

**TOWN OF BLUFFTON HISTORIC PRESERVATION COMMISSION**  
Theodore D. Washington Municipal Building, 20 Bridge Street  
Henry "Emmett" McCracken Jr. Town Council Chambers  
**Wednesday, March 4, 2020 Minutes**

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Present: Bruce Trimbur, Chairman; Elaine Gallagher-Adams; Courtney McNeil;  
Jesse Solomon; Michael Lovecchio

Absent: Will Guenther, Vice Chairman

Staff: Katie Peterson, Senior Planner; Charlotte Moore, Principal Planner;  
Victoria Smalls, Growth Management Coordinator

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**I. CALL TO ORDER**

Chairman Trimbur called the meeting to order at 6:03 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**

Commissioner Adams made a motion to adopt the Wednesday, March 4, 2020 meeting agenda, Commissioner Solomon second the motion all were in favor and the motion passed.

**VI. ADOPTION OF MINUTES – February 12, 2020**

Commissioner Solomon made a motion to approve the Wednesday, February 12, 2020 minutes with the correction made of Bruce Trimbur being Chair not Vice Chairman. Commissioner Adams second the motion. All were in favor and the motion passed.

**VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA**

There were no public comment for items not on the agenda.

## VIII. OLD BUSINESS

### FOR ACTION

- A. **Certificate of Appropriateness Amendment:** A request by Michael Fekete, to amend a Certificate of Appropriateness to allow the reduction in size with associated architectural modifications to the approved 2-story mixed use building (restaurant/office use) of approximately 4,650 SF located at 1258 May River Road in the Old Town Bluffton Historic District, and zoned Neighborhood General-HD. (COFA-02-19-01831) (Staff – Katie Peterson)

Peterson presented the information to the Commission which is incorporated into these minutes.

Commissioner Adams made a motion to accept that the proposed application does not substantially deviate from the original application. Commissioner Solomon second the motion, all were in favor and the motion passed.

## IX. NEW BUSINESS

### FOR ACTION

- A. **Certificate of Appropriateness:** A request by James Guscio, on behalf of the owner, Riverside Retreats, LLC, for approval of a Certificate of Appropriateness to allow the construction of a new 2-story single-family residential structure of approximately 2,243 SF located at 36 Tabby Shell Road (Lot 19) in the Tabby Roads development in the Old Town Bluffton Historic District, and zoned Neighborhood General-HD. (COFA-01-20-013886) (Staff – Katie Peterson)

Peterson presented the information to the Commission which is incorporated into these minutes.

Elaine Gallagher Adams recused herself from this item due to being a member of the Tabby Roads HARB.

Commissioner Solomon made a motion to approve the construction of a new 2-story single-family building of approximately 2,243 SF located at 36 Tabby Shell Road in the Tabby Roads development in the Old Town Bluffton Historic District with the following conditions:

1. Per the Applications manual, a letter from the Tabby Roads HARB shall be provided to Town Staff stating that the plans have been reviewed and approved.
2. Per UDO Section 5.3.3.G. of the UDO, additional information must be provided on the canopy coverage for the lot to ensure it meets 75% canopy coverage.
3. Per UDO Section 5.3.7.A.1. additional trees must be planted, or existing trees shown, on the landscape plan to ensure street trees are planted no further than 50 feet apart.
4. Per Section 3.22.2. of the UDO, A Town of Bluffton Tree Removal Permit must be submitted and approved for the removal of any tree 14" (DBH) or greater located on a single-family lot.

Commissioner McNeil second the motion, all were in favor and the motion passed.

#### X. ADJOURNMENT

Commissioner Adams made a motion to adjourn the March 4, 2020 Historic Preservation Commission meeting, Commissioner Solomon seconded the motion all were in favor and the meeting was adjourned at 6:36 p.m.