



Historic Preservation Review Committee Meeting

Monday, September 21, 2026 at 4:00 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. PUBLIC COMMENT

IV. OLD BUSINESS

V. NEW BUSINESS

1. **1207 May River Road (Certificate of Appropriateness - HD):** A request by Amanda Denmark of Pearce Scott Architects (Applicant), on behalf of ERB Enterprises LLC (Owner), for the review of a Certificate of Appropriateness-HD to allow the construction of a new 2-story Office Building of approximately 4,024 SF to be located at 1207 May River Road in the Old Town Bluffton Historic District within the Neighborhood General - HD zoning district. (COFA-08-26-020466)(Staff - Charlotte Moore)
2. **54 Pritchard Street (Certificate of Appropriateness - HD):** A request by Ernie and Andrea Suozzi (Applicants and Owners) for the review of a Certificate of Appropriateness-HD to allow the construction of a new 2-story Single-Family Residence of approximately 1,822 SF and a detached Carriage House of approximately 599 SF to be located at 54 Pritchard Street in Old Town Bluffton Historic District within the Neighborhood General - HD zoning district. (COFA-08-26-020455) (Staff - Caroline Luke)
3. **33 Guerrard Street (Certificate of Appropriateness - HD):** A request by Webb Dean Development, LLC (Applicant and Owner) for the review of a Certificate of Appropriateness-HD to allow the construction of a new Single-Family Residence of approximately 2300 SF and a detached Carriage House of approximately 814 SF to be located at 33 Guerrard Street (Lot 1B) in the Old Town Bluffton Historic District within the Neighborhood General-HD zoning district. (COFA-04-26-020206) (Staff - Charlotte Moore)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Monday, September 28, 2026

“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.