



Historic Preservation Review Committee Meeting

Monday, June 22, 2026 at 4:00 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. PUBLIC COMMENT

IV. OLD BUSINESS

V. NEW BUSINESS

1. **36 Tabby Shell (COFA-10-25-019985):** A request by Steven G. Stowers of Architecture 101 (Applicant), on behalf of John Gering and Ashley Gering (Owners), for approval of a Certificate of Appropriateness-HD Concept Plan to allow the construction of a new 2.5-story Single Family Residential Structure of approximately 4,556 SF and an attached Carriage House structure of approximately 425 SF, located at 36 Tabby Shell Road, Lot 19 in the Tabby Roads Development within the Neighborhood General-HD zoning district in Old Town Bluffton Historic District. (Staff - Charlotte Moore)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Monday, June 29th, 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.



PLAN REVIEW COMMENTS FOR COFA-10-25-019985

Section V. Item # 1.

Town of Bluffton
Department of Growth Management
20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910
Telephone 843-706-4522

Plan Type: Historic District **Apply Date:** 10/22/2025
Plan Status: Pending **Plan Address:** 36 Tabby Shell Road
BLUFFTON, SC 29910
Case Manager: Charlotte Moore **Plan PIN #:** R610 039 000 1199 0000
Plan Description: A request by Steven G. Stowers, on behalf of the owners, John Gering and Ashley Gering, for the review of a Certificate of Appropriateness-HD to allow the construction of a new 3-story Single Family Residential Structure of approximately 4,556 SF and a Carriage House structure of approximately 425 SF, located at 36 Tabby Shell Road, Lot 19 in the Tabby Roads Development, in the Old Town Bluffton Historic District, within the Neighborhood General - HD zoning district. STATUS (10.23.2025): Concept Plan submission not complete. Email sent to applicant requesting additional information. (STATUS 06.08.2026): Concept Plan to be reviewed by HPRC on June 22, 2026.

Staff Review (HD)

Submission #: 1 Recieved: 05/26/2026 Completed: 06/19/2026

Reviewing Dept.	Complete Date	Reviewer	Status
Growth Management Dept Review (HD)	06/19/2026	Charlotte Moore	Revisions Required

Comments:

- As the variance approvals from Tabby Roads HARB relative to the heated first floor space percentage and rear yard setback encroachment reference a 2015 plan, an updated variance letter specific to the current plan has been requested.
- The Tabby Roads required setbacks do not acknowledge building types and are already small for a proposed Center Hall House type on a 0.10-acre lot relative to the UDO requirements (15-25' front yard build-to, 30' rear yard and 15' side yard). If variances approved in 2015 for another plan are applied to this project, the concern is further exacerbated.
- Provide diagrams of each floor and the attic space to show the areas of heated square footage. UDO Sec. 5.15.5.F.1.e. states that "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."
- The Building Section (Sheet A501) does not include the dormer at the front of the house.
- The Fire Marshal will not allow storage underneath the carriage house stairs. Show where the service area will be located on the site plan.
- The front porch is shown with a depth of 5'-10"; the requirement is 6'-0" (UDO Sec. 5.15.6.E.5.a.) Porch height must be 30" from grade to top of stairs (UDO Sec. 5.15.6.E.5.c.); 2'-2" is shown. The first-floor finished floor height must be 36" above the average adjacent sidewalk grade (Sec. 5.15.5.F.1.c.).
- The UDO Administrator will not require tree mitigation for pine trees that are ≥8-inches, but all other trees must be mitigated as required by UDO Sec. 5.3. and include 75% tree canopy coverage at time of maturity. Effort should be made to retain the 20" live oak in the left side yard.
- Provide the north elevation for the garage wall.
- Provide a site plan that includes the service areas and brick wall.
- Provide a building section for the connector/hyphen and the carriage house.
- Relocation of the utility box will require proof of approval from the utility provider.
- Other comments, such as materials and dimensions, are not included at this time as HPRC discussion will be focused on building size.

HPRC Review	06/19/2026	Charlotte Moore	Revisions Required
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Comments:

1. The recorded plan for Tabby Roads shows that heated square footage of the first floor cannot be more than 28% of the total lot size (4,516 SF), which is 1,264 SF. The square footage shown on Sheet A101 is 1,618 SF (approximately 36% of the total lot size). Is this lot be an exception? 18 Tabby Shell (Lot 10) is also an irregular lot, but it complies with the square footage of the first floor type that is appropriate for the lot size (4,696 SF). Because the permitted heated square footage of the first floor has been exceeded, it seems premature to address other details.
2. A more appropriate residential building type for this lot would be a Medium House or Village House.
3. The building setbacks shown on the Project Analysis sheet for the front (7.5 ft) and rear (10 ft) yards do not match the recorded plan (6 and 10.5 feet, respectively).

Beaufort Jasper Water and Sewer 06/19/2026 Matthew Michaels Approved with Conditions
Review

Comments:
Comments may be provided at time of building permit.

Watershed Management Review 06/19/2026 Andrea Moreno Approved with Conditions

Comments:
Comments may be provided at time of Final Plan.

Transportation Department 05/26/2026 Mark Maxwell Approved
Review - HD

Comments:
No comments

Plan Review Case Notes: