



## 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 **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:

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.

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|-------------|------------|-----------------|--------------------|
| 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%). Why should this lot be an exception? 18 Tabby Shell (Lot 10) is also an irregular lot, but it complies with the square footage and has a building 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:**