

ATTACHMENT 8

Lisa Sulka

Mayor

Larry Toomer

Mayor Pro Tempore

Marc Orlando

Town Manager



Council Members

Fred Hamilton

Dan Wood

Harry Lutz

Kimberly Chapman

Town Clerk

November 12, 2019

Elizabeth B. Mayo, Attorney
Novit & Scarminach, P.A.
P.O. Drawer 14
Hilton Head Island, SC 29938

TRANSMITTED ELECTRONICALLY

emayo@ns-lawfirm.com

Re: 9 Bruin Road (Heirs of Bessie Joiner)

Ms. Mayo,

The Town is in receipt of your letter dated September 26, 2019 regarding your client's request to remove a structure (or structures) located on property at 9 Bruin Road ("property"). As we discussed by phone on October 30, we agree that the letter date is in error as the postmark date on the envelope shows October 16.

The property is located within the local Old Town Bluffton Historic District, and is a contributing structure within that district, but is not identified in the Bluffton National Register Historic District. It is zoned Neighborhood Core-Historic District (HD). The residential and former store structures on the property are contributing structures to the Old Town Bluffton Historic District and were initially listed in the 1994 Historic Resources Survey.

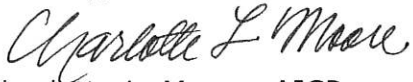
A request to demolish a contributing structure, either in whole or in part, requires the approval of the Historic Preservation Commission (HPC). The criteria to be applied for the review are listed in Sec. 3.18.3 (Application Review Criteria) and Sec. 3.18.4 (Demolition of a Contributing Structure) of the Unified Development Ordinance. Section 3.18 (Certificate of Appropriateness-Historic District), in its entirety, is enclosed.

There is a formal application process to request demolition; a pre-application meeting is required and must be requested by completing and submitting the enclosed pre-application form. If, after the pre-application meeting, demolition is still desired, an application for a Certificate of Appropriateness (COFA) must be completed and submitted for review.

If you have any questions, please do not hesitate to contact me.

Theodore D. Washington Municipal Building
20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910
Telephone (843) 706-4500 Fax (843) 757-6720
www.townofbluffton.sc.gov

Sincerely,

A handwritten signature in cursive script that reads "Charlotte L. Moore".

Charlotte L. Moore, AICP
Principal Planner

Enclosures (2)

cc: Marc Orlando, Town Manager
Heather Colin, Director of Growth Management