



## TOWN OF BLUFFTON HISTORIC PRESERVATION COMMISSION

Rotary Community Center / Oscar Frazier Park, 11 Recreation Court  
Wednesday, July 11, 2018, 6:00 p.m.

---

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 – June 6, 2018](#)

VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

VIII. OLD BUSINESS

IX. NEW BUSINESS

1. FOR ACTION

- A. [Certificate of Appropriateness - Demolition: A request by May River Montessori, for approval of a Certificate of Appropriateness – Demolition to allow the demolition of a small shed of approximately 150 SF at 60 Calhoun Street in the Old Town Bluffton Historic District and zoned Neighborhood Center – HD. \(COFA-04-18-11925\) \(Staff – Katie Peterson\)](#)
- B. [Certificate of Appropriateness: A request by Southern Coastal Homes, LLC for approval of a Certificate of Appropriateness to allow the construction of a new single-family residential structure of approximately 2,093 SF and a Carriage House of approximately 1,177 SF, located at 41 Lawrence Street in the Old Town Bluffton Historic District and zoned Neighborhood General – HD. \(COFA-05-18-12034\) \(Staff – Katie Peterson\)](#)

- C. [Certificate of Appropriateness: A request by Drewer Premier Homes, for approval of a Certificate of Appropriateness to allow the construction of a new single-family residential structure of approximately 1,290 SF and a Carriage House of approximately 890 SF at 24 Tabby Shell Road in the Old Town Bluffton Historic District within the Tabby Roads Development and zoned Neighborhood General – HD. \(COFA-05-18-12008\) \(Staff – Katie Peterson\)](#)
  
- D. [Certificate of Appropriateness – Demolition: A request by Court Atkins Architects, Inc. on behalf of Michael Nerhus, for approval of a Certificate of Appropriateness – Demolition to allow the demolition of the existing, non-contributing residential structure of approximately 1,315 SF located at 27 Bridge Street in the Old Town Bluffton Historic District and zoned Neighborhood Conservation – HD. \(COFA-06-18-12059\) \(Staff – Erin Schumacher\)](#)

X. DISCUSSION

XI. ADJOURNMENT

**NEXT MEETING DATE – Wednesday, August 1, 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.*