Historic Preservation Commission Meeting

Wednesday, October 07, 2026 at 6:00 PM

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

AGENDA

This meeting can be viewed live on BCTV, on Sparklight Channel 9 and 417 or on Spectrum Channel 1304.

I. CALL TO ORDER

II. ROLL CALL

III. NOTICE REGARDING ADJOURNMENT

The Historic Preservation Commission will not hear new items after 9:30 p.m. unless authorized by a majority vote of the Commission 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 Commission Members.

IV. ADOPTION OF MINUTES

1. September 2, 2026 Minutes

V. PUBLIC COMMENT

VI. OLD BUSINESS

VII. NEW BUSINESS

1. **36 Tabby Shell, Lot 19 (Certificate of Appropriateness-HD):** A request by Steven G. Stowers of Architecture 101 (Applicant), on behalf of John and Ashley Gering (Owners), for the approval of a Certificate of Appropriateness-HD to allow the construction of a new 2.5-story Single Family Residential Structure of approximately 4,391 SF and a Carriage House structure of approximately 938 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. (COFA-10-25-019985) (Staff - Charlotte Moore)

VIII. DISCUSSION

1. Historic District Monthly Update. (Staff)

IX. ADJOURNMENT

NEXT MEETING DATE: Wednesday, November 4, 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.

Historic Preservation Commission Meeting

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

September 02, 2026

I. CALL TO ORDER

Chairman DePauw called the meeting to order at 6pm.

II. ROLL CALL

PRESENT
Chairman Joseph DePauw
Vice Chair Carletha Frazier
Commissioner Jim Hess
Commissioner Tim Probst
Commissioner Debbie Wunder
Commissioner Lisa Sulka

ABSENT
Commissioner Michael Sutcliffe

III. ADOPTION OF MINUTES

1. August 5, 2026 Minutes

   Commissioner Sulka made a motion to approve the minutes as written.

   Seconded by Vice Chair Frazier.
   Voting Yea: Chairman DePauw, Vice Chair Frazier, Commissioner Hess, Commissioner Probst, Commissioner Wunder, Commissioner Sulka

   All were in favor and the motion passed.

IV. PUBLIC COMMENT

V. OLD BUSINESS

VI. NEW BUSINESS

1. **Certificate of Appropriateness (36 Bruin Road):** A request by James Atkins of Court Atkins Group (Applicant) on behalf of ABPAL LLC (Owner) for an amended Certificate of Appropriateness-HD to add an elevator shaft within a chimney structure and make related alterations for a commercial building under construction of approximately 3,130 SF at 36 Bruin Road in Old Town Bluffton Historic District within the Neighborhood General - HD zoning district. (COFA-05-25-019766) (Staff – Charlotte Moore)

   Staff presented. The applicant was present. There were questions regarding the area beneath the stairs following the relocation of the service yard. The Commission questioned why the elevator was not proposed in the initial submittal. Discussion also included the proposed materials, dimensions of the faux chimney, and the architectural elements shown on the plans.

DRAFT

Commissioner Probst made a motion to approve the application with the following conditions:

1. Increase the recess in the chimney structure from 1.5-inches to 2-inches.
2. Reduce the width of the 10-inch stucco trim to match the 6-inch trim surrounding the chimney recess.

Seconded by Commissioner Hess.
Voting Yea: Chairman DePauw, Vice Chair Frazier, Commissioner Hess, Commissioner Probst, Commissioner Sulka
Voting Nay: Commissioner Wunder

The motion passed, 5-1.

VII. DISCUSSION

1. Historic District Monthly Update. (Staff)

   Staff reviewed the monthly report. The Commissioners had no questions.

VIII. ADJOURNMENT

Commissioner Hess made a motion to adjourn.

Seconded by Commissioner Probst.
Voting Yea: Chairman DePauw, Vice Chair Frazier, Commissioner Hess, Commissioner Probst, Commissioner Wunder, Commissioner Sulka

All were in favor and the motion passed. The meeting adjourned at 6:24 pm.

DRAFT

HISTORIC PRESERVATION COMMISSION

STAFF REPORT
Department of Growth Management

MEETING DATE:	October 7, 2026
PROJECT:	COFA-10-25-019985 36 Tabby Shell, Lot 19 New Construction: Single-Family Residence and Carriage House
APPLICANT:	Steven G. Stowers, AIA (Architecture 101)
PROPERTY OWNERS:	Ashley and John Gering
PROJECT MANAGER:	Charlotte Moore, AICP, Principal Planner

APPLICATION REQUEST: The Applicant, Steven Stowers, on behalf of owners, Ashley and John Gering, requests Historic Preservation Commission approval of the following application:

> A Certificate of Appropriateness to allow the construction of a 2.5-story main residence of approximately 4,391 heated square feet (SF) and an attached 2-story Carriage House of approximately 938 SF located at 36 Tabby Shell Road, Lot 19, in the Tabby Roads development in Old Town Bluffton Historic District and zoned Neighborhood General-Historic District (NG-HD).

INTRODUCTION: The Applicant proposes construction of a 2.5-story single-family structure with an attached 2-story carriage house on an irregularly shaped 0.10-acre lot (4,516 SF) in the Tabby Roads development.

The proposed primary structure/house will have a 1,618 SF footprint, not including porches, and an overall 4,391 heated square feet. The carriage house, with a footprint of 469 SF, is connected to the main house with a 2-story partially enclosed breezeway that is located almost entirely under the same roof mass as the carriage house. Vehicular access to the property and carriage house will be via Pluff Mud Lane, an unpaved private alley at the rear of the property.

As the subject property is in the Tabby Roads development, building setbacks (except for accessory structures), the main structure footprint size, and required parking must comply with the Covenants, Conditions and Restrictions (CCRs) for Tabby Roads.

The approved Tabby Roads development plan identifies the following standards for Lot 19: a front minimum setback of six (6) feet, a left side yard minimum setback of five (5) feet, a right minimum side yard setback of 7.5 feet, and a rear yard minimum setback for the

primary structure of 10.5 feet. Compliance with these standards, as well as the off-street parking requirement, is shown.

As indicated in the letter from the Tabby Roads Architectural Review Board (ARB), a variance was granted by the ARB to allow the first-floor footprint (i.e., the heated square footage) to be increased from 28% to no more than 40% of the total lot square footage (Attachment 8).

Per the UDO, the house is architecturally characteristic of a Center Hall House but is classified as an Additional Building Type as the main house footprint exceeds the front build-to zone (15-25 feet), side yard (15 feet) and rear yard (30 feet) setback requirements of the NG-HD District. The carriage house encroaches four feet-six inches (4'-6") into the five-foot (5'-0") setback required by UDO Sec. 5.15.5.C.; a variance for the encroachment was approved by the Board of Zoning Appeals (BZA) on September 1, 2026.

The main structure will be constructed on a raised slab clad with brick veneer and will include a full-façade front porch underneath a hip roof. The main mass of the house will be under a side-facing gable roof that includes a central dormer with a row of five windows underneath a shed roof. In the rear, three individual shed dormers with two windows each will be provided. A brick chimney is proposed on the left elevation. In the southwest corner of the rear elevation, a 2.5-story building recess is proposed to avoid encroachment into the side yard setback; the recess will provide an area for a service yard.

The attached carriage house will be constructed on a slab with the main mass underneath a rear-facing gable. An exterior staircase on the left elevation will provide access to the second-floor residence. Unless the area underneath the staircase is sprinkled, a service yard cannot be in this location as a fire would cut off the only access to/from the second story.

Materials for both buildings will include standing seam metal roofs, fiber cementitious lap/board and batten siding, columns, wood doors and shutters, fiberglass windows, and a Savannah Grey brick foundation and chimney.

This project was presented to the Historic Preservation Review Committee for Concept Plan review on June 22, 2026. The HPRC comments are provided in Attachment 9.

REVIEW CRITERIA & ANALYSIS: In its review of this COFA-HD application, Town Staff and the Historic Preservation Commission are required to consider the criteria set forth in Unified Development Ordinance (UDO) Section 3.18.3 (COFA-HD, New Construction and Alterations), applying the standards and guidelines of UDO Sec. 5.15, Old Town Bluffton Historic District. The intent of the standards and guidelines is, in part, to provide guidance and ensure predictable and compatible development and architecture without discouraging creativity or forcing the replication of historic models.

The applicable criteria of UDO Sec.3.18.3 are provided below followed by a Staff Finding based upon review of the application submittals to date:

1. **Consistency with applicable principles set forth in the Old Town Bluffton Master Plan and Town of Bluffton Comprehensive Plan;**

   a. *Finding*. The Old Town Master Plan initiatives also include the adoption of a form-based code that includes architectural standards for structures located within the Old Town Bluffton Historic District. These standards are included in Article 5 of the UDO. The new construction proposed as part of this request will be in conformance with those standards if the conditions noted in #2 of this Section are met.

2. **Conformance with the approved Final Development Plan, Subdivision Plan, and any other agreements or plans that are applicable.**

   Compliance with the Tabby Roads development plan/plat and the Tabby Roads CCRs is demonstrated.

3. **Conformance with applicable provisions in Article 5, Design Standards.**

   a. *Findings*. Town Staff finds that if the following conditions are met, the proposed construction will be in conformance with applicable architectural design provisions provided in Article 5. The conditions follow the format of UDO Sec. 5.15 (Old Town Bluffton Historic District).

      1) **First Floor Height:** Sheet A501 in Attachment 6 shows a 36-inch minimum porch and first floor height. Sheet A201 shows a 2'-2" first floor height. The first finished floor height must be a minimum of three (3) feet above the average adjacent sidewalk grade per UDO Sec. 5.15.6.F.1.c. and the porch height must be a minimum of 30-inches from grade to top of stairs (UDO Sec. 5.15.6.E.5.c.).

      2) **Service Yard:** A service yard for HVAC equipment is provided in the rear of the main structure; the service area for waste receptacles for the main structure and carriage house, as well as the HVAC area for the carriage house, is not shown. These areas must be shown on the plan and comply with Sec. 5.15.5.F.9. The area underneath the carriage house stairs cannot be used for equipment or storage unless sprinkled, per the Bluffton Township Fire District. Meters must also be screened and be located in the rear yard or side yard not facing a street (UDO Sec. 5.15.6.F.2.). The screening detail, including screening material proposed, must be shown on Sheet A201.

      3) **Porch Screening:** It is unclear if the breezeway screen will have all "architectural expression" on the outside of the screen as required by UDO Sec. 5.15.6.E.5.f. The screen detail on Sheet A002 is unclear.

4) **Columns.** Front porch columns are proposed to be fiber cement, which is not a column material permitted by the UDO (Sec. 5.15.6.H.2.a.). The HPC can determine if fiber cement is an appropriate alternate material.

5) **Railings:** A custom wrought iron rail system is proposed at the front porch stairs that includes curved balusters that are not traditional balusters in Old Town. The UDO does not specify baluster shape. The UDO is intended to provide a set of "relatively simple principles" to ensure that Old Town's architectural character is continued and is "not…intended to discourage creativity" (UDO Sec. 5.15.1.C.and D.). The HPC must determine if the proposed balusters are an appropriate design. Show the dimension of the top rail, which must be a minimum of 2 ¾" per UDO Sec. 5.15.6.H. 3.d.

6) **Windows:** The project analysis sheet states that all windows will be fiberglass double-hung and casement in the front dormer, but the window grid system has not been identified. Simulated divided lites are most appropriate for new construction and are encouraged. Additionally, the carriage house windows on the right and left elevations have a square orientation, which differs from the vertical orientation used elsewhere on the carriage and main house. UDO Sec. 5.15.6.I.1.a. requires opens to be vertical, which would match the other windows.

7) **Doors:** Sliding doors are proposed for the back porch and would not be visible from the exterior. The door material has not been identified (wood is shown on the project analysis sheet but this may not be correct). Per UDO Sec. 5.15.6.I.3.c., doors are required to have a French or casement operation. The HPC must determine if a sliding door system is appropriate.

8) **Roofs:** A standing seam metal roof is proposed but the type of metal has not been identified. Acceptable materials include galvanized, copper, aluminum and zinc-alum and must be identified. (UDO 5.15.6.J.).

9) **Gutters:** Half-round gutters are proposed but the material has not been identified. UDO Sec. 5.15.6.J.2.c. requires copper, galvanized steel, or aluminum, 14-18 gauge.

10) **Trim:** All trim work must be shown in compliance with the UDO unless otherwise approved by the HPC. Not all trim materials and configurations have been identified, including cornerboards (see UDO Sec. 5.15.6.N.) and soffits (UDO Sec. 5.15.6.P.). PVC material, which is not permitted by the UDO, is proposed for the water table and drip cap. The HPC may consider alternative materials but has not approved PVC in the past. Soffits should be

beaded, v-groove or tongue and groove; rough sawn wood, plywood and aluminum are not permitted per UDO Sec. 5.15.6.P.10.

4. **Demonstration of a compatible visual relationship between new construction or alterations and existing buildings, streetscapes and open spaces. A compatible visual relationship must be generally of a similar structural mass, scale, height, proportion, directional expression of the principal elevation and rhythm of spacing, as applicable.**

   Finding. If the conditions noted in #2 of this report are met, a compatible visual relationship will be demonstrated with surrounding properties, streetscapes and open spaces.

5. **Compliance with applicable requirements in the Applications Manual.**

   Finding. The Certificate of Appropriateness Application has been reviewed by Town Staff and has been determined to be complete except for the applicable items in #2.

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 Section 2.2.6.E.2. Town Staff finds that with the conditions noted below, the requirements of Section 3.18.3 of the Unified Development Ordinance have been met and recommends that the Historic Preservation Commission approve the application with the following conditions:

1. The first finished floor height must be a minimum of three (3) feet above the average adjacent sidewalk grade per UDO Sec. 5.15.6.F.1.c. and the porch height must be a minimum of 30-inches from grade to top of stairs per UDO Sec. 5.15.6.E.5.c.

2. Show the service yard for the carriage house HVAC and waste receptacles. Service yards must be screened in compliance with UDO Sec. 5.15.5.F. and a complete screening detail provided.

3. Provide a detail to clearly show the architectural expression (columns, railings, etc.), on the outside of the screen.

4. Provide windows that are simulated divided lites and revise carriage house windows on the right and left elevations to have a vertical orientation.

5. Provide gutter material that complies with the UDO Sec. 5.15.6.J.2.c.

6. Show all trim, including dimensions and configurations, to be in compliance with the UDO unless otherwise approved by the HPC.

7. For the railings at the main house front porch and carriage house, show the top rail dimension.

Further, Town Staff requests a determination by the Historic Preservation Commission regarding the following:

1. The use of fiber cementitious material for the front porch columns.

2. The baluster design for the railing proposed at the front porch steps.

3. The use of a sliding door system at the back porch. *(Note: Door material must be identified.)*

4. The use of PVC material for the water table and drip cap trim.

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. Approve the application as submitted by the Applicant;
2. Approve the application with conditions; or
3. Deny the application as submitted by the Applicant.

