



**TOWN OF BLUFFTON
BOARD OF ZONING APPEALS MEETING AGENDA
ELECTRONIC MEETING**

Tuesday, May 19, 2020, 6:00 PM

This meeting can be viewed on the Town of Bluffton's Facebook page
(<https://www.facebook.com/TownBlufftonSC/>)

I. CALL TO ORDER

II. ROLL CALL

III. NOTICE REGARDING ADJOURNMENT

The Board of Zoning Appeals will not hear new items after 9:30 P.M. unless authorized by a majority vote of the Board Members present. Items which have not been heard before 9:30 P.M. may be continued to the next regular meeting or an additional meeting date as determined by the Board Members.

IV. NOTICE REGARDING PUBLIC COMMENTS*

Every member of the public who is recognized to speak shall address the Chairman and in speaking, avoid disrespect to the Board, Town Staff, and other members of the meeting. State your name and address when speaking for the record.
COMMENTS ARE LIMITED TO THREE (3) MINUTES.

V. ADOPTION OF THE AGENDA

VI. ADOPTION OF MINUTES – September 17, 2019

VII. PUBLIC COMMENTS*

VIII. OLD BUSINESS

IX. NEW BUSINESS

1. FOR ACTION

- A. Administrative Appeal:** The Applicant, Sarah Kepple with Pearce Scott Architects, is requesting an Administrative Appeal of the Town of Bluffton Director of Growth Management's interpretation of the Buckwalter Planned Unit Development (PUD) zoning document Beaufort County Zoning and Development Standards Ordinance 90/3 – Section 4.11.3.E, Conditional Uses, requiring a minimum distance of 200' feet between a veterinary clinic or kennel and any residential zoning perimeter or residential dwelling.

The property is identified by Beaufort County Tax Map Number R610 022 000 1072 0000 and is located east of the intersection of Pinellas Drive and Buckwalter Parkway. The property is zoned Buckwalter PUD. (ZONE-03-20-14108) (Staff – Heather Colin)

X. DISCUSSION

XI. ADJOURNMENT

*Public Comments may be submitted electronically via the Town's website at (<https://bit.ly/TOBPublicComment>) or by emailing your comments to the Growth Management Coordinator at vsmalls@townofbluffton.com. Comments will be accepted up 2 hours prior to the scheduled meeting start time. All comments will be read aloud for the record and will be provided to the Board of Zoning Appeals Committee.

NEXT MEETING DATE: Tuesday, June 2, 2020

"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. 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.

*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 Chairperson of the Commission. Public comment must not exceed three (3) minutes.

TOWN OF BLUFFTON BOARD OF ZONING APPEALS
Large Meeting Room, Theodore D. Washington Municipal Building
Tuesday, September 17, 2019 Minutes

Present: Stephan Halpern; Lawrence Garrison; Daniel Grove

Absent: Gerald Workman; Carletha Frazier

Staff: Will Howard, Principal Planner; Alan Seifert, Senior Planner; Victoria Smalls, Growth Management Coordinator

I. CALL TO ORDER

Board member Halpern called the meeting to order at 6:00 p.m.

II. ROLL CALL

III. NOTICE REGARDING ADJOURNMENT

The Board of Zoning Appeals will not hear new items after 9:30 P.M. unless authorized by a majority vote of the Board 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 Board Members.

IV. NOTICE REGARDING PUBLIC COMMENTS

Every member of the public who is recognized to speak shall address the Chairman and in speaking, avoid disrespect to the Board and any personalities. State your name and address when speaking for the record. **COMMENTS ARE LIMITED TO THREE (3) MINUTES.**

V. ELECTION OF OFFICERS

- A. Chair
- B. Vice Chair

Board member Garrison made a motion to table the election of Chair and Vice Chair until the next meeting date. Board member Grove second the motion all were in favor and the motion passed.

VI. ADOPTION OF THE AGENDA

Board member Garrison made a motion to adopt the agenda for the Tuesday, August 6, 2019 Board of Zoning Appeals Meeting. Board member Grove second the motion all were in favor and the motion passed.

VII. ADOPTION OF MINUTES – August 6, 2019

Board member Garrison made a motion to adopt the minutes from the August 6, 2019 meeting. Board member Grove second the motion. All were in favor and the motion passed.

VIII. PUBLIC COMMENTS

No Public Comments

IX. OLD BUSINESS

There was no old business.

X. NEW BUSINESS

1. FOR ACTION

- A. 22 Pritchard Street(Variance Request):** A request by Gemma and Paul Dobos for a Variance from the Town of Bluffton Unified Development Ordinance, Section 5.15.5.C., to reduce the required side setback at the property's northern property line from 15 feet to 10 feet to allow the construction of an addition to the existing house that was originally constructed 10 feet from the northern property line. The property is zoned Neighborhood General-HD and identified by Beaufort County Tax Map Number R610 039 00A 0044 located at 22 Pritchard Street. (ZONE-08-19-13436). (Staff – Will Howard)

Staff Member Will Howard presented the staff report which is incorporated into these minutes.

Board member Garrison made a motion to approve the Variance Request Application as submitted, Board member Grove second the motion all were in favor and the motion passed.

XI. DISCUSSION

No discussion

XII. ADJOURNMENT

Board member Garrison made a motion to adjourn. Board member Grove second the motion. All were in favor and the September 17, 2019, Board of Zoning Appeals meeting adjourned at 6:19 p.m.

BOARD OF ZONING APPEALS



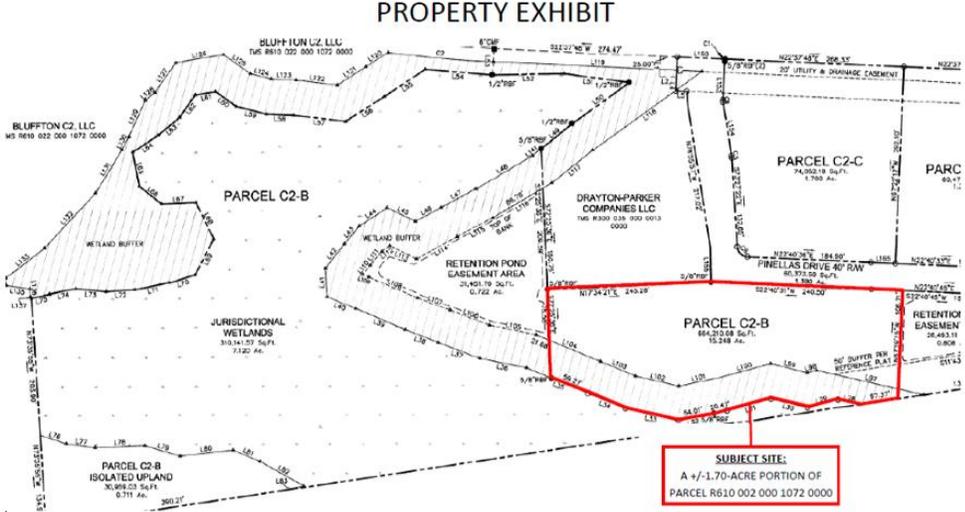
STAFF REPORT DEPARTMENT OF GROWTH MANAGEMENT

MEETING DATE:	May 19, 2020
PROJECT:	K-9 Resort – Buckwalter Planned Unit Development (PUD) – Administrative Appeal
PROJECT MANAGER:	Heather Colin, AICP Director of Growth Management

APPLICATION REQUEST: The Applicant, Sarah Kepple, of Pearce Scott Architects on behalf of the business owner, Jim Merli, is appealing the decision of the UDO Administrator to deny the Conditional Use of a veterinary clinic or kennel as it did not meet the minimum distance of 200 feet of separation from a residential zoning perimeter as required by Section Section 4.11.3.E, Conditional Uses, of the Beaufort County Development Standards Ordinance (DSO) 90/3 that governs the zoning and development standards of the Buckwalter PUD.

ZONE-03-20-014108. The Applicants are requesting an Administrative Appeal of the Town of Bluffton Director of Growth Management’s interpretation of the Buckwalter Planned Unit Development (PUD) – Section 4.11.3.E, Conditional Uses, requiring a minimum distance of 200’ feet between a veterinary clinic or kennel and any residential zoning perimeter or residential dwelling.

INTRODUCTION: The subject property is approximately 1.70-acres located on Pinellas Drive in the Buckwalter PUD and is a portion of a parcel identified as Beaufort County Tax Map Number R610 022 000 1072 0000.



Mr. Merli is purchasing the property to develop a K-9 Resort facility. The property will be subdivided from the 15.248-acre parcel and plat recorded at time of closing.

The Administrative Appeal request was advertised in The Island Packet on May 3, 2020, (Attachment 2). Included with the application (Attachment 3), the Applicant provided the attached narrative (Attachment 3) explaining the reasoning for the appeal.

The Buckwalter PUD is a 5600-acre tract that was annexed from Beaufort County by Bluffton Town Council in 2000. At the time of annexation, a Development Agreement and a Concept Plan were approved. Pursuant to the Concept Plan, site development standards, including conditional uses are regulated by the Development Standards Ordinance (DSO) 90/3, which were the Beaufort County Development Ordinance that was in effect as of the date of the annexation.

PROPOSAL: The applicant wishes to propose a Veterinary Clinic/Kennel on the subject property. Per Section 4.3.11.E of Beaufort County DSO 90/3, as a conditional use the Veterinary Clinic/Kennel requires 200 feet of separation from any residential zoning perimeter. The Town of Bluffton Director of Growth Management determined that as the adjacent parcel, Zoned T-2 Rural within unincorporated Beaufort County, is within 200 feet of the proposed Veterinary Clinin/Kennel the conditional use is not allowed. The Applicant is requesting that the interpretation by the Director of Growth Management be reevaluated to determine if the Buckwalter PUD ordinances were written to protect adjacent Beaufort County property or if the adjacent wetlands and rural residential setback requirements provide sufficient buffer for the proposed use? (Attachment 6)

BACKGROUND: Section 8.3.10 of the Buckwalter PUD explains that it is the intent of the PUD ordinance that all questions arising in connection with the enforcement of the ordinance shall be presented to the Town of Bluffton Director of Growth Management and that such questions shall be presented to the Board of Zoning Appeals only on appeal from the Town of Bluffton Director of Growth Management as provided for in Section 7.8. (Attachment 4)

On March 6, 2020, the Department of Growth Management provided the applicant with the determination of conditional uses for the subject property per the Buckwalter PUD – Section 4.11.3.E, Conditional Uses, requiring a minimum distance of 200 feet between a veterinary clinic or kennel and any residential zoning perimeter or residential dwelling.

