



November 17, 2021

Town of Bluffton
 PO Box 386
 20 Bridge Street
 Bluffton, SC 29910

1007 May River Road
PIN: R600 038 000 0023 0000
Annexation Application Narrative and Supporting Information

Ms. Brie Giroux,

Pulte Home Company (Applicant) is seeking annexation of the property located at 1007 May River Road, Beaufort County PIN R600 038 000 0023 0000 (Property), via the 100% Petition and Ordinance Method. The Petition and Plat of the Property is included as Exhibit 1.

The Property is located on May River Road, approximately 0.84 miles northeast of the May River Road and Buckwalter Parkway intersection. The Property is adjacent to several different properties that are in unincorporated Beaufort County as well as the Town of Bluffton. The Property is currently owned by The Tarver Company, Inc., and contains +/- 100.78-acres. The history of the property includes a residential use, agriculture, and timber operations.

The Property is currently under Beaufort County’s jurisdiction and is classified as AgImp Forest by the Beaufort County Assessor’s Office. The Property is currently zoned May River Community Preservation (MRCP), which is governed by the Beaufort County Community Development Code.

The immediately adjacent properties vary as to jurisdiction and applicable zoning as follows:

Direction	Jurisdiction	PIN	Zoning District	Current Use
North	Town of Bluffton	R610 031 000 0509 0000	Buckwalter PUD	1 Pinecrest Way Bluffton, LLC 1 Pinecrest Way, Bluffton, SC 29910 Pinecrest Golf Club
East	Town of Bluffton	R610 039 000 1412 0000	Wellstone PUD	Wellstone at Bluffton Property Owners Association, Inc. 114 Canal Street, Suite 303 Pooler, GA 31322 Common Space, Stormwater Management
	Beaufort County	R600 038 000 0025 0000	May River Community Preservation (MRCP)	Coburn J. Francis III PO Box 3125, Bluffton, SC 29910 Residential
		R600 038 000 2075 0000	May River Community Preservation (MRCP)	Coburn J. Francis III PO Box 3125, Bluffton, SC 29910 Residential
South	SCDOT	May River Road		
West	Beaufort County	R600 038 000 0039 0000	May River Community Preservation (MRCP)	State of Mind Street Partners, LLC 896 May River Road, Bluffton, SC 29910 Residential
		R600 038 000 0035 0000	May River Community	Marscher II Trust A U/T/D Marscher II Trust B U/T/D

Direction	Jurisdiction	PIN	Zoning District	Current Use
West	Beaufort County		Preservation (MRCP)	23 Big Oak Street, Hilton Head, SC 29926
		R600 038 000 0038 0000	May River Community Preservation (MRCP)	Smith Joseph W. PO Box 1648, Bluffton, SC 29910 Residential
		R600 038 000 0036 0000	May River Community Preservation (MRCP)	Conn Amy L. Conn Robert W. PO Box 1648, Bluffton, SC 29910 Residential
		R600 038 000 0037 0000	May River Community Preservation (MRCP)	Conn Amy L. Conn Robert W. PO Box 1648, Bluffton, SC 29910 Residential
		R600 038 000 0021 0000	May River Community Preservation (MRCP)	Conn Amy L. Conn Robert W. PO Box 1648, Bluffton, SC 29910 Residential
		R600 038 000 021A 0000	May River Community Preservation (MRCP)	Parlagreco Joshua Joseph 7D Edgewater Circle, Bluffton, SC 29910 Residential
		R600 038 000 021B 0000	May River Community Preservation (MRCP)	Parlagreco Joshua J. 45 Smith Lane, Bluffton, SC 29910 Residential

The following are specific responses to the criteria identified in the Annexation Application Checklist:

1. Contact information for property owner(s), applicant, attorney and any other applicable consultant/firm.

- a. Property Owner: Helen Fennelly
The Tarver Company, Inc.
1708 Doncaster Dr.
Thomasville, GA 31792
- b. Applicant: R. Patterson Farmer, PE
Pulte Home Company, LLC
138 Kings Creek Dr.
Bluffton, SC 29909

2. If the applicant is not the property owner, a letter of agency from the property owner authorizing the applicant to act on behalf of the property owner.

A letter of agency from the property owner authorizing the applicant to act on behalf of the property owner is included as Exhibit 2.

3. Reason for annexation request and anticipated benefits.

The annexation of the Property into the Town’s municipal boundary will enable Pulte Homes to carry out development under the Town of Bluffton’s Unified Development Ordinance (UDO) instead of Beaufort County’s Community Development Code. This will allow greater control over future development of the Property and allow for the application of Town specific regulations and programs such as available incentives for sustainable development and workforce/affordable housing identified in Article 6 of the UDO.

4. Parcel numbers and acreage of each.

The Property located at 1007 May River Road is identified as Beaufort County PIN R600 038 000 0023 0000 and consists of +/- 100.78 acres.

5. Existing structure(s).

There are two existing structures on the Property as shown on the Aerial Location Map provided as Exhibit 3.

6. Current Special Districts (overlay, tax, and/or conservation).

Pursuant to the current Beaufort County Assessors Data provided as Exhibit 4 and the email provided as Exhibit 5, the Property is not within a Special District.

7. Current Beaufort County Zoning District(s) and Land Use(s).

As shown on the Beaufort County Zoning Map provided as Exhibit 6, the property is subject to the following Beaufort County Zoning Districts pursuant to the Beaufort County Community Development Code:

- i. May River Community Preservation (MRCP)

8. Proposed Zoning District(s) and Land Use(s).

The Applicant proposes to zone the Property as Residential General (RG) pursuant to the Town of Bluffton Unified Development Ordinance.

9. Current versus Proposed Zoning District and Land Use Comparison.

A comparison of land uses is provided as Exhibit 7.

10. Consistency with the Town of Bluffton Comprehensive Plan, Future Annexation Area Map, and Future Land Use Map.

The Property is within the future annexation area boundary identified in the Town of Bluffton Comprehensive Plan Map 8.1 – Future Annexation Area as shown in the map provided as Exhibit 8.

The Town of Bluffton’s Comprehensive Plan Map 8.3 – Future Land Use categorizes the property as Low Density Residential as shown in the map provided as Exhibit 9. The Town of Bluffton’s Comprehensive Plan Section 8.2 defines Low Density Residential as follows:

Low density residential land uses are used to maintain existing rural character and decrease environmental and traffic impacts. This designation is a rural-residential land use that also includes estates and family compounds. Category densities are based on current densities which range from one unit per three acres to one unit per acre under existing County zoning. Densities at the higher end of the scale should be considered only if a developer provides substantial amenities and holds the project to design standards above and beyond current zoning district regulations. Lower densities outside of the proposed range are encouraged and would be recognized as voluntary conservation-oriented actions.

11. Estimate of current and build-out population of Annexation Area.

A single person currently resides on the Property, and the estimated population is one. Based upon an approximate estimation of 403 single-family detached homes (4 dwelling units per acre) which could be permitted per the Town of Bluffton’s Unified Development Ordinance at the median household size of 2.74 per 2019 ACS equates to a maximum population at buildout of 1,104.

Based on the natural site constraints, buffers, setbacks, open space requirements, and the need for onsite stormwater management systems, it is our estimation that a total of approximately 230 single-family detached homes (2.28 dwelling units per acre) will be permitted. Based upon the median household size of 2.74 per 2019 ACS equates to an estimated population of 630 persons.

12. Listing of current utility service providers.

Type of Service	Provider of Service	
	Pre-Annexation	Post-Annexation
General Government Services	Beaufort County	Town of Bluffton
Planning, Community Development, & Land Use Regulatory Services	Beaufort County	Town of Bluffton
Police Protection	Beaufort County	Town of Bluffton
Fire Protection	Bluffton Township Fire District	Bluffton Township Fire District
Emergency Medical Services	Beaufort County	Beaufort County
Hospitals	Private	Private
Schools	Beaufort County School District	Beaufort County School District
Parks & Recreation	Beaufort County	Beaufort County
Stormwater Maintenance	Beaufort County	Town of Bluffton
Road Maintenance	Private	Private
Garbage Service – Residential	Private	Town of Bluffton
Electricity	Dominion Energy	Dominion Energy
Natural Gas	Dominion Energy	Dominion Energy
Internet	Hargray	Hargray
Cable TV	Hargray	Hargray
Water & Sewer Service	Beaufort-Jasper Water & Sewer Authority	Beaufort-Jasper Water & Sewer Authority

Parcel Information

1. Deed(s) recorded with the Beaufort County Register of Deeds.

William B. and Helen Devere Tarver to The Tarver Company, Inc. for a 100.776-acre parcel, more or less, dated December 28, 1992 and recorded in the Beaufort County Register of Deeds in Official Records Book 615 at page 968, a copy of which is provided as Exhibit 11.

2. Legal description recorded with the Beaufort County Register of Deeds.

A copy of the Beaufort County Assessor's Data which includes the Property's legal description is provided as Exhibit 4.

3. Plat(s) recorded with the Beaufort County Register of Deeds.

Recorded Plat of a Tract of Land containing 100.776 Acres located on May River Road (SC HWY 46) near the Town of Bluffton, and dated October 24, 1990 and recorded in the Beaufort County Register of Deeds in Official Records Book 40 at page 62 on January 8, 1991. A copy of which is provided as Exhibit 12.

4. Covenants and Restriction(s) recorded with the Beaufort County Register of Deeds.

There are no Covenants and Restriction for the property recorded with the Beaufort County Register of Deeds.

5. Easement(s) recorded with the Beaufort County Register of Deeds.

There are no easements for the property recorded with the Beaufort County Register of Deeds.

6. Agreement(s) recorded with the Beaufort County Register of Deeds.

There are no agreements for the property recorded with the Beaufort County Register of Deeds.

7. Any other Document(s) recorded with the Beaufort County Register of Deeds.

There are no other documents for the property recorded with the Beaufort County Register of Deeds.

8. Any study or plan that affects the property such as, but not limited to, Access Management Plan, Environmental Study, Land Use Plan, and Capacity Study.

Studies and plans that affect the property such as, but not limited to, Access Management Plan, Environmental Study, Land Use Plan, and Capacity Study are currently underway and have not been completed.

9. Zoning verification letter from Beaufort County providing:

- a. Current Beaufort County Zoning; and
- b. Special Districts such as Overlays

A copy of the Beaufort County letter providing zoning verification, parcel history, 10-year application history, 10-year violation history, and zoning overlay or conservation district applicability is provided as Exhibit 15.

10. Parcel History letter from Beaufort County providing:

- a. **Special Districts such as, but not limited to, Tax Increment Finance District, Assessment District, and Multi-County Industrial Park;**
- b. **Any application(s) submitted for the past 10 years and the current status of the application; and**
- c. **Any zoning, land development, building, or county code violation(s) for the past 10 years and the current status of the violation.**

Pursuant to the current Beaufort County Assessors Data provided as Exhibit 4 and the email provided as Exhibit 5, the Property is not within a Special District.

A copy of the Beaufort County letter providing zoning verification, parcel history, 10-year application history, 10-year violation history, and zoning overlay or conservation district applicability is provided as Exhibit 15.

11. Location Map of proposed Annexation Area

The following maps are provided to address the requirements of the Location Map of proposed Annexation Area.

- Aerial Location Map provided as Exhibit 3
- Beaufort County Zoning Map provided as Exhibit 6
- Area Map provided as Exhibit 16
- Adjacent Property Owners Map and List identifying properties within a 500' radius provided as Exhibits 13 and 14

12. Photographs of

- a. **Existing Structures and Land Use; and**
- b. **Adjacent Property**

Photographs of the Property and adjacent area are provided as Exhibit 17.

Concurrent Applications

- 1. **Comprehensive Plan Amendment application and required submittal items.**
- 2. **Zoning Map Amendment application and required submittal items.**

The Applicant will submit the requisite Comprehensive Plan and Zoning Map Amendment requesting to rezone the Property to Residential General pursuant to the Town of Bluffton Unified Development Ordinance concurrently with this Annexation Application. The Applicant does not anticipate subjecting the Property to a Development Agreement at this time. Therefore, concurrent applications for Development Agreement, Concept Plan, or Planned Unit Development are not included for submittal.

Pulte believes there is substantial opportunity to plan and pursue a successful community. We appreciate your consideration of this application and look forward to working with you to complete the annexation and rezoning of the Property.

Sincerely,



R. Patterson Farmer, PE
Patterson.farmer@pultegroup.com
Manager of Land Acquisition - Coastal Carolinas Division
Pulte Home Company, LLC

EXHIBITS



100 Percent Petition Form

TO THE MAYOR AND COUNCIL OF THE TOWN OF BLUFFTON:

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory into the Town by ordinance effective as soon hereafter as possible, pursuant to S.C. Code Ann. § 5-3-150(3).

