

McClellanville Architectural / Design Review Board
McClellanville Town Hall
March 17th, 2026 — 7:00 PM
Meeting Minutes

The McClellanville Architectural Review Board/Design Review Board met on the noted date and time above. The date and time of the meeting was advertised in compliance with state law. Board members present included Eric Craig (Chair), Betty Hills, Leigh Scott, Bob Dunn, and Ruthie Lacey. Town staff present included Eddie Bernard (Town Planner) and Jessie Thomas (Executive Assistant). Peter Kornack and Palmer McClellan were also in attendance.

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

The Board reviewed minutes from the February 17th and February 24th meetings. Eric Craig made a motion to approve both minutes as written. Betty Hills seconded the motion, and the minutes were unanimously approved by the Board present.

Eric Craig moved to introduce the application for siding replacement at 212 Oak Street. Eddie Bernard reviewed his staff report noting that the siding has already been installed and the applicant is seeking after-the-fact approval. The property is zoned Residential within the Town's historic overlay district and is a contributing property in both the National Register Historic District and Town Historic District. Eddie Bernard noted that any replacement siding should match the original in style and lap dimensions, and substitute materials should replicate the original appearance as closely as possible. Eric Craig opened the floor to the applicant, Peter Kornack.

Peter Kornack informed the Board that his insurance company had advised him he would be dropped from his current policy if the deteriorated siding was not replaced. He noted that the replacement siding was selected to match the existing siding on the surrounding structures and is a yellow wood KDAT. The Board asked about the history of the home and Peter Kornack confirmed it had been moved from Sullivan's Island in the 1950s. Bob Dunn moved to approve the application as submitted. Ruthie Lacey seconded the motion and it was unanimously approved by the Board present.

Eric Craig moved to introduce the application for siding replacement at 845 Pinckney Street. This application was previously reviewed by the ARB at its February 17, 2026 meeting, at which time the Board voted to deny the Certificate of Appropriateness due to the proposed use of Hardie Plank siding. The applicant, Palmer McClellan, requested the Board to reconsider its decision. The property is zoned Residential and located within both the Town's and National Register historic districts. Eddie Bernard presented the staff report prepared by Kathryn Basha, Zoning Administrator. Per the Design Guidelines: *"The style and lap dimensions of replacement siding should match that of the original. Substitute materials should match the original in appearance as closely as possible. New materials that are similar in character to traditional*

materials are acceptable for noncontributing buildings and new construction". The report further notes that, should the Board consider approving this request, such approval could establish a precedent for the use of substitute siding materials on contributing historic properties.

Palmer McClellan presented additional details regarding the proposed Hardie Plank siding and identified other contributing properties that have utilized Hardie Plank siding, which he reasoned has already established a precedent. The Board discussed the thickness of the proposed siding and its impact on shadow lines. They also considered the quality of different materials and the precedent that would be set by today's decision on future applications pertaining to contributing parcels in the Historic District.

Eric Craig made a motion to approve the application as submitted. Ruthie Lacey seconded the motion and Betty Hills agreed. Leigh Scott and Bob Dunn voted "nay". The motion is carried by a vote of 3-2.

There being no further business, the meeting was adjourned at 8:12 PM.

Respectfully submitted,



Jessica Thomas

Executive Assistant