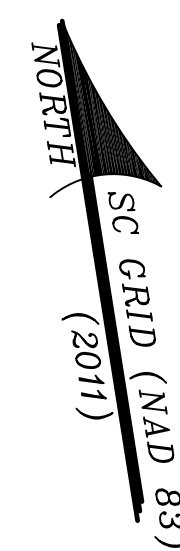


LEGEND

- ▲ CALC POINT - CORNER NOT SET
- CMF ■ CONC. MONUMENT FOUND
- CMFD ■ CONC. MONUMENT FOUND DISTURBED
- IPF ● IRON PIPE FOUND
- IPFD ● IRON PIPE FOUND DISTURBED
- OTF ○ OPEN TOP PIPE
- PKS ○ PK NAIL SET
- RBF ● IRON REBAR FOUND
- CABLE JUNCTION BOX
- ELECTRIC METER
- ELECTRIC MANHOLE
- FIRE HYDRANT
- GRATE INLET
- GAS METER
- GREASE TRAP
- GUY WIRE
- HANDICAP PARKING
- IRRIGATION CONTROL VALVE
- JUNCTION BOX
- LIGHT POLE
- MAIL BOX
- POWER POLE
- STORM DRAIN MANHOLE
- SPOT ELEVATION
- SIGN
- SANITARY SEWER CLEAN OUT
- SANITARY SEWER LATERAL OR STUBOUT
- SANITARY SEWER MANHOLE
- SANITARY SEWER VALVE
- SERVICE POLE-POWER
- TELEPHONE JUNCTION BOX
- WATER METER
- WATER VALVE
- WATER VALVE MARKER
- WATER WELL
- TRASH CAN
- NUMBER OF PARKING SPACES
- BLACK GUM
- CEDAR
- CHERRY
- SWEET GUM
- HICKORY
- HOLLY
- LIVE OAK
- MAPLE
- MAGNOLIA
- MIMOSA
- PINE
- PALMETTO
- PECAN
- SUGAR BERRY
- SYCAMORE
- WATER OAK

- BOC BACK OF CURB
- CNA COULD NOT ACQUIRE
- IE INVERT ELEVATION
- PD PIPE DIRECTION
- PVC POLYVINYL CHLORIDE PIPE
- RCP REINFORCED CONCRETE PIPE
- TOD TOP OF DEBRIS
- DYL DOUBLE YELLOW LINE (SOLID)
- DWS DETECTABLE WARNING SURFACE
- SBA STOP BAR
- SWL SINGLE WHITE LINE (SOLID)
- 8" CONTOUR LINE
- 18" BOTTOM OF BANK
- 0.0 CENTERLINE OF DITCH
- X FENCE LINE
- 0.0 OVERHEAD POWER LINE
- 18" TOP OF BANK
- 0.0 TREE CANOPY
- 18" UNDERGROUND DRAINAGE LINE
- 18" UNDERGROUND ELECTRIC LINE
- 18" UNDERGROUND GAS LINE
- 18" UNDERGROUND SEWER LINE
- 18" UNDERGROUND TELEPHONE
- 18" UNDERGROUND TV LINE
- 18" UNDERGROUND WATER LINE
- 18" BRICK
- 18" CONCRETE
- 18" DETECTABLE WARNING SURFACE
- 18" EDGE OF PAVEMENT
- 18" GRAVEL



