



Historic Preservation Commission Meeting

Wednesday, November 06, 2024 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. October 2, 2024 Minutes

V. PUBLIC COMMENT

VI. OLD BUSINESS

VII. NEW BUSINESS

1. **Certificate of Appropriateness (34 Tabby Shell Road, Lot 18):** 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 2,325 square feet and an attached Carriage House structure of approximately 1,174 square feet in the Tabby Roads Development in the Old Town Bluffton Historic District and within a Neighborhood General - HD zoning district. (COFA-03-24-019047) (Staff – Charlotte Moore)
2. **Certificate of Appropriateness (43 Thomas Heyward Street):** A request by Raymond Beach, on behalf of the owner, Megan C. Beach, for the review of a Certificate of Appropriateness-HD to allow an existing one-story Carriage House of approximately 756 unenclosed square feet erected without an approved COFA-HD and without an approved building permit, located at 43 Thomas Heyward Street, in the Old Town Bluffton Historic District. The property is zoned Neighborhood General-HD. (COFA-03-24-019047) (Staff – Charlotte Moore)

3. **Adoption of 2025 Historic Preservation Commission Meeting Dates:** (Staff - Charlotte Moore)
4. **Adoption of 2025 Historic Preservation Review Committee Meeting Dates:** (Staff - Charlotte Moore)

VIII. DISCUSSION

1. **Workshop:** Discussion Regarding Metal Canopies/Carports in Old Town Bluffton Historic District Relating to Upcoming Text Amendment Initiated by an Old Town Bluffton Property Owner (Staff - Charlotte Moore)
2. Historic District Monthly Update. (Staff - Charlotte Moore)

IX. ADJOURNMENT

NEXT MEETING DATE: Wednesday, December 4, 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.*