



## Historic Preservation Commission Meeting

Wednesday, January 08, 2025 at 6:00 PM

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

### AGENDA

This meeting can be viewed live on [BCTV](#), 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. ADOPTION OF MINUTES

1. December 4, 2024 Minutes

#### V. PUBLIC COMMENT

#### VI. OLD BUSINESS

1. **Certificate of Appropriateness:** A request by Clear Cut Construction, on behalf of the owner, William Glover, for approval of a Certificate of Appropriateness-HD to allow the construction of a new two-story Single-Family Residential structure of approximately 2,874 SF and an attached Carriage House of approximately 1,100 SF located at 34 Tabby Shell Road, Lot 18 of the Tabby Roads Development, in the Old Town Bluffton Historic District and zoned Neighborhood General-Historic District. (COFA-03-24-019047) (Staff - Charlotte Moore)

#### VII. NEW BUSINESS

1. **Certificate of Appropriateness:** A request by Ansley H. Manuel, architect, on behalf of the owner, Beth McHugh, for review of a Certificate of Appropriateness-HD to allow the construction of a rear addition of approximately 591 SF to an existing 2-story residence of 1,524 SF, a side deck addition, and a new metal front porch roof in Old Town Bluffton Historic District and zoned Neighborhood General-Historic District. (COFA-08-24-019280)(Staff - Charlotte Moore)

2. **Certificate of Appropriateness:** A request by Sarah Kepple of Pearce Scott Architects, on behalf of owner, Prestige Worldwide Properties, LLC, for review of a Certificate of Appropriateness - HD to construct a new 2.5-story commercial office structure of approximately 4,220 SF and commercial carriage house of approximately 1,100 SF at 60 Bruin Road, Lot 23 in the Tabby Roads Development, in the Old Town Bluffton Historic District. The property is zoned Neighborhood General-Historic District. (COFA-08-24-019268) (Staff - Charlotte Moore)

## VIII. DISCUSSION

1. Historic District Monthly Update. (Staff)

## IX. ADJOURNMENT

**NEXT MEETING DATE: Wednesday, February 5, 2025**

*“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.*