ACTION	DATE	RESULT
Pre-App Meeting	January 30, 2020	Meeting with the Applicant to review and discuss the proposed use
Zoning Determination Letter	March 6, 2020	Provided the Applicant with a Zoning Determination Letter stating the use would not be allowed as all Conditions for use were not satisfied.
Appeal of Administrative Determination	March 11, 2020	The Applicant submitted a request for an Appeal of the Administrative Determination by the BZA

Board of Zoning Appeals Public Hearing	May 19, 2020	TBD
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DIRECTOR OF GROWTH MANAGEMENT DETERMINATION: The subject parcel, zoned Buckwalter PUD, is being proposed for use as a Veterinary Clinic/Dog Kennel and as such, it is required to be a minimum of 200 feet from any residential zoning perimeter. The adjacent parcel is zoned T2-Rural within unincorporated Beaufort County, with residential use allowed. The subject parcel is less than 200 feet from a residential zoning perimeter, therefore the use of Veterinary Clinic/Dog Kennel is not allowed. (Attachment 5)



REVIEW CRITERIA & ANALYSIS: In assessing an application for an Administrative Appeal with the Buckwalter PUD, Section 7.8.1.5 – Powers and Duties of the Board of [Zoning] Appeals - the Board of Zoning Appeals shall have the following powers and duties:

- A. To hear and decide appeals where it is alleged there is error in any order, requirement, decision or determination made by the Development Review [Committee] or the [Town of Bluffton Director of Growth Management] in the administration and enforcement of the Beaufort County Zoning and Development Standards Ordinance; and
- B. Render a decision upon hearing an appeal in accordance with the *Standard Codes* and other ordinances, as amended...

In exercising the above powers, the Board of [Zoning] Appeals may, in conformity with the provisions of this Ordinance, reverse or affirm, wholly or in part, or modify any decision, or determination of the Development Review [Committee] from whom the appeal is taken. The Board, in the execution of the duties for which appointed, may subpoena witnesses and in the case of contempt may certify such fact to the Circuit Court having jurisdiction.

FINDINGS OF FACT:

1. The Applicant is proposing a Veterinary Clinic/Kennel on the subject parcel, zoned Buckwalter PUD.
2. Per Section 4.3.11.E. of Beaufort County DSO 90/3, an Animal Hospital/Clinic is a Conditional use, and is allowed provided any structure shall be no closer than 200 feet to any residential zoning perimeter or residential dwelling; provided all boarding arrangements are maintained within the facility and such noise as will be audible from the use of outside runs or exercise areas be kept at a minimum.
3. The adjacent parcel is Zoned T2 Rural and allows residential use. It lies within 200 feet of the subject parcel.
4. Section 7.2.A. of Beaufort County DSO 90/3 grants the power to prepare and publish rules relating to the administration of the ordinance to the Zoning and Development Manager. (Director of Growth Management)
5. Any person who may have a substantial interest in any decision by the Board may appeal from such decision to the Circuit Court in and for the County of Beaufort by filing with the Clerk of such Court a petition in writing setting forth plainly, fully and distinctly wherein such decision is contrary to law. Such appeal shall be filed within 30 days after the decision of the board is rendered.

BOARD OF ZONING APPEALS ACTIONS: As granted by the powers and duties set forth in Section 2.2.6.D.1 of the Unified Development Ordinance and Development Standards Ordinance 90/3, Section 7.8 (Appeals), the Board of Zoning Appeals has the authority to take the following actions with respect to this application:

1. Affirm the determination of the Director of Growth Management;
2. Reverse, wholly or in part, the determination of the Director of Growth Management. (Zoning and Development Manager)

ATTACHMENTS:

1. Location Map
2. Public Notice Advertisement
3. Application & Narrative
4. DSO 90-3 – Section 7.8 (Beaufort County Development Standards Ordinance)
5. Zoning Determination Letter
6. Applicant Provided Exhibits

Legend

 #R610 022 000 1072 0000

Bluffton Zoning Districts

 Planned Unit Development

Beaufort County Zoning

 Existing Planned Unit Development

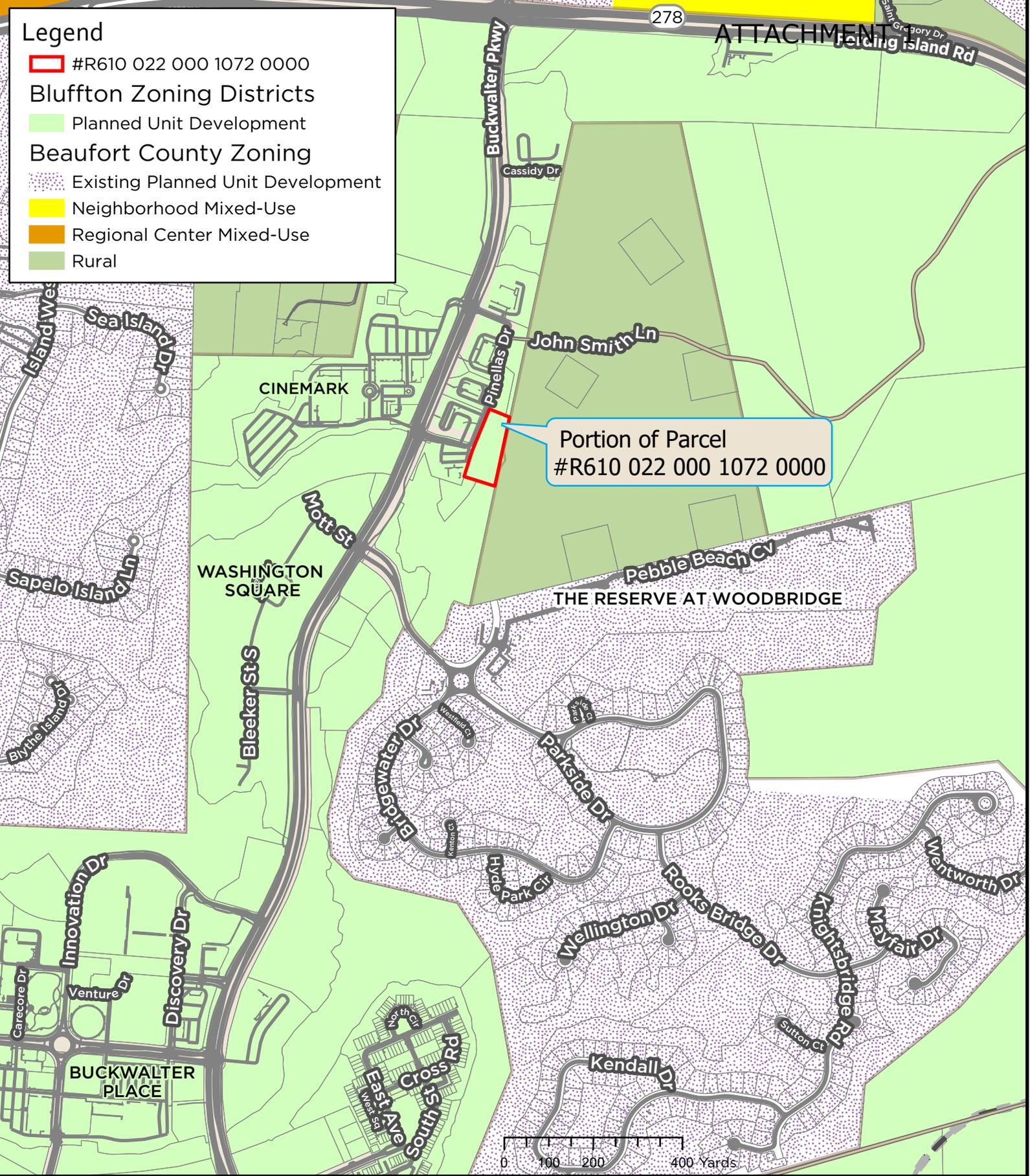
 Neighborhood Mixed-Use

 Regional Center Mixed-Use

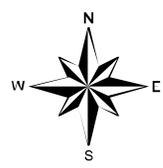
 Rural

278

ATTACHMENT
Saint Gregory Dr
Peach Island Rd



Portion of Parcel
#R610 022 000 1072 0000



TOWN OF BLUFFTON - BEAUFORT COUNTY - SOUTH CAROLINA

PINELLAS DRIVE PROPERTY





Town of Bluffton Public Notice

NOTICE IS HEREBY GIVEN that the Town of Bluffton Board of Zoning Appeals (BZA) will hold a Hearing on May 19, 2020, at 6:00PM. Due to the COVID-19 quarantine the meeting will be conducted electronically and streamed live for public view on the Facebook page for the Town of Bluffton (<https://facebook.com/TownBlufftonSC/>) for the following:

The Applicant, Sarah Keppie with Pearne Scott Architects, is requesting an Administrative Appeal of the Town of Bluffton Director of Growth Management's interpretation of the Buckwaller Planned Unit Development (PUD) zoning document Beaufort County Zoning and Development Standards Ordinance 90/3 – Section 4.11.3.E, Conditional Uses, requiring a minimum distance of 200 feet between a veterinary clinic or kennel and any residential zoning perimeter or residential dwelling.

The property is identified by Beaufort County Tax Map Number R610 022 000 1072 0000 and is located west of the intersection of Pinellas Drive and Buckwaller Parkway. The property is zoned Buckwaller PUD.

*Public Comments may be submitted electronically via the Town's website at (<https://bit.ly/TOWPublicComment>) or by emailing your comments to the Growth Management Coordinator at vsmaite@townofbluffton.com. Comments will be accepted up 2 hours prior to the scheduled meeting start time. All comments will be read aloud for the record and will be provided to the Board of Zoning Appeals.

Documents related to the above are available for public inspection, persons with comments or questions should contact the Town of Bluffton Planning and Community Development Department at (843) 706-4500.

March 10, 2020

Re: Board of Zoning Appeals, Narrative

K-9 Resort: New luxury facility for pet boarding

Portion of Parcel C2-B, Pinellas Drive

Pin # R610 022 000 1072 000, +/- 1.7 acres

Zoning District: Buckwalter PUD

To Whom It May Concern:

To give you a summary of the subject property: Parcel C2-B is located off of Pinellas Drive in Buckwalter Commons. Jim Merli presently has this property under contract and will only be purchasing +/-1.7-acres of the 15.248-acre tract for his K-9 Resort facility (*see Exhibit 1, from Real Estate Agent*). The +/-1.7-acre subject property will be officially subdivided out of the larger 15.248-acre parcel and a plat will be recorded at closing. The current owner of Parcel C2-B is: Bluffton C2, LLC (Fred Callegari), 4530 Park Road, Suite 490, Charlotte, NC 28209.

On March 6th, 2020 we received a Determination of Conditional Uses for the property. Growth Management is interpreting the Buckwalter PUD section 4.11.3 as the K-9 boarding building to be 200' from any property with a residential zoning. "The Conditional Use requirement of 200 feet to any residential zoning perimeter cannot be satisfied and therefore dog kennel use is not allowed." We would like to appeal the determination of this PUD section. When the surrounding property uses and conditions are considered, we feel that this PUD section overall intent can be interpreted differently.

1. The Buckwalter PUD is only referring to property within their PUD, not the county property. There is no residential property nearby with in Buckwalter PUD. (*see Exhibit 2, overall Parcel C2 + Exhibit 3, proposed siting of K-9 Resort building*) We spoke to Josh Tiller, who also confirmed that the PUD language is internal to the development. The intended purpose of the fixed 50' perimeter PUD buffer, which runs along the east of the subject site, was to be a "catch-all" buffer. This is a buffer which has sufficient width to accommodate the full spectrum of allowable land uses in a PUD-taking into consideration potential incompatible land uses. This buffer width does not change around the entire PUD regardless of surrounding zoning and/or land use.

2. The adjacent property to the east is T2 Rural Zone (T2R). (*see Exhibit 4, overall area map + Exhibit 5.1-5.4, document from Beaufort county, via Lisa Anderson*) This zone is described as "Intended to preserve the rural character of Beaufort County. This Zone applies to areas that consist of sparsely settled lands in an open or cultivated state. It may include large lot residential, farms where animals are raised or crops are grown, parks, woodland, grasslands, trails, and open space areas."

Class Code: Agricultural Forest (*see Exhibit 6.1-6.2, Beaufort County Parcel Information*)

Setbacks 50' all sides, low density, half acre minimum

Allowed Land Use Type: Animal Services, Kennel

The Growth Management department has referenced other Dog Kennel facilities in the Town of Bluffton to support their interpretation; for example, on Gibbet Road. However, that property's adjacent properties are medium density residential – not the same surrounding conditions as our location.

3. Adjacent Wetlands: To the south of our property Buckwalter PUD has a parcel of Jurisdictional Wetlands. Also, the Wetlands extend over to the east property line, and likely cover an area of the adjacent property. (see *Exhibit 2, overall Parcel C2 + Exhibit 7.-7.2, Plat of adjacent property from Beaufort County*) Their Plat is not detailed at the southwest corner (near our property). Wetlands are only documented at the north end.

The wetlands would not need to continue far into the property in order to fit an appropriate building size on our property. Our site measurements are approximately 237' along south edge and 214' at the north edge. Ideally 65' wide building, which means extending 50' into north end of property would be plenty; which is the neighboring property's required setback.

Please let me know if you would like any additional information. This property seems like an ideal location for a K-9 Resort. When reviewing, please consider their neighbors are a gas station, car wash, fast food restaurant, rural farmland which includes an Animal Kennel as an allowed land use, and extensive Jurisdictional Wetlands.

Thank you for your consideration.

Sincerely,

Sarah S. Kepple
Project Manager
Pearce Scott Architects



**TOWN OF BLUFFTON
BOARD OF ZONING APPEALS APPLICATION**

ATTACHMENT 3
 Growth Management Customer Service Center
 20 Bridge Street
 Bluffton, SC 29910
 (843)706-4522
 www.townofbluffton.sc.gov
 applicationfeedback@townofbluffton.com

Applicant		Property Owner	
Name: Sarah Kepple, Pearce Scott Architects		Name: Jim Merli	
Phone: 843.937.5700		Phone: 201.747.4992	
Mailing Address: 6 State of Mind, Ste. 200 Bluffton, SC 29910		Mailing Address: 65 Waterfowl Rd. Bluffton, SC 29910	
E-mail: Sarah@psscottarch.com		E-mail: jwmerli@gmail.com	
Town Business License # (if applicable): LIC-04-19-029233			
Project Information			
Project Name: K9 Resort		<input type="checkbox"/> Variance	<input type="checkbox"/> Special Exception
Project Location: Portion of Parcel C2-B Pinella Drive		<input checked="" type="checkbox"/> Administrative Appeal	
Zoning District: Buckwalter PUD		Acreage: +/- 1.7 acres	
Tax Map Number(s): R610-022-000-1072-000			
Project Description: New K-9 Resort located in a portion of Parcel C2-B at Buckwalter Commons			
Request: Review of the Buckwalter PUD interpretation; was it written to protect adjacent Beaufort Co. property or do adjacent wetlands and rural residential setback requirements provide enough buffer for our property use?			
Minimum Requirements for Submittal			
<input checked="" type="checkbox"/> 1. Two (2) paper copies and digital files of applicable plans and/or documents depicting the subject property. <input type="checkbox"/> 2. Recorded deed and plat showing proof of property ownership. <input checked="" type="checkbox"/> 3. Project Narrative describing reason for application and compliance with the criteria in Article 3 of the UDO. <input checked="" type="checkbox"/> 4. 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:		Date:	
Applicant Signature: Sarah S. Kepple		Date: 03/10/20	
For Office Use			
Application Number:		Date Received:	
Received By:		Date Approved:	

Section 7.7 **Changes to Approved Plans**

Changes to approved plans involving, but not limited to, street and parking layouts, water, sewer, drainage, density, access, setbacks, buffer zones, tree removal, shall be submitted to and approved by the Development Review Team.

(1) Minor changes occasioned by field work or unforeseen conditions may be approved by the Zoning and Development Manager in conjunction with the County Engineer without recourse to the Development Review Team.

Section 7.8 **Appeals****Section 7.8.1** **Establishment of the Board of Adjustments and Appeals**

(A) **Purpose.** To hear appeals relative to the Standard Codes, National Electrical Code, Zoning and Development Standards Ordinance, and other County Ordinances.

(B) **Membership.** The Board shall consist of not less than three nor more than nine members.

(C) At least one or more members shall be appointed from the following professions: An architect and/or engineer; a Beaufort County master electrician; a Department Head or Instructor from the Technical College of the Lowcountry; a fire prevention industry member; and a building industry member.

(D) Two (2) shall be appointed from the development industry.

Section 7.8.1.2 **Proceedings of the Board of Adjustments and Appeals**

The Board shall elect a chairman and a vice-chairman from its members who shall serve for one (1) year or until reelected, or until their successors are elected. The Board shall appoint a secretary who may be an employee of the County, or a member of the Board of Adjustments and Appeals. Meetings of the Board shall be held at the call of the Chairman and at such other times as the Board may determine. All meetings of the Board shall be open to the public.

Section 7.8.1.3 **Decisions of the Board of Adjustments and Appeals**

The concurring vote of a majority of the members of the Board of Adjustments and Appeals shall be necessary to reverse any decision or determination of the Zoning and Development Manager and/or the Development Review Team on any matter relating to application of the provisions of this Ordinance. The Board shall keep minutes of its proceedings, showing the vote of each member upon each question, or if absent or failing to vote, indicating such facts, and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the office of the Board and shall be a public record. On all appeals brought before the Board of Adjustments and

Appeals, the Board shall inform in writing all the parties involved of its decisions and the reasons thereof.

Section 7.8.1.4

Appeals, Hearings, Notices

Appeals to the Board may be taken by any person aggrieved or by any officer, department, board or bureau of the County. Such appeal shall be taken within a reasonable time, as provided by the rules of the Board, by filing with the Zoning and Development Manager and with the Board of Adjustments and Appeals notice of said appeal specifying the grounds thereof. The Zoning and Development Manager shall forthwith transmit to the Board all papers constituting the record upon which the action appealed from was taken.

An appeal stays all legal proceedings in furtherance of the action appealed from, unless the Zoning and Development Manager certifies to the Board, after the notice of appeal shall have been filed with it, that by reason of facts stated in the application, a stay would, in its opinion, cause imminent peril to life and property. In such case, proceedings shall not be stayed otherwise than by a restraining order which may be granted by the Board or by a court of record on application, on notices to the officer from whom the appeal is taken, and on due cause shown.

The Board shall fix a reasonable time for the hearing of the appeal or other matter referred to it, and give public notice thereof, as well as due notice to the parties in interest, and decide the same within a reasonable time. Notice of the time and place of the public hearing shall be published in a newspaper of general circulation in the County at least fifteen (15) days in advance of the scheduled hearing date. At the hearing, any party may appear in person, by agency or by attorney.

Requests for variances to the ordinance shall not be scheduled or reviewed unless there shall have been placed a public posting notice on the property on which or for which a variance is requested. Such posting notice shall be placed so as to be visible to the public and must be in place not less than one week prior to the review date of such variance request. The notice shall provide information as to the property location, name of the person requesting variance, type of variance being requested, the zone in which the property is located, as well as the date for review.

Section 7.8.1.5

Powers and Duties of the Board of Adjustments and Appeals

The Board of Adjustments and Appeals shall have the following powers and duties:

(A) To hear and decide appeals where it is alleged there is error in any order, requirement, decision or determination made by the Development Review Team or the Zoning and Development Manager in the administration and enforcement of the Beaufort County Zoning and Development Standards Ordinance; and

(B) Render a decision upon hearing an appeal in accordance with the *Standard Codes* and other ordinances, as amended; and

(C) Review all proposed codes changes and amendments to the Building Codes, Electrical Codes and other applicable ordinances; and

(D) Prepare examinations designed to determine the applicant's practical knowledge of electrical, mechanical, and other trades that may be required by Beaufort County Council; and

(E) Administer examinations and issue licenses to applicants having appropriate qualifications; and

(F) Conduct hearings, after receiving written notification from an Inspector or licensed contractor, that a licensed contractor, willfully violated the provisions of the codes or ordinances; and

(G) To authorize on appeal in specific cases relief from the terms of the Ordinance as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of the Ordinance will, in an individual case, result in unnecessary hardship, so that the spirit of the Ordinance shall be observed, public safety and welfare secured, and substantial justice done. Such variance may be granted in such individual case of unusual hardship upon a finding by the Board that:

(1) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography;

(2) The application of the Ordinance on this particular piece of property would create an unusual hardship;

(3) Such conditions are peculiar to the particular piece of property involved; and

(4) Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of this Ordinance or comprehensive plan; provided, however, that no variance may be granted for a use of land or building or structure that is not permitted in a given district.

(H) To decide on matters where a decision of the Board may be specifically required by the provisions of this Ordinance.

In exercising the above powers, the Board of Adjustments and Appeals may, in conformity with the provisions of this Ordinance, reverse or affirm, wholly or in part, or modify any decision, or determination of the Development Review Team from whom the appeal is taken. The Board, in the execution of the duties for which appointed, may subpoena witnesses and in the case of contempt may certify such fact to the Circuit Court having jurisdiction.

(I) Any member of the Board of Adjustments and Appeals, the Beaufort County Planning Board, the Beaufort County Planning Board staff, the Beaufort County Historic Preservation Review Board, the Zoning and Development Manager, the Development Review

Team or other employee charged with the enforcement of this Ordinance, acting for Beau. County within the proper scope of his/her official duties, and/or noted in the employee's job description, shall not hereby render himself/herself liable personally. He/she is relieved from all personal liability and shall be held harmless by Beaufort County of any damage that may accrue to persons or property as a result of any act required or permitted in the proper discharge of his/her official duties. Any suit brought against a Board member, the Zoning and Development Manager, staff member or employee charged with the enforcement of this Ordinance shall be defended by legal representatives furnished by Beaufort County and shall include coverage of any awards up to and including the final termination of such proceedings; provided, however, this section shall not apply to any liability on the behalf of an employee or a board member whose conduct is outside the scope of his/her official duties or which constitutes actual fraud, actual malice, intent to harm or a crime involving moral turpitude."

Section 7.8.1.6 **Appeals from Decisions of Board of Adjustments and Appeals**

Any person who may have a substantial interest in any decision of the Board of Adjustments and Appeals may appeal from such decision to the Circuit Court in and for the County of Beaufort by filing with the Clerk of such Court a petition in writing setting forth plainly, fully, and distinctly wherein such decision is contrary to law. Such appeal shall be filed within thirty (30) days after the decision of the Board is rendered.

Section 7.9 **Public Hearing -- Development Review Team**

Public hearings required or called under the provisions of this Ordinance shall proceed in accordance with this section. Other than those expressly provided for in the Ordinance, public hearings may be called only when the issues raised by the proposed development, in the judgment of the Development Review Team, have sufficient County-wide impact as to warrant public discussion.

(A) At least fifteen (15) days in advance of a hearing the Zoning and Development Manager shall publish notice of the hearing in a newspaper of general circulation, and shall give notice individually to the following:

- (1) The developer, property owner or applicant; and
- (2) Any other person, agency or organization that may be designated by this Ordinance.

(B) The notice shall:

- (1) Give the time and place of the hearing; and
- (2) Contain a statement describing the subject matter of the hearing; and

Lisa Sulka
Mayor
Fred Hamilton
Mayor Pro Tempore
Marc Orlando
Town Manager



Council Members
Larry Toomer
Dan Wood
Bridgette Frazier
Kimberly Chapman
Town Clerk

March 2, 2020

H. Pearce Scott, AIAA LEED ap
Principal
6 State of Mind Street, Suite 200
Bluffton, SC 29910

RE: Determination of Conditional Uses – Animal Hospital, veterinary clinic or kennel

Mr. Scott,

This letter verifies the property identified by Tax Map Number R610 022 000 1072 0000 is zoned Buckwalter Planned Unit Development (PUD) and as such is subject to the standards set forth in the Buckwalter PUD Concept Plan, Buckwalter Development Agreement and the Beaufort County Zoning and Development Standards Ordinance (ZDSO) 90/3 as modified. Regarding the use of a dog kennel or boarding facility on the subject property, the Beaufort County ZDSO 90/3 Section 4.11.3 Conditional Uses reads as follows:

(E) Animal hospital, veterinary clinic or kennel, provided any structure shall be no closer than two hundred (200') feet to any residential zoning perimeter or residential dwelling; provided all boarding arrangements are maintained within the facility and such noise as will be audible from the use of outside runs or exercise areas be kept at a minimum.

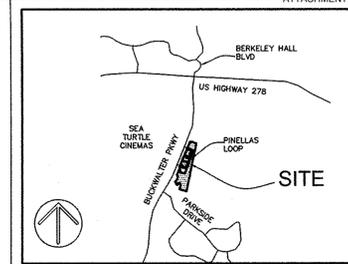
It has been determined that the Conditional Use Requirements for uses within the Buckwalter PUD apply to the eastern property line shared with the adjacent parcel, regardless of the fact the adjacent parcel lies outside of the boundaries of the Buckwalter PUD. As the adjacent parcel is zoned T2 Rural with residential use allowed, the Conditional Use requirement of 200 feet to any residential zoning perimeter cannot be satisfied and therefore dog kennel use is not allowed.

Should you wish to appeal the determination, an application for appeal can be made with the Board of Zoning Appeals using the attached application. Please contact me at 843-706-4592 or hcolin@townofbluffton.com to discuss further.

Sincerely,

Heather Colin, AICP
Director of Growth Management

Exhibit 2



VICINITY MAP NOT TO SCALE

- LEGEND
- CMF ■ CONCRETE MONUMENT FOUND
 - RBF ● IRON REBAR FOUND
 - PKF ○ PK NAIL FOUND
 - 5/8" IRON REBAR SET

- NOTES
- THIS PARCEL APPEARS TO LIE IN FLOOD ZONE C, FIRM PANEL 0085-D COMMUNITY 450025.
 - THESE PARCELS ARE IN THE BUCKWALTER PUD ZONING DISTRICT.

- REFERENCE
- A SUBDIVISION, BOUNDARY AND WETLAND SURVEY OF PARCEL C2-B, A PORTION OF BUCKWALTER PARKWAY, P.U.D. DATE: 01-22-04. REVISIONS: 09-30-05. BY: FORREST F. BAUGHMAN, S.C.R.L.S. No. 4922
 - AN ALTA/ACSM SURVEY OF PARCEL C2-A BUCKWALTER PARKWAY, A SECTION OF BUCKWALTER COMMONS. DATE: 02-18-04. BY: FORREST F. BAUGHMAN, S.C.R.L.S. No. 4922
 - AN ALTA/ACSM SURVEY OF PARCEL C2-B, A PORTION OF BUCKWALTER P.U.D. DATE: 11-11-11. BY: WILLIAM H. GRAY, S.C.R.L.S. No. 22744

PREPARED FOR:
BLUFFTON C2, LLC
A CONSOLIDATION & SUBDIVISION PLAT OF
PARCELS C2-A & C2-B
A PORTION OF BUCKWALTER P.U.D.

TAX PARCEL No. R610 022 000 1085 0000
TAX PARCEL No. R610 022 000 1088 0000

THE TOWN OF BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK: RFB
FIELD CHECK: WHG
DRAWN BY: MB
DATE: 07-08-15
SCALE: 1"=100'
PROJECT No.: 10042
FILE: 10042 501596

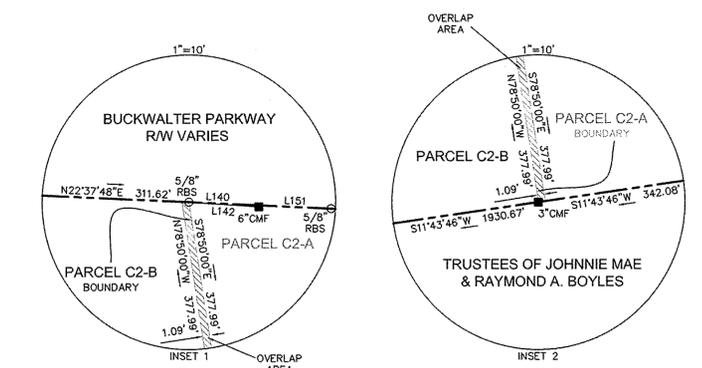


49 BROWN'S COVE ROAD, SUITE #5
RIDELAND, SC 29936
PHONE: (843) 645-9277
FAX: (843) 645-9267
WEBSITE: WWW.ATLASSURVEYING.COM



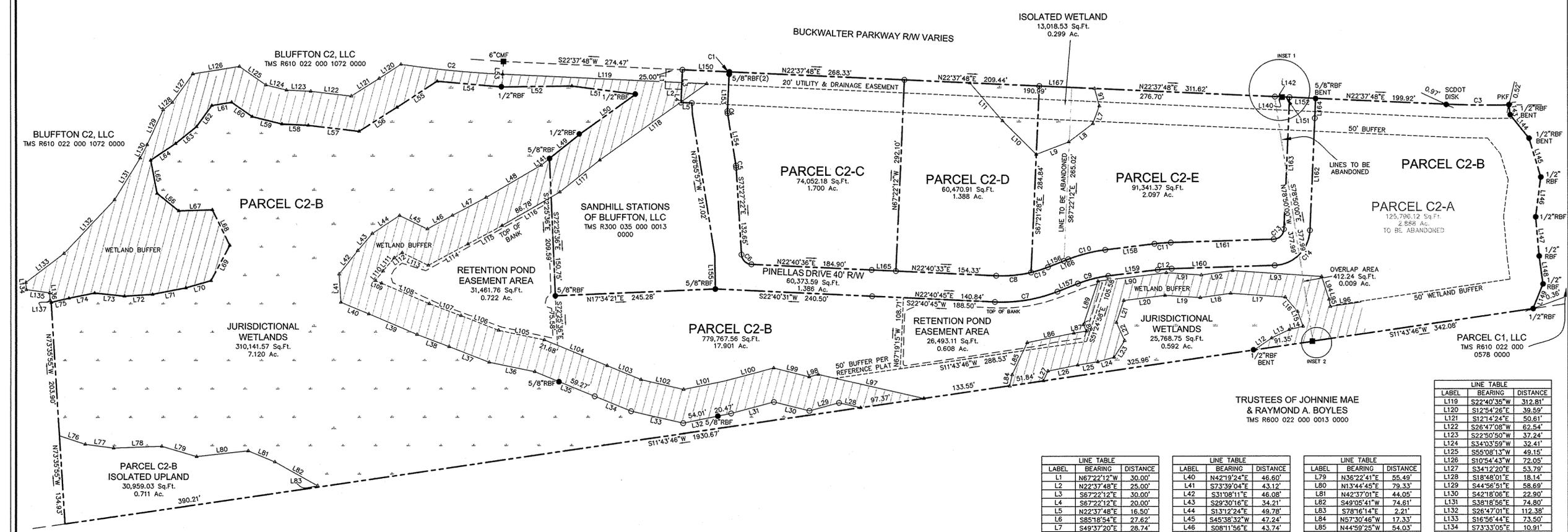
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

WILLIAM H. GRAY, JR.
S.C.P.L.S. No. 22744
NOT VALID UNLESS CRIMPED WITH SEAL



PARCEL C2-B

JURISDICTIONAL WETLAND	7.120 Ac.
JURISDICTIONAL UPLAND	0.592 Ac.
ISOLATED UPLAND	0.711 Ac.
ISOLATED WETLAND	0.060 Ac.
UPLAND	9.418 Ac.
TOTAL	17.901 Ac.



BLUFFTON C2, LLC
TMS R610 022 000 1072 0000

PARCEL C2-B

SANDHILL STATIONS
OF BLUFFTON, LLC
TMS R300 035 000 0013 0000

PARCEL C2-C
74,052.18 Sq.Ft.
1.700 Ac.

PARCEL C2-D
60,470.91 Sq.Ft.
1.388 Ac.

PARCEL C2-E
91,341.37 Sq.Ft.
2.097 Ac.

PARCEL C2-B
125,796.12 Sq.Ft.
2.888 Ac.
TO BE ABANDONED

PARCEL C2-B
ISOLATED UPLAND
30,959.03 Sq.Ft.
0.711 Ac.

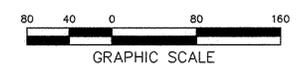
PARCEL C2-B
779,767.56 Sq.Ft.
17.901 Ac.

RETENTION POND
EASEMENT AREA
26,495.11 Sq.Ft.
0.608 Ac.

JURISDICTIONAL
WETLANDS
25,768.75 Sq.Ft.
0.592 Ac.

PARCEL C1, LLC
TMS R610 022 000 0578 0000

TRUSTEES OF JOHNNIE MAE
& RAYMOND A. BOYLES
TMS R600 022 000 0013 0000



CURVE TABLE

LABEL	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	21.00'	3.66'	3.65'	S62°22'49"E	9°58'45"
C2	1580.00'	158.77'	156.71'	N25°31'08"E	5°41'08"
C3	1560.00'	96.91'	96.69'	N20°51'01"E	3°33'33"
C4	16.00'	3.23'	3.22'	S73°09'04"E	11°33'45"
C5	34.00'	3.25'	3.25'	N76°11'39"W	5°28'35"
C6	16.00'	23.42'	21.38'	N64°36'37"E	83°52'03"
C7	233.00'	97.53'	96.82'	N10°41'06"E	23°58'58"
C8	193.00'	53.73'	53.55'	N14°42'05"E	15°57'01"
C9	193.00'	48.37'	48.24'	S95°52'22"W	14°21'29"
C10	233.00'	58.39'	58.24'	S95°52'22"W	14°21'29"
C11	283.00'	25.45'	25.44'	S15°37'41"W	5°09'08"
C12	243.00'	21.85'	21.85'	S15°37'41"W	5°09'08"
C13	16.00'	23.90'	21.74'	N24°35'42"W	85°35'56"
C14	56.00'	83.66'	76.10'	N24°35'42"W	85°35'56"
C15	193.00'	27.06'	27.04'	N02°42'36"E	8°01'58"

LINE TABLE

LABEL	BEARING	DISTANCE
L1	N67°22'12"W	30.00'
L2	N22°37'48"E	25.00'
L3	S67°22'12"E	30.00'
L4	S67°22'12"E	20.00'
L5	N22°37'48"E	16.50'
L6	S85°18'54"E	27.62'
L7	S49°37'20"E	28.74'
L8	S17°18'55"E	46.13'
L9	S00°56'23"E	53.31'
L10	S64°59'26"W	72.61'
L11	S69°06'22"W	76.76'
L12	N14°18'17"W	32.39'
L13	N05°17'18"W	29.81'
L14	N06°29'14"E	22.01'
L15	S89°57'03"W	23.96'
L16	S69°10'08"W	29.25'
L17	S23°59'36"W	83.60'
L18	S12°05'29"W	46.80'
L19	S23°37'41"W	53.82'
L20	S13°00'19"W	63.97'
L21	S51°30'05"E	35.45'
L22	N85°36'53"E	30.30'
L23	S37°38'12"E	30.18'
L24	S04°47'53"W	26.11'
L25	S10°57'08"W	31.02'
L26	S08°30'21"W	46.20'
L27	S44°19'39"W	16.51'
L28	N32°47'41"E	33.74'
L29	N04°56'33"E	47.07'
L30	N33°59'26"E	56.26'
L31	N05°09'15"E	68.14'
L32	N08°24'28"E	74.48'
L33	N33°03'38"E	81.66'
L34	N42°10'39"E	60.28'
L35	N42°07'33"E	99.38'
L36	N31°42'43"E	71.06'
L37	N41°17'59"E	65.84'
L38	N40°37'36"E	52.67'
L39	N43°08'48"E	80.13'

LINE TABLE

LABEL	BEARING	DISTANCE
L40	N42°19'24"E	46.60'
L41	S73°39'04"E	43.12'
L42	S31°08'11"E	46.08'
L43	S29°30'16"E	34.21'
L44	S13°12'24"E	49.78'
L45	S45°38'32"W	47.24'
L46	S08°11'56"E	43.74'
L47	S08°04'30"E	58.29'
L48	S10°45'44"E	97.39'
L49	N51°27'18"W	59.74'
L50	S15°26'09"E	105.01'
L51	N27°18'16"E	98.65'
L52	N19°15'35"E	107.23'
L53	S68°34'41"E	38.97'
L54	N25°05'04"E	99.57'
L55	N12°57'13"W	73.26'
L56	N12°17'12"W	68.62'
L57	N26°44'18"E	78.54'
L58	N22°48'02"E	40.44'
L59	N43°01'11"E	46.62'
L60	N50°52'25"E	38.13'
L61	N05°15'56"E	30.97'
L62	N34°15'07"W	39.78'
L63	N18°50'48"W	41.28'
L64	N13°33'50"W	45.91'
L65	N81°01'40"W	51.30'
L66	S41°09'12"E	42.72'
L67	S18°20'52"W	51.17'
L68	S84°31'34"W	60.34'
L69	N41°56'17"W	61.16'
L70	N05°09'15"E	39.78'
L71	N09°07'56"E	52.38'
L72	N18°05'04"E	42.64'
L73	N45°41'20"E	44.43'
L74	N08°31'44"E	39.94'
L75	N06°54'02"E	27.91'
L76	N38°20'18"E	41.37'
L77	N27°40'33"E	43.51'
L78	N17°54'04"E	74.01'

LINE TABLE

LABEL	BEARING	DISTANCE
L80	N13°44'45"E	79.33'
L81	N42°37'01"E	44.05'
L82	S49°05'41"W	74.61'
L83	S78°16'14"E	2.21'
L84	N57°30'46"W	17.33'
L85	N44°59'25"W	64.03'
L86	N08°33'08"E	72.49'
L87	N10°59'58"E	19.50'
L88	N51°27'18"W	70.02'
L89	N13°03'07"E	105.92'
L90	N23°40'29"E	53.53'
L91	N12°08'16"E	46.25'
L92	N22°37'48"E	136.94'
L93	S88°16'17"E	36.68'
L94	S80°20'58"E	11.16'
L95	N11°46'33"W	47.83'
L96	S32°50'29"W	165.39'
L97	S04°58'21"W	14.42'
L98	S47°29'55"E	61.94'
L99	S05°12'02"W	79.58'
L100	S08°27'16"W	62.13'
L101	S33°06'26"W	66.75'
L102	S42°13'27"W	56.32'
L103	S42°10'21"W	103.96'
L104	S31°45'30"W	71.42'
L105	S47°29'55"E	61.94'
L106	S40°40'23"W	51.87'
L107	S43°11'35"W	79.39'
L108	S42°21'12"W	10.35'
L109	N31°05'23"W	18.80'
L110	N29°27'28"W	26.34'
L111	N13°09'36"W	14.42'
L112	N45°41'20"E	44.43'
L113	N08°09'08"W	69.07'
L114	N08°01'42"W	59.18'
L115	N10°12'06"W	101.94'
L116	N18°25'46"W	78.54'
L117	N15°23'21"W	201.11'

LINE TABLE

LABEL	BEARING	DISTANCE
L119	S22°40'36"W	312.81'
L120	S12°54'28"E	39.59'
L121	S121°4'24"E	50.61'
L122	S26°47'08"W	62.54'
L123	S22°50'50"W	37.24'
L124	S34°03'59"W	32.41'
L125	S55°08'13"W	49.15'
L126	S10°54'43"W	72.05'
L127	S341°2'20"E	53.79'
L128	S18°46'01"E	18.14'
L129	S44°56'51"E	58.69'
L130	S42°18'06"E	22.90'
L131	S38°18'56"E	74.80'
L132	S26°47'01"E	112.38'
L133	S16°56'44"E	73.50'
L134	S73°33'05"E	10.91'
L135	N27°53'01"E	36.34'
L136	S73°33'07"E	11.41'
L137	N81°39'08"E	3.49'
L138	N61°57'23"W	3.56'
L139	N23°49'00"E	11.10'
L140	S18°28'34"E	16.33'
L141	S27°29'55"E	43.10'
L142	N22°37'48"E	11.32'
L143	S76°45'38"E	14.86'
L144	N71°10'04"E	46.04'
L145	S86°41'49"E	61.88'
L146	S62°36'55"E	61.30'
L147	S75°01'41"E	60.01'
L148	S47°29'55"E	43.10'
L149	S48°06'38"E	40.52'
L150	N22°37'48"E	71.47'
L151	N22°37'48"E	12.31'
L152	N22°37'48"E	40.00'
L153	N67°22'12"W	56.50'
L154	N78°55'57"W	80.80'
L155	S71°05'37"E	51.81'
L156	N01°18'23"W	26.14'
L157	N01°18'23"W	33.36'
L158	N13°03'07"E	76.12'
L159	N13°03'07"E	76.12'
L160	N181°2'23"E	157.27'
L161	N181°2'23"E	157.23'
L162	S67°24'35"E	175.18'
L163	S67°24'35"E	201.63'
L164	S67°24'35"E	30.25'
L165	N22°40'33"E	36.77'
L166	N01°18'23"W	7.22'
L167	N22°37'48"E	49.25'