ATTACHMENTS:

1. Location Map & Aerial View
2. Application
3. Narrative
4. Photos
5. Survey
6. Site Plan & Architectural Plan
7. Landscape Plan
8. Tabby Roads ARB Approval Letter
9. HPRC Comments 06.22.2026

Location Map



Aerial View



ATTACHMENT 2

TOWN OF BLUFFTON
CERTIFICATE OF APPROPRIATENESS- OLD TOWN BLUFFTON HISTORIC DISTRICT (HD) APPLICATION

Growth Management Custom
20 Bridge Street
Bluffton, SC 29910
(843)706-4500
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

Applicant	Property Owner
Name: Steven G. Stowers, AIA	**Name:** John Gering and Ashley Gering
Phone: [redacted]101	**Phone:** [redacted]915
Mailing Address: 23A Market, Suite 1 Beaufort, SC 29906	**Mailing Address:** N/A
E-mail: [redacted]sign	**E-mail:** [redacted]ail.com
Town Business License # (if applicable): 501949 (Architecture 101)	

Project Information (tax map info available at http://www.townofbluffton.us/map/)

Project Name: Gering Residence	**Conceptual:** ☐	**Final:** ☑	**Amendment:** ☐
Project Address**:** 36 Tabby Shell Road, Bluffton, SC	**Application for:**		
Zoning District: Neighborhood General	☑ **New Construction**		
Acreage: 0.10	☐ **Renovation/Rehabilitation/Addition**		
Tax Map Number(s): R610 039 000 1199 0000	☐ **Relocation**		

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.

Minimum Requirements for Submittal

- ☑ **1.** Mandatory Check In Meeting to administratively review all items required for conceptual submittal must take place prior to formal submittal.
- ☑ 2. D**igital files** drawn to scale **of the Site Plan(s).**
- ☑ 3. D**igital files of the Architectural Plan(s).**
- ☑ 4. **Project Narrative describing reason for application and compliance with the criteria in Article 3 of the UDO.**
- ☑ 5. **All information required on the attached Application Checklist.**
- ☑ 6. **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: John Gering **Date:** 08/05/2026

Applicant Signature: Steven G. Stowers **Date:** 08/05/2026

For Office Use

Application Number:	***Date Received:***
Received By:	***Date Approved:***

TOWN OF BLUFFTON
CERTIFICATE OF APPROPRIATENESS - OLD TOWN BLUFFTON HISTORIC DISTRICT (HD) APPLICATION
PROCESS NARRATIVE

The following Process Narrative is intended to provide Applicants with an understanding of the respective application process, procedures and Unified Development Ordinance (UDO) requirements for obtaining application approval in the Town of Bluffton. While intended to explain the process, it is not intended to repeal, eliminate or otherwise limit any requirements, regulations or provisions of the Town of Bluffton's UDO. The Town of Bluffton's Mission and Vision Statements help navigate staff to ensure that the goals outlined by Town Council are being met. As each project is being reviewed, Town staff will use the Mission Statement, Vision Statement, The Covenant for Bluffton and the current Strategic Plan to guide their review. **Compliance with these procedures will minimize delays and as sure expeditious application review.**

Step 1. Pre-Application Meeting	**Applicant & Staff**
Prior to the filing of a Certificate of Appropriateness - HD Application, the Applicant is required to consult with the UDO Administrator or designee **at a Pre-Application Meeting for comments and advice on the appropriate application process and the required procedures, specifications, and applicable standards required by the UDO.**	
Step 2. Application Check-In Meeting – Concept Review Submission	**Applicant & Staff**
Upon receiving input from Staff at the Pre-Application Meeting, the Applicant may submit a Concept Review Submission of the Certificate of Appropriateness - HD **Application with the required submittal materials during an mandatory Application Check-In Meeting where the UDO Administrator** or designee **will review the submission for completeness.** Call 843-706-4500 to schedule.	
Step 3. Review by UDO Administrator or designee and HPRC	**Staff**
If the UDO Administrator or desginee, **determines that the Concept Review Submission of the Certificate of Appropriateness - HD Application is complete, it shall be forwarded to the Historic Preservation Review Committee. The Review Committee shall review the application and prepare written comment for review with the Applicant.**	
Step 4. Historic Preservation Review Committee	**Applicant, Staff & Historic Preservation Review Committee**
A public meeting shall be held with the Applicant to review Committee's Staff Report and discuss the application. The Review Committee shall review the Concept Review Submission for compliance with the criteria and provisions in the UDO. The Applicant will be given the opportunity to address comments, if any, and resubmit the application materials to proceed to the Final Review Submission.	
Step 5. Application Check-In Meeting - Final Review Submission	**Applicant & Staff**
The Applicant shall submit the completed Final Review Submission of the Certificate of Appropriateness Application with the required submittal materials during a mandatory Application Check-In Meeting where the UDO Administrator or designee **will review the submission for completeness.**	
Step 6. Historic Preservation Commission Meeting	**Applicant, Staff & Historic Preservation Commission**
A public meeting shall be held with the Applicant where the HPC shall review the Final Application materials of the Certificate of Appropriateness - HD Application for compliance with the criteria and provisions in the UDO. The HPC may approve, approve with conditions, or deny the application.	
Step 7. Issue Certificate of Appropriateness	**Staff**
If the HPC approves the Certificate of Appropriateness - HD Application, the UDO Administrator or designee **shall issue the Certificate of Appropriateness - HD.**	

ATTACHMENT 2

TOWN OF BLUFFTON

CERTIFICATE OF APPROPRIATENESS – OLD TOWN BLUFFTON HISTORIC DISTRICT (HD) PROJECT ANALYSIS

In accordance with the Town of Bluffton Unified Development Ordinance (UDO), the following information shall be included as part of a Certificate of Appropriateness application submitted for review by the Historic Preservation Commission (HPC) and the Historic Preservation Review Committee. The use of this checklist by Town Staff or the Applicant shall not constitute a waiver of any requirement contained in the UDO.

1. DESIGN REVIEW PHASE	CONCEPTUAL REVIEW ☐	FINAL REVIEW ☑

2. SITE DATA				
Identification of Proposed Building Type (as defined in Article 5): Center Hall House				
Building Setbacks	Front: 7.5'	Rear: 10'	Rt. Side: 7.5'	Lt. Side: 5'

3. BUILDING DATA			
Building	**Description** (Main House, Garage, Carriage House, etc.)	**Existing Square Footage**	**Proposed Square Footage**
Main Structure	Main House		4,426
Ancillary	Carriage House		492
Ancillary			

4. SITE COVERAGE	
Impervious Coverage	**Coverage (SF)**
Building Footprint(s)	2,654 (including porches and steps)
Impervious Drive, Walks & Paths	80
Open/Covered Patios	160
A. TOTAL IMPERVIOUS COVERAGE	2,894
B. TOTAL SF OF LOT	4,518
% COVERAGE OF LOT (A/B= %)	64%

5. BUILDING MATERIALS			
Building Element	**Materials, Dimensions, and Operation**	**Building Element**	**Materials, Dimensions, and Operation**
Foundation	Elevated Slab	Columns	Fiber Cement (Smooth)
Walls	Fiber Cement (Smooth)	Windows	Fiberglass (Painted)
Roof	Standing Seam Metal Panel	Doors	Wood (Mahogany)
Chimney	Savannah Gray Brick	Shutters	Wood (Painted)
Trim	Fiber Cement (Smooth)	Skirting/Underpinning	N/A
Water table	Savannah Gray Thin Brick	Cornice, Soffit, Frieze	Fiber Cement (Smooth)
Corner board	Fiber Cement (Smooth)	Gutters	Metal (Match Roof)
Railings	Wrought Iron	Garage Doors	Steel (Painted)
Balusters	Wrought Iron	Green/Recycled Materials	
Handrails	Wrought Iron		

TOWN OF BLUFFTON
CERTIFICATE OF APPROPRIATENESS – OLD TOWN BLUFFTON HISTORIC DISTRICT (HD) APPLICATION CHECKLIST

Note: Certificate of Appropriateness application information will vary depending on the activities proposed. At a minimum, the following items (signified by a grayed checkbox) are required, as applicable to the proposed project.

Concept	Final	BACKGROUND INFORMATION.
☐	☑	**COMPLETED CERTIFICATE OF APPROPRIATENESS - HD APPLICATION:** A competed and signed application providing general project and contact information.
☐	☑	**PROPERTY OWNER CONSENT:** If the applicant is not the property owner, a letter of agency from the property owner is required to authorize the applicant to act on behalf of the property owner.
☐	☑	**PROJECT NARRATIVE:** A detailed narrative describing the existing site conditions and use, the proposed development intent with proposed uses and activities that will be conducted on the site. Include a description of the proposed building type and proposed building materials as permitted in Article 5.
☐	☑	**DEED COVENANTS/RESTRICTIONS:** A copy of any existing deed covenants, conditions and restrictions, including any design or architectural standards that apply to the site.
☐	☑	**ADDITIONAL APPROVALS:** A written statement from the Declarant of any deed covenants, conditions, or restrictions and/or the Review Body of any design or architectural standards that the current design has been reviewed for consistency with the established restrictions/design principles and approved.
Concept	**Final**	**SITE ASSESSMENT.**
☐	☑	**LOCATION MAP:** Indicating the location of the lot and/or building within the Old Town Bluffton Historic District with a vicinity map.
☐	☑	**PROPERTY SURVEY:** Prepared and sealed by a Registered Land Surveyor indicating the following, but not limited to: • All property boundaries, acreage, location of property markers, name of county, municipality, project location, and parcel identification number(s); • Municipal limits or county lines, zoning, overlay or special district boundaries, if they traverse the tract, form a part of the boundary of the tract, or are contiguous to such boundary; • All easements of record, existing utilities, other legal encumbrances, public and private rights-of-way, recorded roadways, alleys, reservations, and railways; • Existing watercourses, drainage structures, ditches, one-hundred (100) year flood elevation, OCRM critical line, wetlands or riparian corridors top of bank locations, and protected lands on or adjacent to the property; • Location of existing buildings, structures, parking lots, impervious areas, public and private infrastructure, or other man-made objects located on the development property; and • North arrow, graphic scale, and legend identifying all symbology.
☐	☑	**SITE PLAN:** Showing layout and design indicating, but not limited to: • All property survey information showing all building footprint(s) with finish floor elevations, setbacks and build-to lines, building location(s), building orientation(s); • Overall lot configuration depicting ingress/egress, circulation, driveways, parking areas, patios, decks, pools, hardscape, service yards and all other site amenities; • Pedestrian circulation elements and ensuring design shows ADA accessibility compliance. Location, layout, and number of vehicular and bicycle parking spaces bicycle parking, and ensuring design shows ADA accessibility compliance; and • Include detailed dimensions as necessary and appropriate to demonstrate compliance with all applicable standards and requirements.

ATTACHMENT 2

TOWN OF BLUFFTON

CERTIFICATE OF APPROPRIATENESS – OLD TOWN BLUFFTON HISTORIC DISTRICT (HD) APPLICATION CHECKLIST

☐	☑	**PHOTOS:** Labeled comprehensive color photograph documentation of the property, all exterior facades, and the features impacted by the proposed work. If digital, images should be at a minimum of 300 dpi resolution.
Concept	**Final**	**ARCHITECTURAL INFORMATION.**
☐	☐	**CONCEPTUAL ARCHITECTURAL SKETCHES:** Sketch of plans, elevations, details, renderings, and/or additional product information to relay design intent.
☐	☑	**FLOOR/ROOF PLANS:** Illustrate the roof and floor plan configurations. Include all proposed uses, walls, door & window locations, overall dimensions and square footage(s).
☐	☑	**ELEVATIONS:** Provide scaled and dimensioned drawings to illustrate the exterior appearance of all sides of the building(s). Describe all exterior materials and finishes and include all building height(s) and heights of appurtenance(s) as they relates to adjacent grade, first floor finished floor elevations, floor to ceiling height for all stories, existing and finish grades for each elevation.
☐	☑	**ARCHITECTURAL DETAILS:** Provide scaled and dimensioned drawings to show the configuration and operation of all doors, windows, shutters as well as the configuration and dimensional information for columns and porch posts, corner boards, water tables, cupolas and roof appurtenances, gutters and downspouts, awnings, marquees, balconies, colonnades, arcades, stairs, porches, stoops and railings.
☐	☐	**MANUFACTURER'S CUT SHEET/SPECIFICATIONS:** Include for all atypical building elements and materials not expressly permitted by Article 5 of the UDO with sizes and finishes noted.
Concept	**Final**	**LANDSCAPE INFORMATION.**
☐	☑	**TREE REMOVAL PLAN:** A site plan indicating location, species, and caliper of existing trees and trees to be removed.
☐	☑	**LANDSCAPE PLAN:** Plan must include proposed plant materials including names, quantities, sizes and location, trees to be removed/preserved/relocated, areas of planting, water features, extent of lawns, and areas to be vegetated. Plant key and list to be shown on the landscape plan as well as existing and proposed canopy coverage calculations.
Concept	**Final**	**ADDITIONAL REQUIRED INFORMATION (Single-Family Residential Excluded).**
☐	☑	**FINAL DEVELOPMENT PLAN APPLICATION:** A Final **Development Plan Application, along with all required submittal items as depicted on the application checklist,** must be submitted prior to a Final Certificate of Appropriateness submittal and approved prior to the application being heard by the Historic Preservation Commission**.**

SIGN AND RETURN THIS CHECKLIST WITH THE APPLICATION SUBMITTAL

By signature below I certify that I have reviewed and provided the submittal items listed above. Further, I understand that failure to provide a complete, quality application or erroneous information may result in the delay of processing my application(s).

Steven G. Stowers — 8/5/2026

Signature of Property Owner or Authorized Agent — **Date**

Steven G. Stowers, AIA

Printed Name of Property Owner or Authorized Agent

Steven G. Stowers — 8/5/2026

Signature of Applicant — **Date**

Steven G. Stowers, AIA

Printed Name of Applicant

HPC COFA DESIGN NARRATIVE

August 4, 2026

Bluffton Historic Preservation Committee
Town of Bluffton
20 Bridge Street
Bluffton, SC 29910

Project: Gering Residence, 36 Tabby Shell Road (Lot 19)

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

DESIGN NARRATIVE

This project proposes a single-family residence and carriage house situated at the intersection of 36 Tabby Shell Road and Burnt Church Road. The proposed residential structure is wood framed with fiber cement siding, a metal roof, and a Savannah Gray brick watertable.

The lot is irregular when compared to it's 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 Tabby Roads Architectural Review Committee has approved the current design and also granted this project a variance for the rear accessory structure setback and we are pursuing the same variance from the Bluffton Zoning Board of Appeals.

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.

