



TOWN OF BLUFFTON ANNEXATION APPLICATION

Attachment 5

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

Applicant		Property Owner	
Name: Bryant Holding, LLC		Name: Johnnie L Bryant III	
Phone: 843-263-4354		Phone: 843-263-4354	
Mailing Address: P.O Box 3338 Bluffton, SC 29910		Mailing Address: P.O Box 3338 Bluffton, SC 29910	
E-mail: bluffton83@aol.com		E-mail: bluffton83@aol.com	
Town Business License # (if applicable):			
Project Information			
Project Name: Bryant Family Plot		Acreage: 2.14	
Project Location: 30 Davis Road Bluffton, SC 29910			
Existing Zoning: T2R Rural		Proposed Zoning: Town of Bluffton	
Tax Map Number(s): R600 029 00 0028 000			
Project Description: Family Plot			
Select Annexation Method (see Annexation Policy and Procedures Manual):			
<input checked="" type="checkbox"/> 100 Percent Petition and Ordinance Method <input type="checkbox"/> 75 Percent Petition and Ordinance Method <input type="checkbox"/> 25 Percent Elector Petition and Election Method			
Minimum Requirements for Submittal			
<input type="checkbox"/> 1. Completed Annexation Petition(s). <input type="checkbox"/> 2. Mandatory Application Check-In Meeting scheduled. <input type="checkbox"/> 3. Narrative per the attached Annexation Application Checklist. <input type="checkbox"/> 4. Parcel Information per the attached Annexation Application Checklist. <input type="checkbox"/> 5. Concurrent Applications per the attached Annexation Application Checklist. <input type="checkbox"/> 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: Bryant III, Johnnie L		Date: 3-14-2024	
Applicant Signature:		Date: 3-14-2024	
For Office Use			
Application Number:		Date Received:	
Received By:		Date Approved:	



TOWN OF BLUFFTON
ZONING MAP/TEXT AMENDMENT APPLICATION

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: Bryant Holding, LLC		Name: Johnnie L Bryant III	
Phone: 843-263-4354		Phone: 843-263-4354	
Mailing Address: P.O Box 3338, Bluffton SC 29910		Mailing Address:	
E-mail: Bluffton83@aol.com		E-mail:	
Town Business License # (if applicable):			
Project Information			
Project Name: Bryant Family Plot		Acreage: 2.14	
Project Location: 30 Davis Road, Bluffton SC		Comprehensive Plan Amendment Yes No	
Existing Zoning: T2R RURAL		Proposed Zoning: Town of Bluffton	
Type of Amendment: Text Map			
Tax Map Number(s): #R600 029 00 0028 000			
Project Description: Family Property			
Minimum Requirements for Submittal			
<input type="checkbox"/> 1. Two (2) full sized copies and digital files of the maps and/or plans depicting the subject property.			
<input type="checkbox"/> 3. Project Narrative and digital file describing reason for application and compliance with the criteria in Article 3 of the UDO.			
<input 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:		Date:	
For Office Use			
Application Number:		Date Received:	
Received By:		Date Approved:	



TOWN OF BLUFFTON

ZONING MAP/TEXT AMENDMENT 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 Unified Development Ordinance. Compliance with these procedures will minimize delays and assure expeditious application review.

Step 1. Pre-Application Meeting	Applicant & Staff
Prior to the filing of a Zoning Map Amendment Application, the Applicant is required to consult with the UDO Administrator or their 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	Applicant & Staff
Upon receiving input from Staff at the Pre-Application Meeting, the Applicant shall submit the Zoning Map Amendment Application and required submittal materials during a mandatory Application Check-In Meeting where the UDO Administrator or designee will review the submission for completeness.	
Step 3. Review by UDO Administrator	Staff
If the UDO Administrator determines that the Zoning Map Amendment Application is complete, it shall be placed on the next available Planning Commission (PC) Meeting agenda.	
Step 4. Planning Commission Workshop	Applicant, Staff & Planning Commission
The PC shall hold a Public Workshop to provide the public with information and a forum to review the preliminary application.	
Step 5. Planning Commission Meeting & Planning Commission Public Hearing	Applicant, Staff & Planning Commission
The PC shall hold a Public Hearing and review the Zoning Map Amendment Application for compliance with the criteria and provisions in the UDO. The PC may recommend that Town Council approve, approve with conditions, or deny the application.	
Step 6. Town Council Meeting- 1st Reading	Applicant, Staff & Town Council
Town Council shall review the Zoning Map Amendment Application for compliance with the criteria and provisions in the UDO. Town Council may approve, approve with conditions, table, or deny the application at 1 st Reading.	
Step 7. Town Council Meeting- 2nd and Final Reading & Public Hearing	Applicant, Staff & Town Council
Town Council shall hold a Public Hearing and review the Zoning Map Amendment Application for compliance with the criteria and provisions in the UDO. Town Council may approve, approve with conditions, table, or deny the application at 2 nd and Final Reading.	
Step 8. Zoning Map Amendment Approval	Staff
If Town Council approves the Zoning Map Amendment Application, the UDO Administrator shall issue an approval letter to the Applicant.	

