



Historic Preservation Commission

Wednesday, February 01, 2023 at 6:00 PM

Theodore D. Washington Municipal Building, 20 Bridge Street, Henry "Emmett" McCracken Jr.
Council Chambers

AGENDA

This meeting can be viewed live on [Beaufort County Channel](#), on Hargray Channel 9 and 113 or on Spectrum Channel 1304.

I. CALL TO ORDER

II. ROLL CALL

III. NOTICE REGARDING ADJOURNMENT

The Historic Preservation Commission will not hear new items after 9:30 p.m. unless authorized by a majority vote of the Commission Members present. Items which have not been heard before 9:30 p.m. may be continued to the next regular meeting or a special meeting date as determined by the Commission Members.

IV. NOTICE REGARDING PUBLIC COMMENTS*

Every member of the public who is recognized to speak shall address the Chairman and in speaking, avoid disrespect to Commission, Staff, or other members of the Meeting. State your name and address when speaking for the record. COMMENTS ARE LIMITED TO THREE (3) MINUTES.

V. ADOPTION OF THE AGENDA

VI. ADOPTION OF MINUTES

1. December 7, 2022 Minutes

VII. ELECTION OF OFFICERS

1. Election of Historic Preservation Commission Chair and Vice-Chair
2. Election of Historic Preservation Review Committee member.

VIII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA*

IX. OLD BUSINESS

X. NEW BUSINESS

1. **Certificate of Appropriateness.** A request by Ansley H. Manuel, Architect, on behalf of the owners, Brad and Jacki Rechtfertig, for approval of a Certificate of Appropriateness – HD

application to allow the construction of a new 2 story Single-Family Residential structure of approximately 2,070 SF and Carriage House of approximately 1,158 SF located at 4 Wild Spartina Street, Lot 42 of the Tabby Roads Development, in the Old Town Bluffton Historic District and zoned Neighborhood General-HD. (COFA-05-22-016795) (Staff - Katie Peterson)

2. **Certificate of Appropriateness.** A request by Court Atkins Architects, Inc., on behalf of the owner, May River Montessori, Inc., for approval of a Certificate of Appropriateness – HD application to allow the construction of a new 2 story private school structure of approximately 5,317 SF located at 58 Calhoun Street, in the Old Town Bluffton Historic District and zoned Neighborhood Center-HD. (COFA-11-21-016057) (Staff - Katie Peterson)

XI. DISCUSSION

XII. ADJOURNMENT

NEXT MEETING DATE: Wednesday, March 1, 2023

“FOIA Compliance – Public notification of this meeting has been published and posted in compliance with the Freedom of Information Act and the Town of Bluffton policies.”

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Bluffton will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. The Town of Bluffton Council Chambers are ADA compatible. Any person requiring further accommodation should contact the Town of Bluffton ADA Coordinator at 843.706.4500 or adacoordinator@townofbluffton.com as soon as possible but no later than 48 hours before the scheduled event.

**Please note that each member of the public may speak at one public comment session and a form must be filled out and given to the Town Clerk. Public comment must not exceed three (3) minutes.*

Executive Session - The public body may vote to go into executive session for any item identified for action on the agenda.