Architecture 101
23A Market, Suite 1
Beaufort, South Carolina 29906

www.A101.Design
Steve@A101.Design
(P) 843.790.4101



PLUFF MUD LANE



CARRIAGE HOUSE AT 34 TABBY SHELL ROAD (ADJACENT)

Architecture 101
23A Market, Suite 1
Beaufort, South Carolina 29906

www.A101.Design
Steve@A101.Design
(P) 843.790.4101



EXISTING DEAD END AT PLUFF MUD LANE



CURRENT LOT FROM TABBY SHELL ROAD

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Beaufort, South Carolina 29906

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Steve@A101.Design
(P) 843.790.4101



RENDERING OF CARRIAGE HOUSE FROM DEAD END OF PLUFF ROAD LANE

Sincerely,

Steven G. Stowers, AIA, LEED AP

Architecture 101
23A Market, Suite 1
Beaufort, South Carolina 29906

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Steve@A101.Design
(P) 843.790.4101

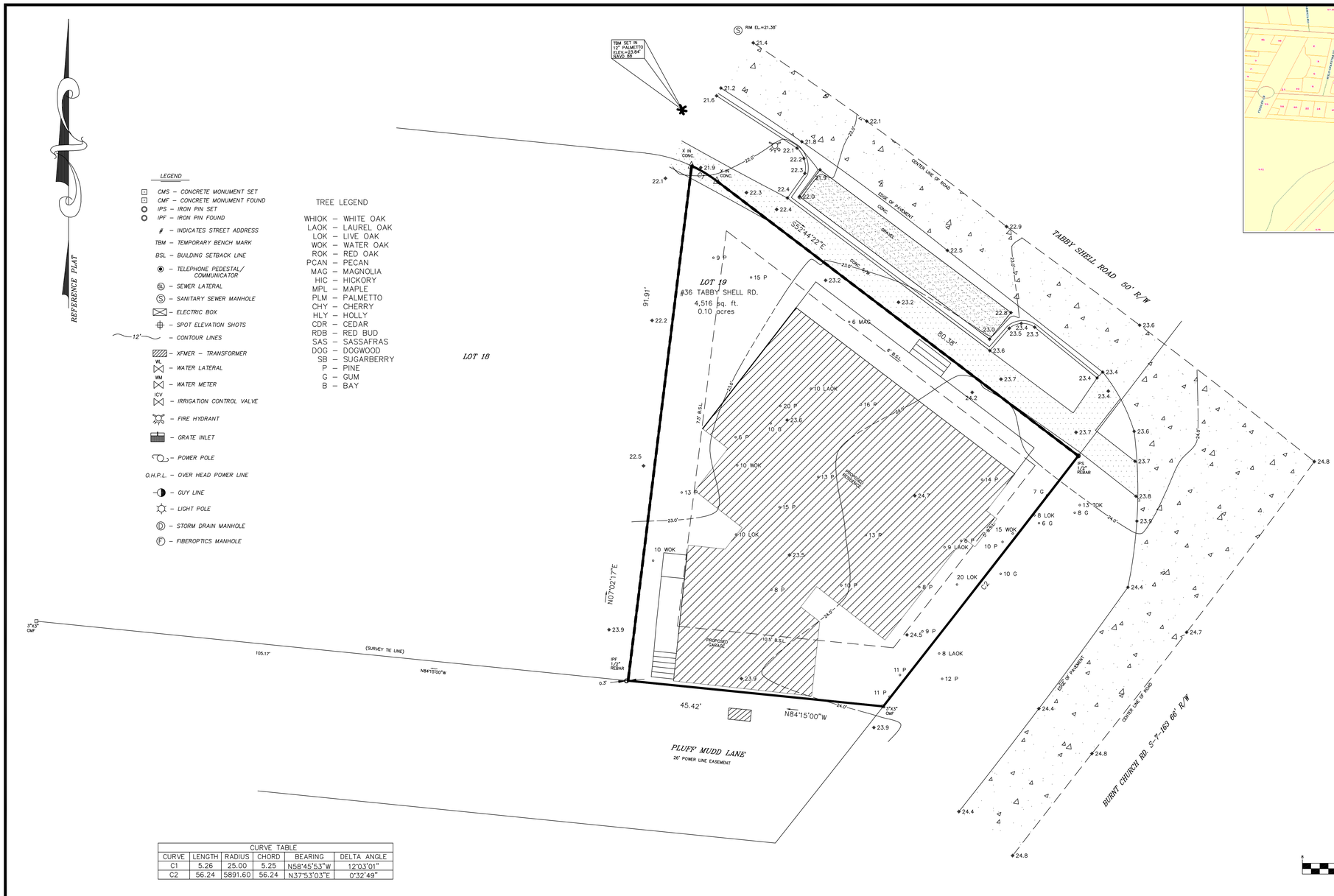
REFERENCE PLAT

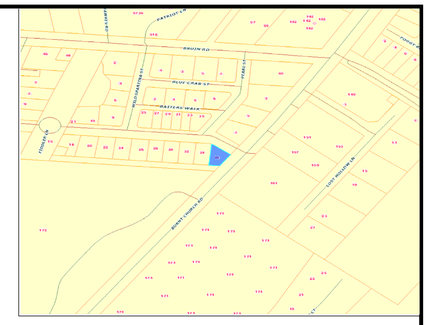
LEGEND

- 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
- 12' – CONTOUR LINES
- – XFMER – 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
HLY	HOLLY
CDR	CEDAR
RDB	RED BUD
SAS	SASSAFRAS
DOG	DOGWOOD
SB	SUGARBERRY
P	PINE
G	GUM
B	BAY





LOCATION MAP NOT TO SCALE

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"

GRAPHIC SCALE

8 0 4 8 16 32

(IN FEET)
1 inch = 8 ft.

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

JOB No. 19-394TR

STATE OF SOUTH CAROLINA REGISTERED LAND SURVEYOR No.26960 WILLIAM J. SMITH

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

T SQUARE SURVEYING COMPANY, LLC No.4595 CERTIFICATE OF AUTHORIZATION SOUTH CAROLINA

THE ABOVE PLAT PREPARED BY ME AT THE REQUEST OF

PULTE GROUP

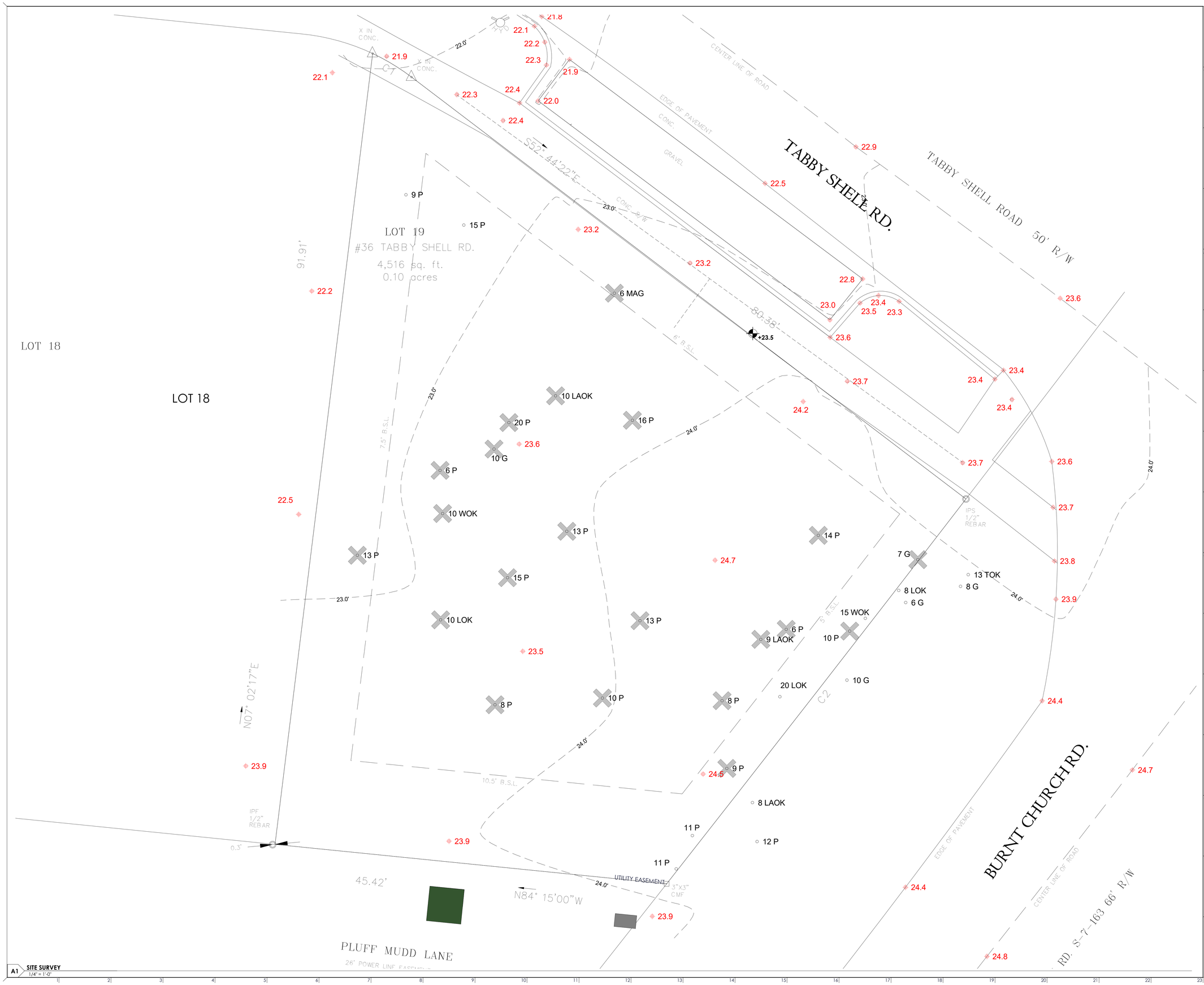
A TREE & TOPOGRAPHIC SURVEY OF LOT 19 TABBY SHELL ROAD,
A PORTION OF REEVES BROTHERS SUBDIVISION,
TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA.

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 Ft NAVD88
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 Plat(s)
PLAT BOOK 142 AT PAGE 119

DRAWN BY: B.M.S
APPROVED BY: W.J.S
PARTY CHIEF: W.J.S
DATE: SEPTEMBER 23, 2024



GERING RESIDENCE

(LOT #19)

36 TABBY SHELL RD
BLUFFTON, SC

REV#	DESCRIPTION	DATE

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EXISTING SITE SURVEY

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

EX100

8/5/2026 3:46:38 PM

A1 SITE SURVEY
1/4" = 1'-0"

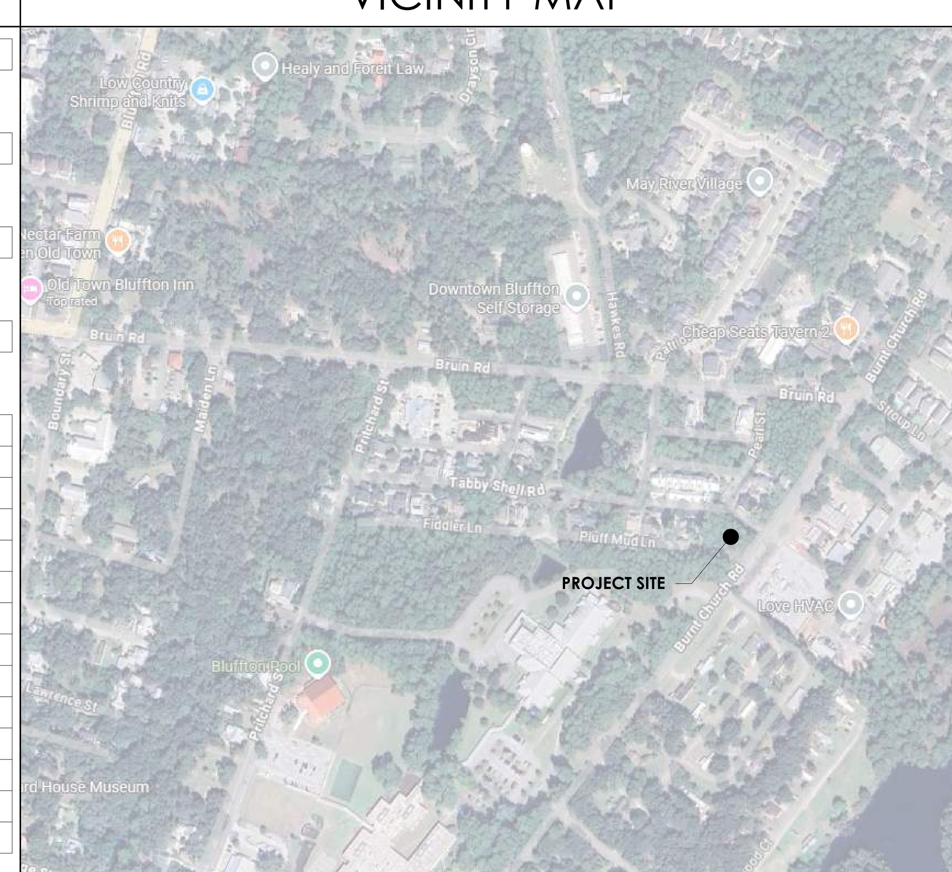
GERING RESIDENCE
36 TABBY SHELL RD. (LOT #19) - BLUFFTON, SC



DRAWING LIST

Sheet Number	Sheet Name	Sheet Issue Date
GENERAL		
G000	COVER SHEET	8/4/2026
EXISTING		
EX100	EXISTING SITE SURVEY	8/4/2026
LANDSCAPE		
L1.0	LANDSCAPE PLAN	8/4/2026
ARCHITECTURE		
A001	DETAILS	8/4/2026
A002	WINDOW AND DOOR SCHEDULE	09/09/26
A100	SITE PLAN	8/4/2026
A101	FIRST FLOOR PLAN	8/4/2026
A102	SECOND FLOOR PLAN	8/4/2026
A103	ATTIC PLAN	8/4/2026
A104	ROOF PLAN	8/4/2026
A201	ELEVATIONS	8/4/2026
A202	ELEVATIONS	8/4/2026
A203	CARRIAGE HOUSE ELEVATIONS	8/4/2026
A501	BUILDING SECTION	8/4/2026
A701	EXTERIOR 3D - SHADED VIEWS	8/4/2026
A702	EXTERIOR 3D - RENDERED VIEWS	8/4/2026
A703	NEIGHBORHOOD CONTEXT VIEWS	9/9/2026

VICINITY MAP



ABBREVIATIONS

APC	ACOUSTICAL PANEL CEILING
AFF	ABOVE FINISH FLOOR
A/C	AIR CONDITIONING
AHU	AIR HANDLING UNIT
CJ	CONTROL JOINT
CL	CENTERLINE
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
CONT	CONTINUOUS
CT	CERAMIC TILE
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DS	DOWNSPOUT
DW	DISHWASHER
EA	EACH
EQ	EQUAL
EQUIP	EQUIPMENT
EXT	EXTERIOR
FD	FLOOR DRAIN
FF	FINISH FLOOR
FFE	FINISH FLOOR ELEV.
FIN	FINISH
FT	FEET
GA	GAUGE
GWB	GYPSUM WALLBOARD
HB	HOSE BIBB
INT	INTERIOR
MAX	MAXIMUM
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OPH	OPPOSITE HAND
OSB	ORIENTED STRAND BD.
PERF	PERFORATED
PT	PRESSURE TREATED
REQ'D	REQUIRED
SF	SQUARE FEET
SIM	SIMILAR
SPEC	SPECIFICATION
STD	STANDARD
TBD	TO BE DETERMINED
T&G	TONGUE & GROOVE
TEMP	TEMPORARY
TV	TELEVISION
TYP	TYPICAL
U/C	UNDER COUNTER
W/D	WASHER/DRYER
WD	WOOD
WH	WATER HEATER

CONTACT

ARCHITECT: ARCHITECTURE 101
Steven G. Stowers, AIA
843.790.4101
STEVE@A101.DESIGN