Exhibit 3

ATTACHMENT 6

**DRAYTON-PARKER
COMPANIES LLC**
TMS R300 035 000 0013
0000

PARCEL C2-F

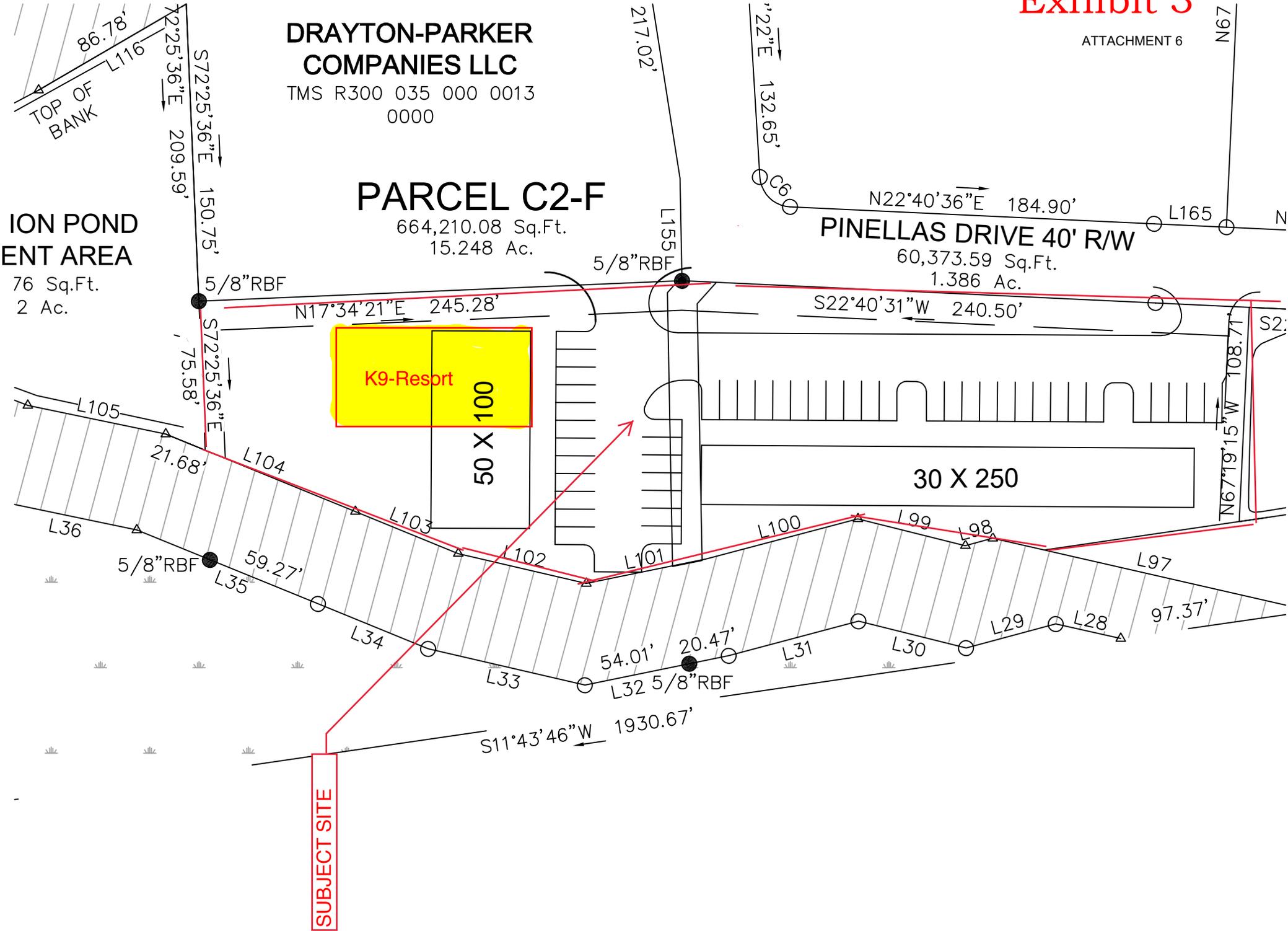
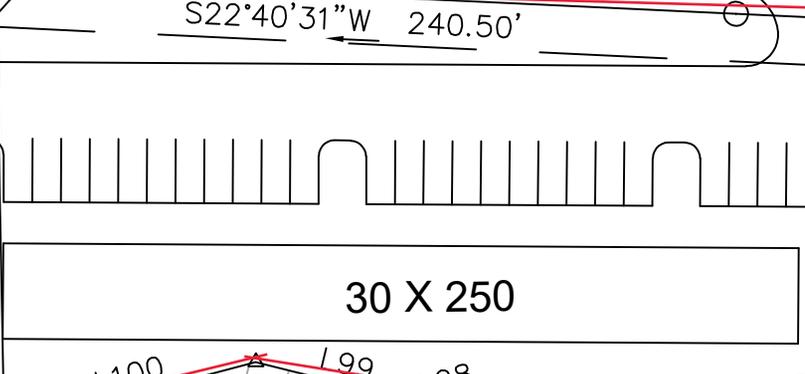
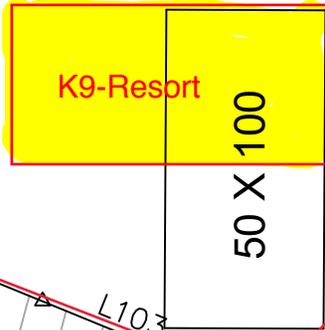
664,210.08 Sq.Ft.
15.248 Ac.

PINELLAS DRIVE 40' R/W
60,373.59 Sq.Ft.
1.386 Ac.

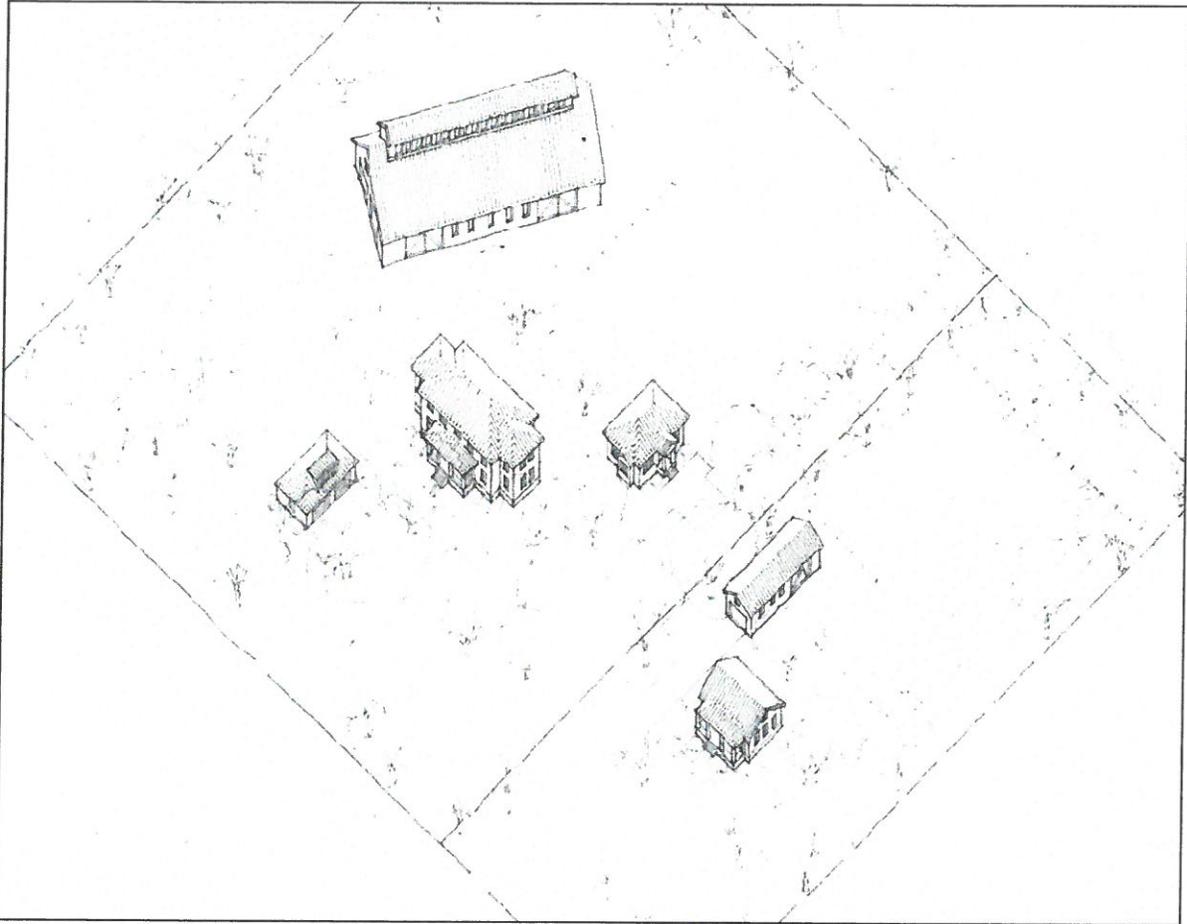
ION POND ENT AREA

76 Sq.Ft.
2 Ac.

SUBJECT SITE



3.2.40 T2 Rural (T2R) Standards



General Note: The illustration above is intended to provide a brief overview of the transect zone and is descriptive in nature.

A. Purpose

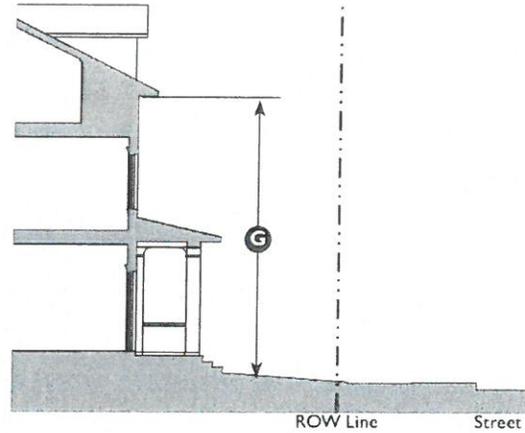
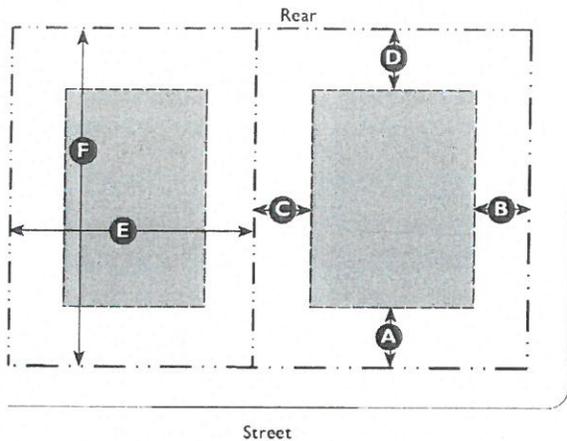
The Rural (T2R) Zone is intended to preserve the rural character of Beaufort County. This Zone applies to areas that consist of sparsely settled lands in an open or cultivated state. It may include large lot residential, farms where animals are raised or crops are grown, parks, woodland, grasslands, trails, and open space areas.

The T2 Rural Zone implements the Comprehensive Plan goals of preserving the rural character of portions of Beaufort County.

B. Subzones

T2R-L (Rural-Low)

The intent of the T2R-L Sub-Zone is to provide a more rural, sparsely-developed character.



Key

- ROW / Property Line
- Setback Line
- Building Area
- ▨ Facade Zone

C. Building Placement		
Setback (Distance from ROW/Property Line)		
Front	50' min.	(A)
Side Street	50' min.	(B)
Side		
Side, Main Building	18' min.	(C)
Side, Ancillary Building	10' min.	
Rear	50' min.	(D)
Lot Size (Half Acre Minimum)		
Width	100' min.	(E)
Depth	n/a	(F)

Miscellaneous
 Where existing adjacent buildings are in front of the regulated BTL or front setback, the building may be set to align with the facade of the front-most Immediately adjacent property.