Bryant Holding, LLC Annexation/Rezoning

To whom this letter may concern. I, Johnnie L Bryant III sole owner of Bryant Holding, LLC is submitting this formal request to have the above listed property of 30 Davis Road located in Bluffton, SC be reviewed for annexation within the Town of Bluffton for the purpose of Residential/Mix use.

My family and I are long time Natives of the low country Bluffton/Hilton Head area. As a young man, I watch this area grow tremendously and would like to preserve this family plot as "Bluffton" as we all know it to be.

One of the benefits that I truly believe that this property could be used as Affordable Mix/Used for family to place a Mobile Home and be able to have sufficient parking at their residence without any restriction, but most important AFFORDABLE. Please take all of this into consideration as we look forward to this exciting transition.

- R600 029 000 0028 2.14 acres
- Applicant/Owner contact:
Johnnie L. Bryant III
P O Box 3338 Bluffton, SC 29910
843-263-4354 email: bluffton83@aol.com
- Existing structures: 2007 72x32 Clayton mobile home and small pump house.
- T2R Rual (Current Beaufort County)
- Residential/ Mix (Proposed)
- Currently under the T2R ruling, it only allows for the one residence on the 2.14 acres. Under The Town of Bluffton ruling, it would allow for more residences to be placed on the property.
- Current population of 30 Davis Road is 5
- The current utilities provider for 30 Davis Road is Palmetto Electric.



COUNTY COUNCIL OF BEAUFORT COUNTY

Beaufort County Community Development

Multi Government Center • 100 Ribaut Road
Post Office Drawer 1228, Beaufort, SC 29901-1228
OFFICE (843) 255-2170
FAX (843) 255-9446

November 30, 2020

Mr. Johnnie Bryant
30 Davis Road
Bluffton, SC 29910

Re: Zoning Verification Letter
District 600, Map 029, Parcel 0028

Dear Sir:

This is to certify that the referenced property, R600 029 000 0028, located at 30 Davis Road and further defined as being located in Bluffton District is zoned T2-Rural. All uses pertaining to these parcel may be found at www.beaufortcountysc.gov at the Planning Department – Community Development Code.

If I may be of further assistance, please do not hesitate to call me at 843.255.2173.

