



Board of Zoning Appeals Meeting

Tuesday, September 01, 2026 at 6:00 PM

Theodore D. Washington Municipal Building, Henry "Emmett" McCracken Jr. Council Chambers,
20 Bridge Street, Bluffton, SC

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. NOTICE REGARDING ADJOURNMENT

The Board of Zoning Appeals will not hear new items after 9:30 p.m. unless authorized by a majority vote of the Board 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 Board Members.

IV. ADOPTION OF MINUTES

A. July 7, 2026 Minutes

V. PUBLIC COMMENT

VI. OLD BUSINESS

VII. NEW BUSINESS

A. **36 Tabby Shell Road, Lot 19 Building Setback (Variance):** The Applicant, Steven G. Stowers of Architecture 101 on behalf of property owners John Gering and Ashley Gering, requests a variance from Unified Development Ordinance (UDO) Section 5.15.5.C to allow a four-foot-six-inch encroachment into the required five-foot setback, resulting in a six-inch setback for the carriage house. The property consists of approximately 0.10 acres identified by tax map number R610 039 000 1199 0000 within the Tabby Shell Development in the Neighborhood General-Historic District (NG-HD). (ZONE-08-26-020413) (Staff - Dan Frazier)

VIII. DISCUSSION

IX. ADJOURNMENT

NEXT MEETING DATE: Tuesday, October 6, 2026

“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. The Town of Bluffton Council Chambers are ADA compatible. Auditory accommodations are available. Any person requiring further accommodation should contact the Town of Bluffton ADA Coordinator at 843.706.4500 or adacoordinator@townofbluffton.com as soon as possible but no later than 48 hours before the scheduled event.

Executive Session – The public body may vote to go into executive session for any item identified for action on the agenda.

**Please note that each member of the public may speak at one public comment session and a form must be filled out and given to the Town Clerk. To submit a public comment online, please click here:*

<https://www.townofbluffton.sc.gov/FormCenter/Town-15/Public-Comment-60>

Public comment is limited to 3 minutes per speaker.

Board of Zoning Appeals Meeting

Theodore D. Washington Municipal Building, Henry “Emmett” McCracken Jr. Council Chambers, 20
Bridge Street, Bluffton, SC

July 07, 2026

I. CALL TO ORDER

Staff called the meeting to order at 6pm.

II. ROLL CALL

PRESENT

Board Member Amy Aldana

Board Member Donald Emerick

Board Member Gerry Workman

Board Member Josh Tiller

ABSENT

Vice Chairman Tim Dolnik

III. ELECTION OF OFFICERS

A. Election of Board of Zoning Appeals Chair

Board Member Emerick nominated Tim Dolnik as Chair.

Seconded by Board Member Aldana.

Voting Yea: Board Member Aldana, Board Member Emerick, Board Member Workman, Board Member Tiller

All were in favor and the motion passed.

B. Election of Board of Zoning Appeals Vice-Chair

Board Member Aldana nominated Don Emerick as Vice Chair.

Voting Yea: Board Member Aldana, Board Member Emerick, Board Member Workman, Board Member Tiller

All were in favor and the motion passed.

IV. ADOPTION OF MINUTES

A. June 2, 2026 Minutes

Board Member Workman made a motion to adopt the minutes as written.

Seconded by Board Member Aldana.

Voting Yea: Board Member Aldana, Vice Chair Emerick, Board Member Workman

Voting Abstaining: Board Member Tiller

The motion passed 3-0, with 1 abstention.

V. PUBLIC COMMENT

VI. OLD BUSINESS

VII. NEW BUSINESS

- A. Pinellas Park Building C Parking (Variance):** The Applicant, Jennifer Tosky of Pinellas Park LLC, requests a variance from the Buckwalter Planned Unit Development (PUD) Development Agreement, Development Standards Ordinance 90/3 as modified, Section 5.2.1.1. to allow a reduction in the required minimum off-street parking for proposed restaurant use. The property is identified by tax map number R610 022 000 1143 0000 located within the Buckwalter PUD. (ZONE-06-26-020315) (Staff - Angie Castrillon)

Staff presented. The applicant was present. There was discussion regarding the parking in the development as a whole. The board members had questions about how the parking requirements were determined by the Buckwalter Planned Unit Development (PUD). Richardson LaBruce, attorney to the Board, provided an overview of the variance process, including the criteria required to establish a hardship. Further discussion addressed the options available to the applicant for obtaining approval of additional parking. The applicant also provided information on the uses of other buildings within the development and how those uses may impact parking demand for the subject building.

Board Member Tiller made a motion to approve the variance with the following condition:

1. The applicant shall submit a development plan amendment to incorporate eight (8) additional parking spaces.

Seconded by Board Member Aldana.

Voting Yea: Board Member Aldana, Board Member Tiller

Voting Nay: Vice Chair Emerick, Board Member Workman

This motion failed due to a lack of majority vote. Discussion continued.

Richardson LaBruce explained the Board's options in this instance, noting that the item could be further discussed or tabled until a meeting at which the full Board is present.

Board Member Workman made a motion to table the item.

Seconded by Vice Chair Emerick.

Voting Yea: Board Member Workman

Voting Nay: Board Member Aldana, Vice Chair Emerick, Board Member Tiller

The motion failed 1-3. Discussion continued.

There was discussion regarding the applicable UDO requirements if the property were not located within a PUD. The Board reviewed the seven review criteria to determine whether each criterion had been satisfied.

Board Member Aldana made a motion to approve the application as submitted.

Seconded by Board Member Tiller.

Voting Yea: Board Member Aldana, Board Member Workman, Board Member Tiller

Voting Nay: Vice Chair Emerick

The motion passed 3-1.

VIII. DISCUSSION**IX. ADJOURNMENT**

Board Member Workman made a motion to adjourn.

Seconded by Board Member Aldana.

Voting Yea: Board Member Aldana, Vice Chair Emerick, Board Member Workman, Board Member Tiller

All were in favor and the motion passed. The meeting adjourned at 7:38pm.

BOARD OF ZONING APPEALS



STAFF REPORT DEPARTMENT OF GROWTH MANAGEMENT

MEETING DATE:	September 1, 2026
PROJECT:	36 Tabby Shell Road, Lot 19 Building Setback Variance Request
APPLICANT:	Steven G. Stowers, Architecture 101
PROJECT NUMBER:	ZONE-08-26-020413
PROJECT MANAGER:	Dan Frazier Planning Manager Department of Growth Management

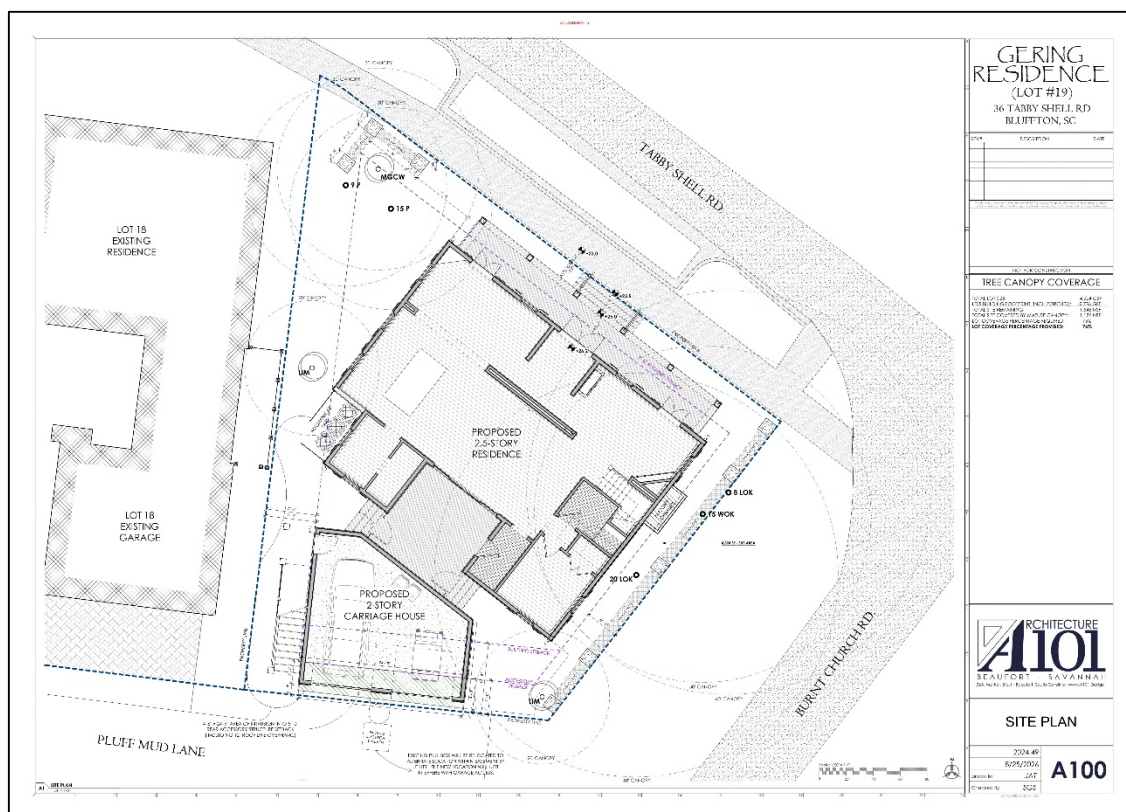
REQUEST: The Applicant, Steven G. Stowers of Architecture 101 on behalf of property owners, John Gering and Ashley Gering, requests a variance from Unified Development Ordinance (UDO) Section 5.15.5.C to allow a 4-foot 6-inch encroachment into the required 5-foot rear yard setback for a Carriage House (accessory structure) (Attachment 1).

INTRODUCTION: The subject property consists of approximately 0.10 acres identified by tax map number R610 039 000 1199 0000 within the Tabby Roads Development in the Old Town Bluffton Historic District, Neighborhood General-Historic District (NG-HD) (Attachment 2). The Board of Zoning Appeals (BZA) hearing was advertised in The Island Packet on August 16, 2026 (Attachment 3). The property was posted, and adjacent property owners were notified by certified mail in accordance with Unified Development Ordinance (UDO) public notice requirements.

BACKGROUND: The subject property is located within the Neighborhood General-Historic District (NG-HD) and is subject to the standards set forth in the Unified Development Order (UDO) Section 5.15, Old Town Bluffton Historic District. Under Section 5.15.5.C, Carriage Houses must be set five (5) feet back from the rear property line (Attachment 4). Per the recorded plat for Tabby Roads, setbacks for accessory structures shall meet Town regulations in effect at the time of application for approval of such structures (Attachment 5, Tabby Roads Subdivision Plat).

The subject property consists of a 0.10-acre parcel located at 36 Tabby Shell Road (Lot 19) within the Tabby Roads subdivision. The parcel is currently vacant and is located at the southwest corner of the intersection of Tabby Shell Road and Burnt Church Road (Attachment 5, Lot 19 Survey). Pluff Mud Lane provides rear access to

all Carriage Houses on Tabby Shell Road. The Applicant proposes to construct a new 2.5-story single-family residence of approximately 4,918 SF, with a 1,618 SF footprint, and a two-story Carriage House of approximately 988 SF, with a 494 SF footprint, as submitted in the Certificate of Appropriateness-Historic District (COFA-HD) on August 3, 2026 (Attachment 5, Site Plan). The lot is irregular in shape compared to neighboring lots within the Tabby Roads development, with an acute trapezoidal geometry that is 91 feet deep on the long end and only 56 feet deep at the Burnt Church Road end.



The Tabby Roads Architectural Review Board (ARB) reviewed and approved a variance for this encroachment on July 2, 2026 (Attachment 6).

BOARD OF ZONING APPEALS ACTIONS: As granted by the powers and duties set forth in Section 2.2.6.D.2 of the Unified Development Ordinance, the Board of Zoning Appeals 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.