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

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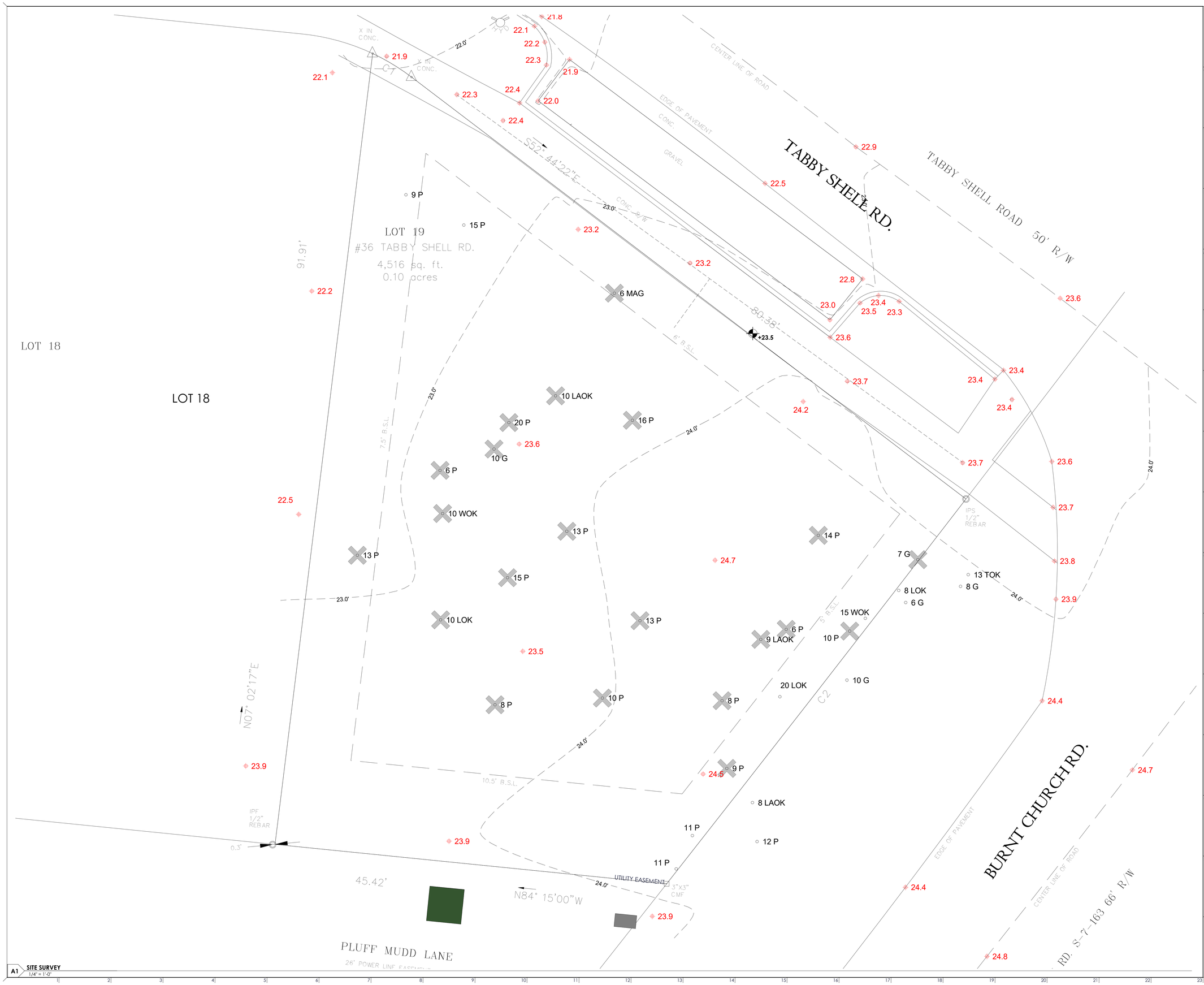
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COVER SHEET

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G000

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EXISTING SITE SURVEY

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	9/9/2026
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Checked By	SGS

EX100

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A1 SITE SURVEY
1/4" = 1'-0"

PLANT SCHEDULE

TREES

QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
1	LIM	Lagerstroemia indica 'Pink Velour'	Pink Velour Crape Myrtle	B & B OR CONT. ; 10' - 12' O.A. HT.	AS SHOWN	Specimen, Multstem
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	SPACING	MISCELLANEOUS / REMARKS
8	SR	Sereno repens	Saw Palmetto	CONT. ; 24" O.A. HT.	AS SHOWN	Full ToThe 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	SPACING	MISCELLANEOUS / REMARKS
12	CGD-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

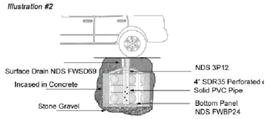
ORNAMENTAL GRASSES AND GROUNDCOVERS

QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
6	COEO	Carex oshimensis 'EverOro'	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	Zoysia japonica ×Z. tenuifolia	Emerald Zoysia	Dense roots ----------	12"	Measure in Square Feet

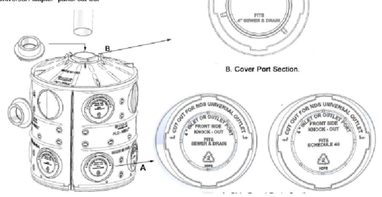
Continued.
Optional 1: *See Illustration #2*
1. For light traffic applications:
Install perforated or slotted SDR35 Pipe to increase vertical loading strength as shown.

Optional 2: *See Illustration #1*
2. For water back up prevention:
Vent downspout and use surface drain to allow overflow of excess water away from Flow-Well.
3. To capture collected surface water:
Place the Flow-Well at the lowest elevation point and install surface drain directly on top of cover.

Illustration #2



New Flo-Well Features:
*Added center 4" cover knock-out
*Added center 8" cover cut-out
*Added center "Universal Adapter" cover cut-out
*Added sump "U" cover cut-out
*Added 4" SCH 40 and 4" SDR 35 panel knock-out ports
*Added "Universal Adapter" panel cut-out



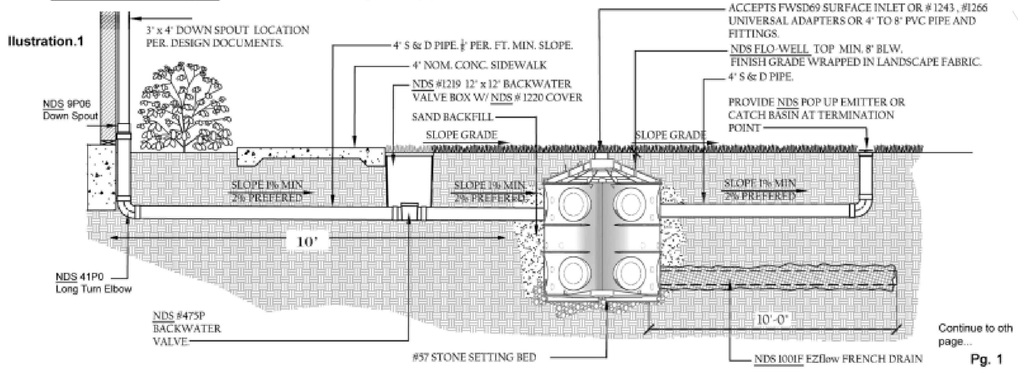


B. Cover Port Section.

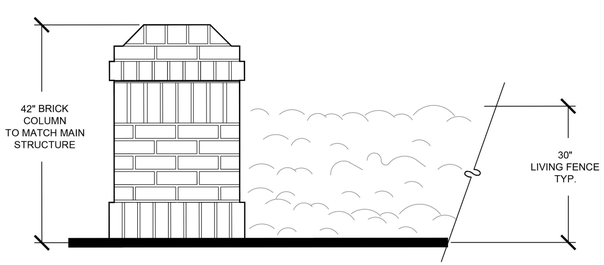


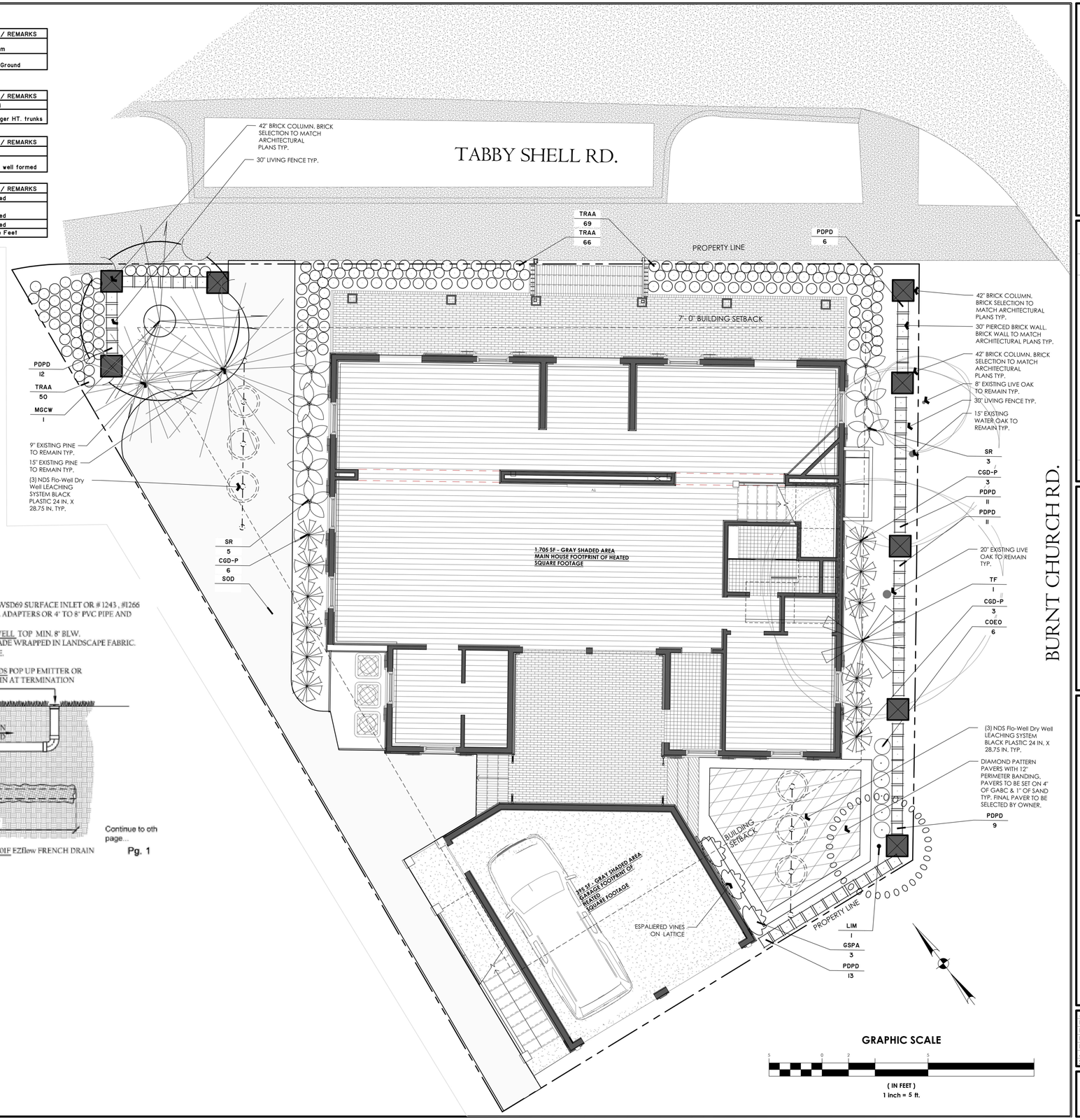
Installation Example: Groundwater Recharge Hardpipe.

Illustration.1



Continue to oth page...





NO.	REVISIONS	BY	DATE

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

GERING RESIDENCE
36 TABBY SHELL ROAD, BLUFFTON, SC

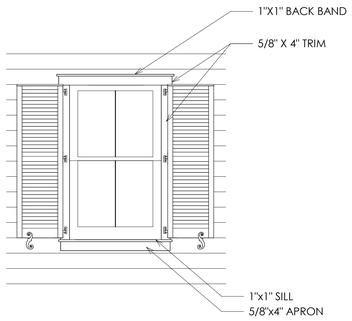
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HARDSCAPE AND PLANTING PLAN

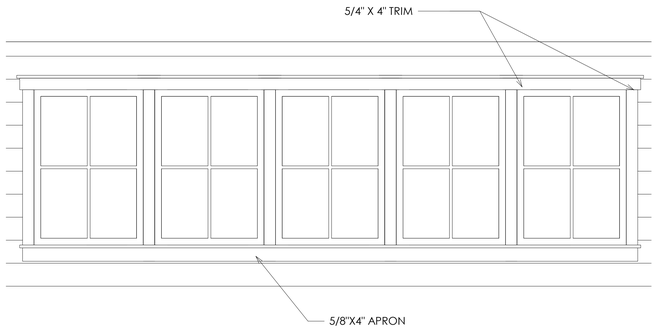
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DATE:	08/21/2025
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DESIGNED:	JLG
REVIEWED:	JLG
APPROVED:	JLG
SCALE:	

L1.0

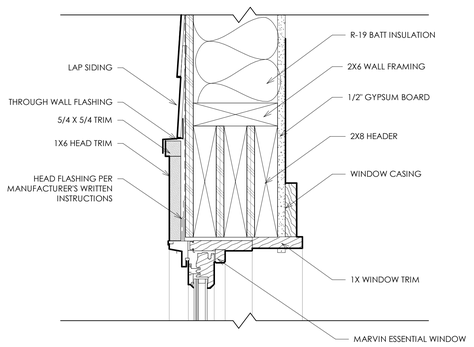
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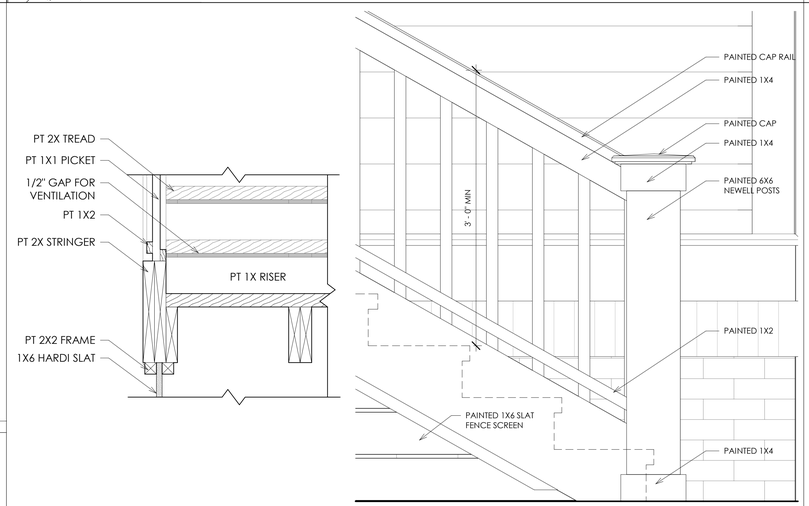
M1 Typical Window Trim Detail
1/2" = 1'-0"



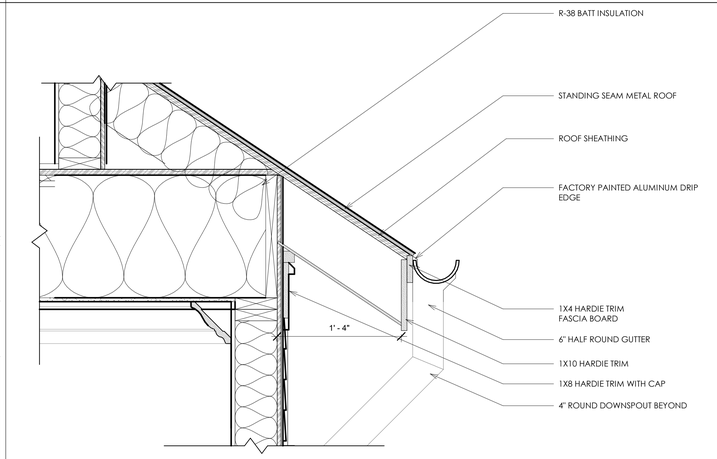
M6 Dormer Trim Detail
3/4" = 1'-0"



