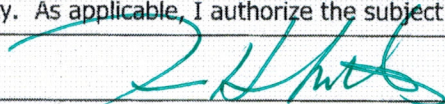
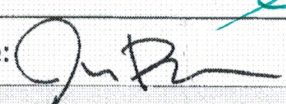




TOWN OF BLUFFTON
BOARD OF ZONING APPEALS APPLICATION

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: Court Atkins Architects, Inc.		Name: Trever Wells	
Phone: 843-815-2557		Phone: 912-313-1274	
Mailing Address: PO BOX 3978 Bluffton, SC 29910		Mailing Address: 1181 May River Road Bluffton, SC 29910	
E-mail: jason.broene@courtatkins.com		E-mail: treverwells@aol.com	
Town Business License # (if applicable): LIC-04-19-028962			
Project Information			
Project Name: Wells Mixed Use		<input checked="" type="checkbox"/> Variance	<input type="checkbox"/> Special Exception
Project Location: 1181 May River Road		<input type="checkbox"/> Administrative Appeal	
Zoning District: R610 039 000 097A 0000		Acreage: 0.36 acres	
Tax Map Number(s): R610 039 000 097A 0000			
Project Description: A new 8,000 sqft 2-story mixed use building. Existing 12,000 sqft. building on the site is to remain.			
Request: The applicant acknowledges the 50' buffer on May River Road however, would request to locate the building on the site up on May River Road to be similar to the Stock Farm Development street-scape and buildings east along May River Road.			
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 checked="" 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: 11/18/24	
Applicant Signature: 		Date: 11/18/24	
For Office Use			
Application Number:		Date Received:	
Received By:		Date Approved:	



BOARD OF ZONING APPEALS NARRATIVE

1181 May River Road
Bluffton, SC 29910

DATE: November 26, 2024

The applicant Trevor Wells requests a zoning variance for 1181 May River Road / Tax ID# R610 039 000 097A 0000, from Section 5.3.7.B.2b of the Unified Development Ordinance, to allow encroachment into the 50-foot vegetative buffer along SC HWY 46 (May River Road). The proposed lot is a medium mixed-use lot within the Neighborhood Core Zoning District which allows a 10' front setback. Due to site constraints, the applicant proposes a reduction of the buffer from 50' to 15'.

- *The 15' setback / buffer is consistent with the adjacent properties to the Southeast (Stock Farm) and to the east at 1199 May River Road; 1203 May River Road and within the Historic District. Currently, there is no existing vegetative buffer at the front of the property.*
- *The reduced buffer encourages redevelopment and provides a transition from no buffers within the Historic District to 50' buffers along the scenic May River Road corridor. The Town of Bluffton streetscape (sidewalks, streetlights, landscape) has been designed to accommodate buildings fronting the streets and encourages sidewalk connectivity to the street versus parking lots adjacent to the scenic highway.*

The following is the supporting documentation from Article 3 of the UDO.

1. Section 3.7.3.A. The application must comply with applicable requirements in the Applications Manual.

Applicant Response:

The application has been submitted to Town Staff, per requirements of the Applications Manual.

2. Section 3.7.3.B.1. Unnecessary Hardship. A Variance from a dimensional or design standard may be granted by the Board of Zoning Appeals in an individual case of unnecessary hardship upon a finding that all of the following standards are met.

A. Section 3.7.3.B.1.a. There are extraordinary and exceptional conditions pertaining to the particular piece of property

Applicant Response:

The lot has an existing metal building and when the 50' required buffer is applied; along with walkways and access from the building; the property is not suitable for commercial development consistent with the May River Road Corridor and current zoning. The applicant proposes redevelopment of the site to be more consistent with adjacent properties recently developed.

B. Section 3.7.3.B.1.c. Because of these conditions, the application of the Ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property in a manner consistent with others in the zoning district.

