



Historic Preservation Review Committee Meeting

Monday, October 12, 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

1. **17 Stock Farm Road (Certificate of Appropriateness - HD):** A request by Amanda Denmark of Pearce Scott Architects (Applicant), on behalf of Eric Sherman (Owner), for the review of a Certificate of Appropriateness-HD to allow a 252 SF addition to an existing 544 SF garage located at 17 Stock Farm Road in the Old Town Bluffton Historic District within the Neighborhood Conservation - HD zoning district. (COFA-09-26-020495)(Staff – Caroline Luke)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Monday, October 19, 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.



PLAN REVIEW COMMENTS FOR COFA-09-26-020495

Section V. Item # 1.

Town of Bluffton
Department of Growth Management
20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910
Telephone 843-706-4522
OLD TOWN

Plan Type: Historic District **Apply Date:** 09/18/2026
Plan Status: Pending **Plan Address:** 17 Stock Farm Road
BLUFFTON, SC 29910
Case Manager: Charlotte Moore **Plan PIN #:** R610 039 000 0296 0000
Plan Description: A request by Amanda Denmark of Pearce Scott Architects (Applicant), on behalf of Eric Sherman (Owner), for the review of a Certificate of Appropriateness-HD to allow a 252 SF addition to an existing 544 SF garage located at 17 Stock Farm Road in the Old Town Bluffton Historic District within the Neighborhood Conservation - HD zoning district.
STATUS (10.09.2026): The Concept Plan will be reviewed by the HPRC on October 12, 2026.

Staff Review (HD)

Submission #: 1 Recieved: 09/18/2026 Completed: 10/09/2026

Reviewing Dept.	Complete Date	Reviewer	Status
Growth Management Dept Review (HD)	10/09/2026	Caroline Luke	Pending Review

Comments:

1. Building Type: The expansion places the carriage house/garage 6-inches in front of the main residence. Carriage houses must be placed behind the primary structure (5.15.8.F).
2. Provide the right elevation for the carriage house to show architectural details and proposed door placement.
3. Alignment of existing and proposed foundation: There are notes saying the foundation height of the proposed addition will match the existing carriage house and main residence, but it is not reflected on Sheet A201. Please revise to show better alignment.
4. Exposed Foundation Walls: The exposed foundation wall on the existing carriage house and main house piers feature tabby stucco. Identify the exposed foundation wall finish material for the proposed carriage house expansion to be consistent with existing foundation.
5. Wall Section: Provide a wall section through the eave showing materials and dimensions.
6. Door and Window Schedules: At time of final submission, submit a door and window schedule including all windows and doors. Identify all materials, configurations, and dimensions to comply with UDO Sec. 5.15.6.I.
7. Corners and Water Tables: Provide a corner board detail to show compliance with UDO Section 5.15.6.N.
8. Landscape Plan: Provide a landscape plan showing trees to be removed, if any, and foundation plantings along the front elevation of the main structure and carriage house.

Watershed Management Review	10/09/2026	William Baugher	Pending Review
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Comments:

Comments may be provided at time of Final Plan submission.

HPRC Review	10/09/2026	Charlotte Moore	Approved with Conditions
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Comments:

1. Increase the roof pitch on the Carriage House addition from 3/12 to 4/12 to match the adjacent front porch roof.

Transportation Department Review - HD	09/24/2026	Mark Maxwell	Approved
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Comments:

No comments