VICINITY MAP NOT TO SCALE

NOTES

- THESE PARCELS APPEAR TO LIE IN FLOOD ZONE X, COMMUNITY 450251 (TOWN OF BLUFFTON), MAP NUMBER 4501304266.
- CONTOURS ARE IN ONE FOOT INTERVALS. TREE SIZES SHOWN ARE IN INCHES OF DIAMETER.
- VERTICAL DATUM IS NAVD 88.
- BUILDING SETBACKS WILL BE PROVIDED BY THE TOWN OF BLUFFTON UPON REVIEW OF THE SITE PLAN, AND MUST BE VERIFIED PRIOR TO CONSTRUCTION.
- HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE GRID (NAD 83).
- THE EXISTENCE AND LOCATION OF THE SURFACE AND SUB-SURFACE UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE RECORDS AND SURFACE VISIBLE FEATURES ALONG WITH ELECTRONIC AND ACQUISITION EVIDENCE AS OF MARCH 23, 2022. THE EXTENT AND LIABILITY OF THIS INFORMATION IS LIMITED TO THE STANDARDS OF CARE FOR A SPECIFIC UTILITY INVESTIGATION AS DEFINED BY THE AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) PUBLICATION 38-02. THE EXACT LOCATION AND DEPTH OF UNDERGROUND UTILITIES CANNOT BE DETERMINED WITHOUT EXPOSING THEM IN SOME WAY. PRIOR TO CONSTRUCTION OR EXCAVATION, IT IS REQUIRED BY LAW TO CONTACT THE STATE 811 UTILITY PROTECTION CENTER.

REFERENCES

- A TREE & TOPOGRAPHIC SURVEY ON LOTS 11, 12, 13, 14, 15 & 16 JASON STREET, A PORTION OF BLOCK A PINECREST SUBDIVISION, TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA. DATE: 01-03-2019. BY: WILLIAM J. SMITH, S.C.R.L.S. No. 26960
- DB:3504 PG:3268-3275
- DB:3507 PG:3268-3275
- DB:3496 PG:1864-1871
- A CAD FILE OF MAY RIVER STREETScape EASEMENTS, RECEIVED FROM WARD EDWARDS ENGINEERING ON 03-30-2022.



PREPARED FOR:
CS THOMAS CONSTRUCTION
AN AS-BUILT / TREE AND TOPOGRAPHIC SURVEY OF

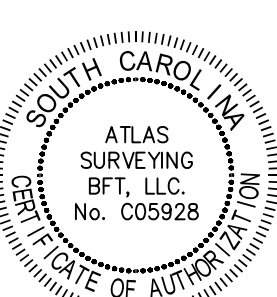
LOTS 11, 13, 15, 17 & 19
#s 1203, 1207, 1215, & 1217 MAY RIVER ROAD
AND
LOTS 12A, 14 & 16A,
#s 15 & 19 JASON STREET

TAX PARCEL Nos.
R610 039 000 0093 0000
R610 039 000 0094 0000
R610 039 000 0095 0000
R610 039 000 0096 0000
R610 039 000 0107 0000
R610 039 000 0114 0000

THE TOWN OF BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA
FIELD WORK: JWR
FIELD CHECK: JWR
DRAWN BY: JWR
DATE: 04-14-2022
SCALE: 1"=30'
PROJECT NO: BFT-22108
FILE: BFT-22108-T1.DWG

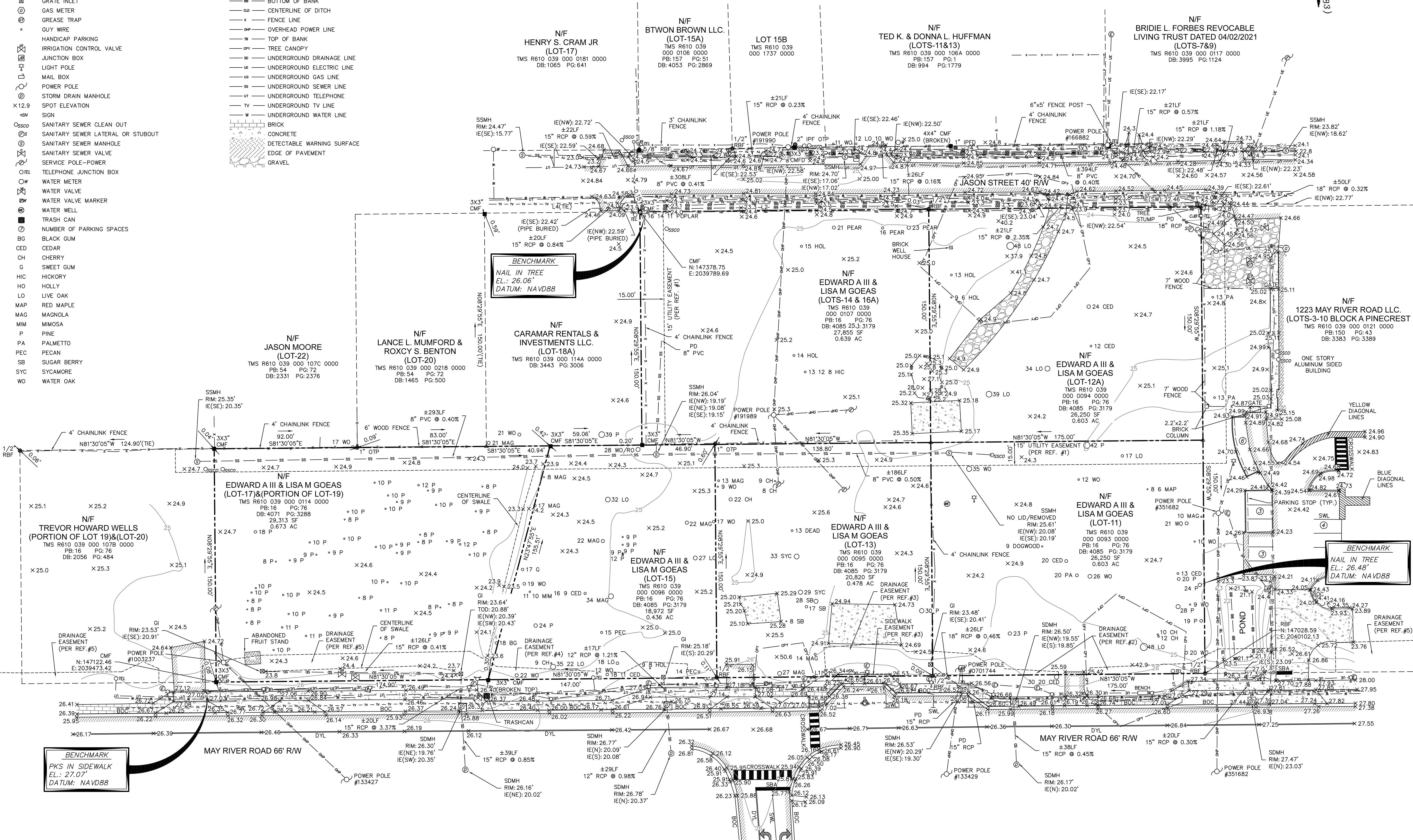
ATLAS
SURVEYING, INC.