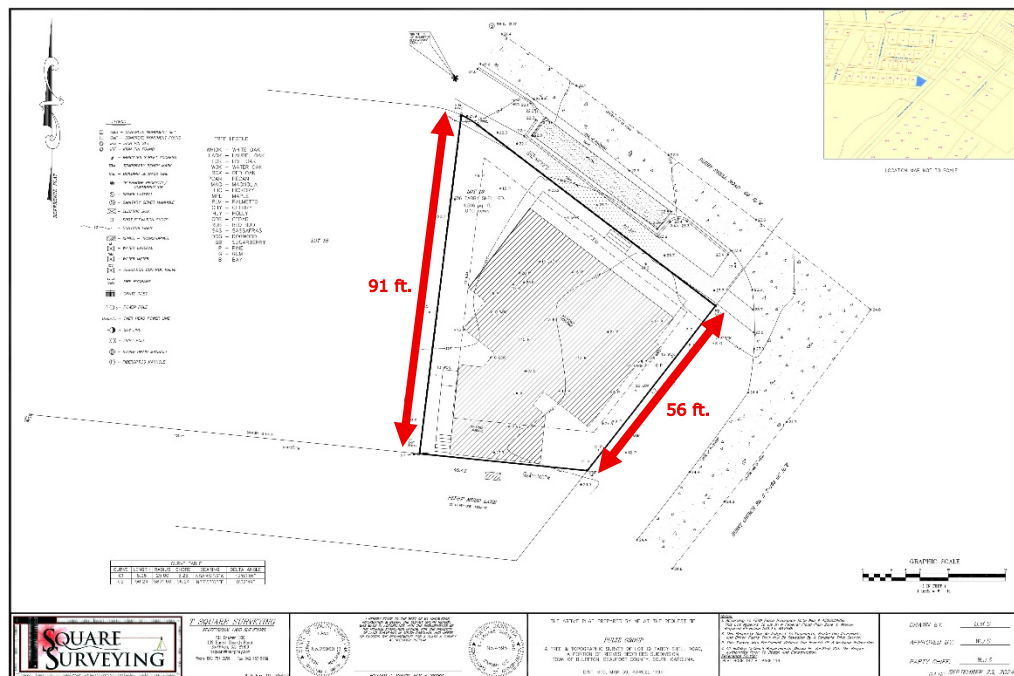
REVIEW CRITERIA & ANALYSIS: In assessing an application for a Variance, the Board of Zoning Appeals is required to consider the criteria set forth in Section 3.7.3 of the UDO. The seven criteria are provided below followed by a Staff Finding for each criterion. As expressed in Section 3.7.3.B.1., a variance may be granted as applicable, and the application must comply with the following:

Unnecessary Hardship. A Variance from a dimensional or design standard may be granted by the Board of Zoning Appeals in an individual case of unnecessary hardship upon a finding that all the following standards are met:

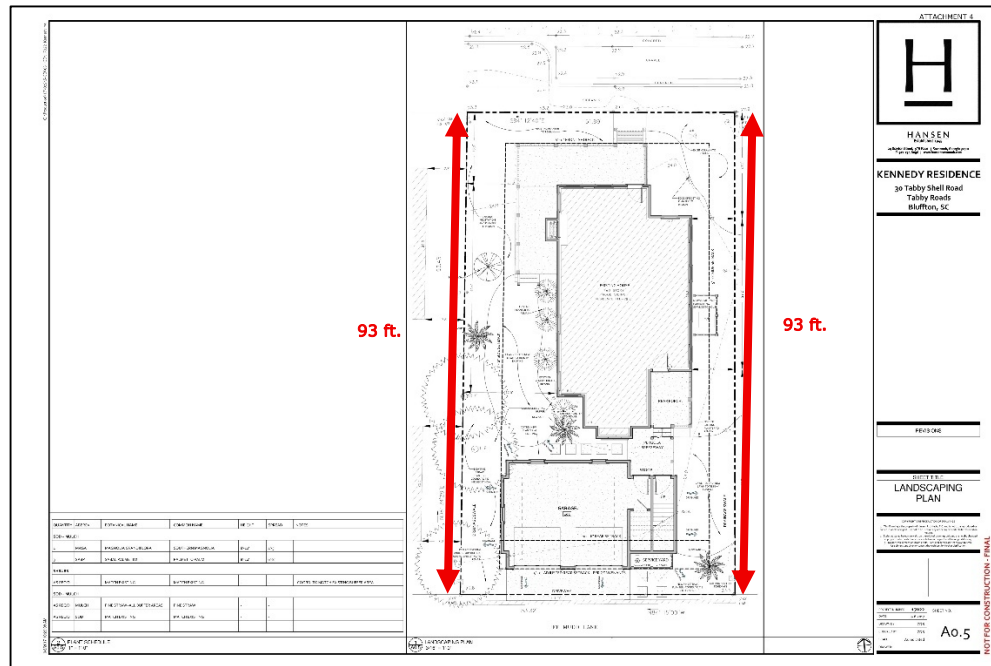
1. **Section 3.7.3.B.1.a.** There are extraordinary and exceptional conditions pertaining to the particular piece of property;

The Applicant states, "Lot 19 of the Tabby Roads Development is substandard by most if not all criteria and is set aside from its adjoining lots in size, orientation, and arrangement. The acute quadrangle of the parcel unnaturally constricts the siting of a traditional vernacular Bluffton residence, forcing the house design to conform to the angled lot lines and pushing the Carriage House beyond the 5' rear setback.

Finding. The subject property contains approximately 4,516 SF (0.10 acres) and is irregularly shaped, with a depth ranging from approximately 56 feet to 91 feet.



Finding. Lot 19 is irregular in shape compared to other lots within the Tabby Roads development.



2. **Section 3.7.3.B.1.b.** These conditions do not generally apply to other property in the vicinity, particularly those in the same zoning district;

The Applicant states, "As shown in our attached exhibit, Lot 19 is the only lot within Tabby Roads that contains this awkward geometry. Lot 10 suffered a substantial intrusion into their lot to accommodate the community open space easement and was granted a variance to accommodate their carriage house."

Finding. The submitted subdivision plat depicts Lot 19 with an irregular trapezoidal configuration, while the other lots along Pluff Mudd Lane are generally rectangular in configuration.

Finding. This condition does not generally apply to other properties in the vicinity.

3. **Section 3.7.3.B.1.c.** Because of these conditions, the application of the Ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property in a manner consistent with others in the zoning district;

The Applicant states, "All other lots along Pluff Mudd Lane have an accessory structure with the exception of Lot 17, and they have received approval of a plan to build a carriage house on their lot."

Finding. The Tabby Roads subdivision was originally platted in 2004, prior to the establishment of the Unified Development Ordinance (UDO) in 2011.

Finding. The recorded plat references that setbacks for accessory structures shall meet Town regulations in effect at the time of application for approval of such structures (Attachment 5, Tabby Roads Subdivision Plat).

Finding. While the lot is buildable, the development was created prior to UDO regulations, including Section 5.7.4 Lot Layout and Design and 5.15.5.F Old Town Bluffton Historic District, General Standards, which regulate lot layout, design, and building orientation (Attachment 4 and 7).

4. **Section 3.7.3.B.1.d.** The need for the Variance is not a result of the Applicant's own actions;

The Applicant states, "The applicant did not have any role in creating the substandard lot and has worked tirelessly over the past four years to site a house that meets the strict requirements of the UDO and Tabby Roads ARC. It is a very hard lot to build on.

The applicant first communicated with Tabby Roads' ARC in late 2021. From that time, they have been in constant communication with the ARC to determine an appropriate way to develop this unique lot; with their first preliminary submission being in January 2023. There have been several renditions of the plans submitted to the ARC to comply with the requirements, as well as several revisions to satisfy their comments and requests. At this time, the design has received full approval of the Tabby Roads ARC, including the variance.

The applicant has encountered several impactful setbacks on this project, including a proposed road widening of Burnt Church Road that delayed the project further by threatening to acquire their property through immanent domain."

Finding. Lot 19 was established in its current configuration and dimensions as part of the original Tabby Roads subdivision plat, recorded in 2004, prior to the Applicant's proposed development of the property.

Finding. The Tabby Roads Development Plan does not require a Carriage House on every lot.

5. **Section 3.7.3.B.1.e.** The authorization of a Variance does not substantially conflict with the *Comprehensive Plan* and the purposes of this Ordinance;

The Applicant states, "This variance does not conflict with the Comprehensive Plan and the purpose of the ordinance as it merely facilitates a carriage house that is smaller than neighboring carriage houses and will not encroach on any neighbors. Pluff Mudd Lane dead ends at this lot and is primarily occupied overhead by Santee Cooper transmission lines."

Finding. The subject property is located within the Neighborhood General–Historic District (NG-HD), has a Future Land Use designation of Town Center, and is located within the Old Town Master Plan area. The proposed development consists of a single-family residence and accessory structure. A Carriage House is a permitted accessory building type within the NG-HD District.

Finding. The proposed residential use and accessory Carriage House are permitted within the applicable zoning district.

6. **Section 3.7.3.B.1.f.** The authorization of this Variance will not result in a substantial detriment to adjacent property or the public good, and the character of the District will not be harmed by the granting of the Variance; and

The Applicant states, "Authorizing this variance will not result in a substantial detriment to the adjacent property or the public good, as no neighbors are encroached upon and the subject property is at the end of the lane. No views or vistas are blocked by the encroachment, and the encroachment is not visible from Tabby Shell Road."

Finding. The proposed Carriage House is located along the Pluff Mudd Lane side of Lot 19, where the lane terminates at the rear of the property.

Finding. On July 2, 2026, the Tabby Roads Architectural Review Board approved a variance from the applicable private covenants for the proposed development.

Finding. The requested encroachment is oriented toward the Pluff Mudd Lane right-of-way rather than the adjacent property.

7. **Section 3.7.3.B.1.g.** The reason for the Variance is more than simply for convenience or to allow the property to be utilized more profitably.

The Applicant states, "The reason for the variance is to help the landowners better utilize the awkward lot shape. The lots along Tabby Shell Road are consistently 93-feet plus deep. Lot 19 is 91-feet deep on the long end and only 56-feet deep at Burnt Church Road. This short end forces the development to take advantage of the deeper portion of the lot as much as possible to accommodate the principal structure which forces the carriage house to encroach on the rear setback.

Finding. While Lot 19 has an irregular shape, it is still buildable without the requested Variance.

Finding. The Tabby Roads Development Plan does not require a Carriage House on every lot.

CONCLUSION: In considering the variance request, Board members should base their decision on the evidence presented in the record and evaluate the application against each of the seven variance criteria established in UDO Section 3.7.3.B.1. The Board's decision should be supported by Findings of Fact, identifying the facts and evidence relied upon, and Conclusions of Law, explaining how those findings satisfy or fail to satisfy each applicable criterion. All seven criteria must be met in order for the Board to approve the variance request.

ATTACHMENTS:

1. Application and Narrative
2. Vicinity Map
3. Public Advertisement
4. Unified Development Ordinance (UDO) Section 5.15, Old Town Bluffton Historic District
5. Exhibits provided by Applicant
6. Tabby Roads HARB Variance Approval
7. Unified Development Ordinance (UDO) Section 5.7.4, Lot Layout and Design

**TOWN OF BLUFFTON
BOARD OF ZONING APPEALS APPLICATION**

Growth Management Customer Service Center
20 Bridge Street
Bluffton, SC 29910
(843)706-4522
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

Applicant		Property Owner	
Name: Steven G. Stowers, AIA		Name: John Gering and Ashley Gering	
Phone: 843.790.4101		Phone: 843.708.4915	
Mailing Address: 23A Market, Suite 1 Beaufort, SC 29906		Mailing Address: N/A	
E-mail: Steve@a101.design		E-mail: geringemail@gmail.com	
Town Business License # (if applicable): 501949 (Architecture 101)			
Project Information			
Project Name: Gering Residence		☒ Variance	☐ Special Exception
Project Location: 36 Tabby Shell Rd. Bluffton, SC		☐ Administrative Appeal	
Zoning District: Neighborhood General		Acreage: 0.10	
Tax Map Number(s): R610 039 000 1199 0000			
Project Description:		The project is located within the Historic District and is zoned Neighborhood General. The project includes the development of a main residence and a garage with a living unit above to the rear of the property. The longest facade of the house, which includes a front porch running the entire length, addresses Tabby Shell Road with the narrow facades facing the adjacent property and Burnt Church Road.	
Request: 4'-6" variance from the 5'-0" accessory structure rear setback along Pluff Road Lane in Tabby Roads.			
Minimum Requirements for Submittal			
☒ 1. Two (2) paper copies and digital files of applicable plans and/or documents depicting the subject property.			
☒ 2. Recorded deed and plat showing proof of property ownership.			
☒ 3. Project Narrative describing reason for application and compliance with the criteria in Article 3 of the UDO.			
☒ 4. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.			
Note: A Pre-Application Meeting is required prior to Application submittal.			
Disclaimer: The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.			
I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.			
Property Owner Signature:		Date: 8/3/26	
Applicant Signature:		Date: 8/4/26	
For Office Use			
Application Number:		Date Received:	
Received By:		Date Approved:	

August 4, 2026

Bluffton Zoning Board of Appeals
Town of Bluffton
20 Bridge Street
Bluffton, SC 29910



Project: Gering Residence, 36 Tabby Shell Road

Thank you for considering our proposed variance request for the new single-family residence with a carriage house at Lot 19, 36 Tabby Shell Road at Tabby Roads.

NARRATIVE

This project proposes a single-family residence situated at the intersection of 36 Tabby Shell Road and Burnt Church Road. The lot is irregular when compared to its neighboring lots within the Tabby Roads development and the odd shape has forced the proposed residence to conform to the trapezoidal shape. It has also resulted in the carriage house being located closer to Pluff Road Lane than the 5-foot accessory structure setback required by the current Bluffton Unified Development Ordinance permits.

The intent of this variance request is to permit an encroachment into the required 5-foot setback to allow for the reasonable development of the property. The variance would accommodate these site constraints and will allow the residence to be appropriately sited without adversely affecting neighboring properties, public safety, or the overall intent and purpose of the zoning ordinance.

Lot 19 is the last lot on Pluff Road Lane, which dead ends at the rear of the lot and shares the right-of-way with a large Santee Cooper overhead electrical transmission line that feeds the electrical substation across Burnt Church Road from Lot 19. Along Pluff Road Lane there is no consistent façade line created by the carriage houses at the rear of the residences. The carriage houses along Pluff Road Lane step back and forth in a manner that creates a lively rear streetscape and which will make the proposed encroachment feel very natural and not at all out of place. This is recognized in the encroachment variance already approved by the Tabby Roads Architectural Review Committee and included for your reference.

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Beaufort, South Carolina 29906

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Steve@A101.Design
(P) 843.790.4101

The encroachment is also not visible from Tabby Shell Road and does not meaningfully change the appearance of the proposed residence from Burnt Church Road. The only adjacent property, Lot 18 is unaffected by the encroachment and the view from the adjacent school is heavily wooded and not visible from their property.

JUSTIFICATION

Section 3.7.3 of the Bluffton Unified Development Ordinance lists the following Application Review Criteria that the variance must comply with:

- a. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
 - Lot 19 of the Tabby Roads Development is substandard by most if not all criteria and is set aside from its adjoining lots in size, orientation, and arrangement. The acute quadrangle of the parcel unnaturally constricts the siting of a traditional vernacular Bluffton residence, forcing the house design to conform to the angled lot lines and pushing the carriage house beyond the 5' rear setback.
- b. These conditions do not generally apply to other property in the vicinity, particularly those in the same zoning district;
 - As shown in our attached exhibit, Lot 19 is the only lot within Tabby Roads that contains this awkward geometry. Lot 10 suffered a substantial intrusion into their lot to accommodate the community open space easement and was granted a variance to accommodate their carriage house.
- c. Because of these conditions, the application of the Ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property in a manner consistent with others in the zoning district;
 - All other lots along Pluff Mudd Lane have an accessory structure with the exception of Lot 17, and they have received approval of a plan to build a carriage house on their lot.

