



## MEMORANDUM

---

TO: Historic Preservation Commission  
FROM: Katie Peterson, AICP  
RE: Pritchard Street Streetscape Public Project  
DATE: 4/3/2024

---

**BACKGROUND:** At the request of the Town of Bluffton Historic Preservation Commission (HPC), Town Council adopted an ordinance at their April 9, 2019 meeting that amended the Unified Development Ordinance (UDO) Article 3 Application Process and Article 5 Design Standards to allow the HPC to review Public Projects and provide comment to the UDO Administrator for consideration. Additionally, Town Council revised the Town of Bluffton Process Table through a resolution to incorporate the review of Public Projects located within the Historic District by the HPC, for comment only, with the final review authority to remain as the UDO Administrator.

**APPLICATION REQUEST:** The Applicant, Daniel Rybak, on behalf of The Town of Bluffton, requests that the Historic Preservation Commission provide comment on the following application:

**DP-03-24-019022.** A Public Project to include improvements to the drainage and streetscape along Pritchard Street between Bruin Road and Bridge Street, to include Stormwater Best Management Practices (BMPs), sidewalk installation, streetlight installation, and parking lot improvements to the existing parking lot adjacent to the Beaufort County Public Pool building.

**INTRODUCTION:** The Public Project scope of work includes improvements to the stormwater and drainage infrastructure, installation of streetlights, reconfiguration of the existing School/Pool parking area to meet the standards found in the Unified Development Ordinance (UDO), traffic calming, ADA compliance and the installation of sidewalks. The Stormwater BMPs will help alleviate standing water during all levels of storm and improve runoff water quality into the adjacent Heyward Cove. The streetlights, which will match those on May River Road in design, will be installed along the length of Pritchard Street between Bruin Road and Bridge Street, but be spaced further apart as this is a smaller, non-DOT roadway. The parking lot redesign will correct grading issues, install BMPs underground and in the landscaped islands. The parking lot design will meet UDO requirements for plantings, landscape islands, and parking space size. Sidewalks will be installed for better pedestrian connectivity the full length of the project.

The improvements to Pritchard Street will be similar in scope to those which have been made on Bridge Street in the previous months.

**HISTORIC PRESERVATION COMMISSION ACTIONS:** As granted by the powers and duties set forth in Section 2.2.6.E.2, the Historic Preservation Commission may provide comments for consideration by the UDO Administration regarding this application.

**REVIEW CRITERIA & ANALYSIS:** As established in section 3.18.2 of the UDO, Town Staff and the Historic Preservation Commission are required to consider the criteria set forth in Section 3.18 of the UDO in assessing an application for a Public Project located in the Old Town Bluffton Historic District. The applicable criteria are provided below followed by a Staff Finding(s) based upon review of the application submittals to date.

1. Section 3.18.3.B. Consistency with the principles set forth in the Old Town Master Plan.
  - a. *Finding.* The Old Town Master Plan initiatives also include the adoption of a form-based code that included architectural standards for structures located within the Old Town Bluffton Historic District. These standards are included in Article 5 of the Unified Development Ordinance. The work proposed as part of this request is in conformance with those standards.
2. Section 3.18.3.C. The application must be in conformance with applicable provisions provided in Article 5, Design Standards.
  - a. *Finding.* Town Staff finds proposed work will be in conformance with the other applicable provisions provided in Article 5.

3. Section 3.18.3.D. The nature and character of the surrounding area and consistency of the structure with the harmony of the surrounding neighborhood.

*Finding.* Town Staff finds that nature and character of the work is consistent and harmonious with that of the surrounding neighborhood. The mass and scale of the proposed work is appropriate for the location and the work is sensitive to the neighboring properties.

4. Section 3.18.3.F. The historic, architectural, and aesthetic features of the structure including the extent to which its alteration or removal would be detrimental to the public interest.

*Finding.* No features are proposed for removal, therefore, this criterion is not applicable and the renovation of the site, as proposed, will have no adverse effect on the public interest.

5. Section 3.18.3.H. 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:** It is the charge of the HPC to assess and interpret the standards and guidelines set forth in the UDO as they pertain to applications using the review criteria established in the UDO and to take appropriate action as granted by the powers and duties set forth in Section 2.2.6.E.2. Town Staff finds the application meets the requirements of Section 3.18.3 of the UDO and recommends that the HPC recommend approval of the application to the UDO Administrator.

**ATTACHMENTS:**

1. Application and Narrative
2. Plans
3. Light Detail