The territory to be annexed is described as follows:

The property is designated as follows on the County tax maps: R600-038-000-0023-0000

It is requested that the property be zoned as follows: Residential General

Helen Fennelly
dotloop verified
11/10/21 5:16 PM EST
MBMW-K1UK-HDLM-WBP4

11/10/2021

Signature

Date

The Tarver Company, Inc. / Helen Fennelly

Print Name

1007 MAY RIVER ROAD, BLUFFTON, SC 29910

Street Address, City, Zip

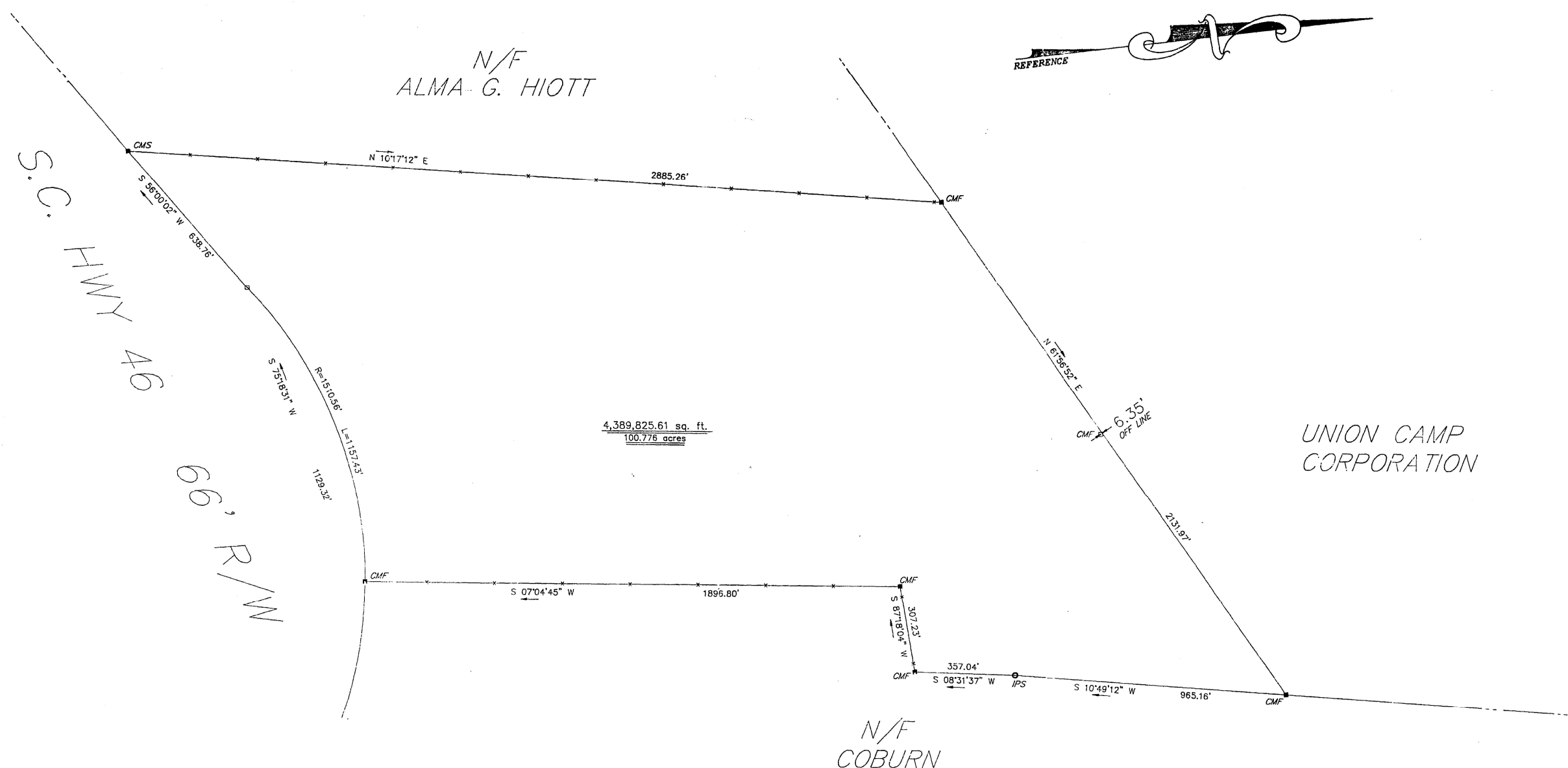
FOR MUNICIPAL USE:

Petition received by _____, Date _____

Description and Ownership verified by _____, Date _____

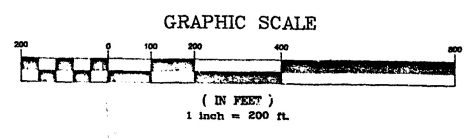
Recommendation: _____

By: _____, Date _____



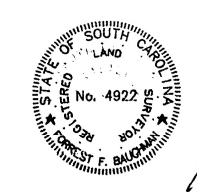
S.C. HWY 49
66' R/M

THE ABOVE PLAT PREPARED BY ME AT THE REQUEST OF
W. B. TARVER
 A BOUNDARY SURVEY OF 100.776 ACRES,
 A COMBINATION OF 5 PARCELS, AS SHOWN ON
 TAX MAP 38, PARCEL 23
 BLUFFTON TOWNSHIP, BEAUFORT COUNTY,
 SOUTH CAROLINA.
 DATE: OCTOBER 24, 1990



EXEMPT
 The development plan shown hereon is exempt from the requirements of the Beaufort County Development Standards Ordinance according to the provisions in Article 11 Section 222 (4).
 Certified by [Signature]
 Date: 10/21
 Beaufort County Development Review Committee

I HEREBY CERTIFY THAT THE RATIO OF PRECISION OF THE FIELD SURVEY IS 1/5000 AS SHOWN HEREON & THE AREA WAS DETERMINED BY D.M.D. METHOD.



[Signature]
 FORREST F. BAUGHMAN PLS #4922

PLAT BOOK 40
 PAGE 62
 DATE 1-8-91 ap

JOB #90-430A

T-SQUARE GROUP, INC.
 PROFESSIONAL LAND SURVEYORS
 P.O. Drawer 330
 Burnt Church Road
 Bluffton, S.C. 29910
 Phone 803-757-2650 Fax 803-757-5758

EXHIBIT 2

November 9, 2021

Mr. R. Patterson Farmer
Manager of Land Acquisition
Coastal Carolinas
Pulte Home Company, LLC
138 Kings Creek Drive
Bluffton, SC 29909

Re: 1007 May River Road
TMS No. R600-038-000-0023-0000
Owner Acknowledgement Letter
Beaufort County, South Carolina

Dear Mr. Farmer:

As the current owners of the parcel described below The Tarver Company, Inc. (Owner) are in full support of the proposed development related applications submitted on our behalf by Pulte Home Company, LLC. Development related applications include, but are not limited to, annexation application, comprehensive plan amendment application, zoning map amendment application, master plan, site development and all other development related applications. Following is a general description of our property ownership to which this acknowledgement applies. Pulte Home Company, LLC seeks to purchase the +/- 100.78-acre parcel located at 1007 May River Road (TMS No. R600-038-000-0023-0000). Therefore, this acknowledgement applies to the property to be purchased.

Owner's Property Description:

+/- 100.78-acre parcel of Beaufort County, South Carolina as recorded in Plat Book 40 at Page 62 in the Office of the Clerk of Court for Beaufort County. The Parcel ID for this property is R600-038-000-0023-0000.

Please feel free to contact us with any questions.