- d. The need for the Variance is not the result of the Applicant's own actions;
- The applicant did not have any role in creating the substandard lot and has worked tirelessly over the past four years to site a house that meets the strict requirements of the UDO and Tabby Roads ARC. It is a very hard lot to build on.
 - The applicant first communicated with Tabby Roads' ARC in late 2021. From that time, they have been in constant communication with the ARC to determine an appropriate way to develop this unique lot; with their first preliminary submission being in January 2023. There have been several renditions of the plans submitted to the ARC to comply with the requirements, as well as several revisions to satisfy their comments and requests. At this time, the design has received full approval of the Tabby Roads ARC, including the variance.
 - The applicant has encountered several impactful setbacks on this project, including a proposed road widening of Burnt Church Road that delayed the project further by threatening to acquire their property through immanent domain.
- e. The authorization of a Variance does not substantially conflict with the Comprehensive Plan and the purposes of this Ordinance;
- This variance does not conflict with the Comprehensive Plan and the purpose of the ordinance as it merely facilitates a carriage house that is smaller than neighboring carriage houses and will not encroach on any neighbors. Pluff Mudd Lane dead ends at this lot and is primarily occupied overhead by Santee Cooper transmission lines.
- f. The authorization of a Variance will not result in a substantial detriment to adjacent property or the public good, and the character of the District will not be harmed by the granting of the Variance; and
- Authorizing this variance will not result in a substantial detriment to the adjacent property or the public good, as no neighbors are encroached upon and the subject property is at the end of the lane. No views or vistas are blocked by the encroachment, and the encroachment is not visible from Tabby Shell Road.

g. The reason for the Variance is more than simply for convenience or to allow the property to be utilized more profitably.

- The reason for the variance is to help the landowners better utilize the awkward lot shape. The lots along Tabby Shell Road are consistently 93-feet plus deep. Lot 19 is 91-feet deep on the long end and only 56-feet deep at Burnt Church Road. This short end forces the development to take advantage of the deeper portion of the lot as much as possible to accommodate the principal structure which forces the carriage house to encroach on the rear setback.



PLUFF MUD LANE



CARRIAGE HOUSE AT 34 TABBY SHELL ROAD (ADJACENT)



EXISTING DEAD END AT PLUFF MUD LANE



RENDERING OF CARRIAGE HOUSE FROM DEAD END OF PLUFF ROAD LANE

Sincerely,

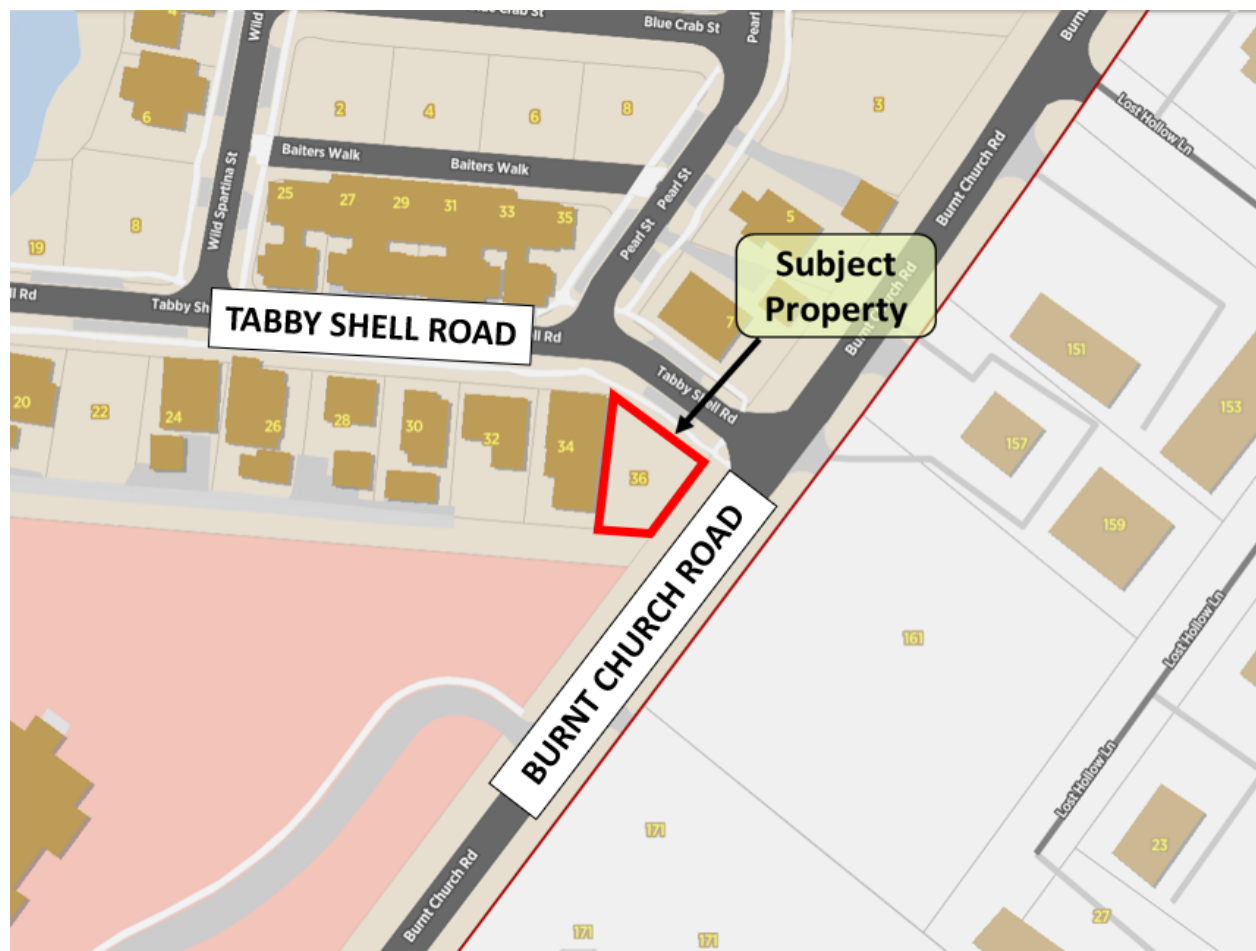
Steven G. Stowers, AIA, LEED AP

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VICINITY MAP

36 TABBY SHELL ROAD SETBACK VARIANCE



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Notice URL:

[Back](#)

Notice Publish Date:
Sunday, August 16, 2026

Notice Content

Town of Bluffton Public Hearing NOTICE IS HEREBY GIVEN that the Town of Bluffton Board of Zoning Appeals (BZA) will hold a Public Hearing at 6:00PM, on Tuesday, September 1, 2026, at the Theodore D. Washington Municipal Building, 20 Bridge Street, Bluffton, SC for the following: ZONE-08-26-020413 - The Applicant, Steven G. Stowers of Architecture 101 on behalf of property owners John Gering and Ashley Gering, requests a variance from Unified Development Ordinance (UDO) Section 5.15.5.C to allow a four-foot-six-inch encroachment into the required five-foot setback, resulting in a six-inch setback. The property consists of approximately 0.10 acres identified by tax map number R610 039 000 1199 0000 within the Tabby Shell Development in the Neighborhood General-Historic District (NG-HD). Documents related to the above are available for public inspection and copying in the Town of Bluffton Department of Growth Management, located at 20 Bridge Street, during business hours. Persons with comments or questions should contact the Town of Bluffton Growth Management Department at (843) 706-4500. Persons requiring special services to attend the meeting should call to make arrangements. Public Comments may be submitted electronically via the Town's website at (<https://bit.ly/3wg7A08>). Comments will be accepted up to 2 hours prior to the scheduled meeting start time. The meeting will be open to the public. IPL0365132 Aug 16 2026

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5.15.5 General Standards

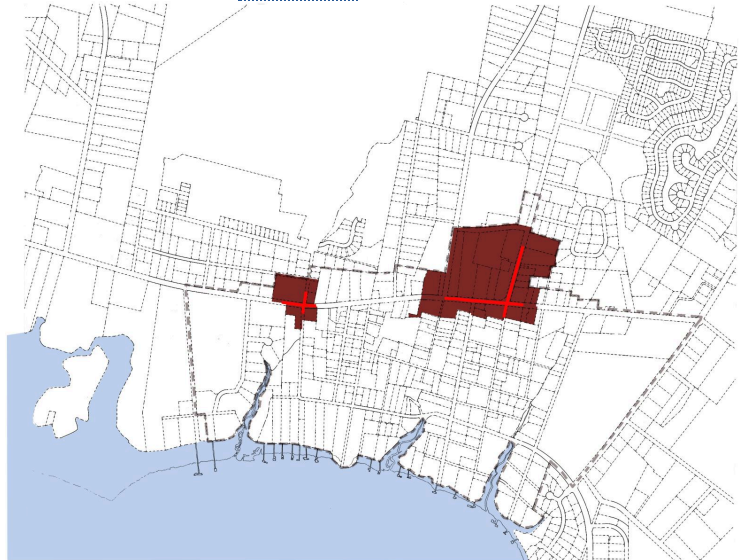
The existing or proposed building type shall determine the applicable lot standards. Except as otherwise provided by this Section, the maximum building footprint and building size for an Additional Building Type shall not exceed the largest building footprint and building size permitted for other building types permitted within the same zoning district. Within the Riverfront Edge-Historic District, the UDO Administrator may approve a building footprint up to 5,500 square feet, provided that the footprint is characteristic of a building type permitted in the district and its permitted building size range. Building types shall only be permitted as listed in the applicable District. The maximum allowed density is based on the dimensional characteristics established for each building type in combination with other site characteristics that may limit the amount of land able to accommodate density. These other site characteristics include, but are not limited to, lot configuration, right-of-way, easements, protected natural resources, open space, topography, and parking.

A. Neighborhood Core Historic District (NC-HD)



NC-HD Precedent Imagery

The red lines indicate the locations of required shopfront buildings (Main Street Building, Commercial Cottage, or Live-Work Sideyard). In addition to shopfront buildings, civic structures are allowed within these areas.



NC-HD Regulating Plan

Neighborhood Core Building Type Requirements:	Front Build-to Zone	Lot Width Lot Width	Frontage Requirement	Setback (from rear property line)	Side Setback (from side property lines)	Height (in stories)	Maximum Lot Coverage
Main Street Building	10'-20'	50'-100'	70% - 90%	25'	5'	2-3	80%
Commercial Cottage	10'-15'	50'-75'	40% - 70%	25'	8'	1-1.5	80%
Live-Work Sideyard	10'-15'	50'-65'	50% - 75%	25'	5'	2-2.5	80%
Duplex	10'-15'	55'-70'	N/A	25'	5'	2-3	75%
Triplex	10'-15'	70'-100'		25'	5'	2-3	75%
Mansion Apartment House	10'-25'	60'-80'	N/A	25'	5'	2-2.5	70%
Civic Building	10'-25'	N/A	N/A	N/A	5'	2.5	80%

Neighborhood Core Building Type Requirements:	Front Build-to Zone	Lot Width	Frontage Requirement	Setback (from rear property line)	Side Setback (from side property lines)	Height (in stories)	Lot Coverage
Carriage House	See Sec. 5.15.8.F. for placement and other requirements			5'	5'	1-2	

Additional Building Types							
As approved by the UDO Administrator or Board/ Commission with approval authority in accordance with Article 2 of this Ordinance, additional building types may be allowed in the Neighborhood Core-HD zoning district. Building types not specifically listed shall be regulated by the following general requirements:							
	10'-25'	50'-100'	to be determined by UDO Admin.	25'	5'	2 - 3	80%

(Ord. 2024-02, April 9, 2024; Ord. 2026-01, January 13, 2026)

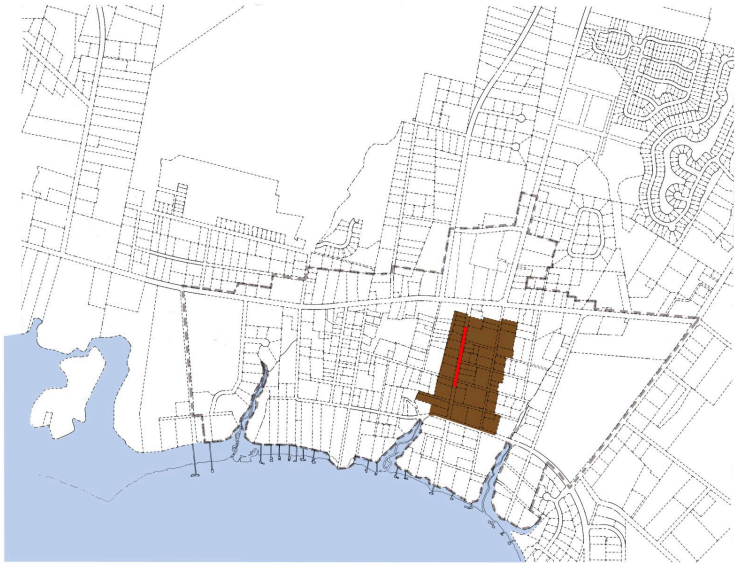
Effective on: 1/13/2026

B. Neighborhood Center Historic District (NCE-HD)



NCE-HD Precedent Imagery

The red lines indicate the locations of required shopfront buildings (Main Street Building, Commercial Cottage, or Live-Work Sideyard). In addition to store-front buildings, civic structures are allowed within these areas.



