

ATTACHMENT 4

Larry Toomer  
Mayor  
Dan Wood  
Mayor Pro Tempore  
Stephen Steese  
Town Manager



*Council Members*  
Fred Hamilton  
Emily Burden  
Bridgette Frazier  
Marcia Hunter  
Town Clerk

April 16, 2025

Tom Parker  
PDG| Architects  
P.O. Box 5010  
Hilton Head Island, SC 29938

TRANSMITTED ELECTRONICALLY  
tom@pdg-architects.com

**Re: Zoning Determination – OCRM Line Setback (135 Bridge Street)**

Dear Mr. Parker,

This letter is a response to your request for a zoning determination regarding the placement of a new single-family residence to replace a home that was destroyed by fire in December 2024. The subject property is 135 Bridge Street in Old Town Bluffton Historic District, Parcel R610 039 00A 198B 0000, and zoned Riverfront Edge-HD.

Prior to its destruction, the previous structure was legally nonconforming as to its location as it was partially within the 150-foot setback/buffer required from the State's OCRM (Office of Coastal Resource Management) line per the Town's Unified Development Ordinance Sec. 5.15.5.E. (Riverfront Edge Historic District, Riverfront Build-to Zone).

Based on your request, you are seeking guidance as to whether the new residence and associated carriage house can be constructed partially within the 150-foot setback/buffer. Previously, the Town indicated that encroachment into the setback/buffer would be acceptable if a new home was constructed within the original footprint. However, your client seeks to rebuild the home, including a carriage house, with a different building footprint.

Based on the plans dated March 26, 2025 provided to Town Staff at a March 27, 2025 pre-application meeting, the footprint of the proposed house and a carriage house within the setback/buffer would be less than that of the burned home. Further, both structures would set back somewhat farther from the OCRM line than the original house. At its closest point to the OCRM line, the location of the proposed main house appears to be  $\pm 113$  feet from the line and the carriage house  $\pm 138$  feet.

*Theodore D. Washington Municipal Building*  
20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910  
Telephone (843) 706-4500 Fax (843) 757-6720  
[www.townofbluffton.sc.gov](http://www.townofbluffton.sc.gov)

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It is my determination that the proposed locations for both the new main residence and the carriage house would be less nonconforming than the burned home. Further, as the subject property is wedged-shape, placement of the house and carriage house on the lot is limited, thus relief is justified. The Town, however, would not support a greater encroachment into the setback/buffer.

If you have any questions, comments, or I can be of further assistance, please contact me at (843) 540-6946 or [hcolin@townofbluffton.com](mailto:hcolin@townofbluffton.com).

Sincerely,

A handwritten signature in blue ink that reads "Heather L. Colin".

Heather Colin, AICP  
Assistant Town Manager, Planning and Projects  
Town of Bluffton

Cc: Kevin P. Icard, AICP, Director of Growth Management  
Dan Frazier, AICP, Planning Manager  
Sam Barrow, Senior Planner