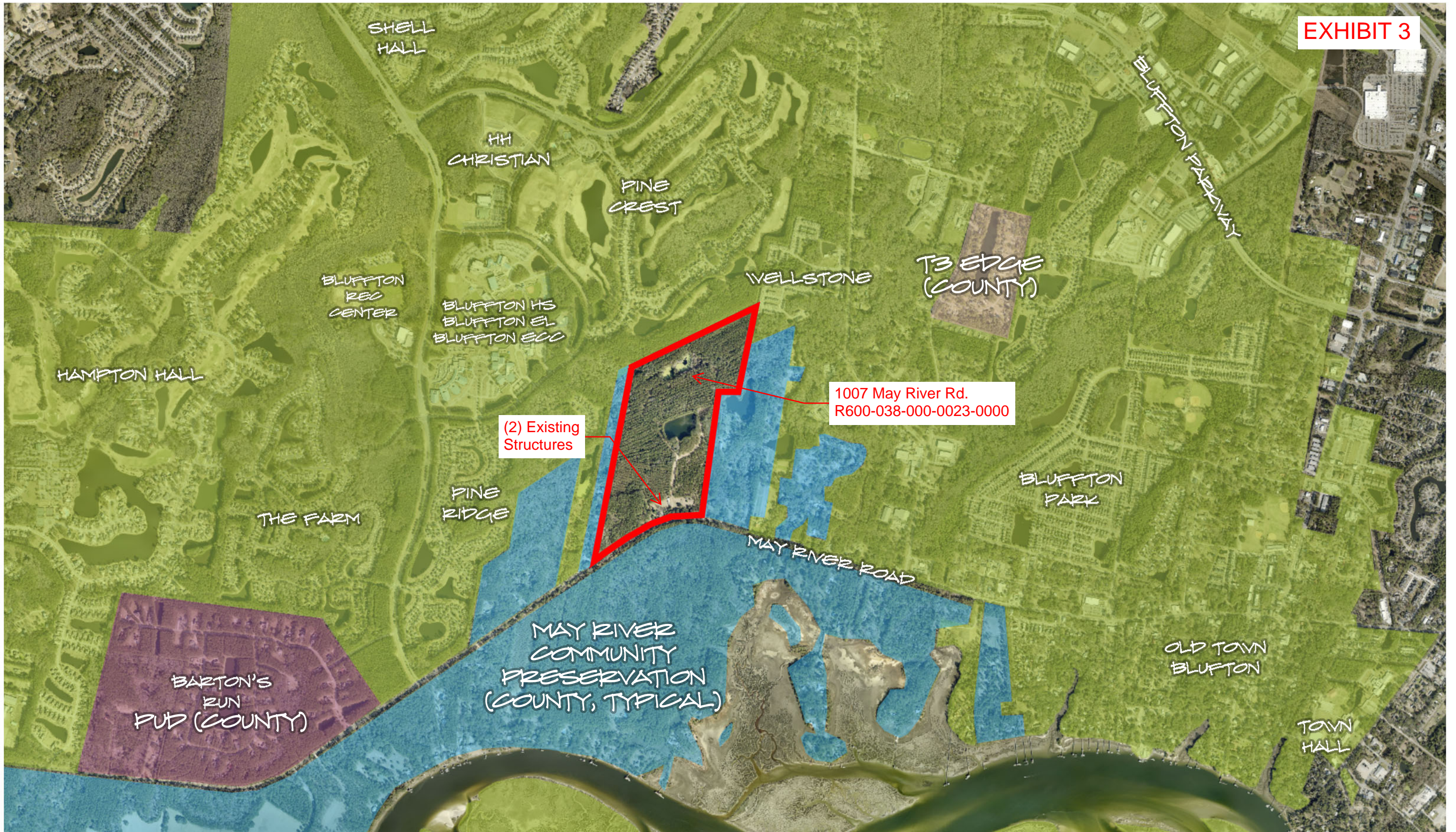
Sincerely,

Helen Fennelly

dotloop verified
11/16/21 8:59 PM EST
OHL1-WWWE-R0KP-OSF3

Ms. Helen Fennelly
The Tarver Company, Inc.
1708 Doncaster Drive
Thomasville, GA 31792

cc: Will Waterhouse – Pulte Home Company, LLC



TARVER TRACT: 100.776 AC

BEAUFORT COUNTY:
MAY RIVER COMMUNITY PRESERVATION (MRCP)



J. K. TILLER ASSOCIATES, INC.
LAND PLANNING ■ LANDSCAPE ARCHITECTURE

EXHIBIT 4



Beaufort County, South Carolina

generated on 11/12/2021 8:08:39 AM EST

Property ID (PIN)	Alternate ID (AIN)	Parcel Address	Data refreshed as of	Assess Year	Pay Year
R600 038 000 0023 0000	00504715	1007 MAY RIVER RD,	11/5/2021	2020	2020

Current Parcel Information

Owner	TARVER COMPANY INC (THE)	Property Class Code	AgImp Forest
Owner Address	1708 DONCASTER DR THOMASVILLE GA 31792	Acreage	100.7800
Legal Description	OWNERS RESIDENCE SUBJ TO ROLL BACK TAX LIEN TIMBERLAND 10.22 ACRS DEDCTD 8/91 PER PB40P62		

Historic Information

Tax Year	Land	Building	Market	Taxes	Payment
2021	\$2,190,600	\$49,700	\$2,240,300	\$2,610.09	\$0.00
2020	\$2,190,600	\$49,700	\$2,240,300	\$2,534.39	\$2,534.39
2019	\$2,190,600	\$49,700	\$2,240,300	\$2,502.09	\$2,502.09
2018	\$2,190,600	\$49,700	\$2,240,300	\$2,390.75	\$2,390.75
2017	\$1,132,800	\$71,800	\$1,204,600	\$2,117.80	\$2,117.80
2016	\$1,132,800	\$71,800	\$1,204,600	\$2,084.30	\$2,084.30
2015	\$1,132,800	\$71,800	\$1,204,600	\$1,955.25	\$1,955.25
2014	\$1,132,800	\$71,800	\$1,204,600	\$1,926.71	\$1,926.71
2013	\$1,132,800	\$71,800	\$1,204,600	\$1,872.96	\$1,872.96
2012	\$2,265,594	\$74,840	\$2,340,434	\$1,521.69	\$1,521.69
2011	\$2,265,594	\$67,450	\$2,333,044	\$1,504.31	\$1,504.31

Sales Disclosure

Grantor	Book & Page	Date	Deed	Vacant	Sale Price
TARVER WILLIAM B HELEN DEVERE	615 968	12/28/1992	Fu		\$150,000
TARVER WILLIAM B HELEN DEVERE RTE 1	578 467	6/27/1991	Fu		\$1
TARVER WM B ST	574 863	3/18/1991	Fu		\$1
		12/31/1776	Or		\$0
UNKNOWN OWNER 00504715		12/31/1776	Or		\$0

Improvements

Building	Type	Use Code Description	Constructed Year	Stories	Rooms	Square Footage	Improvement Size
R01	DWELL	Dwelling	1924	1.0	01	2,108	
R01	UTILROOM	Residential Utility/Stg Room	1924	0	0		384
R01	SHEDGP	Shed - Gen Purpose Frame, up t	1924	0	0		795
R01	DETGAR	Residential Detached Garage	1924	0	0		576