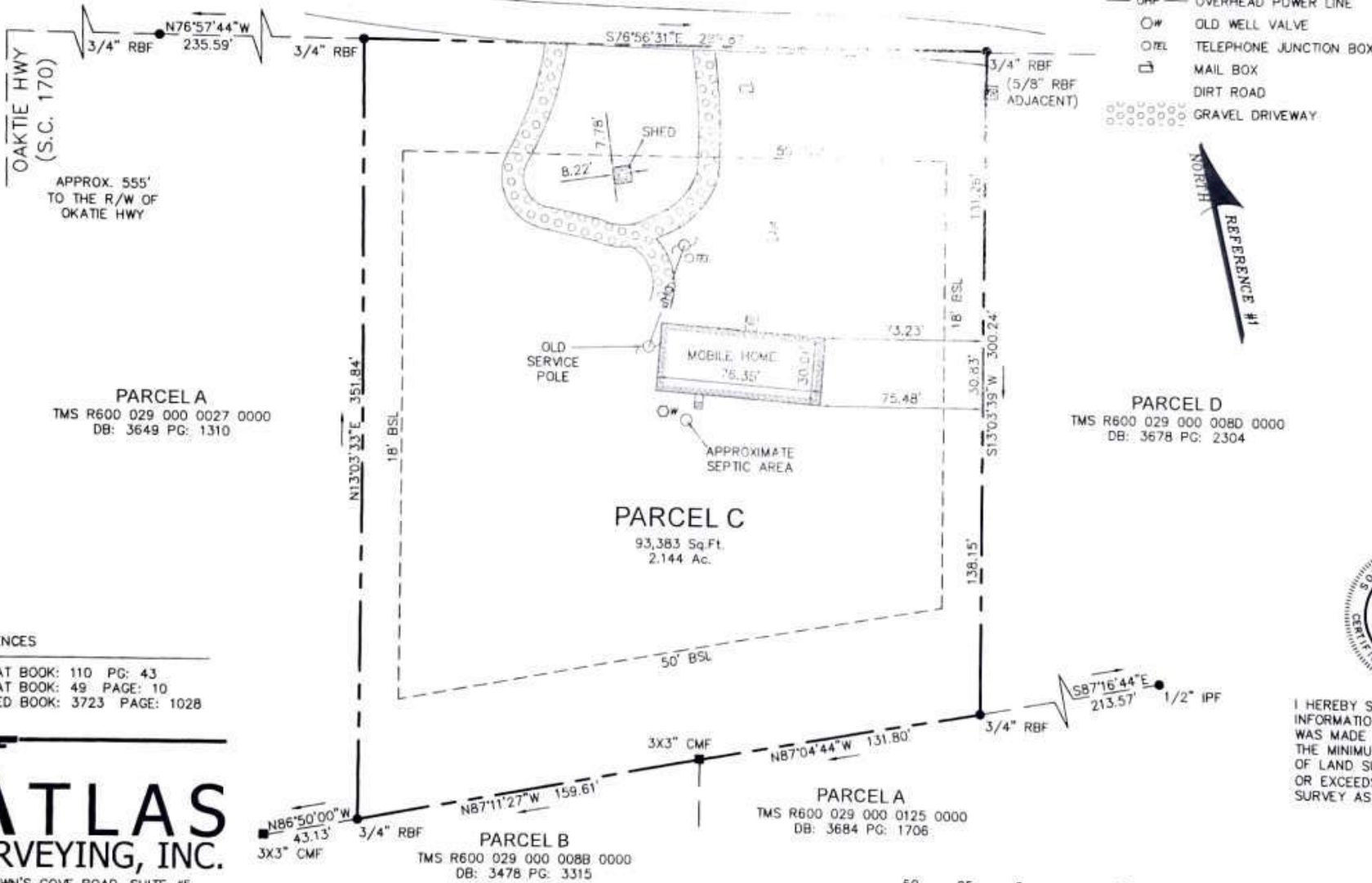
Sincerely,

Hillary A. Austin
Zoning & Development Administrator

NOTES

1. THIS PARCEL APPEARS TO LIE IN FLOOD ZONE C, FIRM PANEL 0110-D COMMUNITY 450025.
2. BUILDING SETBACKS ARE PER EMAIL TO BEAUFORT COUNTY ZONING DEPARTMENT ON 10-13-2020, AND MUST BE VERIFIED PRIOR TO CONSTRUCTION.

DAVIS ROAD 50' R/W
TMS R600 029 000 0008 0000
DB: 1371 PG: 2033



PREPARED FOR:
JOHNNIE BRYANT
AN AS-BUILT SURVEY OF
PARCEL C,
#30 DAVIES ROAD

TAX PARCEL No.
R600 029 000 0028 0000
THE TOWN OF BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK: PV
FIELD CHECK: JWR
DRAWN BY: M.F.
DATE: 10-21-2020
SCALE: 1"=50'
PROJECT No.: BFT-20235
FILE: BFT-20235 A1.DWG

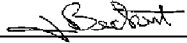


I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED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

Jeremy W. Reeder
JEREMY W. REEDER
S.C.P.L.S. No. 28139
NOT VALID UNLESS CRIMPED WITH SEAL



ATLAS
SURVEYING, INC.
49 BROWN'S COVE ROAD, SUITE #5
RIDGELAND, SC 29936
PHONE: (843) 645-9277
WEBSITE: WWW.ATLASSURVEYING.COM

RECORDED
2022 Dec -30 08:21 AM

BEAUFORT COUNTY AUDITOR

BEAUFORT COUNTY SC - ROD
BK 4195 Pgs 0592-0594
2022060387 RED
11/02/2022 03:21:57 PM
RCPT# 1110468
RECORDING FEES 15.00

ADD DMP Record 12/29/2022 01:50:17 PM
BEAUFORT COUNTY TAX MAP REFERENCE

Dist Map SMap Parcel Block Week

R600 029 000 0028 0000 00

STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **BERNICE Y. BRYANT** (hereinafter referred to as "Grantor"), in the State aforesaid, in consideration of the sum of **TEN and NO/100 (\$10.00) DOLLARS** to me in hand paid by **BRYANT HOLDING, LLC, a South Carolina limited liability company** (hereinafter referred to as the "Grantee") whose address is 103 Besseleiu Court, Bluffton, SC 29910, the receipt of which is hereby acknowledged, has granted, bargained, sold and released and by these presents does grant, bargain, sell and release subject to the easements, restrictions, reservations and conditions set forth in the legal description below, unto the said Grantee, forever, the following described property to wit:

ALL that certain lot of land situate, lying, and being in the Bluffton Township, Beaufort County, South Carolina, containing 2.14 acres, more or less, more particularly described as **Parcel C**, on a plat entitled "A Combination & Recombination Survey of Tax Map #'s, R600 029 000 0008 0000, R600 029 000 0027 0000, & R600 000 008D 0000 Near Bluffton, Beaufort County, South Carolina", prepared by TGS Land Surveying, and certified by Thomas G. Stanley, Jr., PLS #18269, TGS Land Surveying, which plat is dated August 23, 2004 being recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 110 at Page 43; and

Beaufort County Tax Map No. R600-029-000-0028-0000

TOGETHER with a non-exclusive easement appurtenant for ingress, egress and utilities (access and maintenance) over, across, and under that property identified as a 50' non-exclusive easement over a 5 acre, more or less, tract owned N/F by Resource Development Group, LLC to Davis Road as shown on that certain plat

recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 49 at Page 10.

Said conveyance is made subject to all applicable covenants, easements and restrictions of record in the Office of the Register of Deeds, Beaufort County, South Carolina.

This being a portion of the same property conveyed to the within Grantor by Deed of Felicia Blackshear a/k/a Felcia Blackshear, individually and as Grantee of Connie Olivia White, Don D. Blackshear, and Shawn Blackshear, dated December 17, 2018, and recorded December 20, 2018, in the Office of the Register of Deeds for Beaufort County, South Carolina, in Book 3723 at Page 1028.

This Deed was prepared by Dills Law Firm, LLC, PO Box 1696, Bluffton, South Carolina 29910, without benefit of a title examination.

THIS CONVEYANCE IS MADE SUBJECT TO all other easements and restrictions of record and otherwise affecting the property.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in any wise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the said Grantee, its successors and assigns, forever, in fee simple; subject, however, to the rights, conditions and restrictions that constitute covenants running with the land, all as set forth herein.

AND said Grantor does hereby bind themselves, their heirs and assigns, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said Grantee, its successors and assigns, against Grantor and Grantor's heirs and assigns, and against all persons whomsoever lawfully claiming, or to claim the same, or any part thereof.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed this 15 day of September, 2022.

**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:**

(2) [Signature]
Signature of 1st Witness

(3) [Signature]
Signature of 2nd Witness/Notary Public

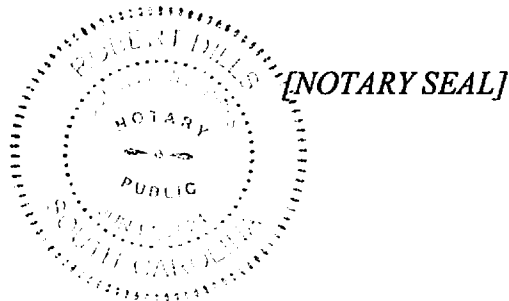
(1) Bernice Y. Bryant, by Johnnie C. Bryant (L.S.)
Bernice Y. Bryant, by Johnnie Bryant,
Her Attorney-In-Fact

STATE OF South Carolina)
COUNTY OF Beaufort)

ACKNOWLEDGEMENT

I, the undersigned notary, do hereby certify that *Johnnie Bryant, as Attorney-In-Fact for Bernice Y. Bryant* personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal this 15 day of September, 2022.
(4) [Signature] (L.S.)
Notary Public for the State of South Carolina
My Commission Expires: 6/17/24







Zone Districts

- Buckingham Landing Community Preservation [BLCP]
- C3 Neighborhood Mixed Use [C3NMU]
- C4 Community Center Mixed Use [C4CCMU]
- C5 Regional Center Mixed Use [C5RCMU]
- May River Community Preservation [MRCP]
- Existing Planned Unit Development [PUD]
- T1 Natural Preserve [T1NP]
- T2 Rural [T2R]
- T2 Rural Center [T2RC]
- T2 Rural Neighborhood [T2RN]
- T3 Edge [T3Edge]
- T3 Hamlet Neighborhood [T3HN]
- T3 Neighborhood [T3N]
- T4 Hamlet Center [T4HC]
- T4 Hamlet Center Open [T4HCO]
- T4 Neighborhood Center [T4NC]



