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



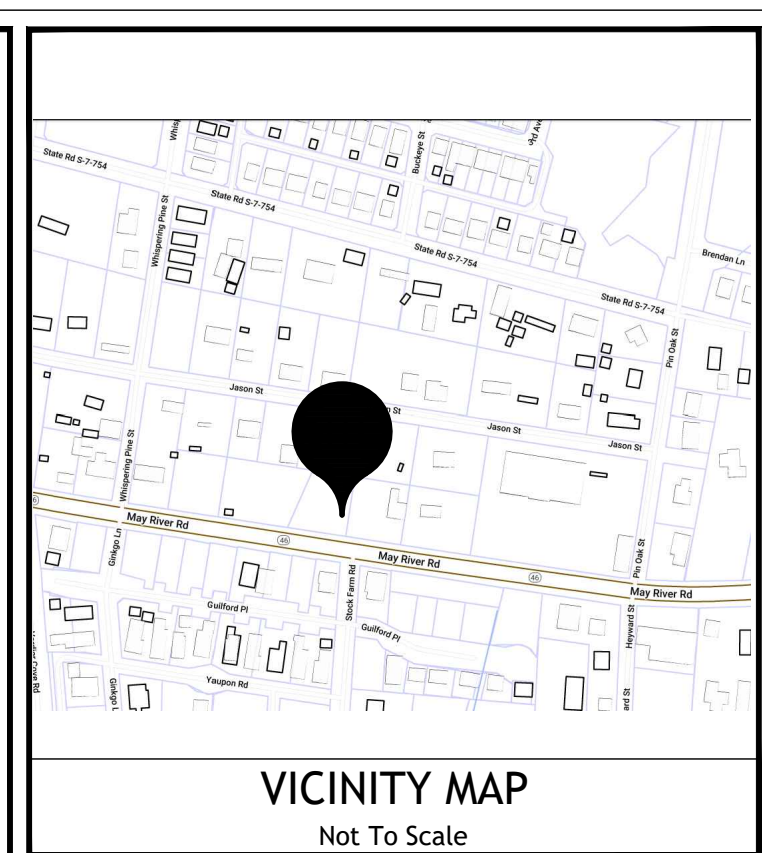
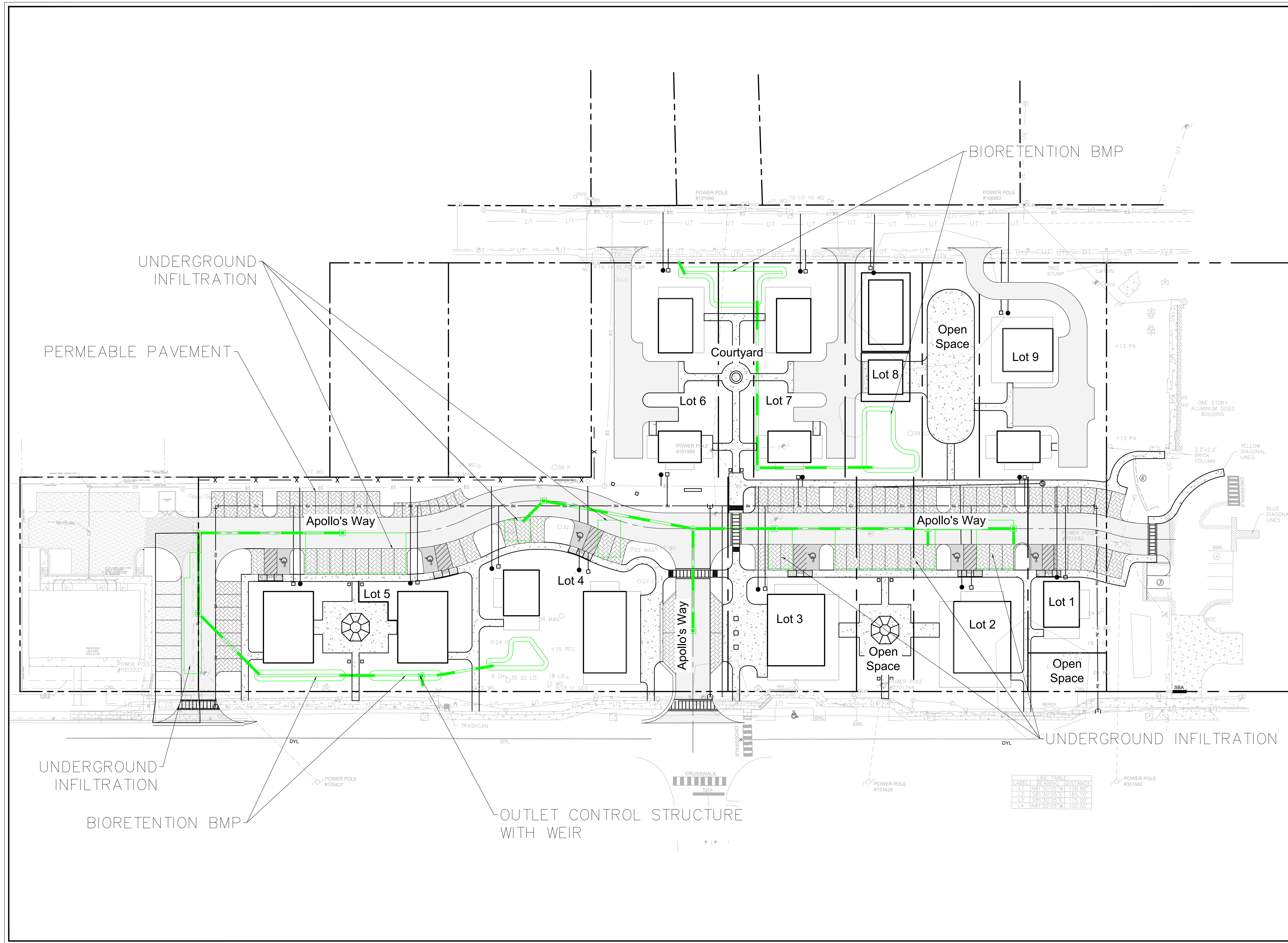
I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS AS SPECIFIED THEREIN.