NCE-HD Regulating Plan

	Front Build- to Zone	Lot Width Lot Width	Frontage Requirement	Setback (from rear property line)	Side Setback (from side property lines)	Height (in stories)	Lot Coverage
Neighborhood Center-HD							
Building Type Requirements:							
<i>Main Street Building</i>	10'-25'	50'-80'	75% - 90%	25'	8'	2-2.5	80%
<i>Commercial Cottage</i>	10'-20'	50'-60'	50% - 70%	25'	8'	1-1.5	80%
<i>Live-Work Sideyard</i>	5'-10'	50'-60'	40% - 75%	25'	8'	1.5-2.5	80%
<i>Duplex</i>	10'-15'	55'-70'	N/A	25'	8'	1.5-2.5	75%
<i>Triplex</i>	10'-15'	70'-100'					
<i>Mansion Apartment House</i>	10'-25'	60'-80'	N/A	25'	10'	2-2.5	70%
<i>Carriage House</i>	See Sec. 5.15.8.F for placement and other requirements.			5'	5'	1-2	65%
<i>Cottage</i>	10'-15'	50'-60'	N/A	25'	8'	1-1.5	65%
<i>Medium House</i>	5'-15'	50'-60'	N/A	25'	8'	1-2	65%
<i>Village House</i>	10'-15'	50'-60'	N/A	25'	8'	2-2.5	65%
<i>Sideyard House</i>	10'-15'	50'-65'	N/A	25'	8'	2-2.5	65%
<i>Vernacular House</i>	10'-20'	60'-80'	N/A	25'	10'	1.5	65%
<i>Civic Building</i>	10'-25'	N/A	N/A	N/A	8'	2	80%
Additional Building Types							

As approved by the UDO Administrator or Board/ Commission with approval authority in accordance with [Article 2](#) of this Ordinance, additional building types may be allowed in the Neighborhood Center-HD zoning district. Building types not specifically listed shall be regulated by the following general requirements:

10'-25'	50'-100'	to be determined by UDO Admin.	25'	8'	1-2.5	80%
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(Ord. [2024-02](#), April 9, 2024; Ord. [2026-01](#), January 13, 2026)

Effective on: 1/13/2026

C. Neighborhood General Historic District (NG-HD)

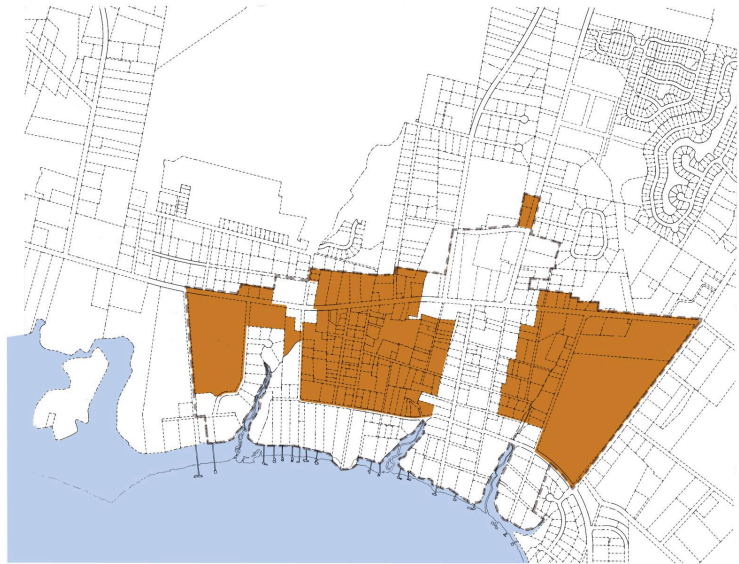
Within the NG-HD district, building form and scale shall be primarily residential to maintain the predominantly residential character component of this district. The UDO Administrator may waive the mandatory residential component for properties with frontage on SC Highway 46 and Bruin Road; buildings on these properties may be constructed with retail shopfronts, awnings, marquees, colonnades, or arcades in accordance with this UDO but must be residential in form and scale.

C. Neighborhood General Historic District (NG-HD)

Section VII. Item #A.



NG-HD Precedent Imagery



NG-HD Regulating Plan

Neighborhood General Building Type Requirements:	Front Build-to Zone	Lot Width	Frontage Requirement	Setback (from rear property line)	Side Setback (from side property lines)	Height (in stories)	Maximum Lot Coverage
Carriage House	See Sec. 5.15.8.F. for placement and other requirements.			5'	5'	1-2	
Live-Work Sideyard	10'-20'	50'-100'	N/A	25'	10'	1-2.5	60%
Commercial Cottage	10'-20'	50'-100'	N/A	25'	10'	1-1.5	60%
Bungalow Court	10'-20' (for foremost bungalow)	60'-100'	N/A	25'	15'	1-1.5	65%
Cottage	10'-20'	50'-60'	N/A	25'	10'	1-1.5	60%
Medium House	10'-20'	50'-60'	N/A	25'	10'	1-2	60%
Village House	10'-20'	50'-65'	N/A	30'	15'	2-2.5	60%
Sideyard House	10'-15'	50'-65'	N/A	30'	5'	2	60%
Vernacular House	10'-20'	60'-100'	N/A	30'	15'	1.5	60%
Center Hall House	15'-25'	70'-100'	N/A	30'	15'	2-2.5	60%

Neighborhood General Building Type Requirements:	Front Build-to Zone	Lot Width	Frontage Requirement	Setback (from rear property line)	Side Setback (from side property lines)	Height (in stories)	Lot Coverage
Civic Building	10'-35'	N/A	N/A	N/A	10'	2	80%
Additional Building Types							

As approved by the UDO Administrator or Board/Commission with approval authority in accordance with [Article 2](#) of this Ordinance, additional building types may be allowed in the Neighborhood General-HD zoning district. Building types not specifically listed shall be regulated by the following general requirements:

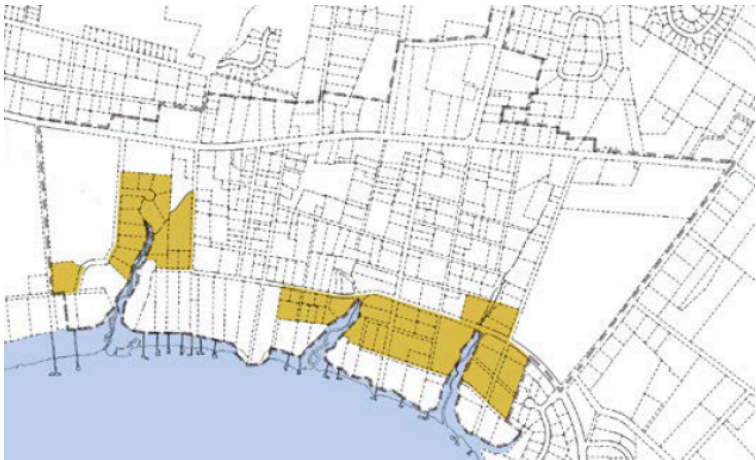
10'-20'	50'-100'	N/A	25'	10'	1 - 2.5	70%
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(Ord. [2024-02](#), April 9, 2024; Ord. [2026-01](#), January 13, 2026)
Effective on: 1/13/2026

D. Neighborhood Conservation Historic District (NCV-HD)



NCV-HD Precedent Imagery



NCV-HD Regulating Plan

Neighborhood Conservation
Building Type Requirements

Carriage House	See Sec. 5.15.8.F for placement and other requirements.			5'	5'	1-2	
Cottage	10'-20'	50'-60'	N/A	30'	10'	1-1.5	60%
Medium House	10'-20'	50'-70'	N/A	30'	10'	1-2	60%
Village House	10'-20'	50'-70'	N/A	30'	10'	2-2.5	60%
Vernacular House	15'-25'	60'-100'	N/A	30'	10'	1.5	60%
Center Hall House	20'-35'	80'-100'	N/A	30'	15'	2-2.5	60%
Civic Building	15'-40'	N/A	N/A	N/A	10'	1.5	80%

Additional Building Types

As approved by the UDO Administrator or Board/ Commission with approval authority in accordance with [Article 2](#) of this Ordinance, additional building types may be allowed in the Neighborhood Conservation -HD zoning district. Building types not specifically listed shall be regulated by the following general requirements:

10'-35'	50'-100'	N/A	30'	10'	1 - 2.5	70%
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(Ord. [2024-02](#), April 9, 2024; Ord. [2026-01](#), January 13, 2026)
Effective on: 1/13/2026

E. Riverfront Edge Historic District (RV-HD)

In the Riverfront Edge HD district Zone, the river shall be the focus of each lot abutting it and therefore acts as the “front” of the lot.



RV-HD Precedent Imagery



RV-HD Regulating Plan

Riverfront Edge Building Type Requirements:

Riverfront Edge Building Type	Build-to Zone	Lot Width	Frontage Requirement	Setback (from rear property line)	Side Setback (from side property lines)	Height (in stories)	Lot Coverage
Carriage House	See Sec. 5.15.8.F. for placement and other requirements.	5'	10'	1-2			
Cottage	≥150'	≥60'	N/A	20'	10'	1-1.5	50%
Vernacular House	Perpendicular to, and in a horizontal plane from, the	≥75'	N/A	20'	20'	1.5	50%
Center Hall House	OCRM line	≥75'	N/A	20'	20'	2-2.5	50%
River House	15'-50'	N/A	N/A	N/A	15'	1.5-2	50%
Civic Building						1.5	80%

Additional Building Types

As approved by the UDO Administrator or Board/Commission with approval authority in accordance with [Article 2](#) of this Ordinance, additional building types may be allowed in the Riverfront Edge-HD zoning district. Building types not specifically listed shall be regulated by the following general requirements:

≥150'	Perpendicular to, and in a horizontal plane from, the OCRM line	≥60'	N/A	20'	20'	1 - 2.5	50%
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(Ord. [2024-02](#), April 9, 2024; Ord. [2026-01](#), January 13, 2026)

Effective on: 1/13/2026

F. General Standards

1. Building Heights
 - a. Building heights and widths shall be visually similar to those in the neighboring vicinity.
 - b. Building heights are regulated by the number of stories, based on the designated Zoning Districts.
 - c. Residential structures shall have a first finished floor height raised a minimum of three (3) feet above average adjacent sidewalk grade. The first finished floor height can be elevated as much as five (5) feet above average adjacent sidewalk grade without counting the undercroft as a story.
 - d. Each story above the first story in commercial and residential buildings shall be a minimum of eight (8) feet and a maximum of twelve (12) feet high from floor to ceiling. Floors more than twelve (12) feet, as measured from floor to ceiling, will count as additional floors.
 - e. A space under a sloping roof that has the line of intersection of the roof and the exterior wall supporting the roof not more than 3 feet above the floor level, and in which space the possible floor area with head room of 5 feet or more occupies between 30 and 70 percent of the total floor area of the story directly beneath. If the possible floor area with head room of 5 feet or more occupies more than 70 percent of the total floor area of the story directly beneath, then that space shall be considered a full story.
 - f. Appurtenances may extend above the building height limits, but may not exceed 50' above the adjacent grade level.

Do not clump everything equally under one enormous roof. Many [building forms] with a confusing assembly of gables show the guest at first glance neither the entry nor the principal rooms of the house. All buildings should pass the First Glance Test.

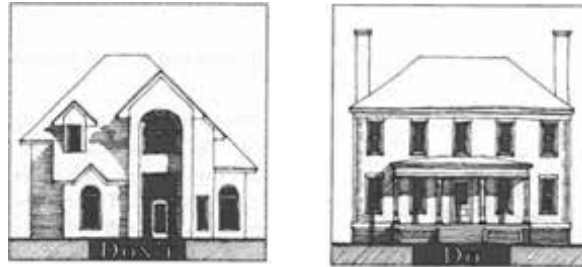


Source: *Traditional Construction Patterns*, p.62-63

Do mass a house so it passes the First Glance test. Massing of a house should clearly show two things at first glance: the location of the main body of the house and the location of the entry for people, which ought to be more important and more noble than the car entry.

Section VII. Item #A.

Do not use complicated forms. Too many gables, dormers, and roof breaks are not appropriate and can unnecessarily increase costs.

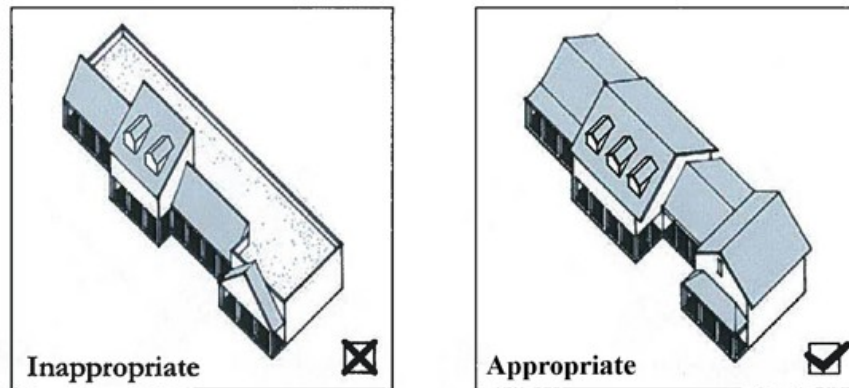


Source: *Traditional Construction Patterns*, p. 60-61

Do keep massing simple. Composing a house of one or a few simple boxes can save costs for more appropriate architectural elements like proper porch detailing, back porches, garden walls, frontage fences, pergolas, and a number of other items.