Applicant Response:

With the 50' buffer the maximum building depth is limited to ±30'. Based on this minimal development area, any type of commercial development is restricted.

C. Section 3.7.3.B.1.d. The need for the Variance is not the result of the Applicant's own actions.

Applicant Response:

The current zoning was in place when the applicant purchased the property and is not a result of the applicant's actions. There is also no vegetative buffer at the front of the property currently.

D. Section 3.7.3.B.1.e. The authorization of a Variance does not substantially conflict with the Comprehensive Plan and the purposes of this Ordinance.

Applicant Response:

Per the Town of Bluffton: ' The Neighborhood Core zoning district is purposed to have moderate-intensity, mixed-use development and the Future Land Use Map envisions this area for Mixed-Use which describes future uses in the following manner: A variety of complementing and integrated uses such as, but not limited to: residential, offices, light/unobtrusive/small scale manufacturing and assembly, retail, public use/facilities, or entertainment in a compact urban form.'

The requested variance does not create a substantial departure from the goals and purposes of the Zoning District or Comprehensive Plan because the proposed density and uses are like what is described above.

E. Section 3.7.3.B.1.f. The authorization of a Variance will not result in a substantial detriment to adjacent property or the public good, and the character of the District will not be harmed by the granting of the Variance.

Applicant Response:

The proposed plan will be consistent with the character of Old Town Bluffton and provide more effective use of space and aesthetic along the Hwy 46 Streetscape. The reduced buffer provides a transition from the Historic district to the 50' buffer along the scenic May River Road corridor. The adjacent properties do not have a 50' buffer.

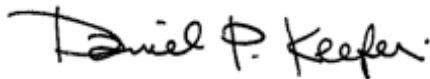
F. Section 3.7.3.B.1.g. The reason for the Variance is more than simply for convenience or to allow the property to be utilized more profitably.

Applicant Response:

The property will be limited in development by only allowing a 30' building depth.

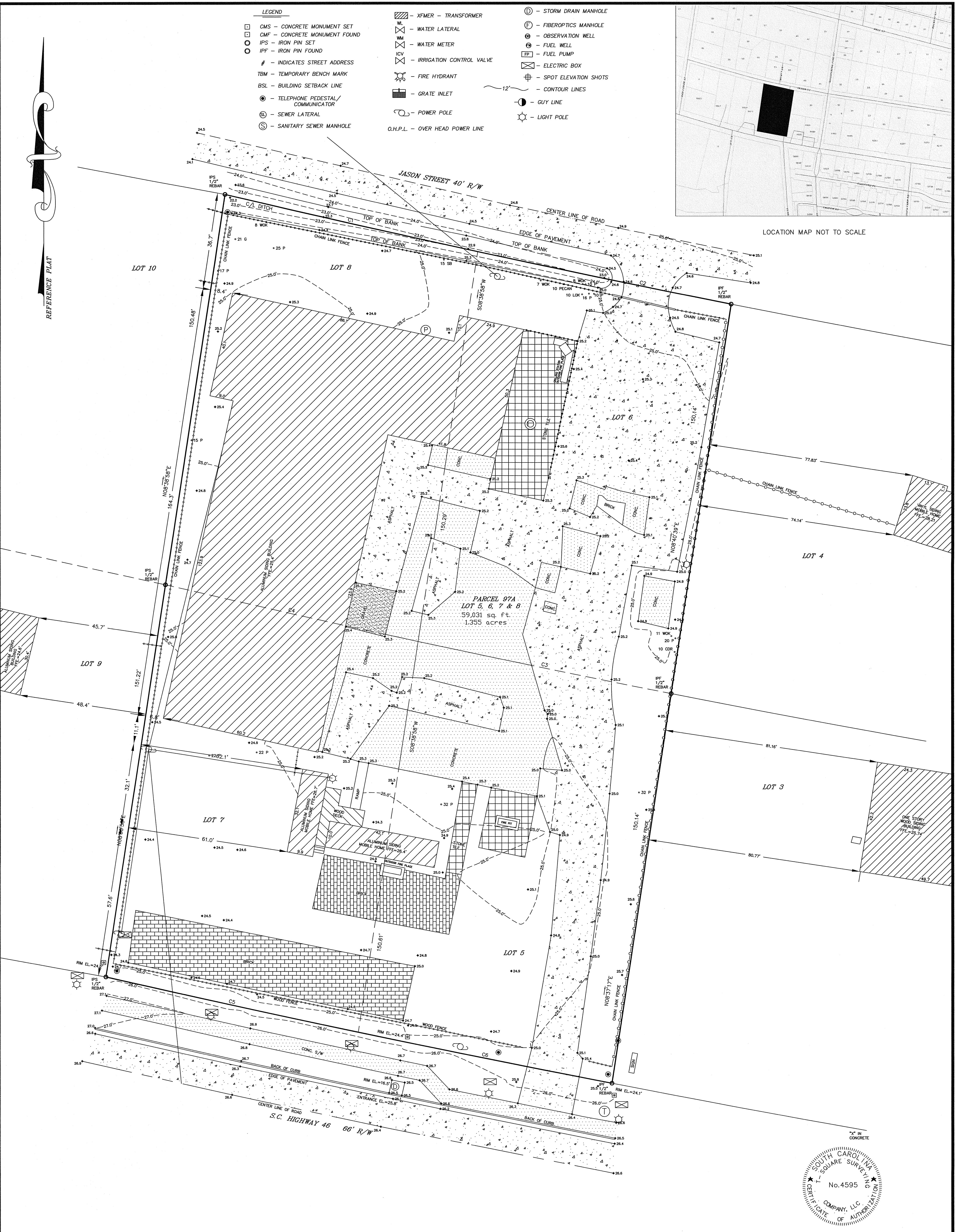
Please feel free to contact our office if you need additional information or have questions.

Sincerely,

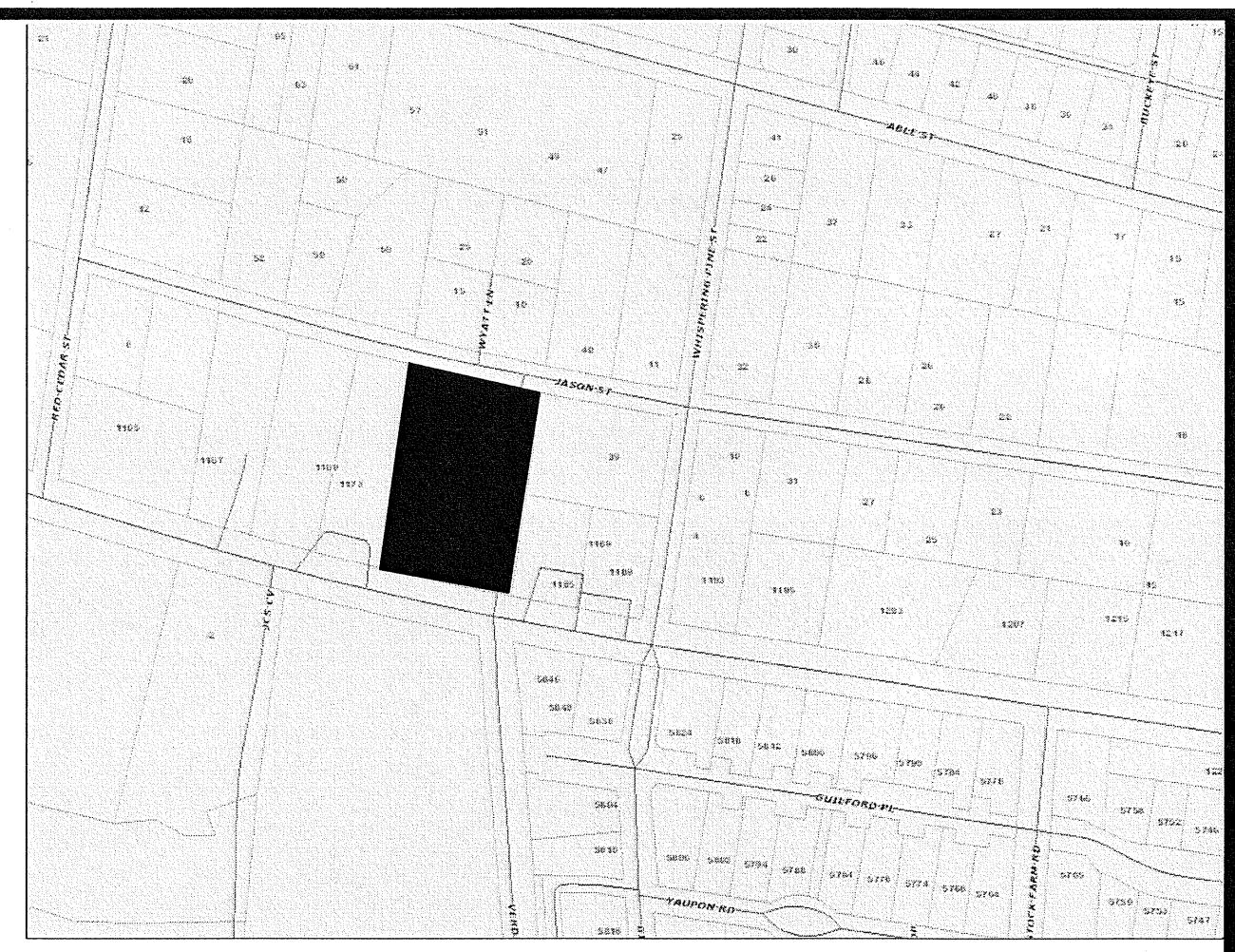


Dan Keefer
843-757-7411
Dan@wjk ltd.com

**23 Promenade St., Suite 201
Bluffton, SC 29910
Tel: 843.757.7411**

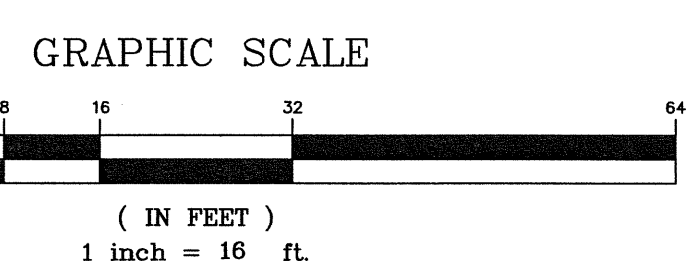


- LEGEND**
- - CMS - CONCRETE MONUMENT SET
 - ◻ - CMF - CONCRETE MONUMENT FOUND
 - - IPS - IRON PIN SET
 - - IFF - IRON PIN FOUND
 - # - INDICATES STREET ADDRESS
 - TBM - TEMPORARY BENCH MARK
 - BSL - BUILDING SETBACK LINE
 - ⊙ - TELEPHONE PEDESTAL / COMMUNICATOR
 - ⊙ - SEWER LATERAL
 - ⊙ - SANITARY SEWER MANHOLE
 - ⊠ - XFMR - TRANSFORMER
 - ⊠ - WATER LATERAL
 - ⊠ - WATER METER
 - ⊠ - IRRIGATION CONTROL VALVE
 - ⊠ - FIRE HYDRANT
 - ⊠ - GRATE INLET
 - ⊠ - POWER POLE
 - O.H.P.L. - OVER HEAD POWER LINE
 - ⊙ - STORM DRAIN MANHOLE
 - ⊙ - FIBEROPTICS MANHOLE
 - ⊙ - OBSERVATION WELL
 - ⊙ - FUEL WELL
 - ⊙ - FUEL PUMP
 - ⊙ - ELECTRIC BOX
 - ⊙ - SPOT ELEVATION SHOTS
 - ⊙ - CONTOUR LINES
 - ⊙ - GUY LINE
 - ⊙ - LIGHT POLE

