



Historic Preservation Commission Meeting

Wednesday, November 04, 2026 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 417 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 7, 2026 Minutes

V. PUBLIC COMMENT

VI. OLD BUSINESS

1. **36 Tabby Shell Rd (Certificate of Appropriateness-HD):** A request by Steven G. Stowers of Architecture 101 (Applicant), on behalf of John and Ashley Gering (Owners), for approval of a Certificate of Appropriateness – Historic District to allow the construction of a new 2.5-story single-family residential structure of approximately 4,391 SF and a carriage house of approximately 938 SF at 36 Tabby Shell Road, Lot 19, in the Tabby Roads Development. The property is located in the Old Town Bluffton Historic District and zoned Neighborhood General – Historic District (NG-HD). (COFA-10-25-019985) (Staff - Charlotte Moore)

VII. NEW BUSINESS

1. **Adoption of 2027 Historic Preservation Commission Meeting Dates:** (Staff - Charlotte Moore)
2. **Adoption of 2027 Historic Preservation Review Committee Meeting Dates:** (Staff - Charlotte Moore)
3. **8 Wild Spartina Road (Certificate of Appropriateness-HD):** A request by William Court of Court Atkins Group (Applicant), on behalf of Alison F. May Revocable Trust DTD 2/2/2011

(Owner), for approval of a Certificate of Appropriateness – Historic District to allow the construction of a new two-story main house (an Additional Building Type) of approximately 3,325 SF and an attached carriage house of approximately 1,181 SF at 8 Wild Spartina, Lot 44, in the Tabby Roads Development. The property is located in the Old Town Historic District and zoned Neighborhood General – Historic District (NG-HD). (COFA-08-26-020411) (Staff - Charlotte Moore)

4. **54 Pritchard Street (Certificate of Appropriateness-HD):** A request by Ernie and Andrea Suozzi (Applicants and Owners) for approval of a Certificate of Appropriateness – Historic District to allow the construction of a new two-story residence of approximately 3,177 SF and a detached carriage house of approximately 1,198 SF at 54 Pritchard Street in the Old Town Bluffton Historic District. The property is zoned Neighborhood General – Historic District (NG-HD). (COFA-08-26-020455) (Staff - Caroline Luke)
5. **20 Dane Lane (Certificate of Appropriateness-HD):** A request by Ansley Manuel of Manuel Studio (Applicant), on behalf of Larry C. Toomer and Tina B. Toomer Revocable Trust (Owners), for approval of a Certificate of Appropriateness – Historic District to allow the construction of a new two-story main residence of approximately 3,217 SF and an attached two-story carriage house of approximately 1,088 SF. The property is located in the Old Town Bluffton Historic District and zoned Neighborhood General – Historic District (NG-HD). (COFA-05-26-020272) (Staff - Charlotte Moore)

VIII. DISCUSSION

1. Historic District Monthly Update. (Staff)

IX. ADJOURNMENT

NEXT MEETING DATE: Wednesday, December 2, 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.