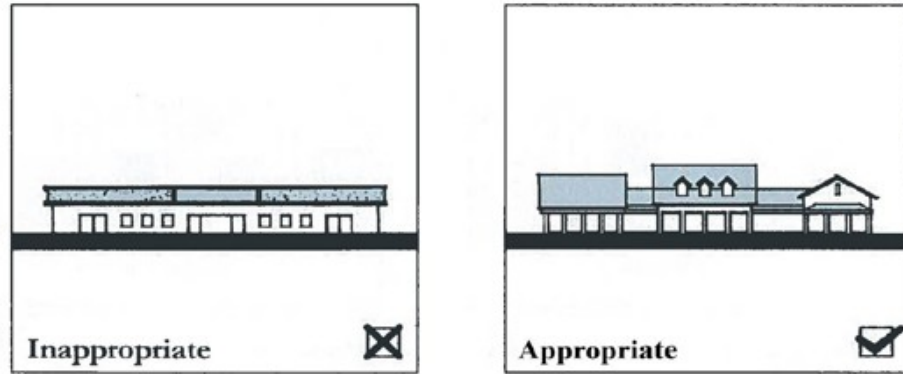
2. Building Form, Massing, and Scale

- a. Building mass shall consist of a simple composition of basic building forms that follow a clear hierarchy.



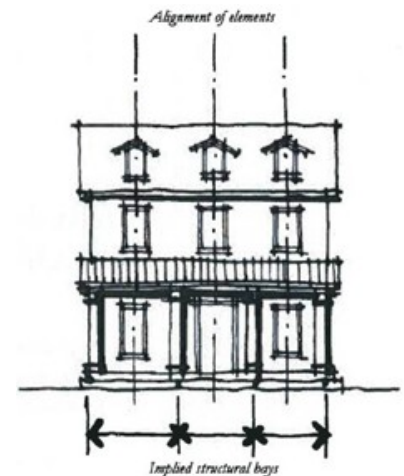
Roof forms should always respond to building forms.

- b. Rooflines shall be simple, utilizing gables, hips, and sheds, or combinations of these basic forms. Roofs shall correspond to the major massing of the building; roof forms that overwhelm the mass of the primary building form and complicated rooflines are to be avoided.



Long expanses of unarticulated masses should be avoided. Combinations of massing can help reduce the perception of scale.

- c. Incorporate elements that give the building perceptible scale. Large buildings in particular shall be designed to reduce their perceived height and mass by dividing the building into smaller scale components.
- d. Long unarticulated masses shall be avoided. As an example, simple offsets of the primary façade can articulate the overall building massing and help reduce the perception of mass and scale.
3. Architectural Elements and Projections
 - a. Buildings shall incorporate interruptions and variety into the wall plane to create interest and variety in the streetscape while still maintaining a consistent architectural style and connection to its surroundings. Examples include but are not limited to offsets, recessed entrances, arcades, awnings and canopies, bay windows, roof overhangs, expression lines, shadow lines, porches and balconies.
4. Building Composition (Proportion, Alignment, Rhythm, and Spacing)
 - a. Overall building proportions and Individual building features shall have a proportional relationship with one another. For example, features such as porches, chimneys, cornices, windows and doors must be proportional to other features of the building as well as the overall building form.
 - b. Additions, connective wings, and outbuildings shall be secondary to the primary building form.
 - c. Building elements and the spaces between them shall be organized into a logical sequential manner.
 - d. Horizontal rhythm should be established by the organization of the building facade into horizontal bands which provides human scale and proportion to the facade.
 - e. Vertical rhythms should be established in the façade through alignment of windows, openings, pilasters, and columns.
5. Building Orientation
 - a. The front principal façade of all buildings must be built parallel to the street that it faces.
 - b. When a shopfront building abuts more than one street (i.e. occurs at a corner), it shall maintain at least 50% street frontage along its secondary street, in addition to the requirement for its primary street frontage.
6. Exceptions from Build-to Lines. Exceptions to Build-to Lines may be granted by the UDO Administrator where existing significant natural features are present, to preserve protected trees and to preserve the integrity of neighboring historic resources. Exceptions may also be granted to accommodate outdoor design features such as dining areas, open-air markets and public art features.
7. Drive-thrus. Drive-thrus shall not be permitted in the Old Town Bluffton Historic District.



8. Franchise Design. The quality of Bluffton's unique environment should not be eroded by inappropriate designs and signage. It has been demonstrated in design conscious communities around the world that franchises can maintain their identity while working in a distinct context. The UDO Administrator and the HPC will evaluate franchise design proposals based on conformance with this Section.
9. Service Yards. If a service yard is provided, service items, such as waste receptacles, air-conditioning equipment, pool equipment, above ground propane tanks, irrigation equipment, utilities and other service-related items shall be located in rear or side yards not facing a street, away from all public vantages, and screened from view. The HPC may approve alternate locations and screening for utilities if they are unable to be located within the service yard. If a service yard is not provided, service items, at listed above, shall be located and screened as required by Sec. 5.15.6.F.
 - a. Materials used in building service yards shall be visibly compatible with the materials used in the primary structure and accessory structure(s).
 - b. The service yard may be enclosed by louvers, lattice, vertical board or board-on-board panels, or such other styles typical of earlier styling.
 - c. The height of the service yard enclosure shall be sufficient to screen equipment from public vantages; however, may not exceed six (6') feet in height.
 - d. Window air-conditioning units shall not be placed on the primary façade of the primary structure or of any accessory structure.
 - e. Roof mounted equipment, if required, shall be low-profile and located at the side or rear elevations to not be visible from the street.
 - f. Utility meters shall be screened from public view.
10. Sheds. Sheds shall not be taller than one story, exceed 121 square feet, and no more than three (3) are permitted per lot.

(Ord. [2024-02](#), April 9, 2024)

Effective on: 4/9/2024

THE PLAT SHOWN REPRESENTS THE FOLLOWING PARCEL NUMBERS:
PER BEAUFORT COUNTY PUBLIC SEARCH RECORDS AS OF THIS DATE.

1. R611 039 000 056A 0000
2. R610 039 000 0307 0000
3. R610 039 000 0315 0000
4. R610 039 000 0562 0000



NOTES:
1. This Lot Appears To Be In A Federal Flood Plain Zone C. Minimum Required Elevation Not To Exceed 10.00' ASL.
2. This Property May Be Subject To Easements, Eminent Domain, And Other Facts That May Be Revealed By A Complete Title Search.
Reference: BEAUFORT COUNTY RECORDS, MAP 39, PARCEL 56B, DATED 08/17/2004, LAST REVISED BY 10/06/2004, JOB #9-3465DR4

THE ABOVE PLAT PREPARED BY ME AT THE REQUEST OF
REEVES BROTHERS DEVELOPMENT, LLC
AT THE PROPOSED SUBDIVISION OF A 11.70 ACRE TRACT
AT THE INTERSECTION OF BURKE CHURCH ROAD AND BRUN STREET,
TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA



1. I HEREBY STATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT, AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF SOUTH CAROLINA.
2. I HAVE NOT BEEN AWARE OF ANY FACTS OR CIRCUMSTANCES THAT WOULD MAKE THIS SURVEY OR THE INFORMATION CONTAINED HEREIN MISLEADING OR INACCURATE.
3. I HAVE NOT BEEN AWARE OF ANY FACTS OR CIRCUMSTANCES THAT WOULD MAKE THIS SURVEY OR THE INFORMATION CONTAINED HEREIN MISLEADING OR INACCURATE.



Land Projects 2004\JOB FOLDERS\REEVES BRO. DEV\91-3465DR4.dwg 3/11/2005 5:00:13 PM EST
T-SQUARE GROUP, INC.
PROFESSIONAL LAND SURVEYORS
129 Brentwood Commons
Bluffton, SC 29910
Phone (843) 781-7858 Fax (843) 781-5758
JOB No. 91-3465DR4



CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD
C1	14.70	10.00	12.20
QUARTERED			
C3	18.30	10.00	15.85
C4	13.12	10.00	12.20
C5	18.30	10.00	15.85
C6	18.30	10.00	15.85
C7	13.11	10.00	12.18
C8	18.30	10.00	15.80
C9	18.30	10.00	15.85
C10	19.87	15.00	18.29
C11	16.72	10.00	14.84
C12	14.69	10.00	13.41
C13	15.42	10.00	13.94
C14	23.34	140.00	23.33
C15	28.88	220.00	26.96
C16	15.92	10.00	14.29
C17	16.72	10.00	14.84
C18	14.70	10.00	13.41
C19	14.70	10.00	13.41
C20	16.72	10.00	14.84
C21	12.70	10.00	11.66
C22	15.29	15.00	14.64
C23	21.10	10.00	17.40
C24	10.29	10.00	9.53
C25	67.04	5735.60	67.04
C26	20.91	10.00	17.30
C27	15.71	10.00	14.14
C28	23.57	15.00	21.22
C29	23.59	15.00	21.21
C30	18.34	36.50	18.14
C31	27.05	5785.60	27.05
C32	81.06	5785.60	81.06
C33	89.94	5785.60	89.94
C34	35.08	5891.60	35.08
C35	134.70	5891.60	134.89
C36	80.94	5891.60	80.94
C37	98.83	5891.60	98.83
C38	50.00	5891.60	50.00
C39	56.24	5891.60	56.24
C40	3.26	25.00	3.25
C41	8.47	15.00	8.43
C42	455.59	5891.60	455.48
C43	30.85	5891.60	30.85

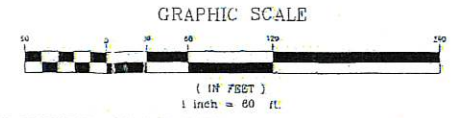
LOT LINE TABLE			
LINE	LENGTH	BEARING	HEATED FOOTPRINT
L27	12.39'	S14°19'16"W	305
L28	20.54'	S01°49'47"W	305
L29	15.12'	S28°19'18"E	305
L30	23.01'	S39°17'03"E	305
L31	9.59'	S17°25'24"E	305
L32	19.09'	S02°58'15"W	305
L33	18.12'	S04°01'32"E	305
L34	11.83'	S24°02'42"E	305

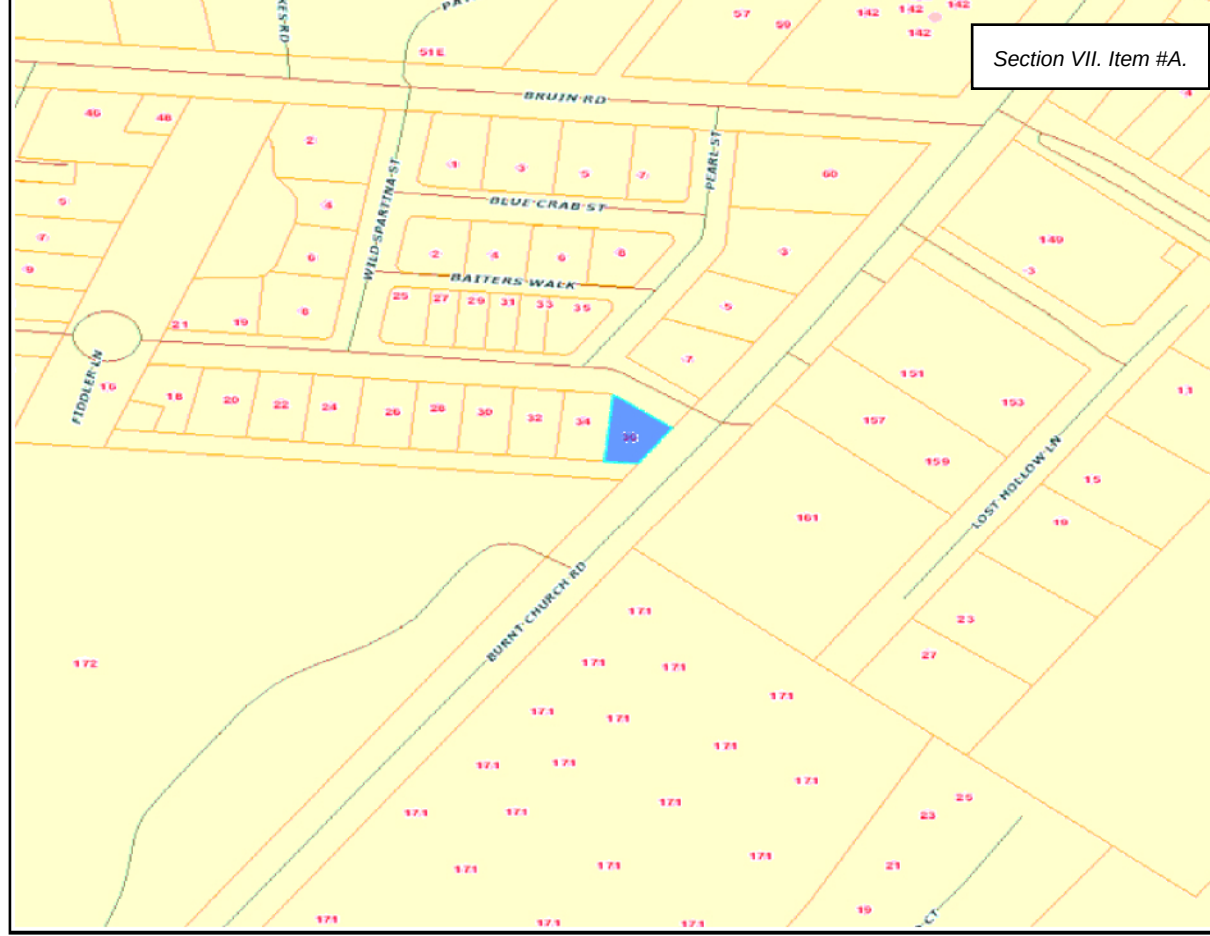
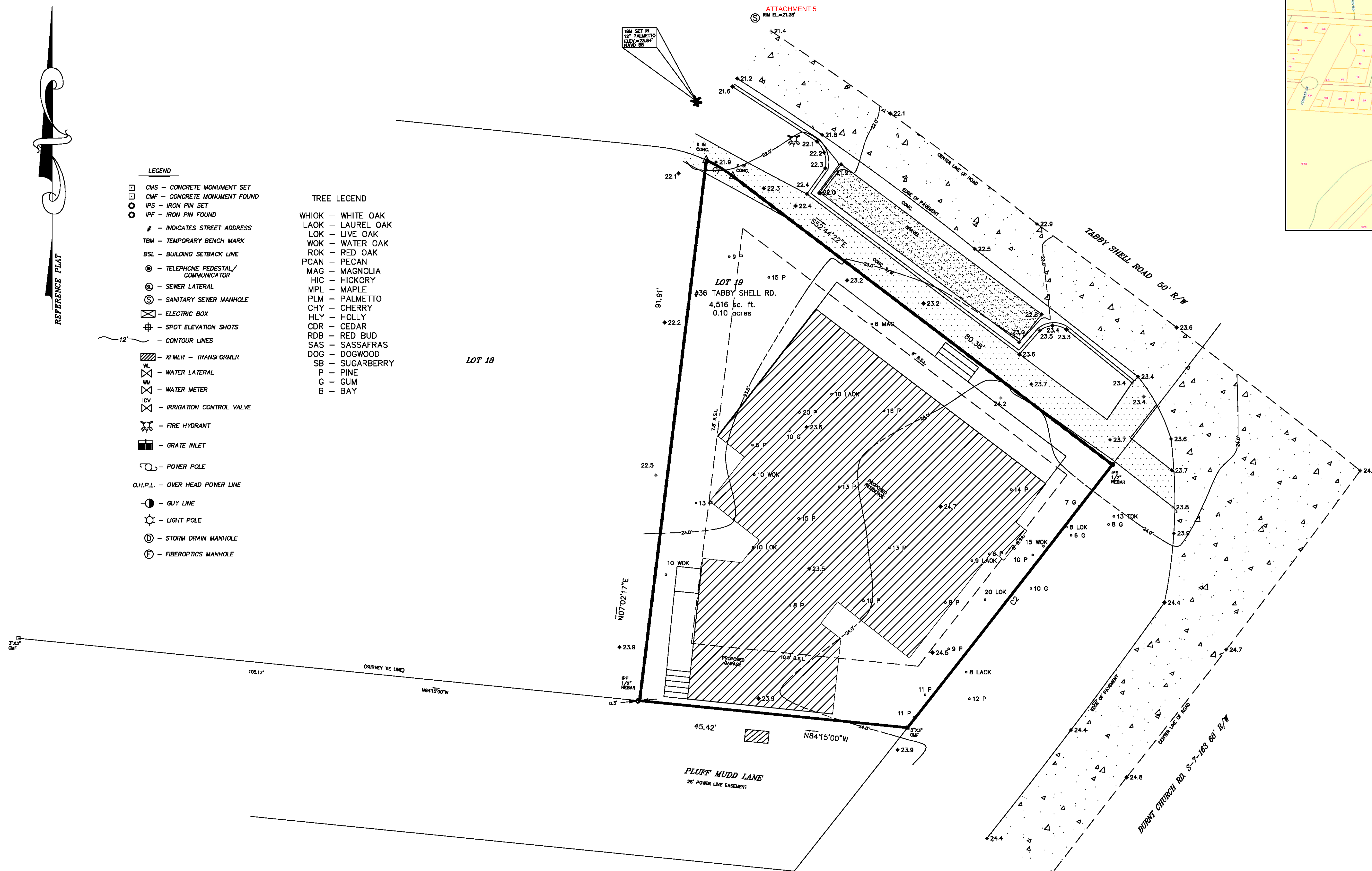
BOUNDARY LINE TABLE			
LINE	LENGTH	BEARING	HEATED FOOTPRINT
L1	30.00	S23°02'03"W	305
L2	50.00	S84°15'00"E	305
L3	30.00	S23°02'03"W	305
L4	15.92	N20°37'02"E	305
L5	15.01	N23°02'03"E	305
L6	27.23	N23°02'03"E	305