D. Building Form		
Building Height		
Main Building	2 stories max.	(G)
Ancillary Building	2 stories max.	
Ground Floor Finish Level ¹	No minimum	
Footprint		
Maximum Lot Coverage ²	n/a	
Miscellaneous		
Loading docks, overhead doors, and other service entries may not be located on street-facing facades.		
Notes		

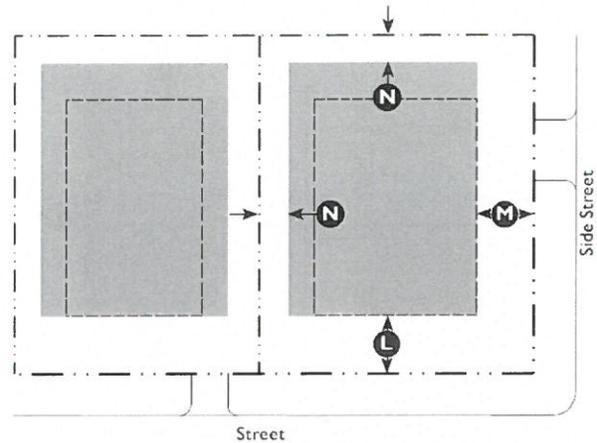
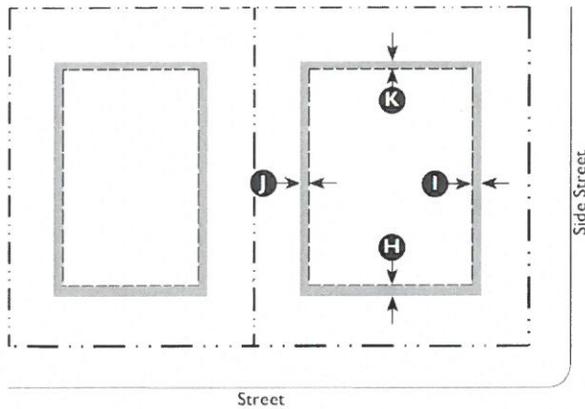
¹Buildings located in a flood hazard zone will be required to be built above base flood elevation in accordance with Beaufort County Building Codes.
²Lot coverage is the portion of a lot that is covered by any and all buildings including accessory buildings.

E. Gross Density ³		
	T2 Rural	T2 Rural-Low
Gross Density	0.34 d.u./acre	0.20 d.u./acre

³Gross Density is the total number of dwelling units on a site divided by the Base Site Area (Division 6.1.40.F)

Exhibit 5.3

Division 3.2: Transit Zones
ATTACHMENT 6
T2 Rural



Key

- ROW / Property Line
- Setback Line
- Encroachment Area

Key

- ROW / Property Line
- Setback Line
- Allowed Parking Area

F. Encroachments and Frontage Types

Encroachments

Front	5' max.	(H)
Side Street	5' max.	(I)
Side	5' max.	(J)
Rear	5' max.	(K)

Encroachments are not allowed within a Street ROW/ Alley ROW, or across a property line.

See Division 5.2 (Private Frontage Standards) for further refinement of the allowed encroachments for frontage elements.

Allowed Frontage Types

Common Yard	Porch: Engaged
Porch: Projecting	

G. Parking

Required Spaces: Residential Uses

Single Family Detached	3 per unit
Accessory Dwelling Unit	1 per unit

Required Spaces: Service or Retail Uses

Lodging: Bed and Breakfast	2 spaces plus 1 per guest room
Lodging: Inn	1 per room

For parking requirements for all other allowed uses see Table 5.5.40.B (Parking Space Requirements).

Location (Setback from Property Line)

Front	50' min.	(L)
Side Street	50' min.	(M)

Rear and interior side yard parking setbacks are governed by the applicable perimeter buffer (see Tables 5.8.90.D and 5.8.90.F) and any other required buffers. (N)

H. T2R Allowed Uses				H. T2R Allowed Uses			
Land Use Type ¹	Specific Use Regulations	T2R	T2RL	Land Use Type ¹	Specific Use Regulations	T2R	T2RL
Agricultural				Recreation, Education, Safety, Public Assembly			
Agriculture & Crop Harvesting		P	P	Community Public Safety Facility		P	P
Agricultural Support Services		P	P	Institutional Care Facility	7.2.130	S	---
Animal Production	4.1.30	C	---	Detention Facility	7.2.130	S	---
Animal Production: Factory Farming	4.1.30	S	---	Meeting Facility/Place of Worship (less than 15,000 SF)	4.1.150	C	---
Seasonal Farmworker Housing	4.1.90	C	C	Meeting Facility/Place of Worship (15,000 SF or greater)	4.1.150	S	---
Forestry		P	P	Park, Playground, Outdoor Recreation Areas	2.8	P	P
Commercial Stables	4.1.50	C	C	Recreation Facility: Commercial Outdoor	4.1.200	S	---
Residential				Infrastructure, Transportation, Communications			
Dwelling: Single Family Detached Unit		P	P	Recreation Facility: Golf Course		P	---
Dwelling: Accessory Unit	4.2.30	C	C	Recreation Facility: Campground	4.1.190	C	---
Dwelling: Family Compound	2.7.40	C	C	Ecotourism	4.1.330	C	---
Dwelling: Group Home		P	P	Airport, Aviation Services			
Home Office	4.2.90	C	C	Infrastructure and Utilities: Regional (Major) Utility	4.1.210	C	C
Home Business	4.2.80	C	---	Waste Management: Community Waste Collection & Recycling			
Cottage Industry	4.2.40	C	---	Waste Management: Regional Waste Transfer & Recycling	4.1.300	S	---
Retail & Restaurants				Waste Management: Regional Waste Disposal & Resource Recovery			
General Retail 3,500 SF or less	4.1.120	C	---	Wireless Communications Facility	4.1.320	S	S
Gas Station/Fuel Sales	4.1.100	S	---	Industrial			
Offices & Services				Mining & Resource Extraction			
Animal Services: Kennel	4.1.40	C	---	Mining & Resource Extraction	4.1.160	S	S
Day Care: Family Home (up to 8 clients)		P	P				
Lodging: Bed & Breakfast (5 rooms or less)	7.2.130	S	S				
Lodging: Inn (up to 24 rooms)	7.2.130	S	---				

Key	
P	Permitted Use
C	Conditional Use
S	Special Use Permit Required
---	Use Not Allowed

End Notes
¹ A definition of each listed use type is in Table 3.1.70 Land Use Definitions.



Beaufort County, South Carolina

generated on 2/6/2020 10:52:57 AM EST

Property ID (PIN)	Alternate ID (AIN)	Parcel Address	Data refreshed as of	Assess Year	Pay Year
R600 022 000 0013 0000	00495388	440 JOHN SMITH LN,	1/31/2020	2018	2019

Current Parcel Information

Owner	BOYLES RAYMOND A JOHNNIE S CO TRUSTEES	Property Class Code	AgImp Forest
		Acreage	88.8600
Owner Address	430 JOHN SMITH LN BLUFFTON SC 29910		
Legal Description	RESIDENCE SUBJ TO ROLL BACK TAX LIEN TIMBERLAND SPLIT 6/99 2.33 AC 22/141 SPLIT 2/00 2.33 AC 22/192 SPLIT 8/02 1.56 AC 22/586		

Historic Information

Tax Year	Land	Building	Market	Taxes	Payment
2019	\$2,657,600	\$135,800	\$2,793,400	\$1,761.09	\$1,761.09
2018	\$2,657,600	\$135,800	\$2,793,400	\$1,724.88	\$1,724.88
2017	\$1,439,600	\$107,900	\$1,547,500	\$1,549.08	\$1,549.08
2016	\$1,439,600	\$107,900	\$1,547,500	\$1,527.49	\$1,527.49
2015	\$1,439,600	\$107,900	\$1,547,500	\$1,496.95	\$1,496.95
2014	\$1,439,600	\$107,900	\$1,547,500	\$1,463.54	\$1,463.54
2013	\$1,439,600	\$107,900	\$1,547,500	\$1,453.97	\$1,453.97
2012	\$2,214,672	\$209,695	\$2,424,367	\$1,216.42	\$1,216.42
2011	\$2,214,672	\$209,695	\$2,424,367	\$1,203.53	\$1,203.53
2010	\$2,214,672	\$209,695	\$2,424,367	\$1,189.18	\$1,189.18

Sales Disclosure

Grantor	Book & Page	Date	Deed	Vacant	Sale Price
BOYLES JOHNNIE MAE RAYMOND A JTROS	2601 2247	4/17/2007	Fu		\$0
BOYLES JOHNNIE MAE	1914 2088	2/20/2004	Fu		\$5
BOYLES JOHNNIE MAE	436 1267	9/1/1985	QC		\$0
BOYLES JOHNNIE MAE	158 212	1/1/1980	Fu		\$0
		12/31/1776	Or		\$0

Improvements

Building	Type	Use Code Description	Constructed Year	Stories	Rooms	Square Footage	Improvement Size
R01	DWELL	Dwelling	1996	1.0	01	1,761	
R01	ATTGAR	Attached Garage	1996	0	0		539