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



LINE TABLE		
LABEL	BEARING	DISTANCE
L1	N81°30'05" W	138.80'
L2	S81°30'05" E	165.70'
L3	S81°30'05" E	175.00'
L4	N81°30'05" W	100.00'

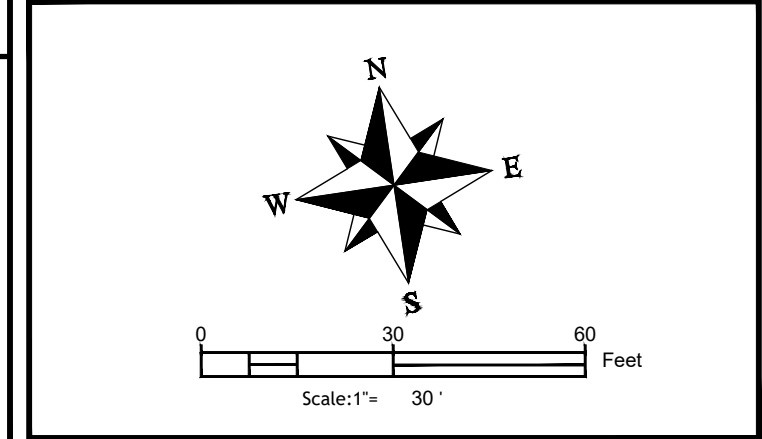
SURVEY DATA
TOTAL AREA: 3.43 ACRES
ERROR OF PLAT CLOSURE: 1 IN 999,999
ERROR OF FIELD CLOSURE: 1 IN 40,018.73
ANGULAR ERROR: 1" PER ANGLE POINT
ADJUSTED BY: NO ADJUSTMENT
EQUIPMENT USED: TOPCON PS ROBOTIC TOTAL STATION
FIELD WORK COMPLETED ON: 04-02-2022