N/P
BEAUFORT COUNTY SCHOOL DISTRICT
DIST. 610, MAP 39, PARCEL 56B
#55

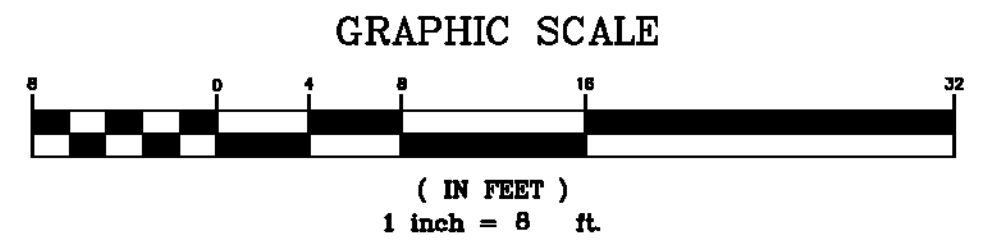
NOTE: Setbacks noted on plat apply to primary structure. Setbacks for accessory structures shall meet Town regulations in effect at the time of application for approval of such structures.

REV # 4	ADD SETBACK STATEMENT & CORRECT SETBACK TABLE	4/6/15	WJS
REV # 3	A) TO REVISE THE INGRESS/ACCESS ESMNT. ON TABBY SHELL ROAD B) TO REVISE SETBACK LINES AND HEATED FOOTPRINT ACCORDING TO TABLE PROVIDED BY STEWART DESIGN, LLC. C) TO OMIT LOT 45 AND TURN INTO OPEN SPACE D) TO ADD STREET ADDRESSES	3/9/05	TAB
REV # 2	REVISE LOT #10, CUT OUT CONSERVATION EESMT., REVISE AREA	10/06/04	FFB
REV # 1	DELETE CURVE #2 LOT #1 REVISE AREA	10/06/04	FFB





LOCATION MAP NOT TO SCALE



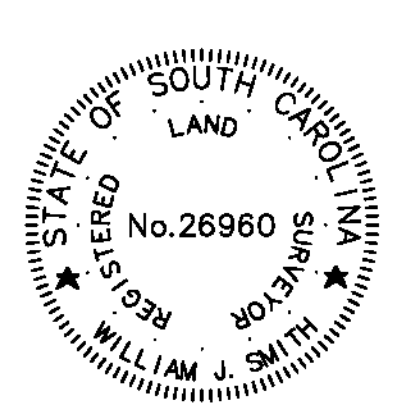
- LEGEND**
- CMS - CONCRETE MONUMENT SET
 - CMF - CONCRETE MONUMENT FOUND
 - IPS - IRON PIN SET
 - IPF - IRON PIN FOUND
 - # - INDICATES STREET ADDRESS
 - TBM - TEMPORARY BENCH MARK
 - BSL - BUILDING SETBACK LINE
 - ⊙ - TELEPHONE PEDESTAL/COMMUNICATOR
 - ⊙ - SEWER LATERAL
 - ⊙ - SANITARY SEWER MANHOLE
 - ⊙ - ELECTRIC BOX
 - ⊙ - SPOT ELEVATION SHOTS
 - CONTOUR LINES
 - XFMR - TRANSFORMER
 - WL - WATER LATERAL
 - WM - WATER METER
 - ICV - IRRIGATION CONTROL VALVE
 - ⊙ - FIRE HYDRANT
 - ⊙ - GRATE INLET
 - ⊙ - POWER POLE
 - O.H.P.L. - OVER HEAD POWER LINE
 - ⊙ - GUY LINE
 - ⊙ - LIGHT POLE
 - ⊙ - STORM DRAIN MANHOLE
 - ⊙ - FIBEROPTICS MANHOLE

- TREE LEGEND**
- WHOK - WHITE OAK
 - LAOK - LAUREL OAK
 - LOK - LIVE OAK
 - WOK - WATER OAK
 - ROK - RED OAK
 - PCAN - PECAN
 - MAG - MAGNOLIA
 - HIC - HICKORY
 - MPL - MAPLE
 - PLM - PALMETTO
 - CHY - CHERRY
 - HLV - HOLLY
 - CDR - CEDAR
 - RDB - RED BUD
 - SAS - SASSAFRAS
 - DOG - DOGWOOD
 - SB - SUGARBERRY
 - P - PINE
 - G - GUM
 - B - BAY

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA ANGLE
C1	5.26	25.00	5.25	N58°45'53"W	12°03'01"
C2	56.24	5891.60	56.24	N37°53'03"E	0°32'49"

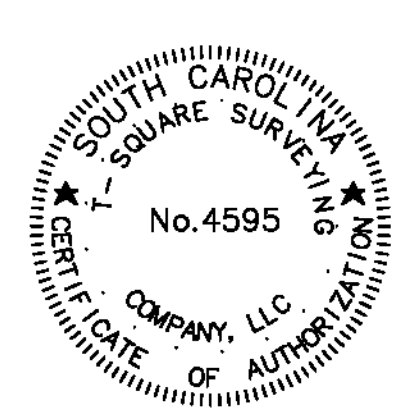


T SQUARE SURVEYING
PROFESSIONAL LAND SURVEYORS
P.O. Drawer 330
139 Burnt Church Road
Bluffton, S.C. 29910
tsquare@bargray.com
Phone 843-757-2650 Fax 843-757-5758



I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION & BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.

WILLIAM J. SMITH, PLS # 26960



THE ABOVE PLAT PREPARED BY ME AT THE REQUEST OF

PULTE GROUP

A TREE & TOPOGRAPHIC SURVEY OF LOT 19 TABBY SHELL ROAD, A PORTION OF REEVES BROTHERS SUBDIVISION, TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA.

DIST. 610, MAP 39, PARCEL 1199

Notes:

1. According To FEMA Flood Insurance Rate Map # 45013C0426G This Lot Appears To Lie In A Federal Flood Plain Zone X, Minimum Required Elevation N/A F.I. M.V.089
2. This Property May Be Subject To Easements, Protective Covenants And Other Facts That May Be Revealed By A Complete Title Search.
3. This Survey Was Performed Without The Benefit Of A Wetland Delineation.
4. All Building Setback Requirements Should Be Verified With The Proper Authorities Prior To Design And Construction.

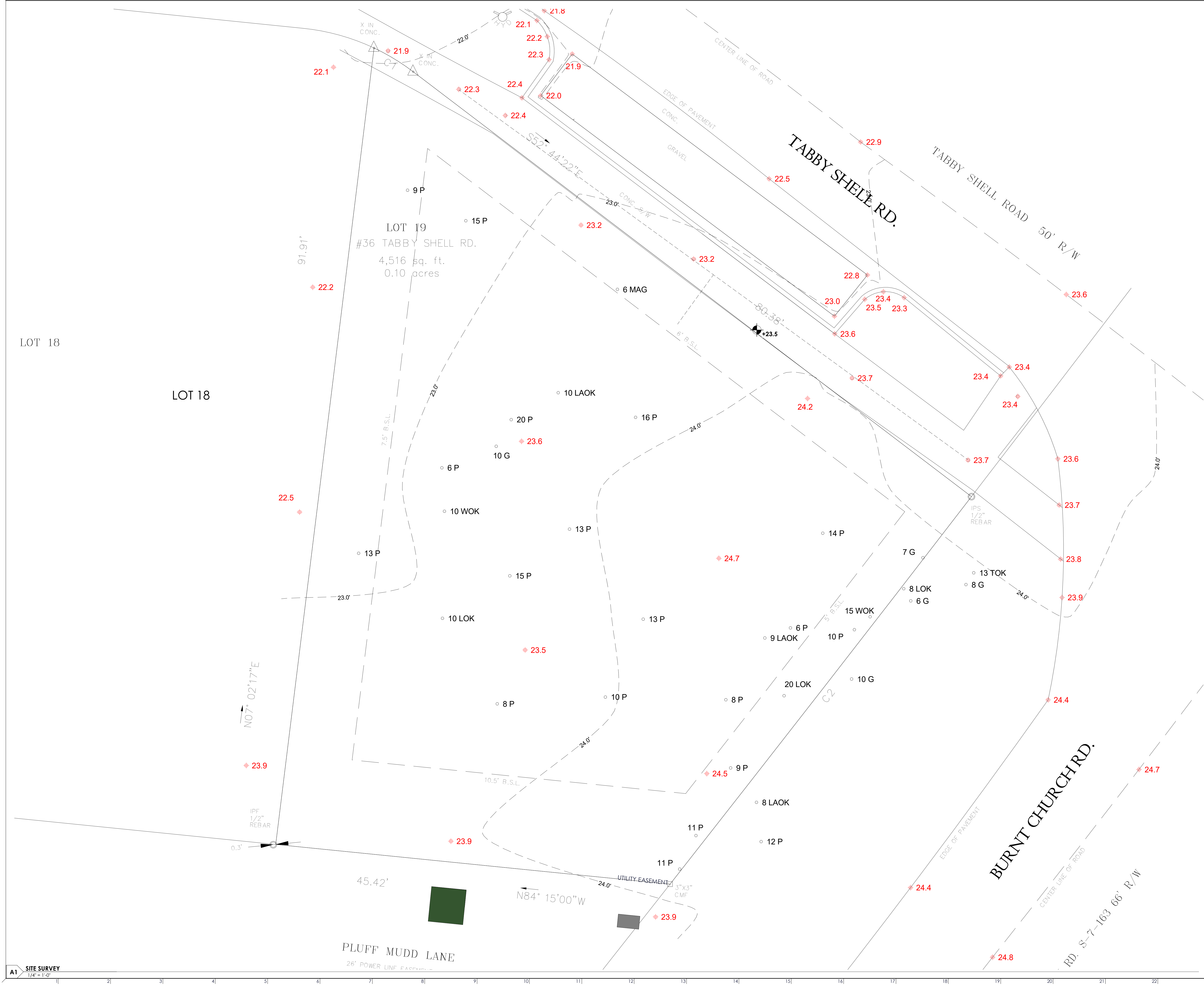
Reference Plats:
PLAT BOOK 142 AT PAGE 119

DRAWN BY: B.M.S.

APPROVED BY: W.J.S.

PARTY CHIEF: W.J.S.

