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. NOTICE REGARDING PUBLIC COMMENTS
Every member of the public who is recognized to speak shall address the Chairman and in speaking, avoid disrespect to Commission, Staff, or other members of the Meeting. State your name and address when speaking for the record. COMMENTS ARE LIMITED TO THREE (3) MINUTES.

V. ADOPTION OF AGENDA

VI. ADOPTION OF MINUTES – January 10, 2018

VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

VIII. OLD BUSINESS

IX. NEW BUSINESS

1. FOR ACTION

A. Certificate of Appropriateness: A request by Brian Webb Construction, for approval of a Certificate of Appropriateness to allow the construction of a new single-family residence of approximately 1,725 SF and an accessory Carriage House of approximately 735 SF on the property located at 10 Wharf Street in the Old Town Bluffton Historic District and zoned as Neighborhood General-HD. (COFA 5-16-9657) (Staff – Katie Peterson)

B. Old Village Square, Building #3 (Clarification of Approval): Growth Management staff is requesting clarification on the condition of approval for the resubmitted plans for the Certificate of Appropriateness reviewed at the September 6, 2017 HPC meeting for a two and a half story multi-family residential building of approximately 5,350 SF. The property is identified by tax map number R610 039 000 0756 0000 (Building Pad #3) in the Old Village
Square Development of the Old Town Bluffton Historic District and zoned as Neighborhood General-HD. (COFA 7-17-11170) (Staff – Erin Schumacher)

C. **Old Village Square, Building #4 (Clarification of Approval):** Growth Management staff is requesting clarification on the condition of approval for the resubmitted plans for the Certificate of Appropriateness reviewed at the September 6, 2017 HPC meeting for a two and a half story multi-family residential building of approximately 5,350 SF. The property is identified by tax map number R610 039 000 0756 0000 (Building Pad #4) in the Old Village Square Development of the Old Town Bluffton Historic District and zoned as Neighborhood General-HD. (COFA 7-17-11172) (Staff – Erin Schumacher)

D. **Old Village Square, Building #5 (Clarification of Approval):** Growth Management staff is requesting clarification on the condition of approval for the resubmitted plans for the Certificate of Appropriateness reviewed at the September 6, 2017 HPC meeting for a two and a half story multi-family residential building of approximately 5,350 SF. The property is identified by tax map number R610 039 000 0756 0000 (Building Pad #5) in the Old Village Square Development of the Old Town Bluffton Historic District and zoned as Neighborhood General-HD. (COFA 7-17-11171) (Staff – Erin Schumacher)

X. **DISCUSSION**

1. **Proposed UDO Text Amendments.** Staff will discuss with the Commission proposed UDO text amendments that affect COFA applications and the Design Guidelines of Article 5.

XI. **ADJOURNMENT**