



Historic Preservation Commission

Wednesday, January 03, 2024 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 6, 2023 Minutes

VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA*

VIII. OLD BUSINESS

IX. NEW BUSINESS

1. **Certificate of Appropriateness:** A request by DePauw Architects, on behalf of the owners, Jill and Steve Duncan, for approval of a Certificate of Appropriateness - HD to construct a new 1-story Carriage House of approximately 754 SF, to be located at 4 Tabby Shell Road, Lot ,4 in the Tabby Roads Development, in the Old Town Bluffton Historic district and zoned Neighborhood General- HD zoning District. (COFA-11-23-018622)(Staff - Katie Peterson)

2. **Certificate of Appropriateness:** A request by Nicki Jacoby on behalf of the owner, King Tide Custom Homes, for approval of a Certificate of Appropriateness - HD to construct a new 2-story mixed-use building of approximately 2,894 SF for office use on the first floor and one dwelling unit above, to be located at 10 Carroll Court, in the Old Town Bluffton Historic district and zoned Neighborhood Core - HD zoning District. (COFA-09-23-018484)(Staff - Katie Peterson)
3. **Certificate of Appropriateness:** A request by Court Atkins Architects, Inc. on behalf of the owner, Tidal Creek Investments, LLC for approval of a Certificate of Appropriateness - HD to construct a new 2.5-story mixed-use building of approximately 3,717 SF for office use on the first floor and one dwelling unit above, to be located at 213 Goethe Road, in the Old Town Bluffton Historic district and zoned Neighborhood Core - HD zoning District. (COFA-09-23-018463)(Staff - Katie Peterson)
4. **Certificate of Appropriateness:** A request by William Court, on behalf of the owners, David and Susan Sewell, for approval of a Certificate of Appropriateness - HD for the construction of a new 2-story single-family residential structure of approximately 2,477 SF and a new 2-story Carriage House of approximately 905 SF to be located at 26 Tabby Shell Road, Lot 14 in the Tabby Roads development, in the Old Town Bluffton Historic District and zoned Neighborhood General-HD. (COFA-10-23-018547)(Staff - Katie Peterson)

X. DISCUSSION

1. Discussion Regarding Potential Amendments to the Town of Bluffton Code of Ordinances, Chapter 23 - Unified Development Ordinance (UDO) Relating to Contributing Resources and Architectural Standards in Old Town Bluffton Historic District (Staff - Charlotte Moore)

XI. ADJOURNMENT

NEXT MEETING DATE: Wednesday, February 7, 2024

"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 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.