

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.