



# TOWN OF BLUFFTON HISTORIC PRESERVATION COMMISSION

## ELECTRONIC MEETING

**SPECIAL MEETING** Tuesday, October 20, 2020 4:30 p.m.

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This meeting can be viewed on the Town of Bluffton's Facebook page

<https://www.facebook.com/TownBlufftonSC/>

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

**VII. OLD BUSINESS**

**VIII. NEW BUSINESS**

**A. Site Feature – HD.** A request by Dan Keefer, on behalf of the owner, May River Road Development LLC, for approval of a Site Feature -HD Application to allow the installation of a TPO roof on the existing building identified as 1223 May River Road in the Old Town Bluffton Historic District and zoned Neighborhood Core-HD. (SFHD-10-20-2046) Staff – (Katie Peterson)

**IX. DISCUSSION**

X. ADJOURNMENT

**NEXT MEETING DATE– Wednesday, November 4, 2020**

\*Public Comments may be submitted electronically via the Town’s website at (<https://bit.ly/TOBPublicComment> ) or by emailing your comments to the Growth Management Coordinator at [vsmalls@townofbluffton.com](mailto:vsmalls@townofbluffton.com). Comments will be accepted up to 2 hours prior to the scheduled meeting start time. All comments will be read aloud for the record and will be provided to the Historic Preservation Committee.

“FOIA Compliance – Public notification of this meeting has been published and posted in compliance with the Freedom of Information Act and the Town of Bluffton policies.”

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Bluffton will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities.

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

Any person requiring further accommodation should contact the Town of Bluffton ADA Coordinator at 843.706.4500 or [adacoordinator@townofbluffton.com](mailto:adacoordinator@townofbluffton.com) as soon as possible but no later than 48 hours before the scheduled event.

# HISTORIC PRESERVATION COMMISSION



## STAFF REPORT Department of Growth Management

<b>MEETING DATE:</b>	October 20, 2020
<b>PROJECT:</b>	1223 May River Road – Roof
<b>APPLICANT:</b>	Dan Keefer
<b>PROJECT MANAGER:</b>	Katie Peterson, Senior Planner

**APPLICATION REQUEST:** The Applicant, Dan Keefer, on behalf of the owner, May River Road Development, LLC requests that the Historic Preservation Commission approve the following application:

- 1. Site Feature Permit-HD.** A request for approval of a Site Feature-HD Permit to allow the installation of a TPO roof on the existing building identified as 1223 May River Road in the Old Town Bluffton Historic District and zoned Neighborhood Center-HD. (SFHD-10-20-2046)

**INTRODUCTION:** Section 3.19 of the Unified Development Ordinance (UDO) authorizes Staff to review and approve Site Feature proposals, provided the application is in conformance with Article 5. Although Site Features are typically reviewed and approved at Staff level, the Applicant is requesting a deviation from this standard. Deviations are permitted from strict compliance when it is determined that:

- A. The particular nature of the property - its location, setting, size, shape, physical characteristics, other aspects of the property or its proposed use - substantially justifies some adjustment in the standards;
- B. The intent of the specific standard can be achieved on the site through alternative means or special design approaches; or
- C. Methods volunteered by the applicant will effectively remediate or mitigate any potential adverse impacts.

The proposed roof meets all of the requirements of the UDO with the exception of the material. The roofing material to be used is Versiweld TPO, which is a membrane bonded to the existing metal roof. Additional product information on the specific roofing product can be found in Attachment 3, Application Package. Per Section 5.15.6.J.2. of the UDO, permitted finish materials include Metal (Galvanized, Copper, Aluminum, Zinc Alum) or Shingles (Metal or Asphalt "dimensional" type, Slate, Composite Slate).

**HISTORIC PRESERVATION COMMISSION ACTIONS:** As granted by the powers and duties set forth in Section 2.2.6.E.2, the Historic Preservation Commission has the authority to take the following actions with respect to this application:

1. Approve the application as submitted by the Applicant;
2. Approve the application with conditions; or
3. Deny the application as submitted by the applicant.

**REVIEW CRITERIA & ANALYSIS:** Town Staff are required to consider the criteria set forth in Section 3.19.3 of the Unified Development Ordinance in assessing an application for a Site Feature – Historic District (HD). These criteria are provided below followed by a Staff Finding(s) based upon review of the application submittals to date.

1. Section 3.19.3.A. The application must be in conformance with applicable provisions provided in Article 5, Design Standards.

*Finding.* As proposed the material is a rubber roofing membrane typically used on flat roofs. As such, this application does not fully meet the requirement per UDO Section 5.15.6.G.3. as it is not a permitted material; however, the substitution of this material would be an appropriate use for the proposed situation. The existing roof has an extremely low pitch (1:12 towards the front and 0.5:12 towards the rear of the building) which does not sheet water as effectively as a more typical slope would. While the proposed material is not considered a traditional building material, the materials permitted by the UDO, Metal or Shingles are not as effective for sheathing water when applied to such a low slope.

2. Section 3.19.3.B. The application must comply with applicable requirements in the Applications Manual.

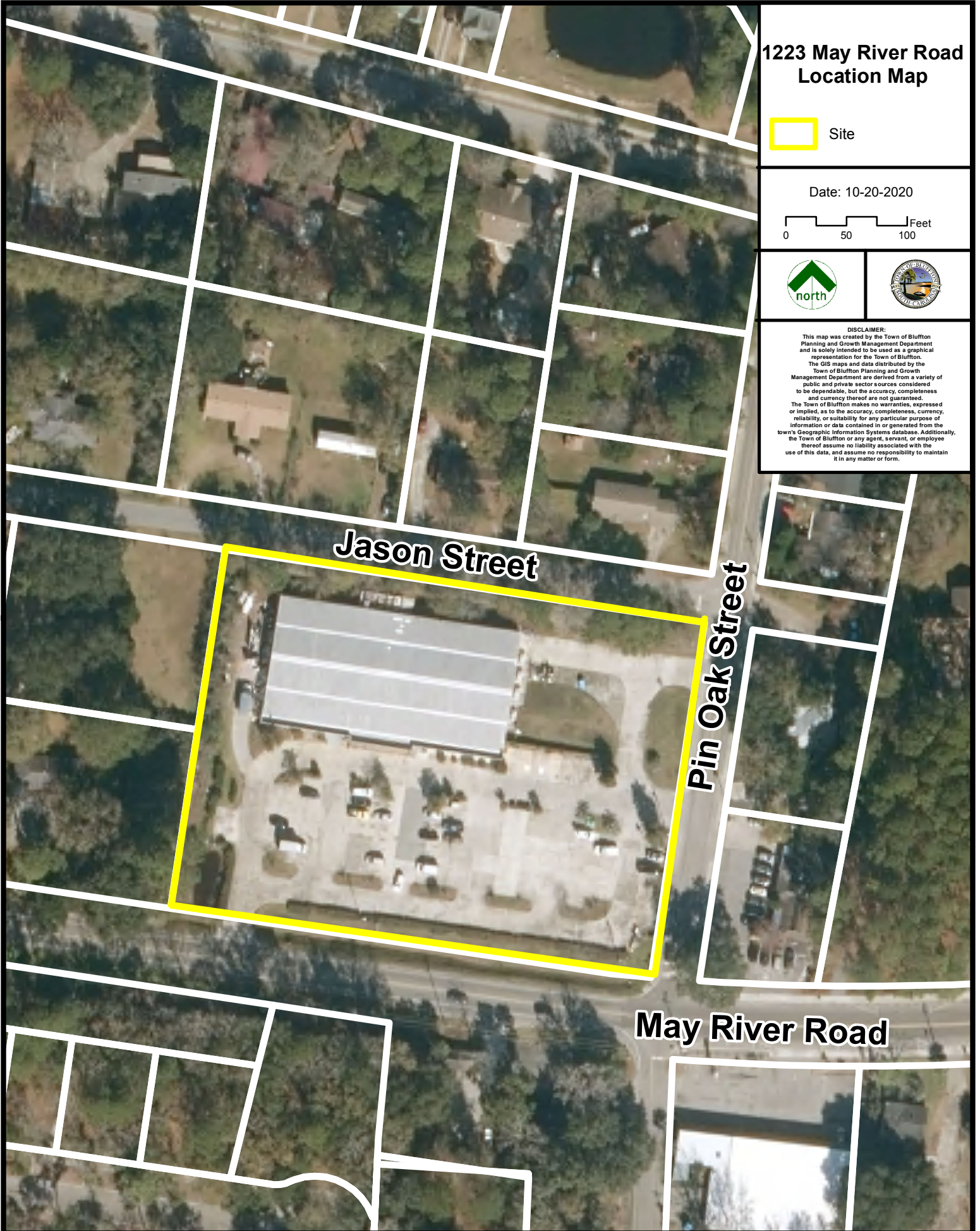
*Finding.* The application has been reviewed by Town Staff and has been determined to be complete.