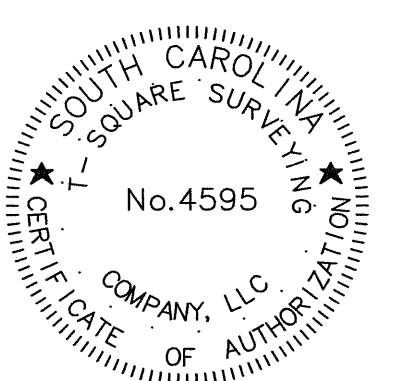


PARCEL 97A
LOT 5, 6, 7 & 8
59,031 sq. ft.
1.355 acres

CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA ANGLE
C1	98.36'	5396.70	98.36	S77°12'02"E	1°02'39"
C2	98.25'	5396.70	98.24	S78°14'39"E	1°02'35"
C3	98.16'	5546.70	98.16	S78°19'40"E	1°00'50"
C4	98.35'	5546.70	98.34	S77°18'46"E	1°00'57"
C5	98.30'	5969.70	98.30	S77°39'46"E	0°56'37"
C6	98.21'	5969.70	98.21	S78°36'21"E	0°56'33"



DRAWN BY: B.M.S
 APPROVED BY: W.J.S
 PARTY CHIEF: W.J.S
 DATE: APRIL 3, 2019



T-SQUARE SURVEYING
 PROFESSIONAL LAND SURVEYORS
 P.O. Drawer 330
 139 Burnett Church Road
 Bluffton, S.C. 29910
 tsquare@hargraves.com
 Phone 843-757-2650 Fax 843-757-5758
 JDB No. 19-142AT

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION & BELIEF, THE SURVEY SHOWN HEREON 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.

W.J.S.
 WILLIAM J. SMITH, PLS # 26960

THE ABOVE PLAT PREPARED BY ME AT THE REQUEST OF
TREVOR WELLS
 AN AS-BUILT SURVEY ON LOTS 5, 6, 7 & 8, BLOCK B,
 PINECREST SUBDIVISION,
 TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA.
 DIST. 610, MAP 39, PARCEL 97A

Notes:
 1. According To FEMA Flood Insurance Rate Map # 450025 0085D This Lot Appears To Lie In A Federal Flood Plain Zone C, Minimum Required Elevation N/A Ft. NGVD29
 2. This Property May Be Subject To Easements, Protective Covenants And Other Facts That May Be Revealed By A Complete Title Search
 3. This Survey Was Performed Without The Benefit Of A Wetland Delineation
 4. All Building Setback Requirements Should Be Verified With The Proper Authorities Prior To Design And Construction.
 Reference Plats:
 A PLAT BY CARL EKHOLOM OF PINECREST SUBDIVISION, DATED 12/2/1967.



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DESIGN CONCEPTS, DRAWING, SHEETS,
LOGOS, SPECIFICATIONS, DETAILS,
WRITTEN MATERIAL SHALL NOT BE USED
OR REPRODUCED IN WHOLE OR IN PART
IN ANY FORM WITHOUT PRIOR WRITTEN
CONSENT OF WJK LTD.
THIS SHEET TO SCALE AT: 24"X36"

SITE DEVELOPMENT PLANS
FOR
1181 MAY RIVER ROAD
BLUFFTON, SOUTH CAROLINA

DATE: NOV 20, 2024
PROJECT NO.: XXXXXX
DRAWN BY: JM / ED
CHECKED BY: DK



REVISIONS:

DRAWING TITLE
**1181 MAY RIVER ROAD -
B.Z.A. SITE PLAN**

DRAWING NUMBER
B.2

