



## Historic Preservation Review Committee Meeting

Monday, March 23, 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

#### VI. DISCUSSION

1. **204 Bluffton Road:** A request by Thomas Michaels, Jr. (SM7 Design, LLC), Applicant, on behalf of 204 Bluffton Road, LLC, Owner, for discussion prior to formal submission of a Certificate of Appropriateness-Historic District Final Plan to allow the construction of a 3-story 3,978 SF Main Street Building at 204 Bluffton Road. The property is in the Promenade development in Old Town Historic District and zoned Neighborhood Core-Historic District (NG-HD). (COFA-12-25-020072) (Staff-Charlotte Moore)
2. **1271 May River Road:** A request by Chris Epps (Incircle Architecture), on behalf of Property Owner, Sharan Pyari Patel for discussion prior to formal submission of a Certificate of Appropriateness-Historic District Final Plan for the construction of a 2.5-story Additional Building Type of approximately 5,259 SF and a 2-story detached Carriage House of approximately 1,200 SF located at 1271 May River Road. The property is in Old Town Historic District and zoned Neighborhood General-Historic District (NG-HD). (COFA-04-25-019725) (Staff – Charlotte Moore)

#### VII. ADJOURNMENT

**NEXT MEETING DATE: Monday, March 30, 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](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.*