

Historic Preservation Commission Meeting

Theodore D. Washington Municipal Building, Henry “Emmett” McCracken Jr. Council Chambers, 20
Bridge Street, Bluffton, SC

November 06, 2024

I. CALL TO ORDER

Chairman Goodwin the meeting to order at 6:04 pm.

II. ROLL CALL

PRESENT

Chairman Evan Goodwin

Vice Chairman Joe DePauw

Commissioner Carletha Frazier

Commissioner Tim Probst

ABSENT

Commissioner Jim Hess

Commissioner Kerri Schmelter

Commissioner Debbie Wunder

III. ADOPTION OF MINUTES

1. October 2, 2024 Minutes

Commissioner Frazier made the motion to adopt the minutes as written.

Seconded by Vice Chairman DePauw.

Voting Yea: Chairman Goodwin, Vice Chairman DePauw, Commissioner Frazier, Commissioner Probst

All were in favor and the motion passed.

IV. PUBLIC COMMENT

V. OLD BUSINESS

VI. NEW BUSINESS

- 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)

Staff presented. The applicant was present. The Commission had questions regarding the material used in the wall sections. There was discussion regarding the soffits, header details, and railing details. The proposed materials in the application were questioned in regard to compliance with Unified Development Ordinance (UDO). The commissioners discussed the placement of faux windows and ceiling height in the carriage house.

The applicant requested to table the item. No action was taken.

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)

Staff presented. The applicant was present. The applicant discussed the need for the Carriage House. The Commission discussed the pros and cons of metal carports, in particular, the ability of a prefabricated structure to comply with the UDO, even if altered. Some expressed concern with setting a precedent, especially when other property owners have complied. The Commission also recognized that that a separate text amendment request to allow such structures had been submitted and that the applicant's desire to retain the illegal structure might be addressed through the amendment.

The applicant withdrew the application. No action was taken.

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

Vice Chairman DePauw made a motion to adopt the 2025 Historic Preservation Commission meeting dates.

Seconded by Commissioner Frazier.

Voting Yea: Chairman Goodwin, Vice Chairman DePauw, Commissioner Frazier, Commissioner Probst

All were in favor and the motion passed.

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

Vice Chairman DePauw made a motion to adopt the 2025 Historic Preservation Review Committee meeting dates.

Seconded by Commissioner Frazier.

Voting Yea: Chairman Goodwin, Vice Chairman DePauw, Commissioner Frazier, Commissioner Probst

All were in favor and the motion passed.

VII. 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)

Staff discussed the request to allow carports in the Old Town Bluffton Historic District and what the process would be for an amendment to the Unified Development Ordinance (UDO). The Commission discussed the history of carport style elements in the Historic District, and had reservations regarding the use of pre-fabricated carport structures as they would not meet the requirements of the UDO. There was discussion regarding what restrictions should

be in place in regards to size and materials used for carports. The commissioners went over the possibility of adding a section that differentiates Carriage Houses and carports.

Charlie Wetmore, 48 Lawrence St, Bluffton - Mr. Wetmore spoke about what the Planning Commission discussed in their workshop and why the Planning Commission wanted input from the Historic Preservation Commission.

This was a workshop and no action was taken.

2. Historic District Monthly Update. (Staff - Charlotte Moore)

Staff reviewed the monthly report. The Commissioners had no questions.

VIII. ADJOURNMENT

Commissioner Frazier made the motion to adjourn.

Seconded by Vice Chairman DePauw.

Voting Yea: Chairman Goodwin, Vice Chairman DePauw, Commissioner Frazier, Commissioner Probst

All were in favor and the motion passed. The meeting adjourned at 7:45 pm.