NATURAL RESOURCE EXHIBIT

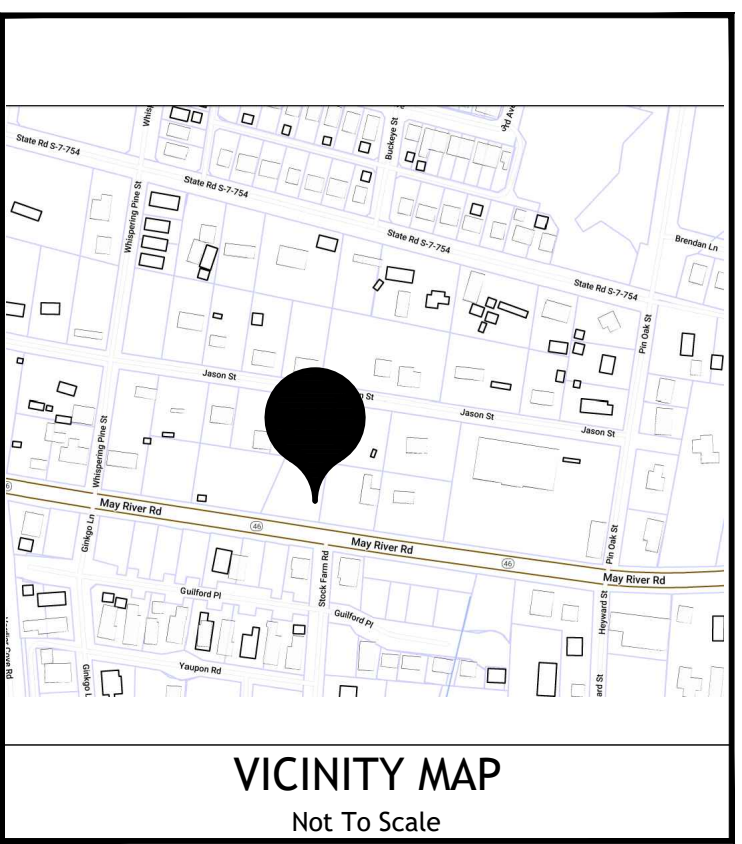
MAGNOLIA SQUARE
BLUFFTON, SC
PREPARED FOR:
ERB ENTERPRISES LLC

DOCUMENT IS CONCEPTUAL AND SUBJECT TO CHANGE.
WARD EDWARDS INC. ASSUMES NO LIABILITY FOR
ACCURACY OR DECISIONS MADE BY THE USER BASED UPON
INFORMATION CONTAINED HEREIN.



Ward Edwards
ENGINEERING
P.O. BOX 381, BLUFFTON, SOUTH CAROLINA 29910
PH (843) 837-5250 / FAX (843) 837-2558
WWW.WARDEDWARDS.COM

PROJECT #:	210147
DATE:	09/11/2023
PREPARED BY:	EBU
SHEET NUMBER:	1 OF 1



NATURAL RESOURCE EXHIBIT

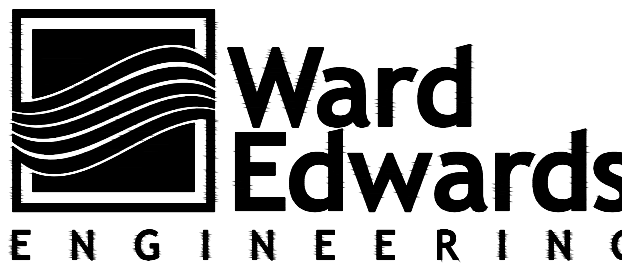
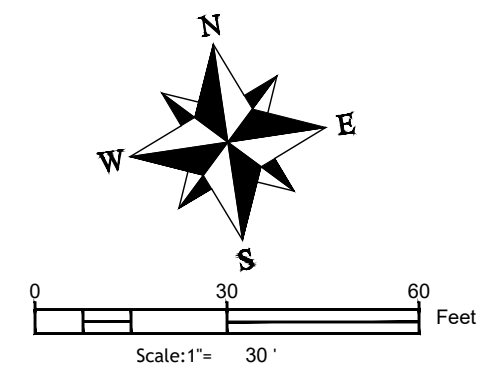
MAGNOLIA SQUARE

BLUFFTON, SC

PREPARED FOR:
ERB ENTERPRISES LLC

LEGEND
SOIL- LEON FINE SAND (LO) HSG: A/D:
PROPERTY LINE:
EXISTING TREES: 12 CED

DOCUMENT IS CONCEPTUAL AND SUBJECT TO CHANGE.
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P.O. BOX 381, BLUFFTON, SOUTH CAROLINA 29910
PH (843) 837-5250 / FAX (843) 837-2558
WWW.WARDEDWARDS.COM

PROJECT #:	210147
DATE:	08/30/2023
PREPARED BY:	EBU
SHEET NUMBER:	I OF I

Order on Variance Application
Board of Zoning Appeals
Town of Bluffton, SC



Date Application Filed: July 5, 2023 Property Owner(s): Ed Goeas/ERB Enterprises, LLC.

Permit No.: ZONE 07-23-018221 Applicant(s): Daniel Keefer

The Town of Bluffton Board of Zoning Appeals held a public hearing on August 1, 2023 to consider a variance from the strict application of the zoning provisions as set forth in the Unified Development Ordinance for the following:

A variance request by Daniel Keefer on behalf of Ed Goeas/ERB Enterprises, LLC, for property located at 1203 May River Road, R610 039 000 0114 0000, requesting a variance from the Town of Bluffton Unified Development Ordinance Section 5.3.7.B.2.b to encroach 35' into the 50' Highway Corridor Overlay District (HCOD) buffer.