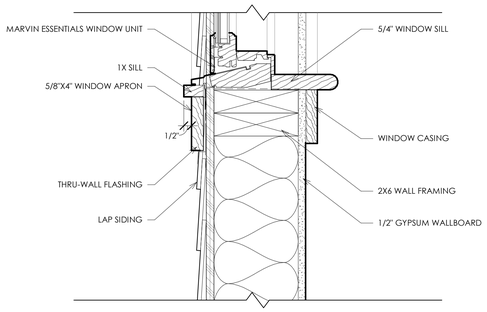
H1 Window Head Detail
3" = 1'-0"



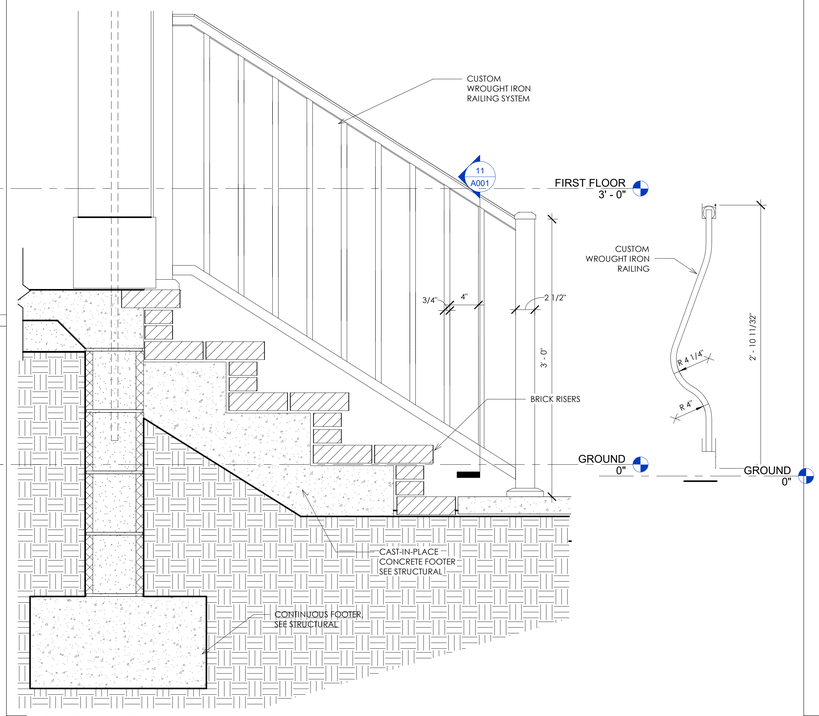
G7 Detail Elevation - Back Railing
1 1/2" = 1'-0"



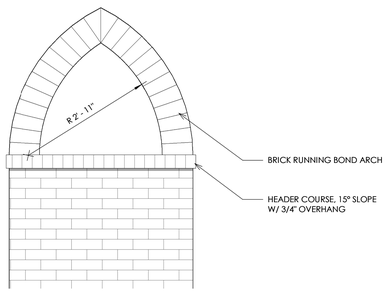
G15 Typical Eave / Soffit Detail
1 1/2" = 1'-0"



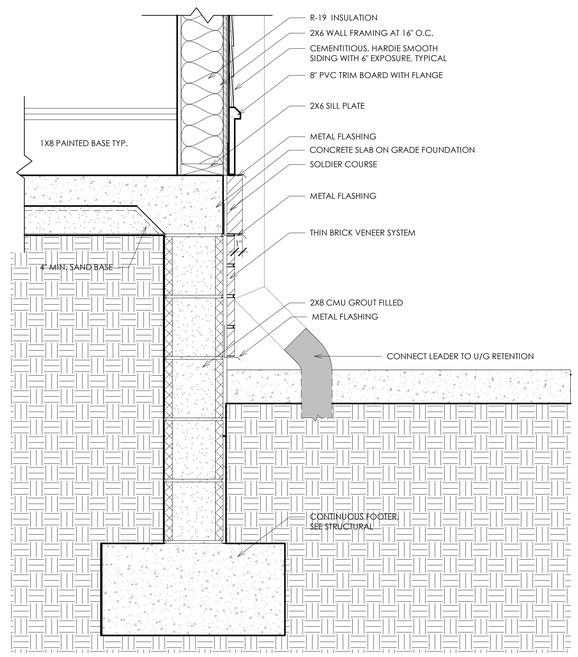
D1 Typical Window Sill
3" = 1'-0"



A7 Detail Elevation- Front Railing
1 1/2" = 1'-0"



A1 CHIMENY CAP DETAIL
3/4" = 1'-0"



A15 WATERTABLE DETAIL
1 1/2" = 1'-0"

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

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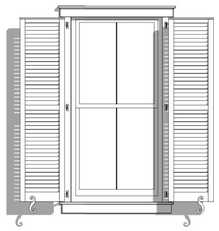
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DETAILS

	2024.49
	9/9/2026
Drawn By	ASK/CLK
Checked By	SGS

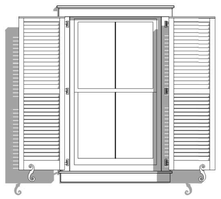
A001

9/9/2026 4:14:15 PM



3' - 0" x 6' - 0"
DBL.HUNG

GROUND FLOOR



3' - 0" x 5' - 0"
DBL.HUNG

SECOND FLOOR



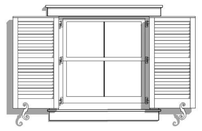
2' - 0" x 4' - 0"
DBL.HUNG

ATTIC GABLE



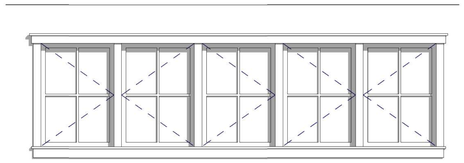
2' - 0" x 3' - 0"
DBL.HUNG

CARRIAGE HOUSE



3' - 0" x 3' - 0"
DBL.HUNG

CARRIAGE HOUSE



2' - 6" x 3' - 6"
CASEMENT

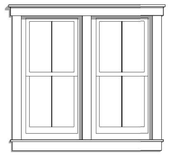
2' - 6" x 3' - 6"
CASEMENT

2' - 6" x 3' - 6"
CASEMENT

2' - 6" x 3' - 6"
CASEMENT

2' - 6" x 3' - 6"
CASEMENT

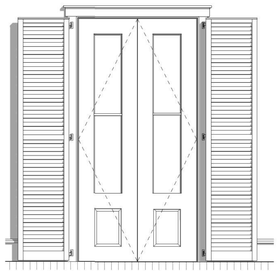
FRONT DORMER



2' - 0" x 4' - 0"
DBL.HUNG

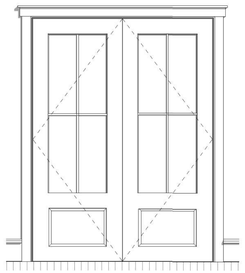
2' - 0" x 4' - 0"
DBL.HUNG

REAR DORMERS



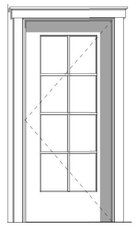
4' - 0"
8' - 0"
3/4 Glass Pair

FRONT PORCH LEFT & RIGHT



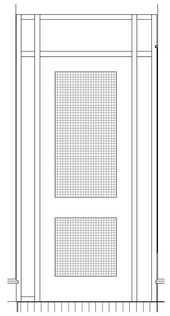
6' - 0"
8' - 0"
3/4 Glass Pair

MAIN ENTRY



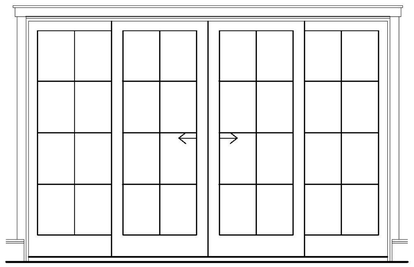
3' - 0"
8' - 8"
Full Glass Door

CARRIAGE HOUSE ENTRY



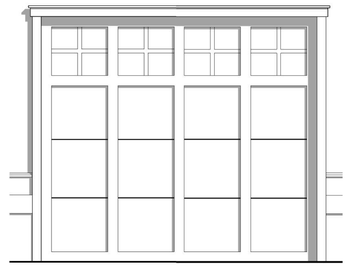
3' - 0"
8' - 0"
Screen Door

SCREEN PORCH



12' - 0"
8' - 0"
Gliding Door

INTERIOR SCREEN PORCH ACCESS (NOT VISIBLE FROM EXTERIOR)



9' - 0"
8' - 0"
Garage Door

CARRIAGE HOUSE GARAGE

Window Schedule		
Type	Count	Comments
2-0 x 3-0	4	DBL.HUNG
2-0 x 4-0	10	DBL.HUNG
2-6 x 3-6	5	CASEMENT
3-0 x 3-0	2	DBL.HUNG
3-0 x 4-8	4	DBL.HUNG
3-0 x 5-0	16	DBL.HUNG
3-0 x 6-0	6	DBL.HUNG

GERING RESIDENCE

(LOT #19)

36 TABBY SHELL RD
BLUFFTON, SC

REV#	DESCRIPTION	DATE

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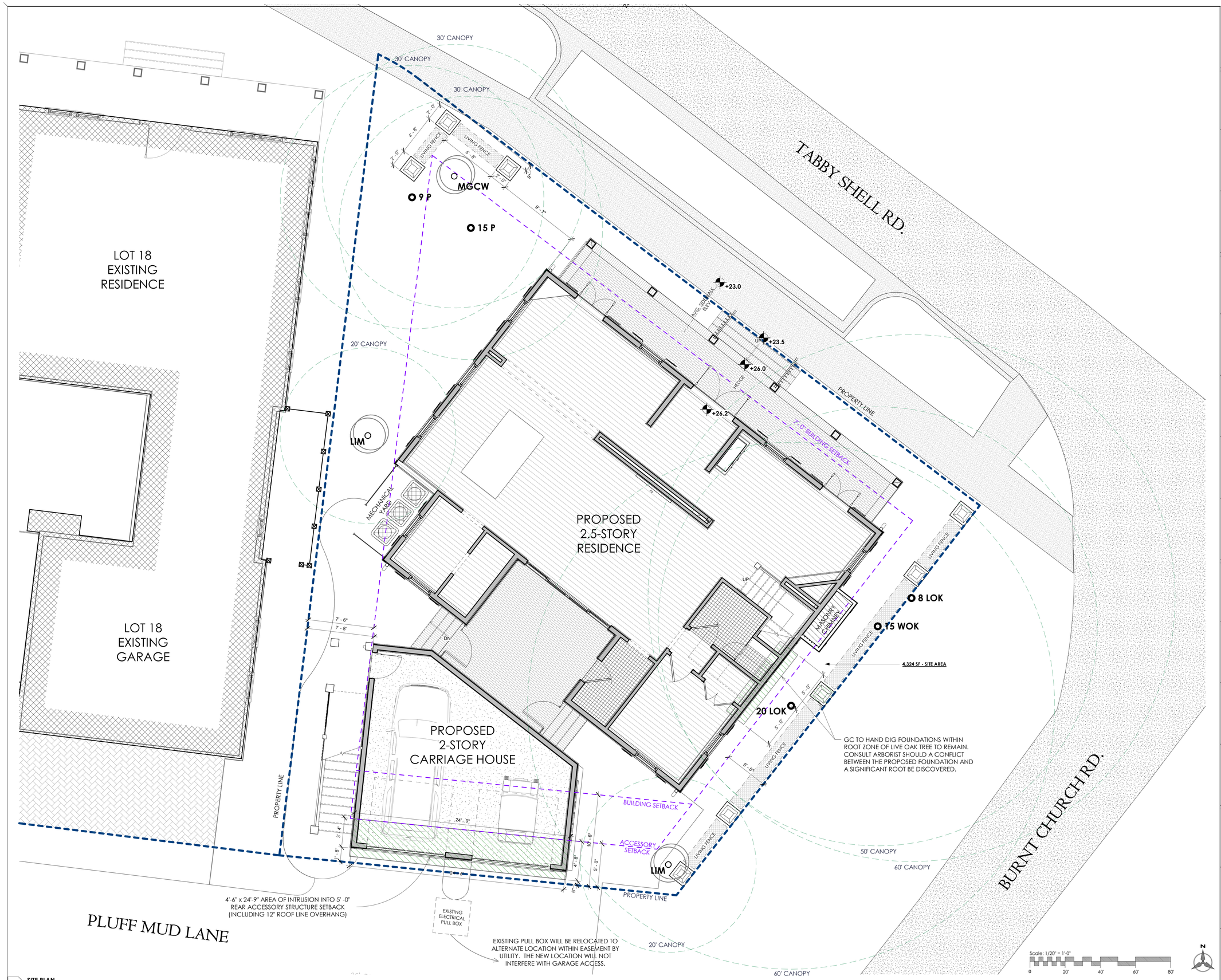
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WINDOW AND DOOR SCHEDULE

	2024.49
	9/9/2026
Drawn By	SGS
Checked By	SGS

A002

9/9/2026 4:14:24 PM



A1 SITE PLAN
1/4" = 1'-0"

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

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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%**

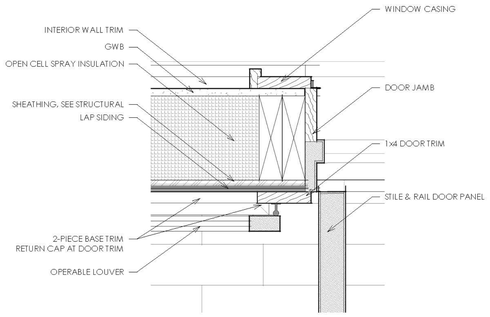
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SITE PLAN

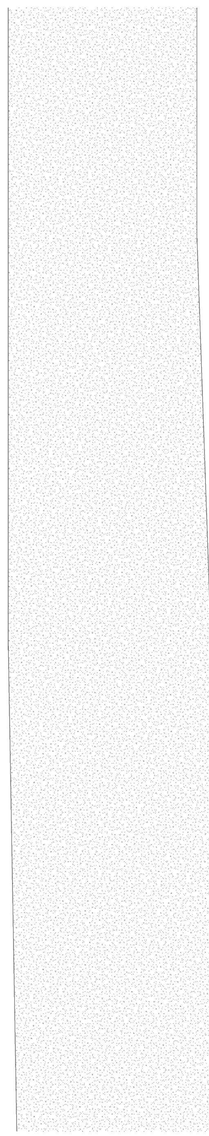
	2024.49
	9/9/2026
Drawn By	JAT
Checked By	SGS

