TOWN OF BLUFFTON HISTORIC PRESERVATION COMMISSION
Auditorium, Theodore D. Washington Municipal Building
Wednesday, November 2, 2016

Present: Hank McCracken, Chair; Christopher Epps, Vice-Chair; Will Guenther; Marge Blair; Sean Barth; Chuck Dulcie
Absent: Joseph Mascetti
Staff: Kevin Icard, Planning & Community Development Manager; Erin Schumacher, Senior Planner; Katie Peterson, Planning Assistant; Marcia Hunter, Growth Management Coordinator

I. CALL TO ORDER

McCracken called the meeting to order at 6:00 p.m.

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

Guenther made a motion to approve the November 2, 2016, Historic Preservation Commission meeting agenda with the restructuring of For Action items with moving letter “A” to the end of agenda items due to traffic delays of applicant. Barth seconded the motion. All were in favor and the motion passed.

VI. ADOPTION OF MINUTES

Blair made a motion to adopt the September 7, 2016, Historic Preservation Commission meeting minutes. Guenther seconded the motion. All were in favor and the motion passed.
VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

Chair McCracken requested the two public comments be heard at the time of the discussion item presented on agenda.

VIII. OLD BUSINESS

There was no Old Business.

IX. NEW BUSINESS

1. FOR ACTION

A. Removal of Contributing Structure. A request by Roberts Vaux, with Vaux Marscher Berglind, PA. A request for the subject property, which is identified by Beaufort County Tax Map Number R610 039 00A 0099 0000 at 71 Calhoun Street and zoned as Neighborhood Center-HD, for a recommendation to remove the structure at 71 Calhoun Street, formally known as Eggs ‘N’ Tricities from the 2008 Historic Resources Survey as a Contributing Structure. The recommendation will be forwarded to Town Council.

Icard presented information as provided in the staff report and incorporated into the minutes.

Roberts Vaux was present representing the Helen Messe Trust. Mr. Vaux expressed concerns in the wrong doing in the lack of proper notification being made to have the structure on the survey as a Contributing Structure in 2008. There was extensive discussion regarding the deplorable condition of the building. Vaux requested the consideration be taken to Town Council for having the building removed from the 2008 Historic Resources Survey as a Contributing Structure. It was noted the Bluffton Historical Preservation Society is not opposed to the structure being removed from the 2008 Contributing Structure list.

There was no public comment.

Epps made a motion for recommendation to Town Council to **not** remove the structure from the Contributing Structure List and **not** remove the structure from the property.

The motion failed due to not receiving a second.

Blair made a motion for recommendation to Town Council of removing the historic designation for the property as it does not possess the qualities that made it eligible for designation.

Guenther seconded the motion. A recommendation was made by majority vote of 4 to 2, with Mr. Epps and Mr. McCracken being the two disdaining vote, in favor and the motion passed.
B. Certificate of Appropriateness. A request by Kevin Grenier of KRA, Inc. on behalf of Landmark 2 Developers, LLC, for approval of a Certificate of Appropriateness-HD to allow the construction of a new 3 story boutique inn (hotel) of approximately 7,670 SF on the currently undeveloped lot located at 1321 May River Road (Lot 1) in the Calhoun Street Promenade development in the Old Town Bluffton Historic District, and zoned Neighborhood Core-HD (COFA-08-16-10035).

Schumacher presented.

PUBLIC COMMENTS: The Public Comment Session was opened.

1. Magie Fox, 2 State of Mind Street: Her comments were in regard to the current parking congestion in relation to the proposed 13 room Inn at the corner of May River Road and Highway 46. She stated her concerns for the lack of planning for future development in regards to an ample enough space for parking to accommodate all of the businesses and residents currently located in that specific area. She requested the Town of Bluffton explore additional ideas for parking within the town. Ms. Fox advised she is not against the construction of the Inn in Bluffton, however, she believes it would be a better fit for Bluffton in a different location.

2. Charlene Gardner, 1 Pine Bland Road and Owner of Four Corners Framing at 1263 May River Road: Her concerns were in reference to the parking issue, pickup and drop off of guests to the Inn and crossing the street.

The Public Comment Session was closed.

Both Icard and Schumacher provided clarification for parking and permitted use of the location. Advised the Town could not deny use as it is permitted by right.

Kevin Grainier- KRA, Inc. was present

Vince Harrison- A member of the development team was present. He spoke regarding the parking offset. He advised there are various proposals for onsite and offsite parking, including the cross parking easement and the desire to have a golf cart concierge service for both pick up and drop off.

Epps made a motion to approve the Certificate of Appropriateness with the following conditions:

1. Per the Applications Manual, any and all comments provided by the DRC must be addressed prior to the issuance of a Certificate of Appropriateness.
2. Per Section 5.3.7.A. of the UDO, if the 12” Laurel Oak noted at the front of the lot is removed, a new large canopy street tree will be required to be installed along the roadway to satisfy the street tree requirements of the UDO.

3. The configuration of the colonnade was reviewed and approved as submitted by the HPC as an appropriate design solution as it does not meet the dimensional requirements prescribed in the UDO.

4. The Trex and Azek material was reviewed and approved by the HPC as an appropriate substitute material for those that are permitted in the UDO.

5. The use of a fanlight window configuration in the main gable was reviewed and approved by the HPC as an appropriate substitute for those configurations permitted by the UDO.

Guenther seconded the motion. All were in favor and the motion passed.

A. Certificate of Appropriateness. A request by Tyler Melnick, for approval of a Certificate of Appropriateness-HD to allow the construction of a Carriage House of approximately 880 SF on the currently developed single family residential lot located at 12 Lawrence Street in the Old Town Bluffton Historic District, and zoned Neighborhood General-HD (COFA-08-16-9995).

Schumacher presented.

Barth made a motion to approve the Certificate of Appropriateness with the following conditions:

1. Per Section 5.15.8.F. of the UDO, consider modifications to the roof form (i.e. gable to hip) and/or adding shutters to provide better architectural cohesiveness between the two structures to be reviewed by the HPRC.

2. Per Section 5.15.6.P. of the UDO, the architectural section through the eave must be revised to ensure that the soffit materials meet the requirements of the UDO.

3. Per the Applications Manual a landscape plan must be submitted to Town

Blair seconded the motion. All were in favor and the motion passed.

B. Certificate of Appropriateness Amendment. A request by Mike Vaccaro, for the approval of a Certificate of Appropriateness Amendment to allow for the revision of the design of the single family residence proposed at 3 Blue Crab Street in the Tabby Roads Development in the Old Town Bluffton Historic District and zoned Neighborhood General-HD (COFA-5-16-9658).
Guenther made a motion to approve the Certificate of Appropriateness with the following conditions:

1. A final letter from the Tabby Roads HARB shall be provided to Town Staff stating that the plans have been reviewed and approved.

2. Adding siding to the triangular area on the side of the shed roof over the porches as appropriate.

Dulcie seconded the motion. All were in favor and the motion passed.

C. Adoption of 2017 Historic Preservation Commission Meeting Dates.

Hunter presented with a correction advising the proper date for the May meeting is May 3, 2017.

McCracken made a motion to adopt the 2017 Historic Preservation Commission Meeting Dates. Dulcie seconded the motion. All were in favor and the motion passed.

X. DISCUSSION

Schumacher requested clarification or placement four lots (1,2,36,37) facing Pritchard Street in the Tabby Roads Development. HPC found it appropriate to place the buildings parallel to the side property lines rather than to Pritchard Street.

XI. ADJOURNMENT

The November 2, 2016, Historic Preservation Commission meeting adjourned at 7:38 p.m.