



Application Architectural Review Board

Section 12.6 and 6.9 McClellanville Zoning and Land Dev. Ordinance

Town Code 2.604- authorizes any Officer or Town employee to enter any premises to carry out Town duties.

Date Filed 7/23/26

Fee Paid _____

PROPERTY ADDRESS:

210 Charlotte St.

TMS# 764-14-00-111

Date 7.15.26

Fee - Paid: ☐

1. Applicant's Name Glenn Racine
Mailing Address 9945 Alert Rd McClellanville SC 29450
Telephone: (843) 817 6575 Email glennracine@yahoo.com
 2. Zoning _____
 4. Detailed Description of Proposed Activity (Please specify, where applicable, the proposed type of roofing, siding, windows, doors, and foundation to be used. For a fence or sign, specify the sign or fence materials):
Lift house up to 36" from Finish Floor to grade.
Move house closer to center of lot. Which is
was previous to hurricane Hugo
 5. Please include a simple drawing of the property, showing the location of the change or addition on the property, the scale of the proposed change, and the relative location of neighbors.
 6. Owner or representative (please specify) I am representative Glenn Racine
Telephone (843) 817 6575 Email glennracine@yahoo.com
Address 9945 ALERT Rd. McClellanville SC 29450
- Date _____ Signature of Applicant [Signature]

Section 12.6 and 6.9 McClellanville Zoning and Land Dev. Ordinance
Town Code 2.604- authorizes any Officer or Town employee to enter any
premises to carry out Town duties.



Zoning Permit Application

Section 10.5.2 McClellanville Zoning and Land Dev. Ordinance

405 Pinckney Street

McClellanville, SC 29458

(843) 887-3712

Date Filed 7/23/20
Fee Paid _____

PROPERTY ADDRESS: 210 Charlotte St

TMS# 764-14-00-111

Applicant is: ☒ Owner(s) ☐ OR ☐ (Owner is not applicant) Designation of Agent ☒

Applicant name(s) (Print): Glenn Racine

Contractor(s) name and _____ McClellanville Business License # LIC014911

Name/Address of Owner(s) (PRINT)
Allison E Morrison ("Lise")
8510 N 39th St
Longmont CO 80503

Name/Address of Designation of Agent/Contractor:
Glenn Racine
9945 ALERT Rd.
McClellanville SC 29458

Email lisels1c@gmail.com Phone # 801-573-7202 Email glennracine@yahoo.com Phone # 843-817-6595

Designation of Agent: (complete only if owner is not applicant): I (we) hereby appoint the person named as Applicant to represent my(our) interest in this request for a zoning permit.

Date: 7/22/20 Owner Allison E Morrison Owner Erez Falkenstein
Owner (print) l morris Owner (print) [Signature]

Certification of Covenants/Restrictions: I (we) hereby certify that to my (our) knowledge, the tract or parcel of land subject to this application ☐ IS OR ☐ IS NOT restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity for which this permit is sought.

I (we) certify that the information in this request is correct.

Date: 7/22/20 Owner [Signature] Owner [Signature]
Owner (print) Allison E Morrison Owner (print) Erez Falkenstein

210 Charlotte Street
Outline of Proposed Changes
June 30, 2026

The applicant proposes to:

1. Move the front screen porch door to the center of the front porch as pictured.
 - According to the previous owners, this is where the screen door was before Hurricane Hugo.
2. Raise the house to the same height at the Prentiss house next door (Sarah Butler Doar house).
 - approximately 30 – 36 inches
3. While the house is raised, swing it forward to a position that is more lined up with the property line at back of house.
 - According to the ^{previ}ous owners, the house pivoted on its chimney to its present position during Hurricane Hugo. The back left corner of the house is now 3 feet from the privacy fence at rear of house. We would like to swing it forward so that the back corner is about 10-15 feet from the fence.
4. Repair the rot below the right front porch windows (window sill) and other rotted boards at base of house with appropriate materials (no change in appearance; materials approved by the town).
5. Wooden screen between piers as approved by town.

Note: The owners do not wish to modify the exterior of the house in any other way. They wish to maintain the character of the house including repair of the wavy glass windows rather than replacement.

