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 – April 4, 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 D. H. Abney, on behalf of the owner, James Oliver, for approval of a Certificate of Appropriateness to allow the construction of a new single family residence of approximately 2,220 SF and an accessory Carriage House of approximately 315 SF located on the property identified as 1 Tabby Shell Road (Lot 35) in the Old Town Bluffton Historic District and zoned as Neighborhood General-HD. (COFA 08-17-11291) (Staff – Erin Schumacher)

   B. Certificate of Appropriateness: A request by Craig Thomas, on behalf of CST Holdings, LLC, for approval of a Certificate of Appropriateness to allow the renovation of a commercial structure of approximately 1,632 SF on the property identified as 1263 May River Road, Unit A in the Old Town Bluffton Historic District and zoned Neighborhood General-HD. (COFA 03-18-11803) (Staff – Katie Peterson)
C. **Site Feature Permit – HD:** A request by Kelly Logan Graham for approval of a Site Feature – HD permit to allow the construction of a pavilion of approximately 240 SF, two signs and a fence. The property is identified by tax map number R610 039 00A 0100 0000, and is located at 70 Boundary Street in the Old Town Bluffton Historic District and zoned Neighborhood Center - HD. This permit should be reviewed based on the Unified Development Ordinance. (SFHD-04-18-0833) (Staff – Katie Peterson)

D. **Certificate of Appropriateness - Amendment:** A request by Court Atkins Group, Inc., on behalf of the Bluffton United Methodist Church, for approval of a Certificate of Appropriateness – Amendment to remove the south steps at the wrap around porch of the existing structure which is currently under construction. The property is identified by tax map number R610 039 00A 0103 0000 and is located at 85 Calhoun Street in the Old Town Bluffton Historic District and is zoned Neighborhood Conservation-HD. (COFA-11-16-10304) (Staff – Erin Schumacher)

X. **DISCUSSION**

XI. **ADJOURNMENT**

**NEXT MEETING DATE – Wednesday, June 6, 2018**

**FOIA COMPLIANCE –** Public notification of this meeting has been published and posted in compliance with the Freedom of Information Act and Town of Bluffton.

**EXECUTIVE SESSION -** The public body may vote to go into executive session for any item identified for action on the agenda.