



## Historic Preservation Commission

Wednesday, October 04, 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. September 6, 2023 Minutes

#### VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA\*

#### VIII. ADJOURNMENT

#### IX. OLD BUSINESS

#### X. NEW BUSINESS

1. **Certificate of Appropriateness:** A request by Pearce Scott Architects, on behalf of the owners, Matt and Dianne Donovan, for the approval of a Certificate of Appropriateness - HD for the construction of a new single-family residential Carriage House of approximately 1,056 SF, to be located at 12 Tabby Shell Road, Lot 24 in the Tabby Roads Development, in the Old Town

Bluffton Historic District and zoned Neighborhood General - HD. (COFA-06-23-018375) (Staff - Katie Peterson)

2. **Certificate of Appropriateness:** A request by Shifting Tides, LLC on behalf of the owner, May River Project, LLC, for a review of a Certificate of Appropriateness - HD to renovate the Contributing Resource, known as Nathaniel Brown's Cottage, to include enclosing the rear porch, replacing windows, renovating the front porch, and adding a side patio with ramp, and the renovation of the CMU Carriage House Structure to include removing the shed-roof side addition, and replacing windows and updating the structure. The site is located at 1268 May River Road, in the Old Town Bluffton Historic District and is zoned Neighborhood General - HD. (COFA-06-23-018141) (Staff - Katie Peterson)

## **XI. DISCUSSION**

1. Historic District Monthly Update. (Staff)

**NEXT MEETING DATE: Wednesday, November 1, 2023**

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*“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. Auditory accommodations are available. Any person requiring further accommodation should contact the Town of Bluffton ADA Coordinator at 843.706.4500 or [adacoordinator@townofbluffton.com](mailto: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 is limited to 3 minutes per speaker.*

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