DATE: SEPTEMBER 25, 2024



GERING
RESIDENCE
(LOT #19)
36 TABBY SHELL RD
BLUFFTON, SC

REV#	DESCRIPTION	DATE

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NOT FOR CONSTRUCTION

ARCHITECTURE

A101

BEAUFORT - SAVANNAH

23A, Market, Ste.1 - Beaufort, South Carolina - www.A101.Design

EXISTING SITE
SURVEY

2024.49	8/4/2026
Drawn By	JAT
Checked By	SGS

EX100

GERING
RESIDENCE
(LOT #19)
36 TABBY SHELL RD
BLUFFTON, SC

REV#	DESCRIPTION	DATE

This drawing is the property of Architecture 101, LLC and may not be reproduced or copied without written permission. Reference scales as indicated on drawings. Do not scale drawings. Consult the Architect for necessary clarifications.

NOT FOR CONSTRUCTION
TREE CANOPY COVERAGE

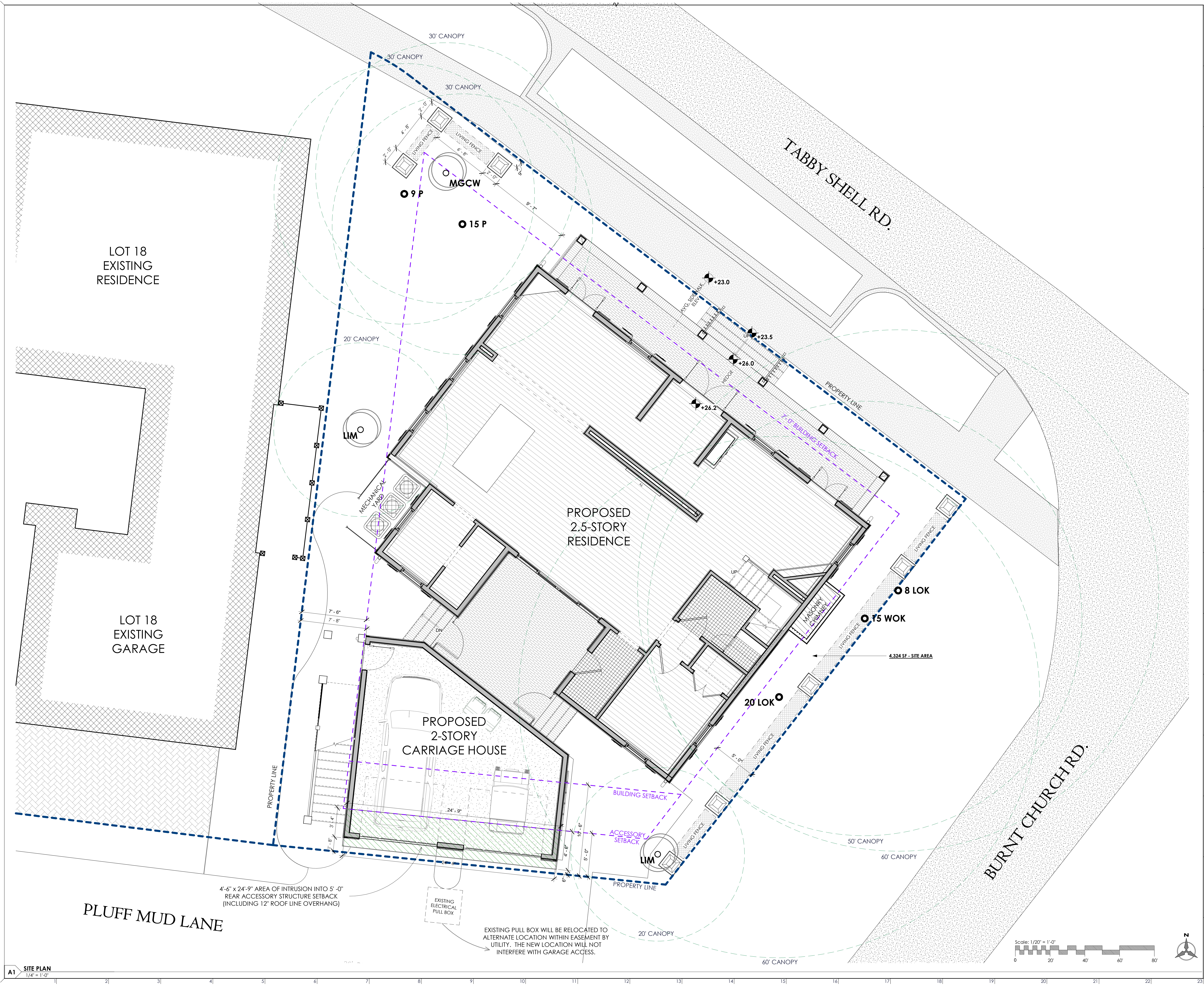
TOTAL LOT SIZE:	4,324 GSF
LESS BUILDING FOOTPRINT (INCL. PORCHES):	-2,776 GSF
TOTAL SITE REMAINING:	1,548 NSF
TOTAL SITE COVERED BY MATURE CANOPY:	1,176 NSF
LOT COVERAGE PERCENTAGE REQUIRED:	75%
LOT COVERAGE PERCENTAGE PROVIDED:	76%



SITE PLAN

2024.49	A100
8/25/2026	
Drawn By JAT	
Checked By SGS	

8/25/2026 11:04:31 AM



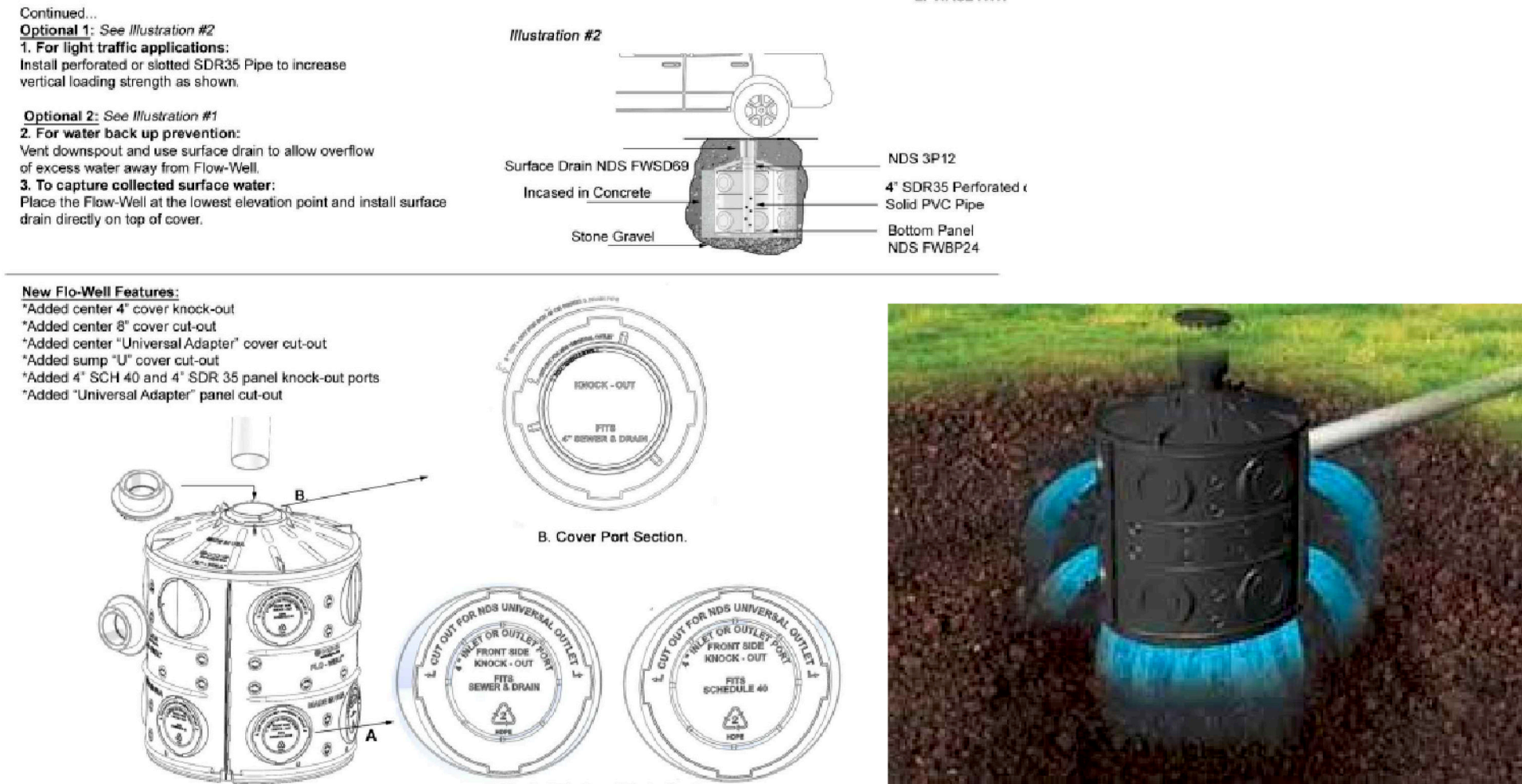
PLANT SCHEDULE

TREES					
QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	MISCELLANEOUS / REMARKS
1	LIM	Lagerstroemia indica 'Pink Velour'	Pink Velour Crape Myrtle	B & B OR CONT. ; 10' - 12' O.A. HT.	AS SHOWN Specimen, Multistem
1	MGCW	Magnolia grandiflora 'Claudia Wanamaker'	Claudia Wanamaker Southern Magnolia	B & B OR CONT. ; 14 - 16 OA HT	AS SHOWN Specimen, Full to Ground