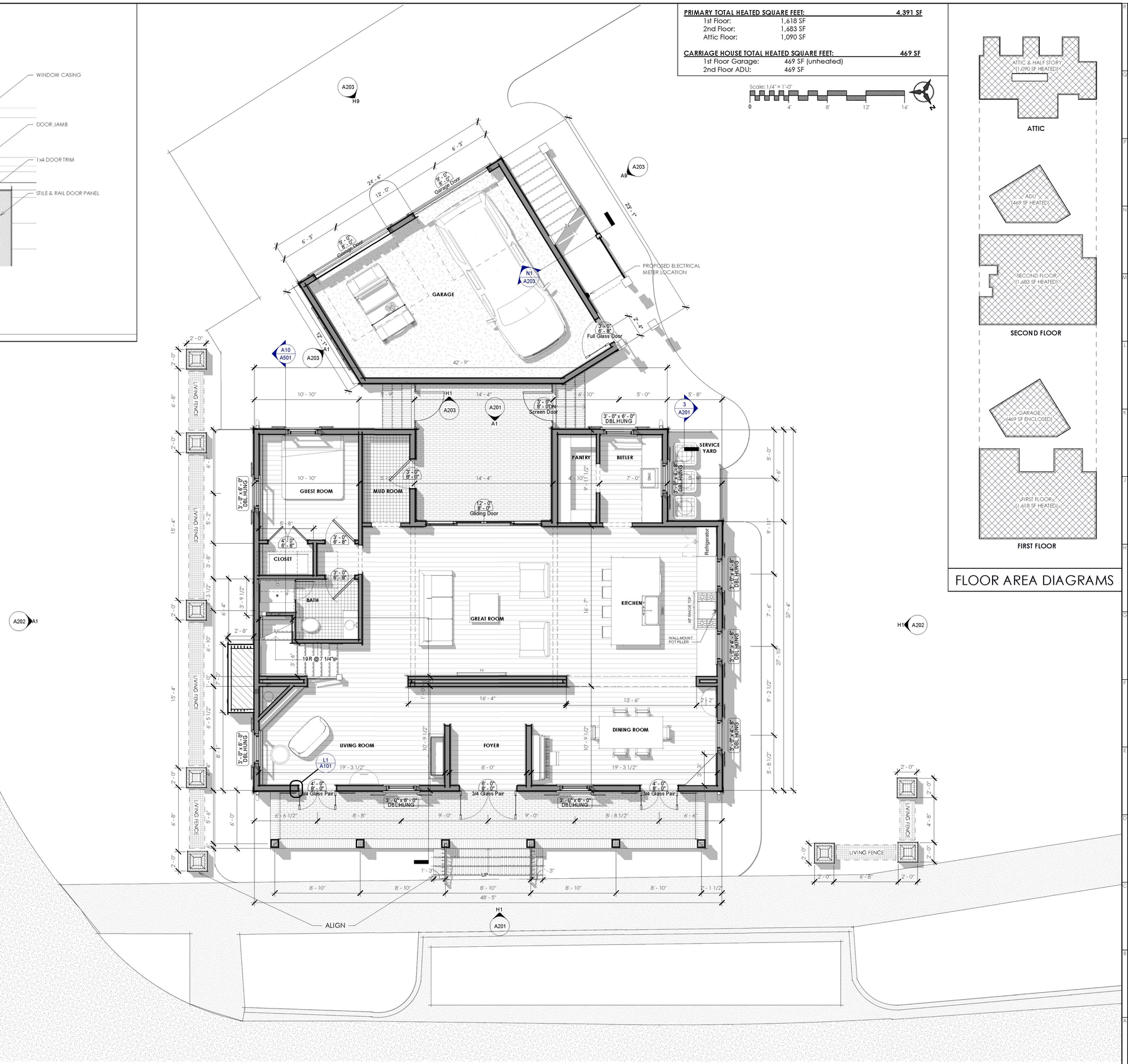
A100

9/9/2026 4:14:29 PM



L1 **PORCH DOOR JAMB COORDINATION DETAIL**
3" = 1'-0"





PRIMARY TOTAL HEATED SQUARE FEET: **4,391 SF**
1st Floor: 1,618 SF
2nd Floor: 1,683 SF
Attic Floor: 1,090 SF

CARRIAGE HOUSE TOTAL HEATED SQUARE FEET: **469 SF**
1st Floor Garage: 469 SF (unheated)
2nd Floor ADU: 469 SF

Scale: 1/4" = 1'-0"
0 4' 8' 12' 16'

ATTIC

SECOND FLOOR

FIRST FLOOR

FLOOR AREA DIAGRAMS

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

REV#	DESCRIPTION	DATE

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FIRST FLOOR PLAN

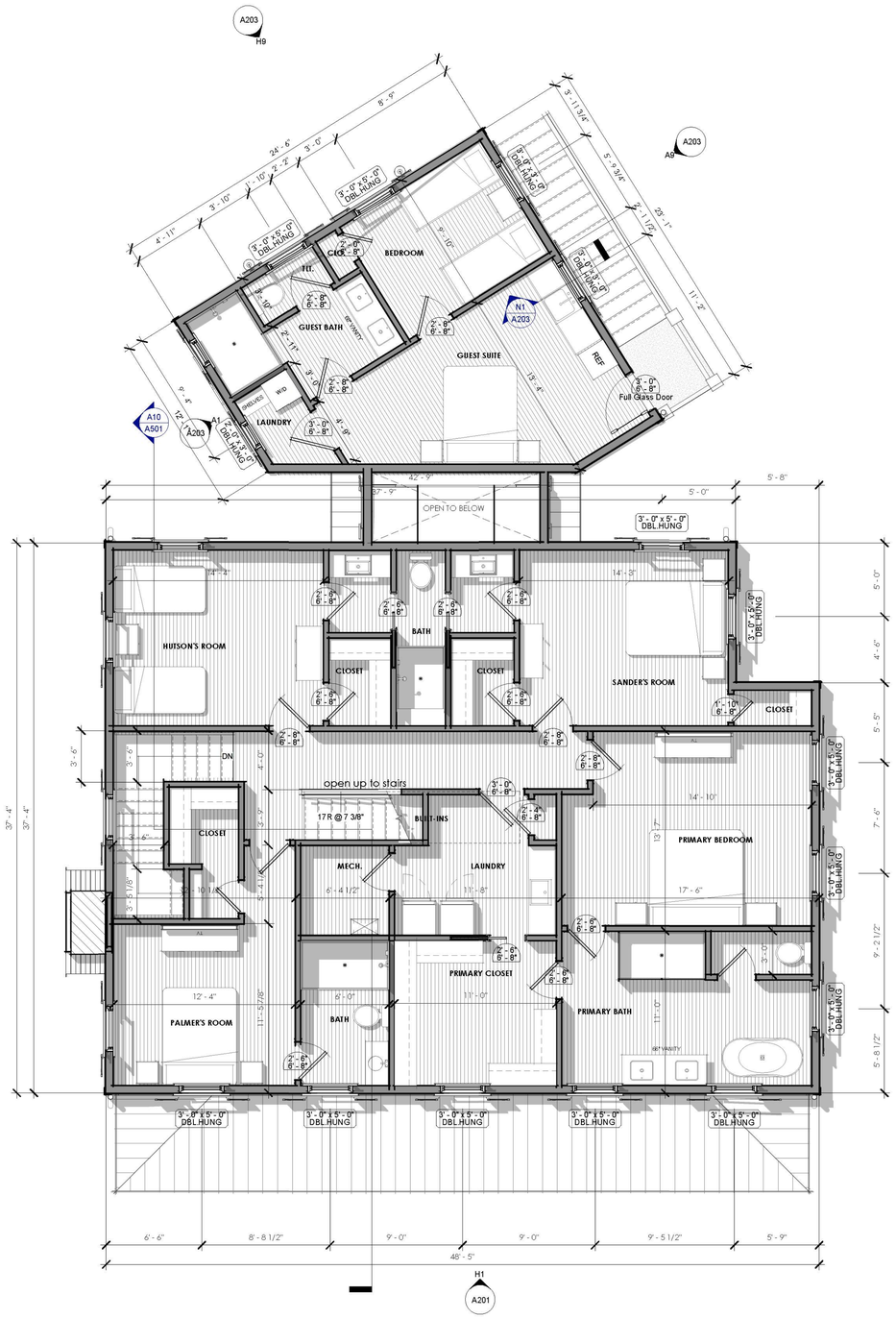
	2024.49
	9/9/2026
Drawn By	JAT
Checked By	SGS

A101

9/9/2026 4:15:09 PM

A1 **FIRST FLOOR - DIMENSIONED PLAN**
1/4" = 1'-0"

Scale: 1/4" = 1'-0"
0 4' 8' 12' 16'



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

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SECOND FLOOR PLAN

	2024.49
	9/9/2026
Drawn By	CLK
Checked By	SGS

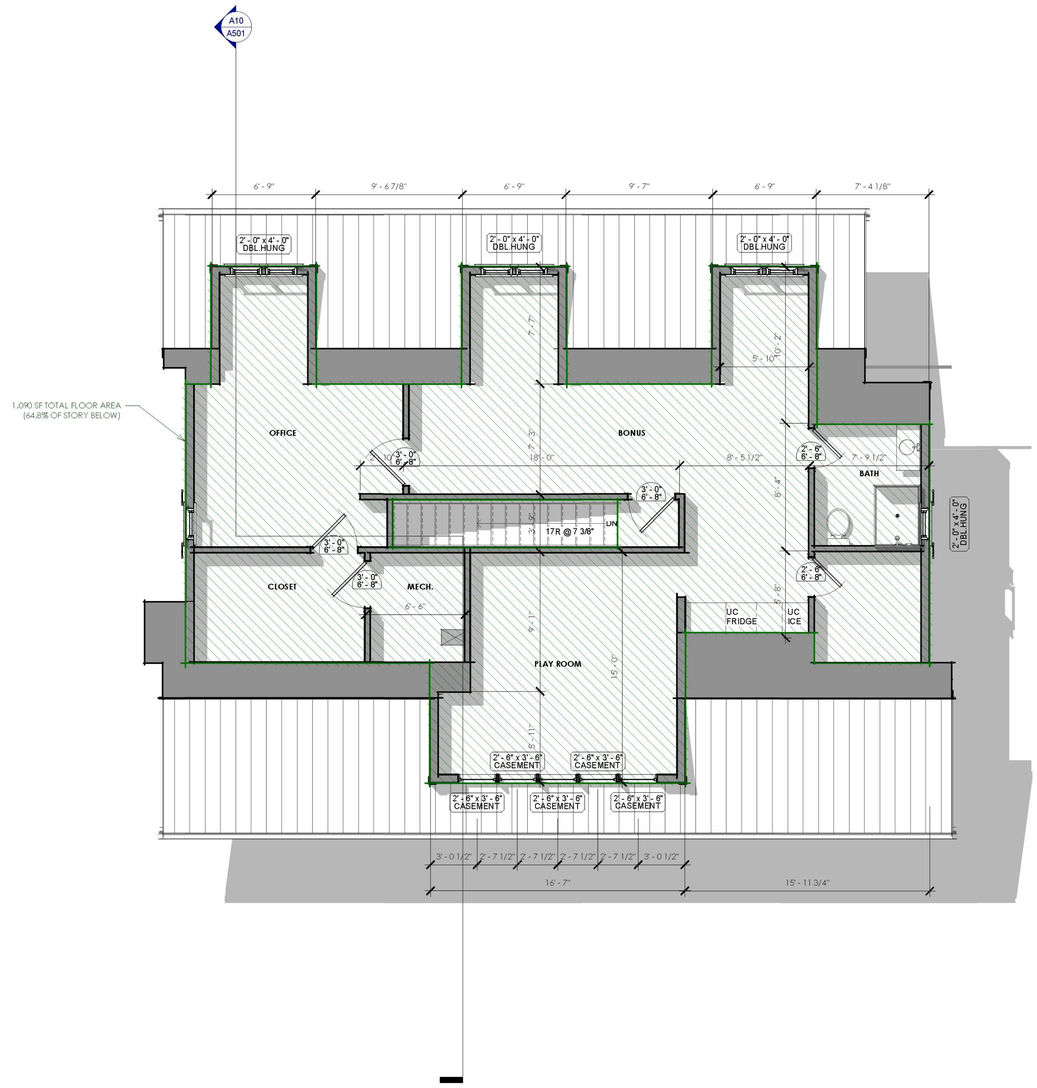
A102

9/9/2026 4:15:15 PM

A1 2ND FLOOR DIMENSIONED PLAN
1/4" = 1'-0"

Scale: 1/4" = 1'-0"

0 4' 8' 12' 16'



A1 ATTIC FLOOR DIMENSIONED PLAN
1/4" = 1'-0"

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

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ATTIC PLAN

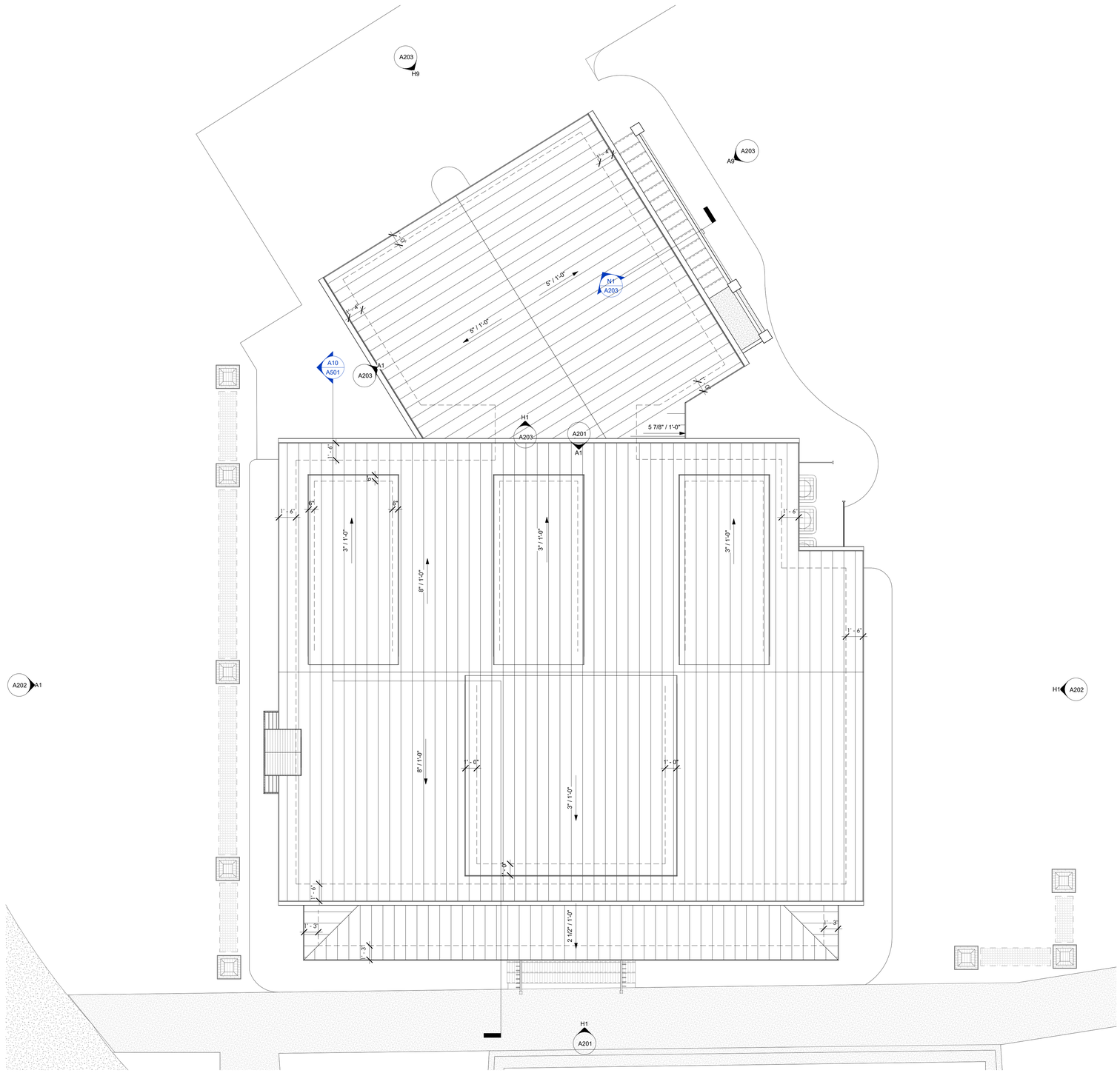
	2024.49
	9/9/2026
Drawn By	JAT
Checked By	SGS