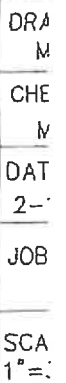
Lise Morrison, owner

Glenn Racine representative

Signature / Date

Signature / Date

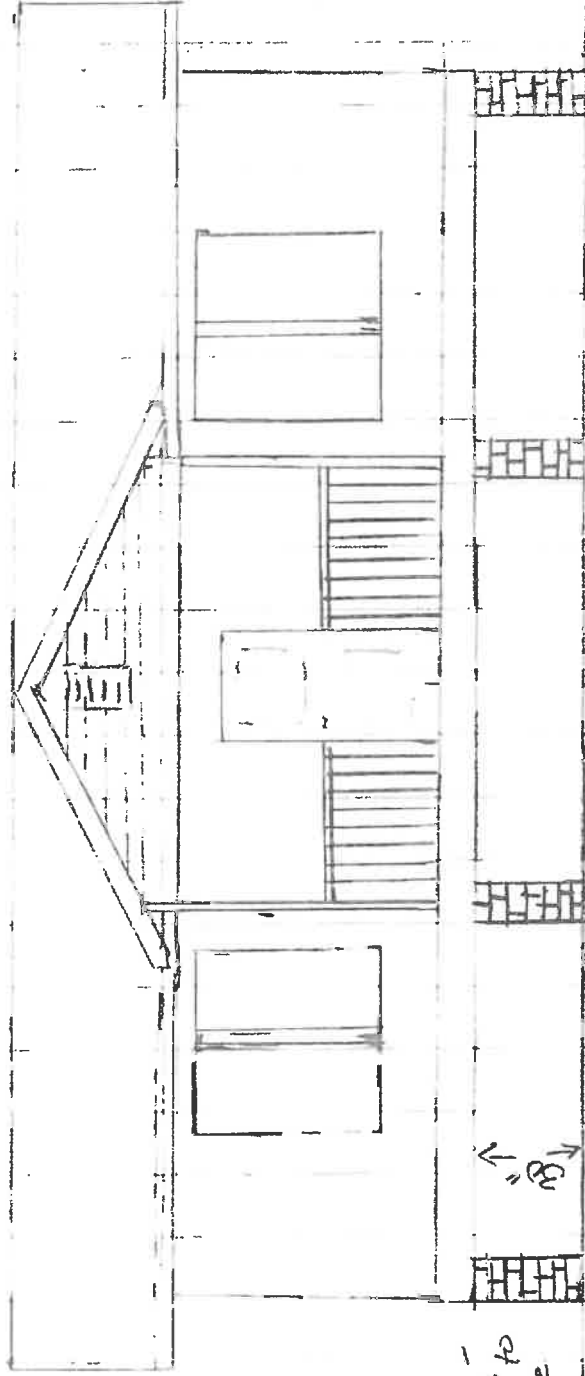
210 CHARLOTTE STREET



Tree Description Table		
All Grand & Significant Trees on Property	Remove?	DBH
Live Oak tree	No	75"
Live Oak tree	No	44"
Live Oak tree	No	49"
Magnolia tree	Yes	28"
Pecan tree	Yes	25"

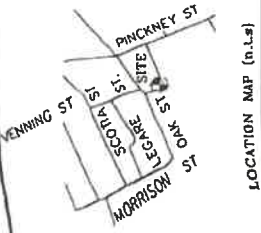
210 Charlotte St.

1" = 4'



Too high -
should be 30' to
bottom of house

3' 8"



NOTES:

1. AREA DETERMINED BY COORDINATES.
2. THIS PROPERTY LIES IN FLOOD ZONE 'AE 12' AS SHOWN ON FEMA MAP 45018C0205K DATED 01-29-21.
3. THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY USED AND/OR NECESSARY TO THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH. ANY EASEMENTS OR ENCUMBRANCES OF RECORD NOT SHOWN ON THE REFERENCED PLATS OF RECORD MAY NOT BE SHOWN ON THIS SURVEY.
4. THIS PLAT HAS BEEN DONE FOR THE USE AND PURPOSE OF THE CLIENT AS DESCRIBED AND CONTRACTED WITH TO PERFORM THE REQUESTED SERVICES. ALL OTHER PARTIES ARE SUBSEQUENTLY PUT ON NOTICE AS TO THE LIMITED DEGREE OF RELIANCE UPON THIS PLAT BY THIRD PARTIES.
5. NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
6. DISTANCE SHOWN ON MAP ARE HORIZONTAL GROUND DISTANCES.
7. DATE OF FIELD SURVEY FEBRUARY 10, 2026.
8. THERE IS NO HONORERS OR PROPERTY OWNERS ASSOCIATION IN PLACE OR RULES THAT WILL PREVENT OR VIOLATE THE PLAT.
9. HORIZONTAL DATUM IS NAD83(2011). S.C. STATE PLANE COORDINATES.
10. ALL TREES SHOWN ARE 24" DBH AND ABOVE LOCATED ON 210 CHARLOTTE STREET. FUTURE SITE PLANS TO PERMIT ANY TREE REMOVAL AND LAND DISTURBANCE PER PLANS TO BE OBTAINED FROM THE COUNTY ENGINEER'S OFFICE. THE TOWNS ZONING CODE MAY 5, 1990 BY WENDELL C. POWERS AND RECORDED AT THE CHARLESTON COUNTY RMC IN PLAT BOOK DA PAGE 070.
11. THIS PROPERTY HAS A PRIVATE ONSITE SEPTIC SYSTEM (LOCATION UNKNOWN) AND POTABLE GROUND WATER WELL.