Beaufort County, South Carolina

generated on 11/12/2021 8:16:21 AM EST

Parcel

Property ID (PIN)	Alternate ID (AIN)	Parcel Address	Data refreshed as of	Assess Year	Pay Year
R600 038 000 0023 0000	00504715	1007 MAY RIVER RD,	11/5/2021	2020	2020

Owner Information

Owner	TARVER COMPANY INC (THE)
Owner Address	1708 DONCASTER DR THOMASVILLE GA 31792
Sale Date	
Deed Reference	615 968

Location Information

Tax District Name		Routing No.	
Parcel Address	1007 MAY RIVER RD,	Legal Description	OWNERS RESIDENCE SUBJ TO ROLL BACK TAX LIEN TIMBERLAND 10.22 ACRS DEDCTD 8/91 PER PB40P62
Acreage	100.7800		

Parcel Information

Topography

Property Class Code	AgImp Forest	Level	N
		High	N
		Low	N
		Rolling	N
		Swampy	N
		Flood Hazard	
		Waterfront Property Type	

Assessment Information

Prior Year	2020	Current Year	2021
Appraised Value Land	2,190,600	Appraised Value Land	2,190,600
Appraised Value Improvements	49,700	Appraised Value Improvements	49,700
Total Appraised Value	2,240,300	Total Appraised Value	2,240,300
Limited (Capped) Appraised Value Total	1,319,562	Limited (Capped) Appraised Value Total	1,319,562
Exemption Amount	0	Exemption Amount	0
Taxable Value	9,230	Taxable Value	9,230

Assessment Ratio

6%

Assessment Ratio

6%

Assessed Value

9,230

Assessed Value

9,230



Beaufort County, South Carolina

generated on 11/12/2021 8:18:12 AM EST

Land

Property ID (PIN)	Alternate ID (AIN)	Parcel Address	Data refreshed as of	Assess Year	Pay Year
R600 038 000 0023 0000	00504715	1007 MAY RIVER RD,	11/5/2021	2020	2020

Land Description

Legally Deeded Acreage 100.7800
 Legal Description OWNERS RESIDENCE SUBJ TO ROLL BACK TAX LIEN TIMBERLAND 10.22 ACRS DEDCTD 8/91 PER PB40P62

Land Type - 46 TRACT

Effective Frontage .0 Actual Frontage .0
 Effective Depth .0
 Acreage 5.00
 Square Footage .00
 Soil ID

Land Type - 46 TRACT

Effective Frontage .0 Actual Frontage .0
 Effective Depth .0
 Acreage 95.78
 Square Footage .00
 Soil ID

Land Type - 81 TIMBER

Effective Frontage .0 Actual Frontage .0
 Effective Depth .0
 Acreage 95.78
 Square Footage .00
 Soil ID 2



Beaufort County, South Carolina

generated on 11/12/2021 8:26:52 AM EST

Improvements

Property ID (PIN)	Alternate ID (AIN)	Parcel Address	Data refreshed as of	Assess Year	Pay Year
R600 038 000 0023 0000	00504715	1007 MAY RIVER RD,	11/5/2021	2020	2020

Improvements

Type	Use Code Description	Building	ID No.	Constructed Year	Square Footage	Improvement Size
DWELL		R01	D	1924	2,108	
UTILROOM		R01	01	1924		384
SHEDGP		R01	02	1924		795
DETGAR		R01	03	1924		576

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
R600 038 000 0023 0000
Parent Parcel Number

Property Address
1007 MAY RIVER RD

Neighborhood
946 S.C. 46 PRITCHARDVILLE AREA

Property Class
213 AgImp Forest

TAXING DISTRICT INFORMATION

Jurisdiction 07
Area 001
District 600

OWNERSHIP

TARVER COMPANY INC (THE)
1708 DONCASTER DR
THOMASVILLE, GA 31792

OWNERS RESIDENCE SUBJ TO ROLL BACK TAX LIEN TIMBERLAND
10.22 ACRS DEDCTD 8/91
PER PB40P62

Tax ID 00504715

TRANSFER OF OWNERSHIP

Printed 11/16/2021 Card No. 1 of 1

Date		
12/28/1992	TARVER WILLIAM B HELEN DEVERE Bk/Pg: 615, 968	\$150000
06/27/1991	TARVER WILLIAM B HELEN DEVERE RTE 1 Bk/Pg: 578, 467	\$1
03/18/1991	TARVER WM B ST Bk/Pg: 574, 863	\$1
12/31/1776	UNKNOWN OWNER 00504715 Doc #: CONV0000000597225	\$0
12/31/1776	Doc #: CONV0000000597224	\$0

AGRICULTURAL

VALUATION RECORD

Assessment Year		12/31/2003	12/31/2007	12/31/2008	12/31/2008	12/31/2012	12/31/2013	12/31/2017
Reason for Change			CONVERTCAP	REVAL	APPEAL	REVAL	RATIOCHG	REVAL
VALUATION	L	806200	806200	2265594	2265594	1132800	1132800	2190600
0	B	52180	52180	74840	74840	71800	71800	49700
	T	858380	858380	2340434	2340434	1204600	1204600	2240300
VALUATION	L	60400	60400	270401	270401	270400	20400	20400
0	B	52180	52180	74840	74840	71800	71800	49700
	T	112580	112580	345241	345241	342200	92200	70100

Site Description

Topography:

Public Utilities:
Water

Street or Road:

Neighborhood:

Zoning:

Legal Acres:
100.7800

1 TRACT
3 TRACT
4 TIMBER

Land Type

Rating Measured Table Prod. Factor
Soil ID Acreage -or-
-or- -or- Depth Factor
Actual Effective Effective -or-
Frontage Frontage Depth Square Feet

LAND DATA AND CALCULATIONS

Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
45000.00	45000.00	225000		225000
20522.00	20522.00	1965600		1965600
213.00	213.00	20400		20400

LNOT: INTERNAL NOTES
Removed extra primary use line for tax year 2014 HML 8/4/14
PULL: PULL

Supplemental Cards

TRUE TAX VALUE 2190600

Supplemental Cards
TOTAL LAND VALUE

2211000

IMPROVEMENT DATA

01 02 03

PHYSICAL CHARACTERISTICS

Occupancy: Single family - Other
 Story Height: 1.0
 Finished Area: 2108
 Attic: None
 Basement: None

