



Historic Preservation Commission Meeting - SPECIAL MEETING

Monday, May 19, 2025 at 5:00 PM

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

AGENDA

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. PUBLIC COMMENT

V. OLD BUSINESS

VI. NEW BUSINESS

1. **4 Tabby Shell:** A request by Joseph DePauw (DePauw Architects), on behalf of owners, Steve and Jill Duncan, for review of a Certificate of Appropriateness-Historic District, to allow enclosure of an existing screen porch to create a Carolina room of approximately 204 SF on the Main Residence located at 4 Tabby Shell Road, Lot 4, in the Tabby Roads Development. The property is located in the Old Town Historic District and is zoned Neighborhood General-Historic District. (COFA-03-25-019649) (Staff - Charlotte Moore)

VII. DISCUSSION

VIII. ADJOURNMENT

“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.