



MEMORANDUM

TO: Historic Preservation Commissioners
FROM: Katie Peterson, AICP Senior Planner
RE: May River Road Pocket Park Public Project
DATE: 1/5/2022
CC: Heather Colin, AICP, Assistant Town Manager
Kevin Icard, AICP, Director of Growth Management

APPLICATION REQUEST: The Applicant, Constance Clarkson, on behalf of The Town of Bluffton, requests that the Historic Preservation Commission recommend approval the following application:

DP-12-21-016137. A Public Project to renovate the May River Road Pocket Park to include grassing, drainage irrigation well and minor landscaping, site furniture and lighting in the pocket park located in front of the Stock Farm Development in the Old Town Bluffton Historic District and zoned Neighborhood General-HD.

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. Recommend Approval the application as submitted by the Applicant;
2. Recommend Approval the application with conditions; or
3. Recommend denial the application as submitted by the applicant.

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 application is consistent with the principles set forth in the Old Town Master Plan.

The Applicant proposes to make site improvements an existing park within the Old Town Bluffton Historic District, a locally and nationally designated historic district. The site has been designed

to be sympathetic to the architectural character of the neighboring historic structures, so the modifications will both protect the integrity of the existing historic structures and enhance the neighborhood.

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 that the proposed site changes are in compliance with the design standards 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.
 - a. *Finding.* Town Staff finds that nature and character of the project are consistent and harmonious with that of the surrounding neighborhood. The mass and scale of the lighting and seating is appropriate for its location and the architectural detailing 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. The Applicant seeks approval for the renovation of an existing pocket park in the Old Town Bluffton Historic District. The proposed plans are sympathetic in design to the neighboring historic and non-historic resources; therefore, 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 that the requirements of Section 3.18.3 of the Unified Development Ordinance have been met and recommends that the Historic Preservation Commission recommend approval of the application to the UDO Administrator.

ATTACHMENTS:

1. Location Map
2. Zoning Map
3. DP-12-21-016137 Narrative Memo
4. Plans