



Historic Preservation Commission Meeting

Wednesday, June 11, 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 Sparklight 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. May 7, 2025 Minutes
2. May 19, 2025 Special Meeting Minutes

V. PUBLIC COMMENT

VI. OLD BUSINESS

VII. NEW BUSINESS

1. **82 Pritchard Street:** A request by Keith Martelli (Martelli Architects), on behalf of the Owners, Mark and Kim Driscoll, for approval of a Certificate of Appropriateness-HD to alter an existing 2-story garage (Carriage House) of approximately 1198 square feet located at 82 Pritchard Street, in Old Town Bluffton Historic District and zoned Neighborhood Conservation-HD District. (COFA-02-25-019576) (Staff - Charlotte Moore)
2. **32 Tabby Shell :** A request by Drew Vann (Palmetto Star Construction), on behalf of owner, Scott Ready, for review of a Certificate of Appropriateness-Historic District, to allow the construction of a new 2-story Carriage House of approximately 1,162 enclosed square feet at 32 Tabby Shell Road (Lot 17) in the Tabby Roads Development. The property is zoned Neighborhood General-HD (NG-HD) and is in Old Town Bluffton Historic District. (COFA-03-25-019654) (Staff - Charlotte Moore)

3. **68 Pritchard Street:** A request by Tony and Alyssa Pressley, Applicants and Owners, for approval of a Certificate of Appropriateness - HD to construct a new 2-story Carriage House of approximately 800 SF at 68 Pritchard Street in Old Town Bluffton Historic District and zoned Neighborhood General-HD. (COFA-05-24-019155) (Staff – Charlotte Moore)
4. **41 Stock Farm Road:** A request by Dylan and Amanda Mingard, Applicants and Owners, for approval of a Certificate of Appropriateness-HD to allow the construction of a 1-story carport or Carriage House of approximately 396 square feet and a Breezeway of approximately 301 square feet which will connect the Carriage House to the existing main structure located at 41 Stock Farm Road in the Old Town Bluffton Historic District and zoned Neighborhood Conservation-HD. (COFA-02-25-019610) (Staff - Sam Barrow)
5. **15 Meriwether Court:** A request by BFL Builders, Owner and Applicant, for review of a Certificate of Appropriateness-Historic District, to allow construction of a 2-story single-family residence of approximately 1,637 square feet and an attached 2-story Carriage House of approximately 840 square feet located at 15 Meriwether Court (Lot 1) in the Landon Oaks Development. The property is in Old Town Historic District and is zoned Neighborhood General-Historic District. (COFA-01-25-019522)(Staff - Sam Barrow)
6. **71 Bridge Street:** A request by Ed Johns, Jr. (LowCountry Custom Built Homes), Applicant, on behalf Jim and Julie Lewellyn, Owners, for approval of a Certificate of Appropriateness - HD to allow the construction of a 2-story main residence of approximately 3,168 square feet and a 2-story Carriage House of approximately 1,196 square feet located at 71 Bridge Street in Old Town Bluffton Historic District and zoned Neighborhood Conservation-HD. (COFA-11-24-019447)(Staff - Charlotte Moore)
7. **22 Bruin Road:** A request by Greg Harrold, Applicant, on behalf of Bertha Wooten, Owner, for approval of a Certificate of Appropriateness - HD to construct a new 1-story single family residence of approximately 1,695 square feet with an attached Carriage House of approximately 697 square feet, to be located at 22 Bruin Road, in Old Town Bluffton Historic district and zoned Neighborhood General- HD District. (COFA-01-24-018816) (Staff - Charlotte Moore)
8. **42 Wharf Street:** A request by John Montgomery, Applicant and Property Owner, for approval of a Certificate of Appropriateness-Historic District, to allow construction of a new 2-story Single Family structure of approximately 2,120 square feet and 2-story Carriage House of approximately 1,120 square feet located at 42 Wharf Street. The property is within Old Town Historic District and is zoned Neighborhood General-Historic District. (COFA-04-24-019070) (Staff - Sam Barrow)
9. **135 Bridge Street:** A request by Tom Parker, Jr.(PDG | Architects), Applicant, on behalf of Brenda Dunaway, Owner, for approval of a Certificate of Appropriateness-Historic District, to allow construction of a new Center Hall House of approximately 5,240 SF and two Carriage Houses of 800 SF and 1,198 SF located at 135 Bridge Street. The property is within Old Town Historic District and is zoned Riverfront Edge Historic District. (COFA-04-25-019700) (Staff - Sam Barrow)

VIII. DISCUSSION

1. Historic District Monthly Update. (Staff)

IX. ADJOURNMENT**NEXT MEETING DATE: Wednesday, July 2, 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 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.