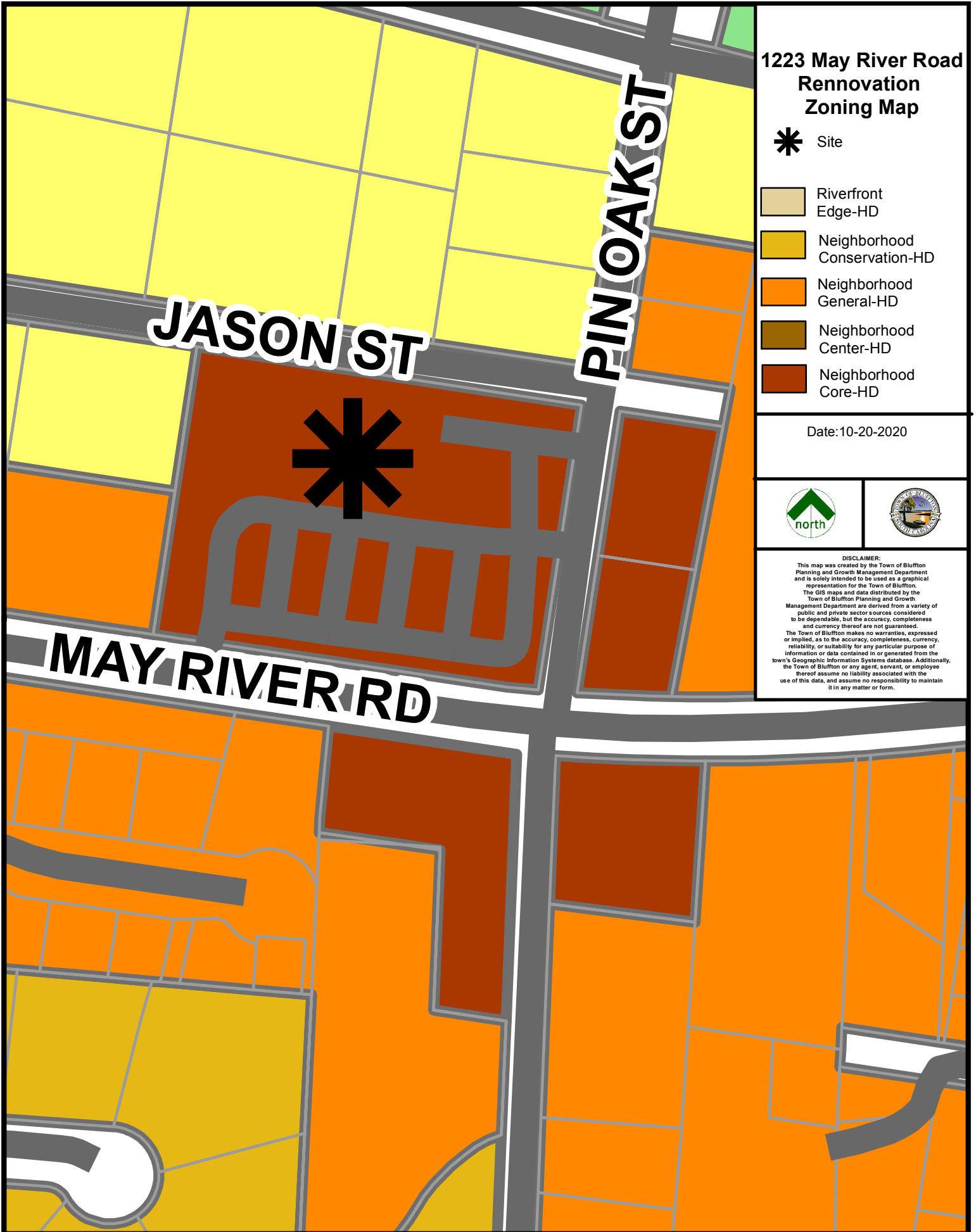
**STAFF RECOMMENDATION:** The Town Staff requests a determination from HPC regarding the appropriateness of the use of Versiweld TPO material to cover the existing roof as a substitute for those materials permitted by the UDO.

**ATTACHMENTS:**

1. Location Map
2. Zoning Map
3. Application Package






# ATTACHMENT 1





### 1223 May River Road Renovation Zoning Map

✱ Site

-  Riverfront Edge-HD
-  Neighborhood Conservation-HD
-  Neighborhood General-HD
-  Neighborhood Center-HD
-  Neighborhood Core-HD

Date: 10-20-2020



**DISCLAIMER:**  
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