ROOFING
 Material: Asphalt shingles

Framing: Std for class
 Pitch: Not available

FLOORING
 Sub and joists 1.0
 Wood 1.0

EXTERIOR COVER
 Wood siding-cedar 1.0

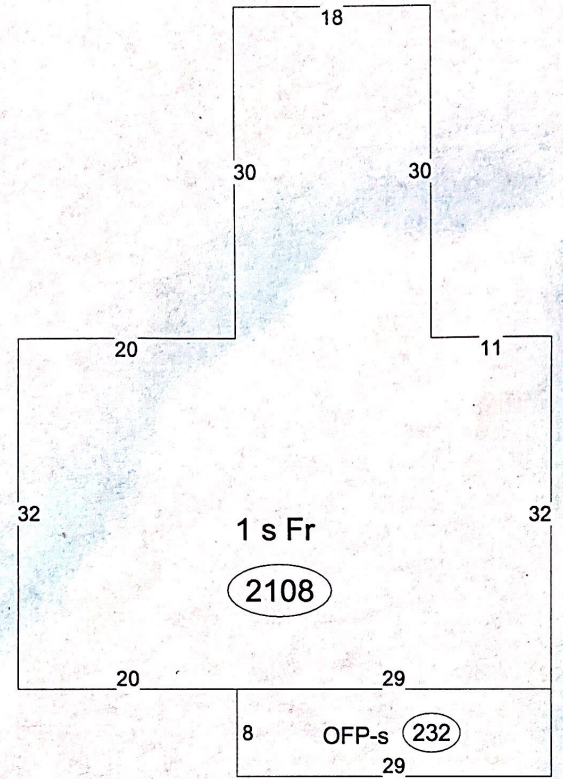
INTERIOR FINISH
 Normal for Class 1.0

ACCOMMODATIONS
 Finished Rooms 1
 Bedrooms 1
 Family Rooms 1
 Formal Dining Rooms 1

HEATING AND AIR CONDITIONING
 Primary Heat: Forced hot air
 Lower Full Part
 /Bsmt 1 Upper Upper

PLUMBING
 #
 Extra Fixt 8
 TOTAL 8

REMODELING AND MODERNIZATION
 Amount Date



Construction	Base Area	Floor Area	Finished Area	Sq Ft	Value
1 Wood frame	2108	1.0	2108		115200
			0 Crawl	----	-5480

TOTAL BASE	109720
Row Type Adjustment	1.00%
SUB-TOTAL	109720

0 Interior Finish	2470
0 Ext Lvg Units	0
0 Basement Finish	0
Fireplace(s)	0
Heating	0
Air Condition	0
Frame/Siding/Roof	5140
Plumbing Fixt: 8	3765

Exterior Features	SUB-TOTAL ONE UNIT	121095
OFF-S 5380	SUB-TOTAL 0 UNITS	121095

Garages	
0 Integral	0
0 Att Garage	0
0 Att Carports	0
0 Bsmt Garage	0
Ext Features	5380

SUB-TOTAL	126475
Quality Class/Grade	Low Cost

GRADE ADJUSTED VALUE 126480

(LCM: 100.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Year	Eff Year	Grade	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Obsol	Market Adj	% Comp	Value	
D DWELL	1.00			1.00	Low	1924	1924	AV	0.00	N	0.00	2108	126480	73	0	0	100	34200
01 UTILROOM	0.00			0.00	Low	1924	1924	AV	15.00	N	15.00	384	5760	55	0	0	100	2600
02 SHEDGP	10.00		1	10.00	Low	1924	1924	AV	28.64	N	18.62	1x795	14800	55	0	0	100	6700
03 DETGAR	0.00		1	0.00	Low	1924	1924	AV	23.84	N	23.84	576	13730	55	0	0	100	6200

From: Lane, Heidi <heidil@bcgov.net>
Sent: Tuesday, November 16, 2021 9:13 AM
To: Patterson Farmer
Cc: Robert Marek
Subject: RE: Bluffton Annexation

External Sender

Good morning,

I am not sure what kind of letter you are looking for. I have reviewed this parcel in Aumentum (the taxation software) and this has always been taxed in District 600-Bluffton. Hope this is helpful.

Thank you,

Heidi Lane
Senior IT Analyst
Beaufort County Auditor's Office
(843) 255-2519
Serving as the citizens advocate for transparency
In the taxation process one tax bill at a time.

The content of this email is confidential and intended for the recipient specified in message only. It is strictly forbidden to share any part of this message with any third party, without a written consent of the sender. If you received this message by mistake, please reply to this message and follow with its deletion, so that we can ensure such a mistake does not occur in the future.

From: Patterson Farmer <Patterson.Farmer@PulteGroup.com>
Sent: Tuesday, November 16, 2021 8:23 AM
To: Lane, Heidi <heidil@bcgov.net>
Cc: Robert Marek <Rob.Marek@Pulte.com>
Subject: Bluffton Annexation

Good morning Heidi,

I'm working on an Annexation submittal package to be submitted to the Town of Bluffton. The property is located at 1007 May River Road (TMS #: R600-038-000-0023-0000). The Town's Annexation Policy and Procedure manual requires a letter identifying any Special Districts such as TIF's, Assessment District, and Multi-County Industrial Park, if they are applicable to the property. I pulled the assessor information from online and don't see anything. Can you confirm if any of the above districts or any others apply to this property? Thanks.

