

McClellanville Architectural / Design Review Board

August 18, 2026 — 7:00 PM

Town Hall

Meeting Minutes

The Architectural Review Board / Design Review Board met on the date and time noted above. Notice of the meeting was provided in accordance with state law.

Board Members Present: Betty Hills, Bob Dunn, Leigh Scott, and Chris Palmer

Board Members Absent: Ruthie Lacey

Town Staff Present: Eddie Bernard (Town Planner) and Jessie Thomas (Assistant)

Members of the Public Present: Glenn Racine and Pam Morrison

The meeting was called to order at 7:00 PM by Betty Hills, Vice Chair.

Betty Hills warmly welcomed Chris Palmer as the newest board member.

The Board then conducted an election of officers. Betty Hills nominated Bob Dunn for Chair, and Chris Palmer seconded the nomination. Bob Dunn was elected unanimously by the Board present. Leigh Scott then nominated Betty Hills to continue serving as Vice Chair. Bob Dunn seconded the motion, and Betty Hills was elected as Vice Chair unanimously by the Board present.

Bob Dunn assumed facilitation of the meeting and asked the Board to review the minutes from the July 21, 2026 meeting. Betty Hills made a motion to approve the minutes as written. Leigh Scott seconded the motion, and the minutes were approved unanimously by the Board present and voting.

Bob Dunn moved to introduce the application for 210 Charlotte Street.

210 Charlotte Street

Applicant: Lise Morrison (Absent) and Glenn Racine (Agent, Present)

Request: To raise and relocate existing residence located on the property.

Eddie Bernard presented his staff report noting that this property is a contributing property in both the National Historic District and the local Historic District. Eddie also noted that the proposed piers are consistent with the guidelines; however, the use of horizontal slats between the piers is not supported by the guidelines, which call for vertical slats. Eddie further noted that stairs and possibly handrails will be required outside the door, but these elements were not included in the submission. Therefore, the proposed materials for the stairs and handrails were unknown.

The board publicly reviewed the application. The proposed work included raising the house from approximately 15 inches above grade to 36 inches, installing brick veneer over concrete block piers, replacing deteriorated wood with like materials, and modifying the front screened

porch by adding a full-height front door and removing the side doors. The board discussed that while the masonry piers were consistent with the guidelines, the proposed horizontal boards between the piers were not, and vertical slats would be required instead. The applicant also noted a preference for brick stairs, while railing materials remained to be determined.

The board further discussed several issues outside its direct jurisdiction that would affect the project, including the need to remove a pecan and a magnolia tree, a possible floodplain variance, and compliance with the town's setback requirements. Because the house is proposed to be moved, County Staff indicated to Eddie Bernard that full floodplain compliance may be required, which could force the house to be elevated substantially higher than shown in the application. The Board and applicant acknowledged that if that occurs, the applicant will need to return with revised plans reflecting the new elevation and any related design changes.

Motion: After public discussion, Betty Hills made a motion for conditional approval contingent upon the use of vertical slats between the piers, approval for the removal of the two trees, receipt of any required floodplain variance, and compliance with town setback requirements. The motion was seconded by Chris Palmer and approved unanimously by the Board present.

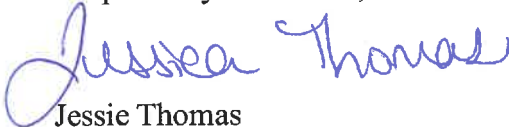
Administrative Approvals

Staff reported that one application had been approved administratively since the previous meeting for an in-ground pool located at 320 McClellan Ave.

The next meeting is currently scheduled for September 15th, 2026.

There being no further business, the meeting was adjourned at 7:50PM.

Respectfully Submitted,



Jessie Thomas
Executive Assistant