A103

9/9/2026 4:15:18 PM

Scale: 1/4" = 1'-0"

0 4' 8' 12' 16'



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

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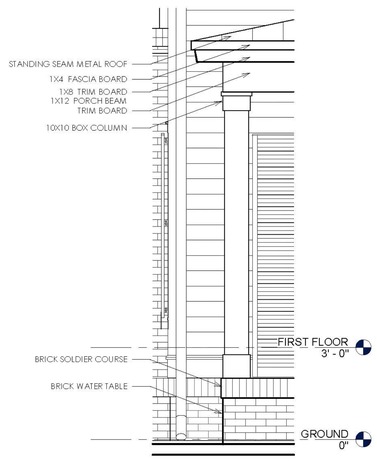
ROOF PLAN

	2024.49
	9/9/2026
Drawn By	JAT
Checked By	SGS

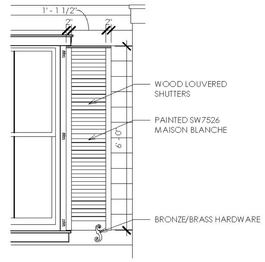
A104

9/9/2026 4:15:20 PM

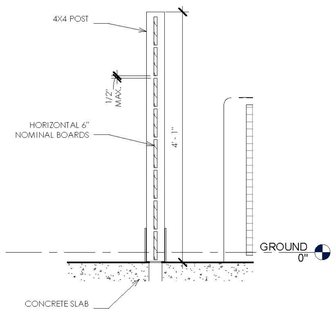
A1 ROOF PLAN
1/4" = 1'-0"







H1 **NORTH ELEVATION**
1/4" = 1'-0"





A1 **SOUTH ELEVATION**
1/4" = 1'-0"

Scale: 1/4" = 1'-0"
0 4' 8' 12' 16'

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23

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

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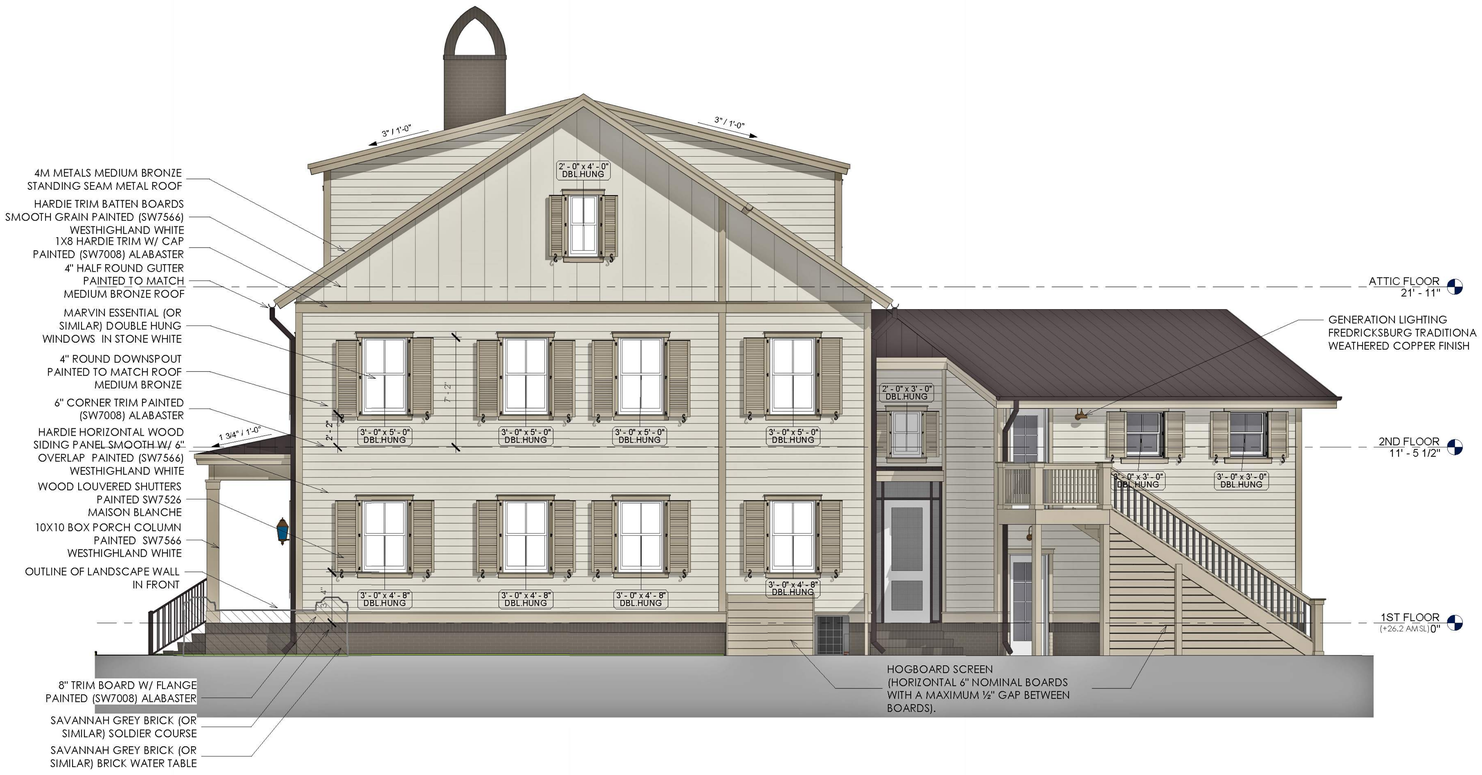
ARCHITECTURE A101
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ELEVATIONS

	2024.49
	9/9/2026
Drawn By	JAT
Checked By	SGS

A201

9/9/2026 4:15:33 PM

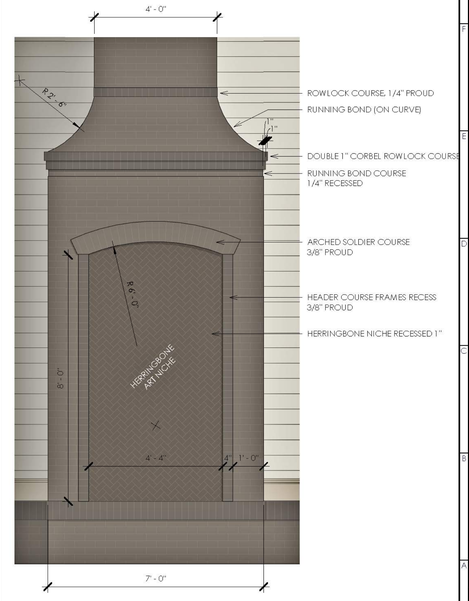


H1 **WEST ELEVATION**
1/4" = 1'-0"

Scale: 1/4" = 1'-0"
0 4' 8' 12' 16'



A1 **EAST ELEVATION**
1/4" = 1'-0"



A18 **CHIMNEY DETAIL**
1/2" = 1'-0"

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

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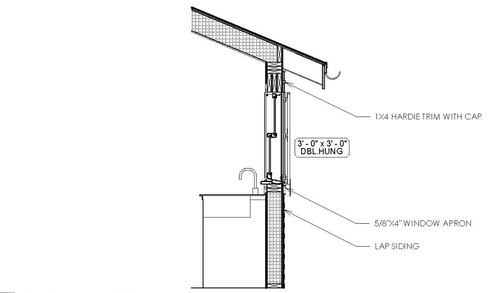
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ELEVATIONS

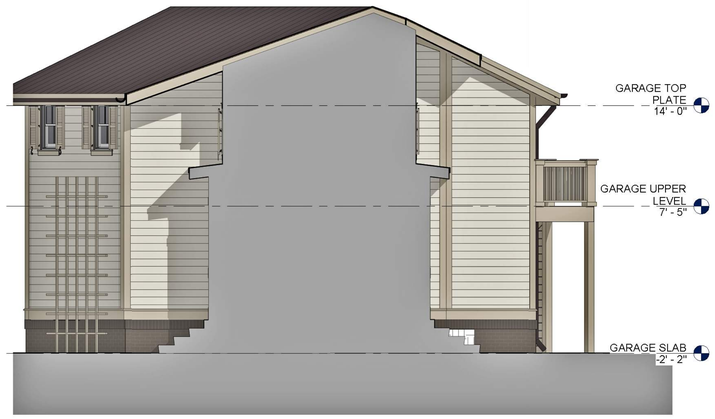
	2024.49
	9/9/2026
Drawn By	JAT
Checked By	SGS

A202

9/9/2026 4:15:48 PM



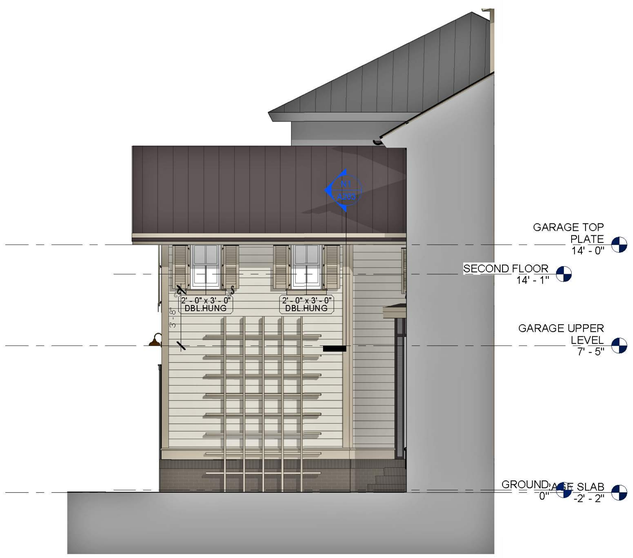
N1 WINDOW - SECTION
1/2" = 1'-0"



H1 NORTH ELEVATION - CARRIAGE HOUSE
1/4" = 1'-0"



H9 SOUTH ELEVATION - CARRIAGE HOUSE
1/4" = 1'-0"



A1 EAST ELEVATION - CARRIAGE HOUSE
1/4" = 1'-0"



A9 WEST ELEVATION - CARRIAGE HOUSE
1/4" = 1'-0"

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

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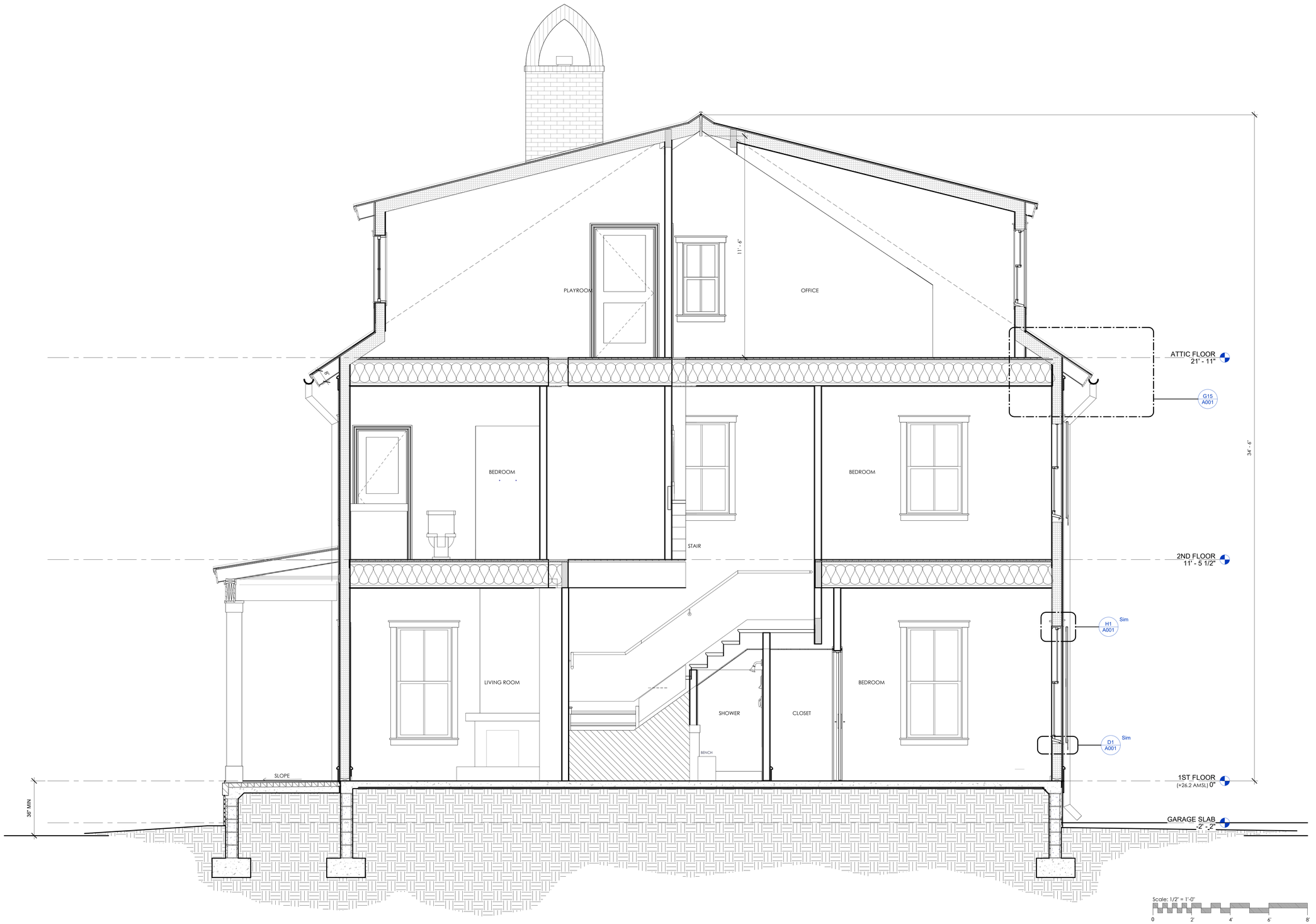
ARCHITECTURE A101
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CARRIAGE HOUSE ELEVATIONS

	2024.49
	9/9/2026
Drawn By	JAT
Checked By	SGS

A203

9/9/2026 4:16:03 PM



A10 **STAIR SECTION**
1/2" = 1'-0"