Patterson



R. Patterson Farmer, PE

Manager of Land Acquisition :: Coastal Carolinas

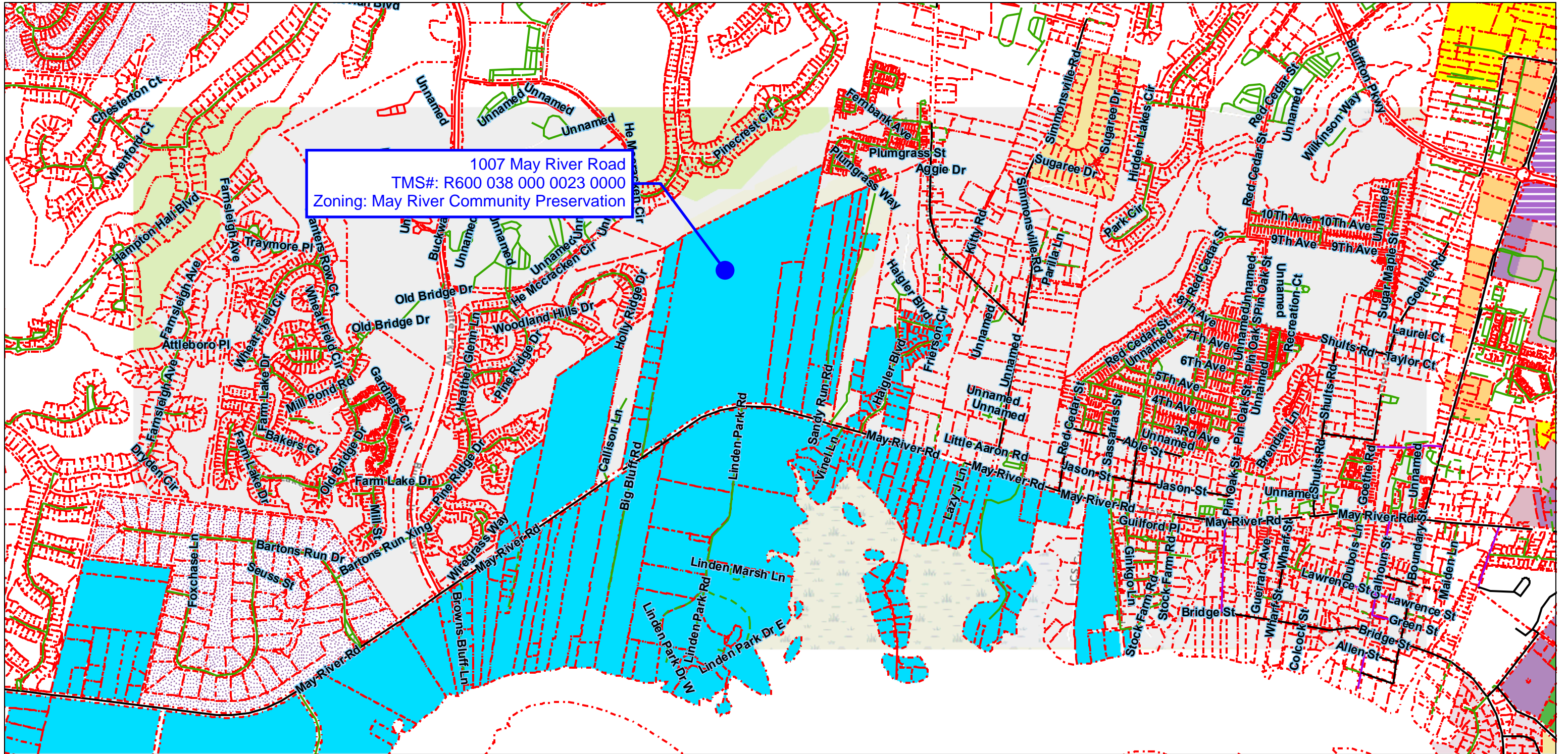
cell (843) 457-5819

Pulte.com | Centex.com | Delwebb.com | JWHomes.com

CONFIDENTIALITY NOTICE: This email may contain confidential and privileged material for the sole use of the intended recipient(s). Any review, use, distribution or disclosure by others is strictly prohibited. If you have received this communication in error, please notify the sender immediately by email and delete the message and any file attachments from your computer. Thank you.

Beaufort County Zoning

EXHIBIT 6



11/16/2021, 1:38:32 PM

1:18,056

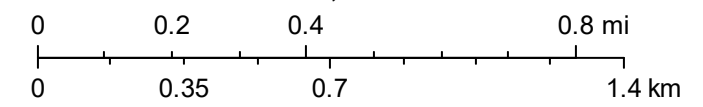
Road Classifications

- UNCLASSED
- STATE, PAVED
- - - STATE, UNPAVED
- COUNTY, PAVED
- - - COUNTY, UNPAVED

- PRIVATE, PAVED
- - - PRIVATE, UNPAVED
- MUNICIPAL, PAVED

- LiveParcels
- Heritage Corridor Overlay
- Commercial Fishing Village Overlay

- St Helena Cultural Overlay



1007 May River Road Annexation and Zoning Map Amendment

Current Beaufort County vs. Proposed Town of Bluffton

Land Use Comparison

Legend: Permitted (P), Conditional (C), Special use (S), Not Permitted (-), Not included as a specific use for the jurisdiction (N).

Land Use Type	Jurisdiction / Zoning District	
	Beaufort County	Town of Bluffton
	Community Development Code Table 3.1.60: Consolidated Use Table	Unified Development Ordinance Table 4.3 Uses by District
	May River Community Preservation (MRCP) 100.78 Acres	Residential General (RG) 100.78 Acres
Agriculture / Conservation		
Agriculture	P	P
Agricultural Uses and Structures	P	N
Forestry	P	N
Commercial Stables Horse Riding School, Horse Training Facility, and/or Commercial Stables	C	-
Animal Hospital, Veterinary Clinic, Kennel	-	-
Seafood / Shellfish Packaging / Processing	-	-
Residential		
Single-family detached	P	P
Single-family traditional cluster	C	P
Single-family attached	C	P
Family Compound	P	N
Outbuilding	C	N
Guest House	C	C
Accessory Dwelling Unit	C	C
Multi-Family	-	-
Retail and Restaurants		
Roadside Stand	Y	
Commercial Services		
Outdoor Sales	-	-
Retail Businesses	-	-
Personal Service Establishments	-	-
Restaurant	-	-
Motor Vehicle Sales and Service	-	-
Fueling / Service station including fuel pumps / Convenience Store	-	-
Car Wash	-	-
Tattoo / Body Art Parlor	-	-

Land Use Type	Jurisdiction / Zoning District	
	Beaufort County	Town of Bluffton
	Community Development Code Table 3.1.60: Consolidated Use Table	Unified Development Ordinance Table 4.3 Uses by District
	May River Community Preservation (MRCP)	Residential General (RG)
	100.78 Acres	100.78 Acres
Adult Oriented Business	-	-
Low Speed Recreational Vehicle Sales	-	-
Lodging		
Short-term rental	-	C
Homestay Rental (1-bedroom)	-	P
Bed and Breakfast (2-5 bedrooms)	L	P
Inns (6-12 bedrooms)	-	-
Hotel (13 or more bedrooms)	-	-
Office		
Home Occupations	L	P
Professional Offices	-	-
Health / Human Care		
Family Day Care Home (6 or less children)	-	P
Group Day Care Home (7 to 12 children)	-	P
Child Care Center (13 or more children)	-	P
Hospitals	-	-
Medical Offices and Clinics	-	-
Nursing Homes and Long-term Care	-	-
Recreation / Entertainment		
Campgrounds and Recreational Vehicle Parks	-	-
Golf Course	-	P
Recreation Facility	-	-
Theaters and Auditoriums	-	-
Recreation, Education, Safety, Public Assembly		
Outdoor Recreation	S	N
Temporary Uses		
Model Homes Sales Office	Y	N
Contractor's Office	Y	N
Civic / Institutional		
Cemetery	-	P
Club, Lodge, Union Hall, or Social Center	-	-
Conference or Exhibition Center	-	-
Government Building	-	P
Parks	-	P
Museum	-	P

Land Use Type	Jurisdiction / Zoning District	
	Beaufort County	Town of Bluffton
	Community Development Code Table 3.1.60: Consolidated Use Table	Unified Development Ordinance Table 4.3 Uses by District
	May River Community Preservation (MRCP)	Residential General (RG)
	100.78 Acres	100.78 Acres
Religious Assembly	-	P
School	-	P
Utilities	-	P
Industrial		
Artisan Workshop	-	-
Concrete and Asphalt Plants	-	-
Contractor's Office	-	-
Junk and Salvage Operations	-	-
Light Assembly / Fabrication	-	-
Manufacturing	-	-
Manufacturing Storefront	-	-
Manufacturing Storehouse	-	-
Research and Laboratory	-	-
Solid Waste Transfer Facility / Recycling Center	-	-
Telecommunication Towers	-	C
Warehouse or Distribution Operation	-	-
Other		
Public and Private Parking Structures and Stand Alone Parking Lots	-	-