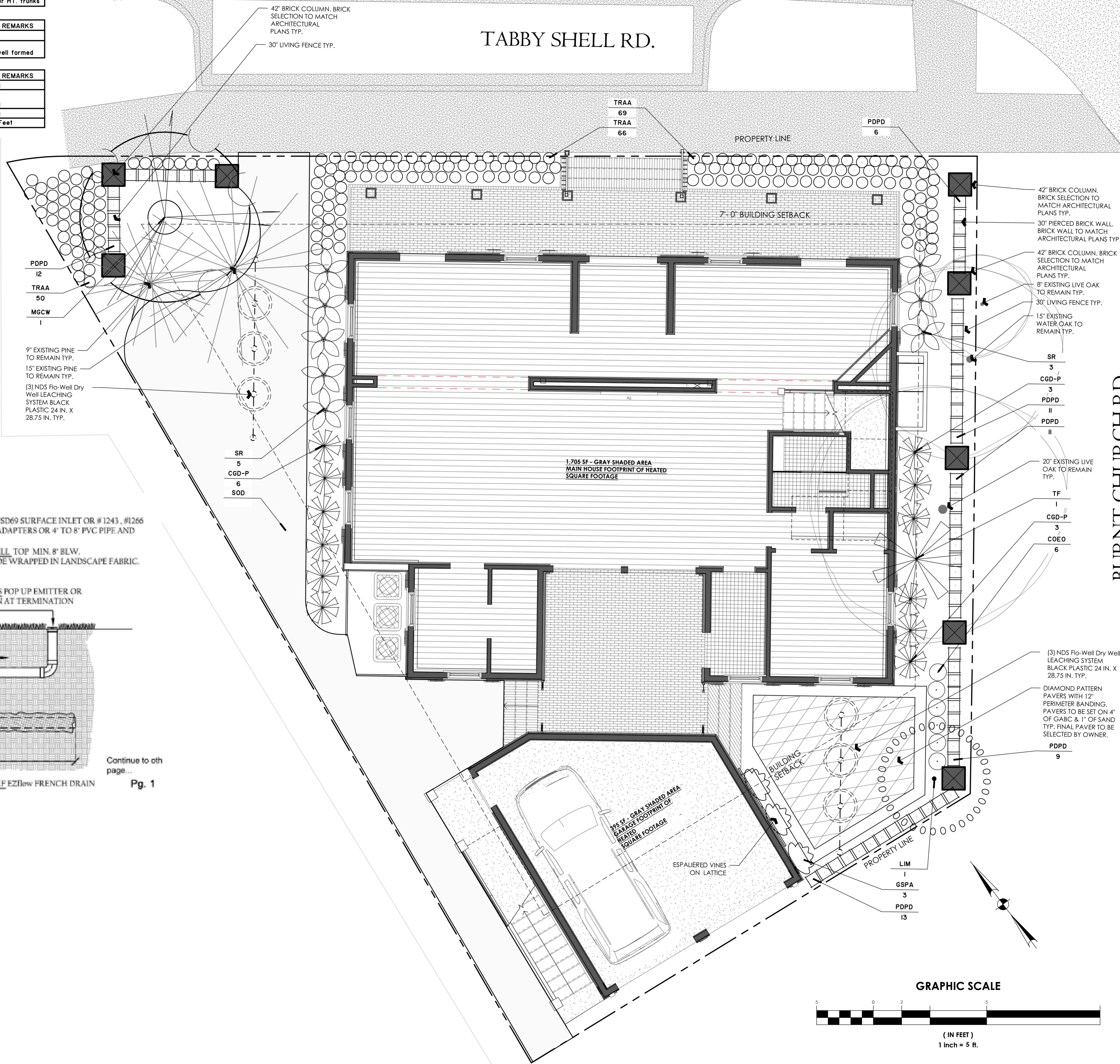
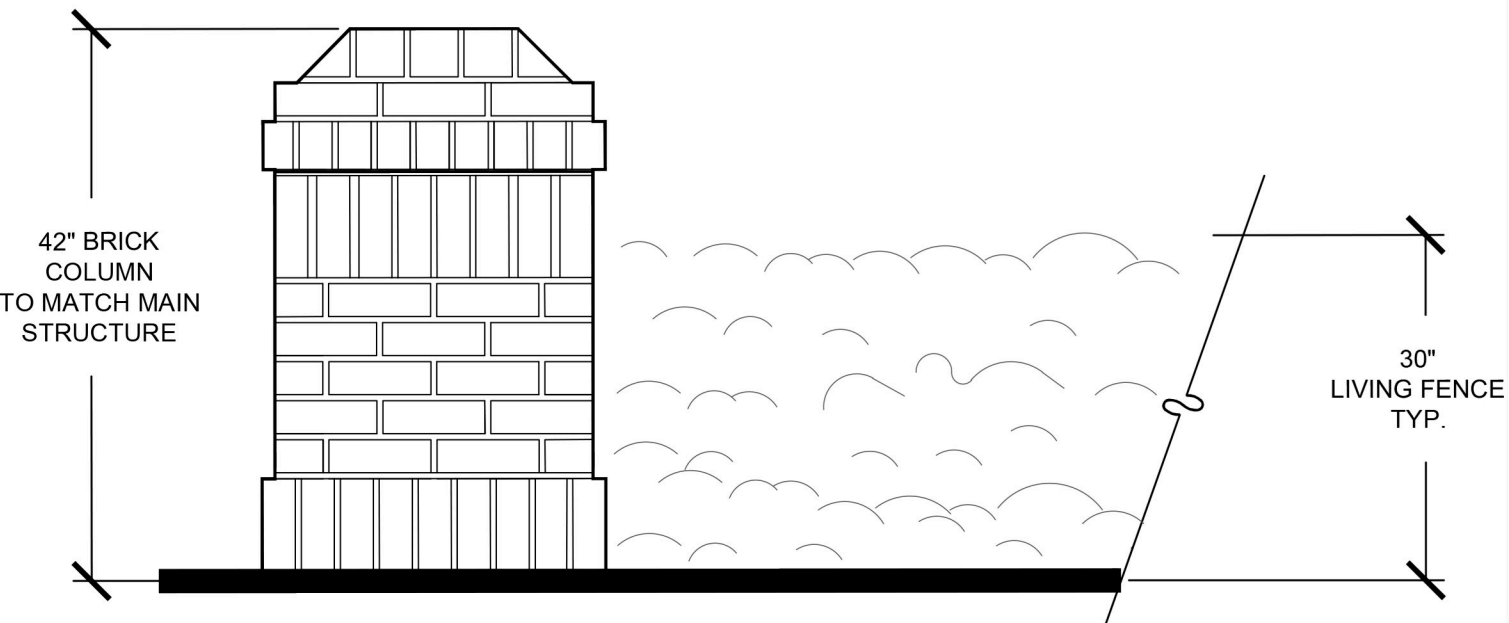
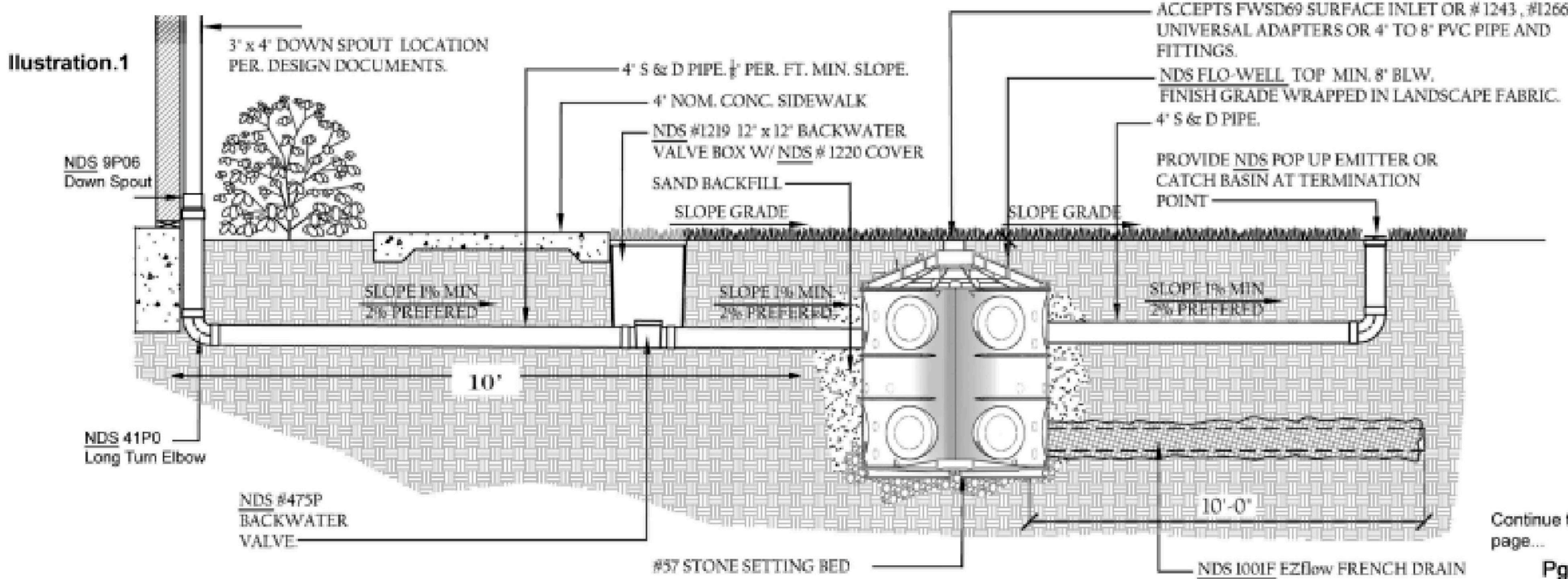
PALMS					
QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	MISCELLANEOUS / REMARKS
8	SR	Sereno repens	Saw Palmetto	CONT. ; 24" O.A. HT.	AS SHOWN Full To The Ground
1	TF	Trachycarpus fortunei	Windmill Palm	B & B ; 6' HT. X 3' SPD.	AS SHOWN Multi-stem 2 stagger HT. trunks

SHRUBS					
QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	MISCELLANEOUS / REMARKS
12	C6D-P	Distylium 'Cinnamon Girl' PP #027631	Cinnamon Girl Distylium	CONT. 18" X 18"	AS SHOWN Full
62	PDPD	Podocarpus macrophyllus 'Pringles Dwarf'	Pringles Dwarf Podocarpus	CONT. ; 12" X 24"	AS SHOWN Full to ground and well formed

ORNAMENTAL GRASSES AND GROUNDCOVERS					
QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	MISCELLANEOUS / REMARKS
6	COEO	Carex oshimensis 'EverOr'	Evercolor Sedge	CONT. ;	AS SHOWN Full and well formed
3	GSPA	Gelsemium sempervirens 'Pride of Augusta'	Double Carolina Yellow Jessamine	CONT. ; 36" O.A. HT.	AS SHOWN Full and well formed
185	TRAA	Trachelospermum asiaticum	Asiatic Jasmine	1 Gal. ; 6" O.A. HT.	AS SHOWN Full and well formed
900	SOD	Zeysia japonica x Z. tenuifolia	Emerald Zoysia	Dense roots -----	12" Measure in Square Feet



Installation Example: Groundwater Recharge Hardpipe.



Section VII. Item #A.

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON

50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

GERING RESIDENCE
36 TABBY SHELL ROAD, BUFTON, SC

XXXXX

HARDSCAPE AND PLANTING PLAN

JOB NO:	J-BDEV
DATE:	08/21/2025
DRAWN:	JLG
DESIGNED:	JLG
REVIEWED:	JLG
APPROVED:	JLG
SCALE:	

L1.0

ARCHITECTURAL REVIEW BOARD**TABBY ROADS****BLUFFTON, SC**

July 2, 2026

VARIANCE APPROVAL

John and Ashley Gering
Lot 19, 36 Tabby Shell Road, Bluffton, South Carolina 29910

Dear Mr. and Mrs. Gering,

This letter shall serve as approval for a variance by the Tabby Roads Architectural Review Board as outlined in Tabby Roads CC&Rs Article IV 4.5 for the following:

- Applicant is permitted to encroach on the rear setback (as shown in the Site Development Plan Rev4 Aug 2015) for Lot 19 with an ancillary structure provided said structure remains within the property boundaries and is fully approved by the Tabby Roads ARB.
- Applicant is permitted a heated square footage footprint up to but not to exceed 40% of the square footage of Lot 19. This deviation from the Site Development Plan (Rev4 Aug 2015) and the Covenants as shown in the current plans (COFA 10-25-019985) is granted as a variance as outlined in the Tabby Roads CC&Rs Article XX 20.3. The heated square footage footprint is calculated based on the first floor heated square footage of all structures built upon the lot. Heated square footage above an unconditioned garage space does not count towards this requirement.

I am sending a copy of this variance to the Town of Bluffton for their file. I trust this variance will be satisfactory for your needs. If you have any questions concerning any item contained herein, please contact us at your convenience.

Thank you for your understanding.

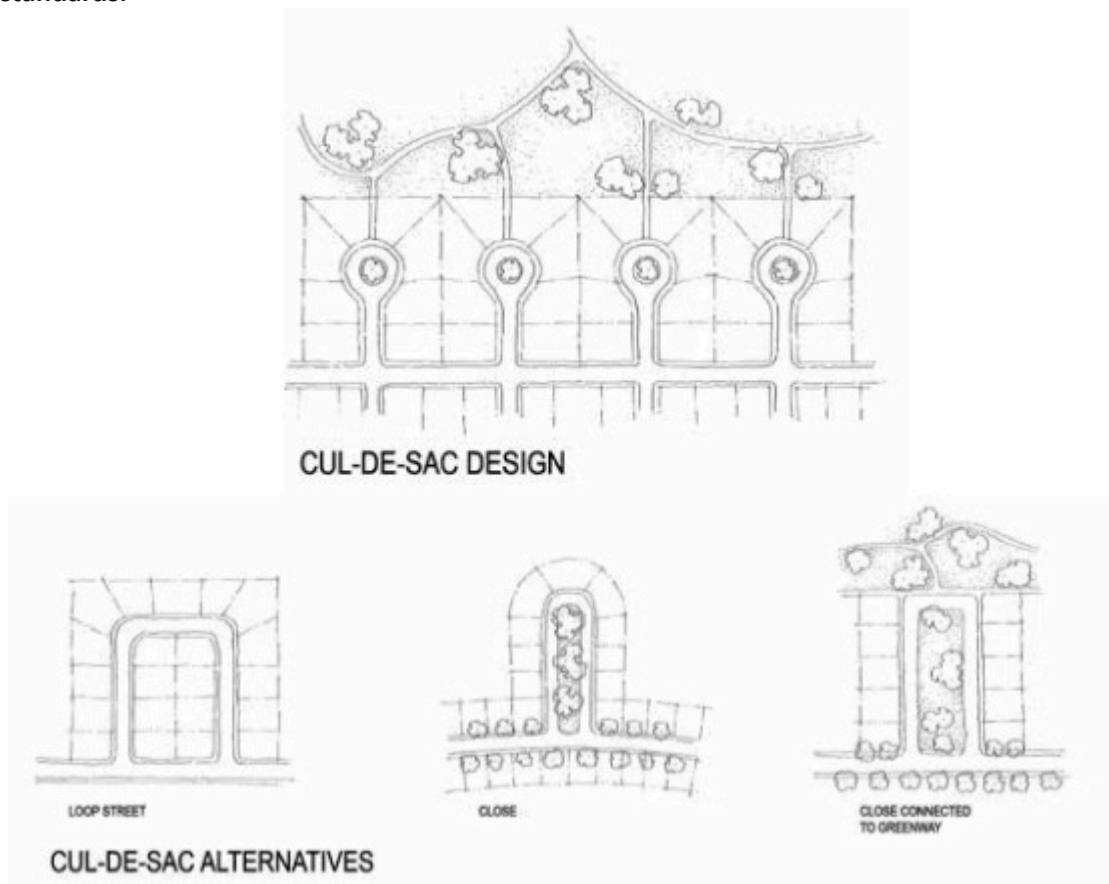
Best regards,

James Ogden, AIA, NCARB
Chairman of the Tabby Roads ARB

5.7.4 Lot Layout and Design.

The arrangement, shape, and size of proposed parcels shall comply with this Section, and with any other provisions that apply to proposed subdivisions.

A. Lot design standards.



1. Buildable lots. Each proposed lot shall be determined by the review authority to be “buildable” because it contains at least one building site that can accommodate a structure in compliance with all applicable provisions of this Ordinance.
2. Islands and Strips of Land. No subdivision shall be approved which leaves unsubdivided islands, strips or parcels, or property unsuitable for subdividing, which is not either accepted by the Town of Bluffton or other appropriate entity for public use, or maintained as dedicated common area within the development.
3. Lot line orientation. Side lot lines shall be generally at right angles to the street on straight streets and shall be radial on curved streets.
4. Lot configuration. The layout of proposed lots and roadways shall be designed to use land efficiently and minimize site disturbance in terms of cuts and fills and the removal of vegetation.
5. Access. Every lot shall have access to a public or private roadway (access may be via a recorded cross or shared access easement). Subdivision design shall provide for safe and ready access for fire and other emergency equipment and for routes of escape to safely and efficiently handle evacuations.
6. Roadway frontage required.
 - a. The frontage width shall be at least the minimum lot width required by the applicable Zoning District, except where a flag lot is approved in compliance with this Section.
 - b. Through lots with roads along both the front and rear parcel lines shall be discouraged (an alley is not considered a roadway for the purposes of this Section.) Where through lots are created, a rear-yard landscaped buffer with a minimum width of 10 feet is required.

- c. For through lots as described herein, the UDO Administrator shall determine which front lot line(s) shall be considered as the front lot line(s) for the purposes of compliance with the minimum applicable yard and setback requirements.
7. Flag lots. Flag lots may be approved only where the UDO Administrator first determines that unusual depth or other characteristic of a lot to be subdivided prevents one or more proposed lots from having a frontage width equal to the minimum lot width required by the applicable Zoning District.