



## Historic Preservation Commission

Wednesday, December 06, 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. October 4, 2023 Minutes

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

#### VIII. OLD BUSINESS

#### IX. NEW BUSINESS

1. **Certificate of Appropriateness:** A request by Pearce Scott Architects, on behalf of the Owner, Billy Watterson, for review of a Certificate of Appropriateness - HD to allow the construction of a new 3,517 SF 2-story restaurant building, 1,200 SF restaurant Carriage House structure, and 120 SF commercial garden structure in the Ma Daisy's Porch Development Planed area, on the parcel currently addressed as 1255 May River Road, in the Old Town Bluffton Historic District and zoned Neighborhood General - HD. (COFA-09-23-018501) (Staff - Katie Peterson)

2. **Certificate of Appropriateness- Demolition:** A request by Ansley Hester Manuel, Architect, on behalf of the owner, Sara Harwell Kelly, for the review of a Certificate of Appropriateness - HD Demolition for the removal, in whole, of the existing 800 SF single-family residence and 120 SF shed located at 77 Bridge Street, in the Old Town Bluffton Historic District and zoned Neighborhood Conservation -HD. (COFA-07-23-018245) (Staff - Katie Peterson)
3. **Certificate of Appropriateness:** A request by Ansley Hester Manuel, Architect, on behalf of the owner, Sara Harwell Kelly, for the review of a Certificate of Appropriateness - HD for the construction of a new one-story single-family residential structure of approximately 1,710 SF and a new one-story Carriage House of approximately 705 SF to be located at 77 Bridge Street, in the Old Town Bluffton Historic District and zoned Neighborhood Conservation -HD. (COFA-06-23-018189)(Staff - Katie Peterson)
4. **Adoption of 2024 Historic Preservation Commission Meeting Dates:** (Staff - Katie Peterson)
5. **Adoption of 2024 Historic Preservation Review Committee Meeting Dates:** (Staff - Katie Peterson)

#### **X. DISCUSSION**

1. Historic District Monthly Update. (Staff)

#### **XI. ADJOURNMENT**

**NEXT MEETING DATE: Wednesday, January 3, 2024**

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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.*

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

*\*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. To submit a public comment online, please click here: <https://www.townofbluffton.sc.gov/FormCenter/Town-15/Public-Comment-60>  
Public comment is limited to 3 minutes per speaker.*