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

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BUILDING SECTION

	2024.49
	9/9/2026
Drawn By	JAT
Checked By	SGS

A501

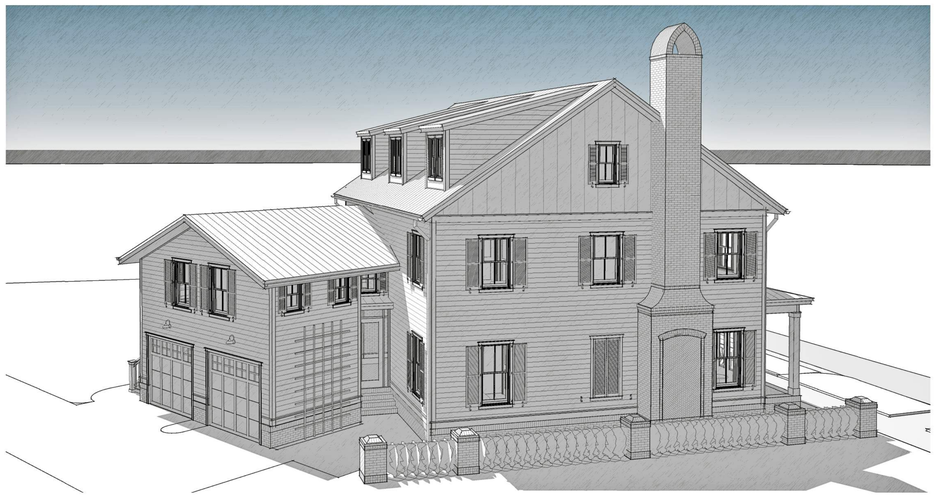
9/9/2026 4:16:05 PM



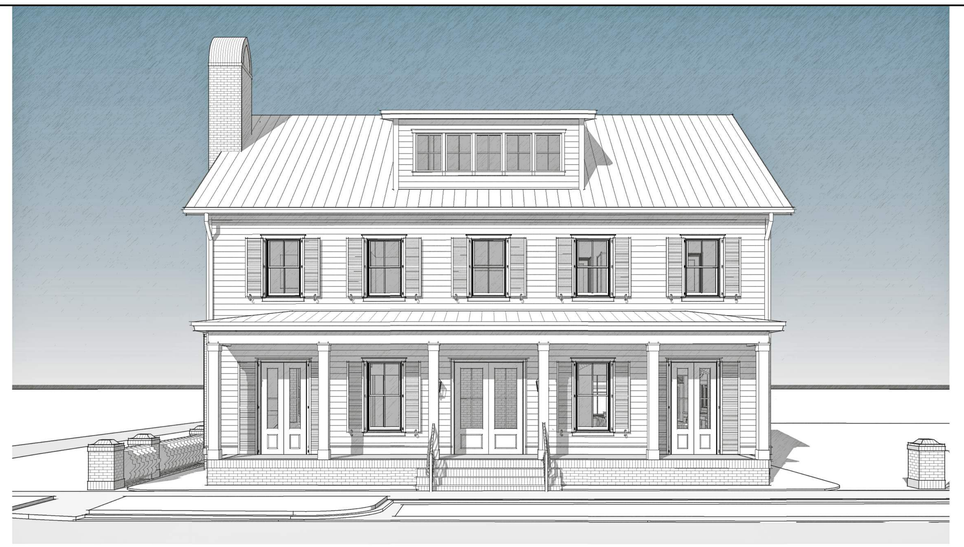
L1 EXTERIOR - SIDE VIEW FROM TABBY SHELL LANE



1F EXTERIOR - REAR VIEW FROM PLUFF MUD LANE



A1 EXTERIOR - ELEVATED VIEW FROM BURNT CHURCH



L13 EXTERIOR - FRONT VIEW FROM TABBY SHELL ROAD



F13 EXTERIOR - REAR VIEW FROM BURNT CHURCH



A13 EXTERIOR - CORNER VIEW FROM BURNT CHURCH

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

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EXTERIOR 3D - SHADED VIEWS

	2024.49
	9/9/2026
Drawn By	JAT
Checked By	SGS

A701

9/9/2026 4:16:30 PM



CORNER VIEW FROM BURNT CHURCH



ELEVATED VIEW FROM BURNT CHURCH



FRONT VIEW FROM TABBY SHELL ROAD



REAR VIEW FROM BURNT CHURCH



REAR VIEW FROM PLUFF MUD LANE



SIDE VIEW FROM TABBY SHELL LANE

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

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EXTERIOR 3D - RENDERED VIEWS

	2024.49
	9/9/2026
Drawn By	JAT
Checked By	SGS

A702

9/9/2026 4:16:31 PM



FRONT VIEW FROM TABBY SHELL ROAD WITH 34 TABBY SHELL INCLUDED FOR CONTEXT



OFFSET VIEW FROM TABBY SHELL ROAD IN FRONT OF 34 TABBY SHELL FOR CONTEXT

GERING RESIDENCE

(LOT #19)

36 TABBY SHELL RD
BLUFFTON, SC

REV#	DESCRIPTION	DATE

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NEIGHBORHOOD CONTEXT VIEWS

	2024.49
	9/9/2026
Drawn By	JAT
Checked By	SGS

A703

9/9/2026 4:16:32 PM

PLANT SCHEDULE

TREES

QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
2	LIM	Lagerstroemia indica 'Pink Velour'	Pink Velour Crape Myrtle	B & B OR CONT. ; 10' - 12' O.A. HT.	AS SHOWN	Specimen, Multstem
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	SPACING	MISCELLANEOUS / REMARKS
8	SR	Sereno repens	Saw Palmetto	CONT. ; 24" O.A. HT.	AS SHOWN	Full ToThe 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	SPACING	MISCELLANEOUS / REMARKS
12	CGD-P	Distylium 'Cinnamon Girl' PP #02763!	Cinnamon Girl Distylium	CONT. 18" X 18"	AS SHOWN	Full
58	PDPD	Podocarpus macrophyllus 'Pringles Dwarf'	Pringles Dwarf Podocarpus	CONT. ; 12" X 24"	AS SHOWN	Full to ground and well formed

ORNAMENTAL GRASSES AND GROUNDCOVERS

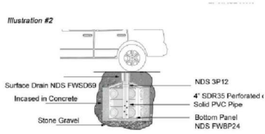
QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
6	COEO	Carex oshimensis 'EverOro'	Evercolor Sedge	CONT. ;	AS SHOWN	Full and well formed
3	GSPA	Gelsemium sempervirens 'Pride of Augusta'	Double Carolina Yellow Jessamine	CONT. ; 36" O.A. HT.	AS SHOWN	Full and well formed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

Continued...

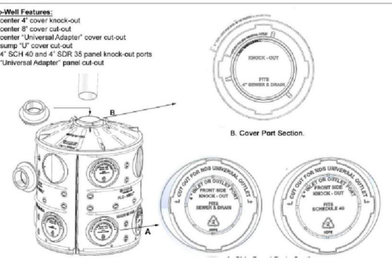
Optional 1: *See Illustration #2*
1. For light traffic applications:
Install perforated or slotted SDR35 Pipe to increase vertical loading strength as shown.

Optional 2: *See Illustration #1*
2. For water back up prevention:
Vent downspout and use surface drain to allow overflow of excess water away from Flow-Well.
3. To capture collected surface water:
Place the Flow-Well at the lowest elevation point and install surface drain directly on top of cover.

Illustration #2



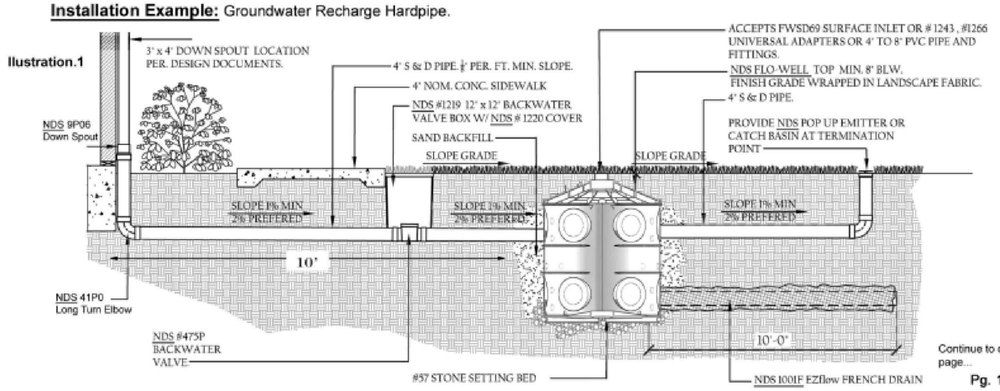
New Flo-Well Features:
*Added center 4" cover knock-out
*Added center 8" cover cut-out
*Added center "Universal Adapter" cover cut-out
*Added sump "U" cover cut-out
*Added 4" SCH 40 and 4" SDR 35 panel knock-out ports
*Added "Universal Adapter" panel cut-out



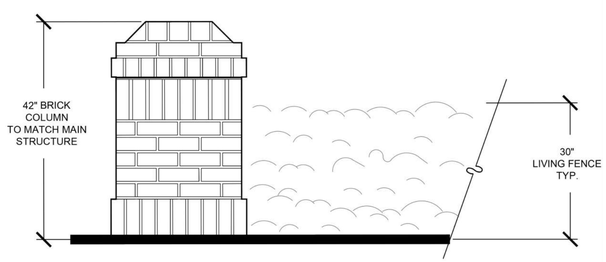
B. Cover Part Section.

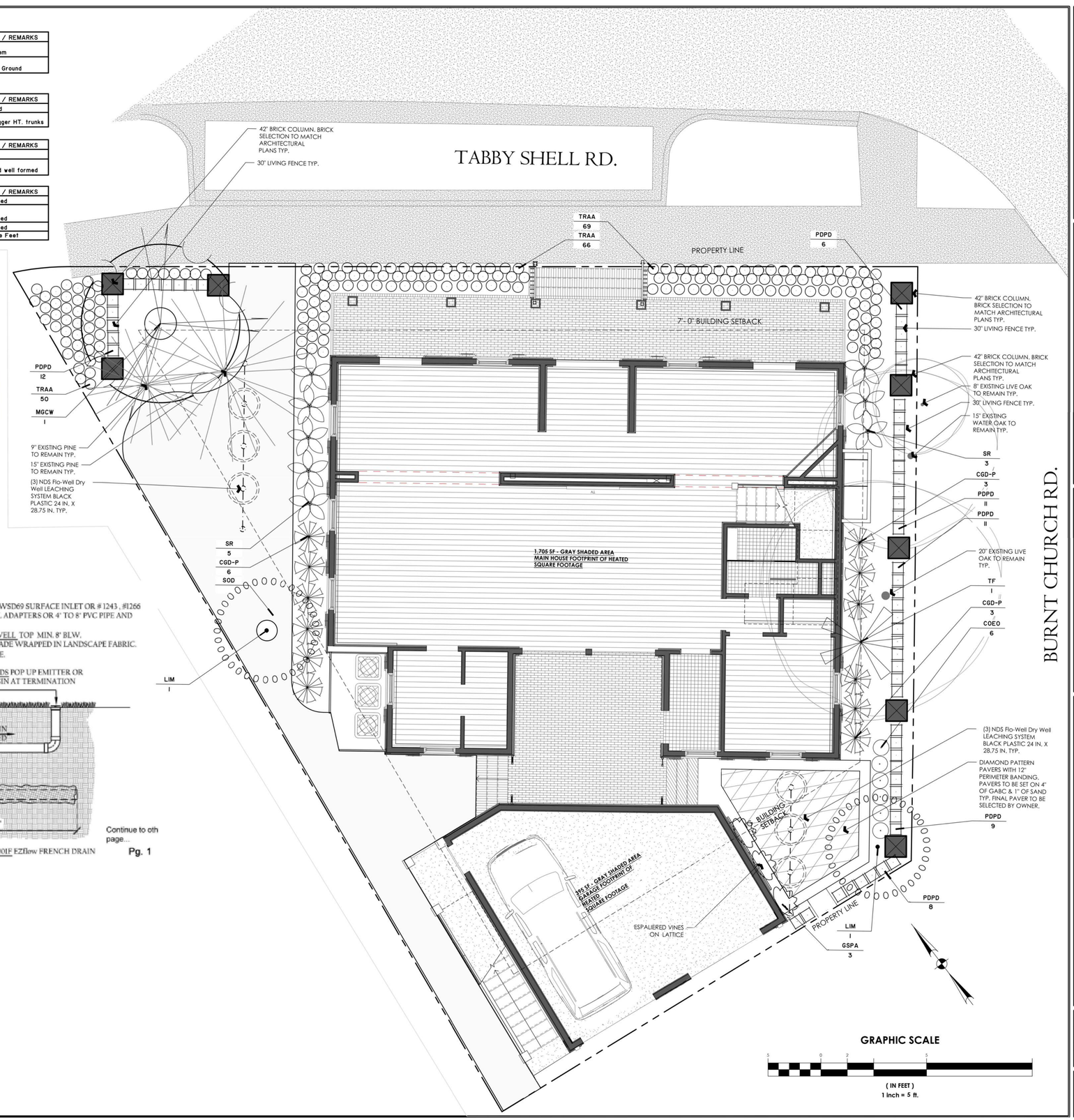


Installation Example: Groundwater Recharge Hardpipe.



Continue to oth page....





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, BLUFFTON, SC
XXXXX
HARDSCAPE AND PLANTING PLAN

JOB NO:	J- .BDEV
DATE:	08/21/2026
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

HABITAT ARCHITECTURAL REVIEW BOARD

TABBY ROADS

BLUFFTON, SC

Feb 2, 2022

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 Habitat 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 Tabby Roads HARB and the Town of Bluffton.
- 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 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.

Please be informed that this variance by no means constitutes an approval of the submitted site plan or any other architectural design or feature for structures that are proposed to be built on Lot 19. Approval must be obtained through a separate submission as outlined in Tabby Roads CC&Rs Article IV 4.3(b).

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.

Sincerely,

Robert Nurnberg
On behalf of Tabby Roads HARB
Cc: Katie Peterson, Town of Bluffton

PLAN REVIEW COMMENTS FOR COFA-10-25-019985

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
Plan Status: Pending
Case Manager: Charlotte Moore
Apply Date: 10/22/2025
Plan Address: 36 Tabby Shell Road BLUFFTON, SC 29910
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 t 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:

1. 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.
2. 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.
3. 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."
4. The Building Section (Sheet A501) does not include the dormer at the front of the house.
5. The Fire Marshal will not allow storage underneath the carriage house stairs. Show where the service area will be located on the site plan.
6. 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.).
7. 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.
8. Provide the north elevation for the garage wall.
9. Provide a site plan that includes the service areas and brick wall.
10. Provide a building section for the connector/hyphen and the carriage house.
11. Relocation of the utility box will require proof of approval from the utility provider.
12. 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

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 this lot be an exception? 18 Tabby Shell (Lot 10) is also an irregular lot, but it complies with the square footage 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 Review	06/19/2026	Matthew Michaels	Approved with Conditions

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 Review - HD	05/26/2026	Mark Maxwell	Approved

Comments:
No comments

Plan Review Case Notes:

MEMORANDUM

TO: Historic Preservation Commissioners

FROM: Town of Bluffton Growth Management Staff

RE: Site Feature Permits from August 17, 2026, to September 16, 2026

DATE: October 1, 2026

SUMMARY: Town Staff will be updating the Historic Preservation Commission (HPC) monthly on all site feature permits that have been applied for, approved, denied, withdrawn, put on hold, or issued. These permits are reviewed at Staff level.

Address	Description of Application	Staff	Status
6 Church St	Reconfiguration of Windows	Caroline Luke	Approved
6 Church St	Replacing exterior doors	Caroline Luke	Approved
20 Bridge St	Light Poles + Bases	Glen Umberger	Approved
41 Calhoun St	Post and Courier Signage	Caroline Luke	Applied
1267 May River Rd	The Executive Barber Lounge Signage	Caroline Luke	Approved
1250 May River Rd	Serhant Signage	Caroline Luke	Applied
34 Thomas Heyward St	Demo of Garage	Glen Umberger	Applied
20 Calhoun St	Reroof	Glen Umberger	Approved
20 Calhoun St	Mural + 2 awnings	Glen Umberger	Applied
45 Calhoun St	Howard Hanna - Agent on Duty Signage	Caroline Luke	Applied
14 Promenade St Unit 303	Maison & Cambren Signage	Caroline Luke	Approved