REFERENCES:

1. GENERAL PROPERTY SURVEY AND PLAT OF ST. JAMES EPISCOPAL CHURCH LOCATED IN THE TOWN OF MCCLELLANVILLE, CHARLESTON COUNTY, SOUTH CAROLINA, DATED MAY 5, 1990 BY WENDELL C. POWERS AND RECORDED AT THE CHARLESTON COUNTY RMC IN PLAT BOOK DA PAGE 070.
 2. GENERAL PROPERTY SURVEY AND PLAT OF PROPERTY OF ROBERT DUNNAP BROWNE JR. LOCATED IN THE TOWN OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA, DATED JANUARY 30, 1986 BY JAMES O. MCCLELLAN III AND RECORDED AT THE CHARLESTON COUNTY RMC IN PLAT BOOK DA PAGE 691.
 3. PLAT OF A LOT AT THE CORNER OF OAK AND CHURCH STREETS IN MCCLELLANVILLE, THE PROPERTY OF MICHAEL L. TOTTEN JR. LOCATED IN THE TOWN OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA, DATED MAY 5, 1990 BY WENDELL C. POWERS AND RECORDED AT THE CHARLESTON COUNTY RMC IN PLAT BOOK DA PAGE 070.
 4. DEED RECORDED IN DEED BOOK 1439 PG. 289 AT THE CHARLESTON COUNTY RMC.
1. Matthew E. McBeath, a Professional Land Surveyor in the State of South Carolina, hereby states that to the best of my knowledge, information and belief, the survey herein was made in accordance with the requirements of the Standards of Practice Manual for Surveying in South Carolina, and meets or exceeds the requirements for a Class A Survey as specified therein, also there are no visible encumbrances or projections other than shown, witness my hand and seal this day the 17th day of February 2026.



LEGEND:

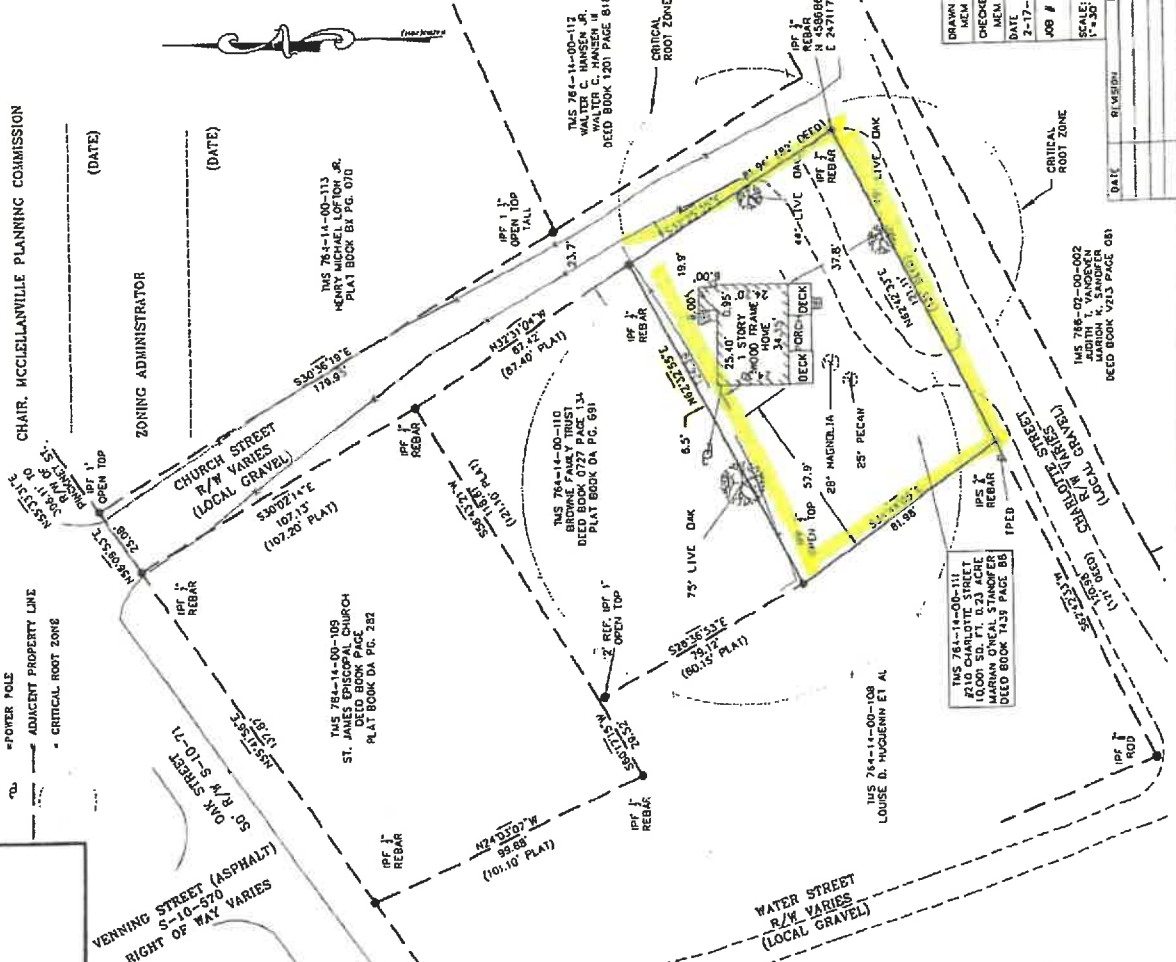
- IPF = IRON SET (6/8" REBAR UNLESS OTHERWISE NOTED)
- IPF = IRON FOUND (6/8" REBAR UNLESS OTHERWISE NOTED)
- CMF = CONCRETE MONUMENT FOUND
- SIGN
- POWER POLE
- ADJACENT PROPERTY LINE
- CRITICAL ROOT ZONE

