have operable vinyl shutters. The alignment of the two windows on the right side of the front porch door are not centered within the porch columns but the designer indicates these windows had to be shifted for interior purposes.

The architectural elevations do not seem to match the elevation certificates as the finished floor appears to be 3'-4' higher than the design flood elevation of 14' while the elevation certificate shows it being about 9" higher. Whichever may be in error will need to be revised for consistency.

Zoning review: Staff will need updated plans reflecting the window change and anything else that may be missing or altered through the approval process. With both a new well and septic system being proposed, a septic permit will need to be provided to confirm both that a permit has been issued and that the currently shown layout is approved. It does not appear that the normally

required 75' separation of septic and well are achieved, granted this is a small lot. The septic and well permit site plan should clear this up.

Zoning approval of the house and site plan are separate and distinct from the ARB's approval and required prior to obtaining a building permit.