After consideration of the evidence and arguments presented, the Board makes the following findings of fact and conclusions for

1. The Board concludes that ☒ there are ☐ there are not extraordinary and exceptional conditions pertaining to the particular piece of property based on the following findings of fact:

1203 May River Road has a depth of 150' feet. When the 50' required buffer is applied along with the required parking lot, rear setbacks, and sidewalks, there is only 20' of building space that is not suitable for commercial development consistent with the May River Road Corridor.

2. The Board concludes that these conditions ☐ do ☒ do not generally apply to other property in the vicinity, particularly those in the same zoning district based on the following findings of fact:

The 50' buffer requirement starts at 1203 May River Road because it is directly adjacent to the Historic District. The other two properties that are part of the Applicant's preliminary development plan are part of the Neighborhood General -HD Zoning District Historic District, which has a front build-to zone of between 10 and 35 feet, depending on building type. While

the property to the west is in the Highway Corridor, it received a variance to allow a 14' buffer/setback.

3. The Board concludes that because of these conditions, the application of the Ordinance to the particular piece of property ☐ would not ☒ would effectively prohibit or unreasonably restrict the utilization of the property in a manner consistent with others in the zoning district based on the following findings of fact:

The property, which has a frontage of approximately 175 feet, is a Small Commercial Lot Type. Small Commercial Lots have a minimum 20-foot rear building setbacks and a minimum 10-foot front setback. With the lot depth of 150 feet, and the required 50-foot HCOD undisturbed buffer along the front, the developable area is substantially less than other Small Commercial Lots within the same zoning district. Due to the smaller depth than most lots in the HCOD, and it directly adjacent to the Neighborhood Core-HD zoning district, the application of the Ordinance to this particular piece of property would unreasonably restrict the commercial usage of the property in a manner that is not consistent with others in the zoning district.

4. The Board concludes that the need for the variance ☐ is ☒ is not the result of the Applicant's own actions based on the following findings of fact:

The lot in question (1203 May River Road) was created prior to the establishment of the HCOD. Due to the lot depth, the buildable area with the overlay buffer is substantially restricted compared to other lots in the same zoning district within the HCOD. Further, as this lot is directly adjacent and across the street from the historic district, buildings are meant to be pushed closer to the street to create a walkable environment and corridor.

5. The Board concludes that the authorization of a variance ☐ does ☒ does not substantially conflict with the Comprehensive Plan and the purposes of this Ordinance based on the following findings of fact:

The approval of the requested variance would not substantially conflict with the Comprehensive Plan or the purposes of the ordinance.

6. The Board concludes that the authorization of a variance ☐ will ☒ 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 based on the following findings of fact:

The approval of the requested variance would not result in substantial detriment to adjacent property owners or the public good. The property to

the west received a variance to allow for the building to be pushed closer to the street, and the adjacent properties to the east are within the Neighborhood General- HD zoning District, which requires the buildings be placed closer to the street. The design of the structures will be reviewed by the Planning Commission through the Certificate of Appropriateness-HCOD process to ensure compliance with the character of the district.

7. The Board concludes that the reason for the variance ☐ is ☒ is not for the convenience or to allow the property to be utilized more profitably based on the following findings of fact:

The reason for the variance is to allow the property to be utilized in a similar fashion as the other properties within the May River Road corridor in the vicinity of the Historic District.

The Board, therefore, orders that the variance is:

Denied

☒ Granted

Approved by the Board by unanimous Vote (5-0).

Date Issued: August 1, 2023



Daniel Grove, Chairperson, Board of Zoning Appeals



Kerry Guzman, Secretary, Board of Zoning Appeals

Date mailed to parties in interest: 8-8-2023

Notice of appeal to Circuit Court must be filed within 30 days after date this Order was mailed.