"THIS PLAT SHALL BE NULL AND VOID UNLESS IT IS RECORDED WITH THE CHARLESTON COUNTY BOOK, ACCOMPANIED BY APPLICABLE DEEDS AND EASEMENTS, WITHIN FIFTY-FOUR (24) MONTHS AFTER THE DATE OF APPROVAL BY THE TOWN AS INDICATED HEREON, UNLESS AN EXTENSION HAS BEEN RECEIVED IN ACCORDANCE WITH THE MCCLELLANVILLE ZONING ORDINANCE."

"APPROVED IN ACCORDANCE WITH SECTION 10.3.2 OF THE MCCLELLANVILLE ZONING ORDINANCE TO WHICH REFERENCE IS HEREBY MADE FOR LIMITATIONS OF REVIEW AND APPROVAL."

CHAIR, MCCLELLANVILLE PLANNING COMMISSION

ZONING ADMINISTRATOR



EAST COOPER LAND SURVEYING, LLC
PROFESSIONAL LAND SURVEYORS
1500 HUXLEY DRIVE MOUNT PLEASANT, SOUTH CAROLINA 29466
OFFICE (843) 442-0947 E-MAIL MEMBEATH@COMCAST.NET



CHARLESTON COUNTY
SOUTH CAROLINA
BOUNDARY PLAT OF 210 CHARLOTTE STREET
TMS 764-14-00-111 (0.23 ACRES)
TOWN OF MCCLELLANVILLE
ST. JAMES SANTEE PARISH

PREPARED FOR: LISE MORRISON

DRAWN BY:	MEM
CHECKED BY:	MEM
DATE:	2-17-2026
JOB #:	2026
SCALE:	1"=30'

Compose



3 of 5

Birds

Business Info, SS,BSO,etc

Butterflies

Charlotte Street

Chris

Church

Computer-HP

Constant Contact

Daycare

DBTs

Dropbox

① Upgrade



Lise Morrison
to me

Tue, Feb 17, 3:47 PM (13 days ago)



----- Forwarded message -----

From: <menicheath@comcast.net>
Date: Tue, Feb 17, 2026 at 1:45 PM
Subject: Boundary Plat 210 Charlotte St
To: Lise Morrison <lise@comcast.net>

Lise,

Attached is a draft copy of the Boundary Plat. Take a look at it and give me a call and I will explain a few things. The finish at elevation 8.8' The house is located in an AE 12 zone. If you were building a new house the finished floor would have to elevation 14'.

Thanks

Reply

Forward



Adjacent Property Owners

Prentiss House 204 Charlotte St. - ^{Louise} Huguenin et al, 3170 W. Roxboro NE Rd., Atlanta, GA 30324-2504
Hansen - 216 Charlotte St. - Walter Hansen ^{Jr. & III}, 1252 Benvenue Ave, Georgetown, SC 29440
Brown - 555 Church St.
Vandevender, Judith T } - property across the road from 210 Charlotte
+
Sandifer, Marion } 109 Sherburn Rd., Severna Park, MD 21146 -3016