Exhibit 6.2

ATTACHMENT 6

A&C PROFESSIONAL SURVEYING

1009 N COLUMBIA AVENUE
RINCON, GA. 31326
TELE. (912) 966-2298 FAX. (912) 964-2222

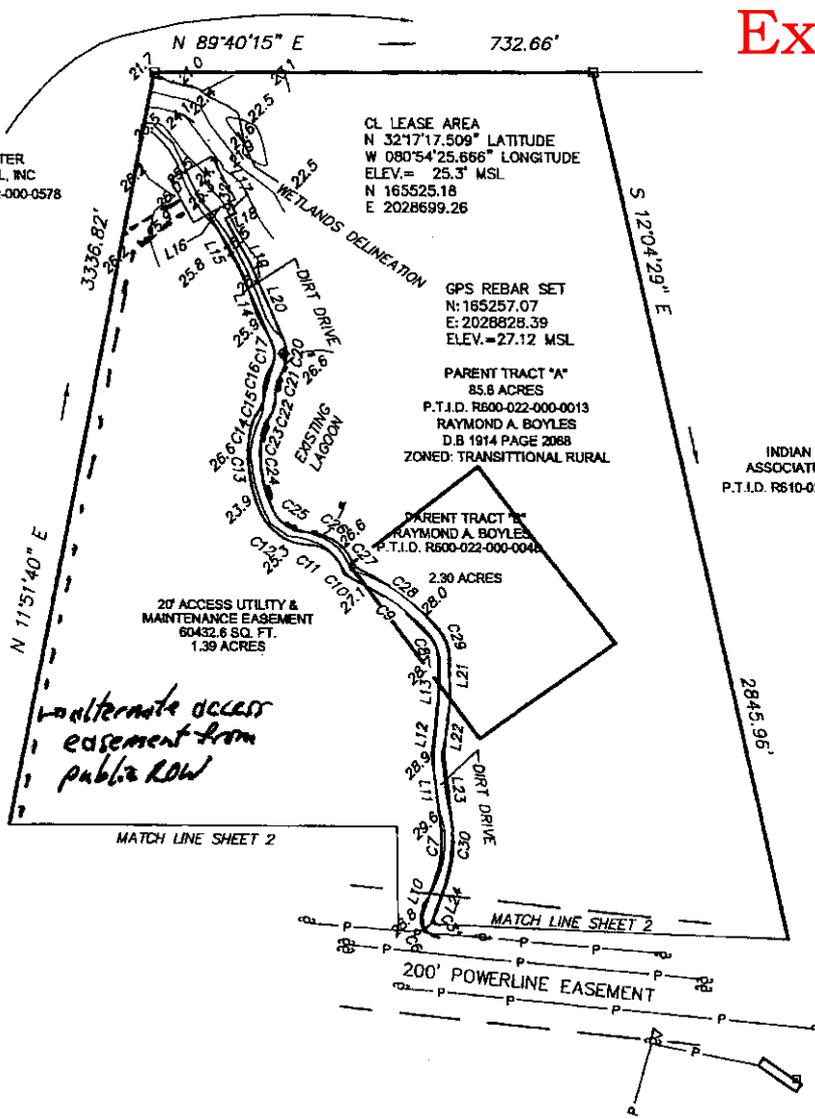
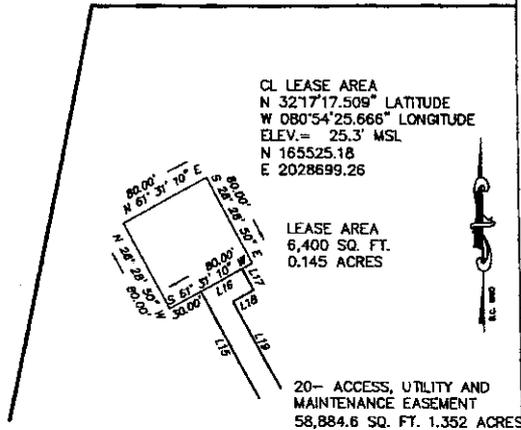
SCALE: 200' 0' 100' 200'
1" = 200'

DRAWING NAME GA05011	DATE OCTOBER 21, 2005	SHEET NO. C4
PROJECT NO. GA05011	FIELD BOOK NO. (SEE FILE)	

NOTES:

- THIS EXHIBIT REPRESENTS THE LEASE SITE AND ACCESS, UTILITY AND MAINTENANCE EASEMENTS ONLY AND IS NOT INTENDED FOR ANY OTHER USE. UTILITY EASEMENTS MAY DEVIATE FROM SURVEY REPRESENTATION. IF SO UTILITY CO. IS RESPONSIBLE FOR OBTAINING AND RECORDING THE SAME.
- ALL BEARINGS ARE SOUTH CAROLINA GRID, ALL COORDINATES ARE NAD 83 AND ALL ELEVATIONS ARE NAVD 88.
- TAX MAP PARCEL NO. R600-022-000-013
- THIS PROPERTY IS CURRENTLY ZONED: TRANSITIONAL RURAL ZONING. (PER COUNTY OFFICIALS)
- RATIO OF PRECISION = 1/10,000.
- AREA BY COORDINATE METHOD.
- THE LOCATIONS OF ANY UNDERGROUND UTILITIES IF SHOWN ARE BASED ON PAINTED MARKINGS OBSERVED IN THE FIELD AND/OR ARE APPROXIMATE.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS OR RIGHTS-OF-WAY NOT SHOWN HEREIN.

DETAIL OF LEASE AREA
1" = 100'



LEGEND

GPS REBAR	⊙
CHAIN FENCE	—○—
WIRE FENCE	—X—
POWER LINE	—P—
UNDERGROUND POWER	—UP—
PP W/TRANS	—CP—
PP	⊙
PROP. CORNER	⊙
TELE. BOX	⊙
UNDERGROUND TELE.	—UT—
CONC. MON. FOUND	D
VICINITY MAP	
N.T.S. U.S. HWY. 27B	



I HEREBY CERTIFY THAT I HAVE CONSULTED THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NO. 450025-0055 D. AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SUBJECT PROPERTY IS LOCATED IN ZONE "C" NOT A SPECIAL FLOOD HAZARD AREA.

NOTE: THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY BY A & C PROFESSIONAL SURVEYING, INC. PROPERTY LINES WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND PLATS OF PUBLIC RECORD AND FROM SURVEYS AND DOCUMENTS PROVIDED TO THE SURVEYOR BY THE OWNER OR CLIENT.

Exhibit 7.1

ATTACHMENT 6

CEARSHOT COMMUNICATIONS
7 GREEN WOOD PARKWAY, SUITE 120
MILFORD, PA. 17041
TEL: (717) 725-0801
FAX: (717) 725-0805

PLEASE CONSULT ANY OF THE ACCOMPANYING SPECIFICATIONS OR INSTRUCTIONS OF SERVICE. THESE ARE THE EXCLUSIVE PROPERTY OF CEARSHOT COMMUNICATIONS AND THEIR USE OR REPRODUCTION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. UNLESS AUTHORIZED OR PERMITTED BY THE ORIGINAL OWNER OR USER, NO PART OF THESE PLANS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CEARSHOT COMMUNICATIONS. THIS IS A PRELIMINARY PLAN AND ANY CHANGES SHALL BE MADE BY CEARSHOT COMMUNICATIONS THROUGH FIELDWORK AND FIELD CORRECTIONS. YOU WILL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. YOU SHALL OBTAIN A FINAL FIELD RECORD OF ALL CHANGES AND APPROVALS.

BC architects engineers
5000 COLUMBIA AVE, SUITE 101
FLEMING, VA 22031-0001
TEL: (703) 871-4200
FAX: (703) 871-4200

REVISION

NO.	DESCRIPTION	BY	DATE
1	ADDED	CU	3/27/05
2	ADDED	CU	5/25/05
3	ADDED	CU	5/28/05
4	ADDED	CU	10/21/05
5			

SITE NUMBER:
BUCKWALTER
SITE NAME:
BUCKWALTER
SITE ADDRESS:
JOHN SMITH LAKE
BLUFTON, SC.
911 ADDRESS:
430 JOHN SMITH LAKE

SOUTH CAROLINA REGISTERED LAND SURVEYOR
10-28-05
12241
JOHN SMITH LAKE
DATE DRAWING: 02-22-05
SURVEYOR: JACK BOYLES
SHEET TITLE: 100% CD'S
1 4 REV. 1

Exhibit A - Sheet 1

A&C PROFESSIONAL SURVEYING

1009 N COLUMBIA AVENUE
RINCON, GA. 31326
TELE. (912) 966-2298 FAX. (912) 964-2222

SCALE: 200' 0' 100' 200'
1" = 200'

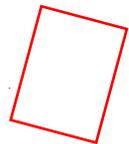
DRAWING NAME: GA05011
DATE: OCTOBER 21, 2005
SHEET NO.:

PROJECT NO.: GA05011
FIELD BOOK NO.: (SEE FILE)
C4

Exhibit 7.2

ATTACHMENT 6

Approx. Site Location



BUCKWALTER COMMERCIAL, INC

an alternate easement from public ROW (not constructed)

MATCH LINE SHEET 1

200' POWERLINE EASEMENT

20' ACCESS & UTILITY EASEMENT
60432.6 SQ. FT.
1.39 ACRES

MATCH LINE SHEET 1

INDIAN HILL ASSOCIATES, LLC

PARENT TRACT "E"
JOHN W. BOYLES
2.33 ACRES
P.T.I.D. R600-022-000-0192

GPS REBAR SET
N: 163313.58
E: 2029656.35
ELEV. = 30.66 MSL

0.65 MILES
TO HARDEVILLE U.S. HWY. 278
TO HILTON HEAD ISLAND

PARENT TRACT "D"
DONNA R. LETZINGER
2.33 ACRES
P.T.I.D. R600-022-000-0141

PARENT TRACT "C"
ROSE M. BOYLES
2.33 ACRES
P.T.I.D. R600-022-000-0047

BLUFFTON APARTMENTS L P
P.T.I.D. R600-030-000-0042

WOODBIDGE PROPERTY OWNERS
P.T.I.D. R600-030-000-0692



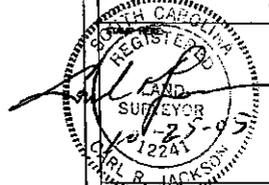
THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS AS INDICATED BY SYMBOLS, ARE THE EXCLUSIVE PROPERTY OF CLEARSHOT COMMUNICATIONS AND SHALL BE KEPT IN CONFIDENCE BY THE CONTRACTOR. NO PART OF THESE DRAWINGS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CLEARSHOT COMMUNICATIONS. ANY REPRODUCTION OR TRANSMISSION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF CLEARSHOT COMMUNICATIONS SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO CLEARSHOT COMMUNICATIONS.

BC
architects
engineers

1000 COLUMBIA AVE, SUITE 100
BLUFFTON, SOUTH CAROLINA 29910
TEL: (803) 697-4300
FAX: (803) 697-4300

NO.	DESCRIPTION	BY	DATE
1	ADDED	CRJ	3/27/05
2	A TURNAROUND	CRJ	3/28/05
3	0	CRJ	3/28/05
4	1 ADDED THREE	CRJ	3/28/05
5	2 INLANDS LINE	CRJ	
6	3 RESECTION	CRJ	10/21/05
7	4		
8	5		

SITE NAME:
BUCKWALTER
SITE ADDRESS:
JOHN SMITH LANE
BLUFFTON, SC.
EHT ADDRESS:
430 JOHN SMITH LANE



DRAWN BY	SCALE	ACJ
CHECKED BY:		CRJ
DATE DRAWN:		02-22-08
SUBMISSION:		100% CD'S

SHEET TITLE:
JB
CRB

NO.	REV.	REV. #
2	4	

Exhibit A - Sheet 2

Exhibit 8

ATTACHMENT 6

PARCEL C2-C

74,052.18 Sq.Ft.
1.700 Ac.

SANDHILL STATIONS
OF BLUFFTON, LLC
TMS R300 035 000 0013
0000

PARKER'S GAS
STATION

CAR WASH

RETENTION POND
EASEMENT AREA

31,461.76 Sq.Ft.
0.722 Ac.

K9-RESORT

PARCEL C2-B

779,267.56 Sq.Ft.
17.901 Ac.

WETLANDS

50' BUFFER PER
REFERENCE PLA