Future Annexation Area

EXHIBIT 8

Legend

JURISDICTIONAL

- Hilton Head Island
- Hardeeville
- Beaufort County
- Jasper County
- Town of Bluffton
- Town of Bluffton Future Limits

TRANSPORTATION

- Paved Roads
- Proposed Roads

HYDROLOGY

- Marsh
- Water

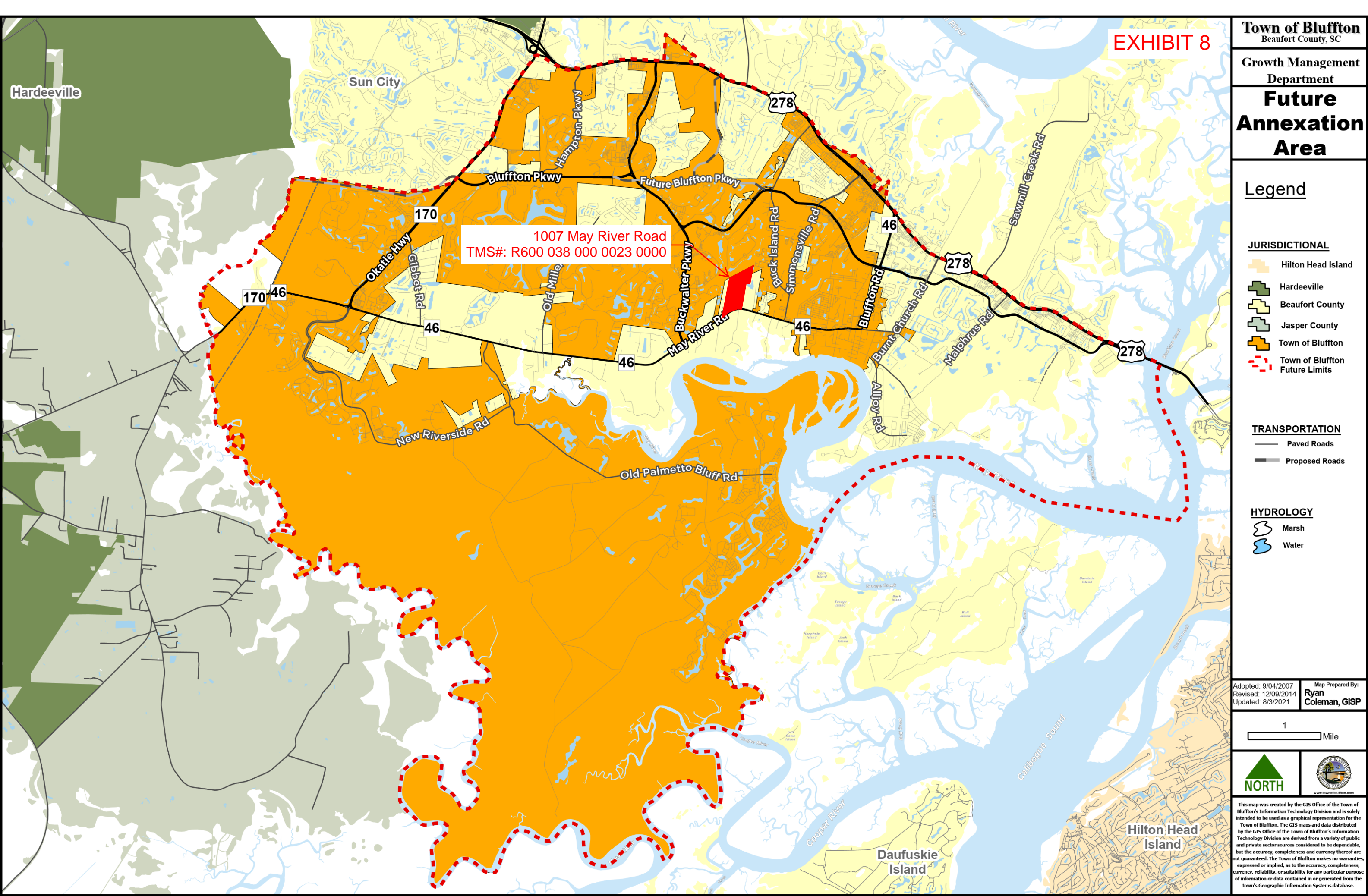
Adopted: 9/04/2007
 Revised: 12/09/2014
 Updated: 8/3/2021

Map Prepared By:
Ryan Coleman, GISP

1
 Mile



This map was created by the GIS Office of the Town of Bluffton's Information Technology Division and is solely intended to be used as a graphical representation for the Town of Bluffton. The GIS maps and data distributed by the GIS Office of the Town of Bluffton's Information Technology Division are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness and currency thereof are not guaranteed. The Town of Bluffton makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the town's Geographic Information Systems database.



1007 May River Road
 TMS#: R600 038 000 0023 0000

Hardeeville

Sun City

Hilton Head
Island

Daufuskie
Island

FUTURE LAND USE

Legend

FUTURE LAND USE

- High Intensity Commercial
- Medium Intensity Commercial
- Low Intensity Commercial
- Mixed Use
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Civic/ Institutional
- Recreation/ Open Space
- Conservation/ Preservation
- In PUD

JURISDICTIONAL

- Hilton Head Island
- Hardeeville
- Beaufort County
- Jasper County
- Bluffton Town Limit

MISCELLANEOUS

- Bluffton Parcel Lines
- Beaufort County Jasper County Parcel Lines

TRANSPORTATION

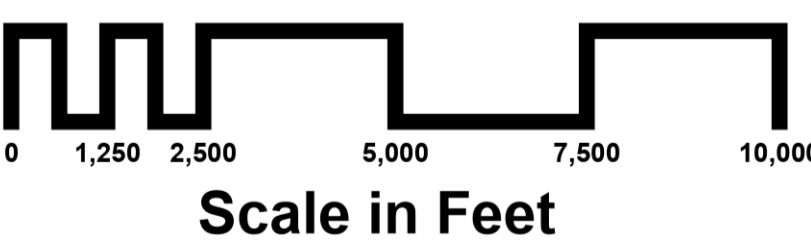
- Paved Road
- Bluffton Parkway (Proposed)

HYDROLOGY

- Marsh
- Water

Adopted: 9/04/2007
Revised: 12/09/2014
Updated: 8/3/2021

Map Prepared By:
Ryan
Coleman, GISP



DISCLAIMER:
This map was created by the GIS Office of the Town of Bluffton's Information Technology Division and is solely intended to be used as a graphical representation for the Town of Bluffton. The GIS maps and data distributed by the GIS Office of the Town of Bluffton's Information Technology Department are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness and currency thereof are not guaranteed. The Town of Bluffton makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the town's Geographic Information Systems database. Additionally, the Town of Bluffton or any agent, servant, or employee thereof assumes no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

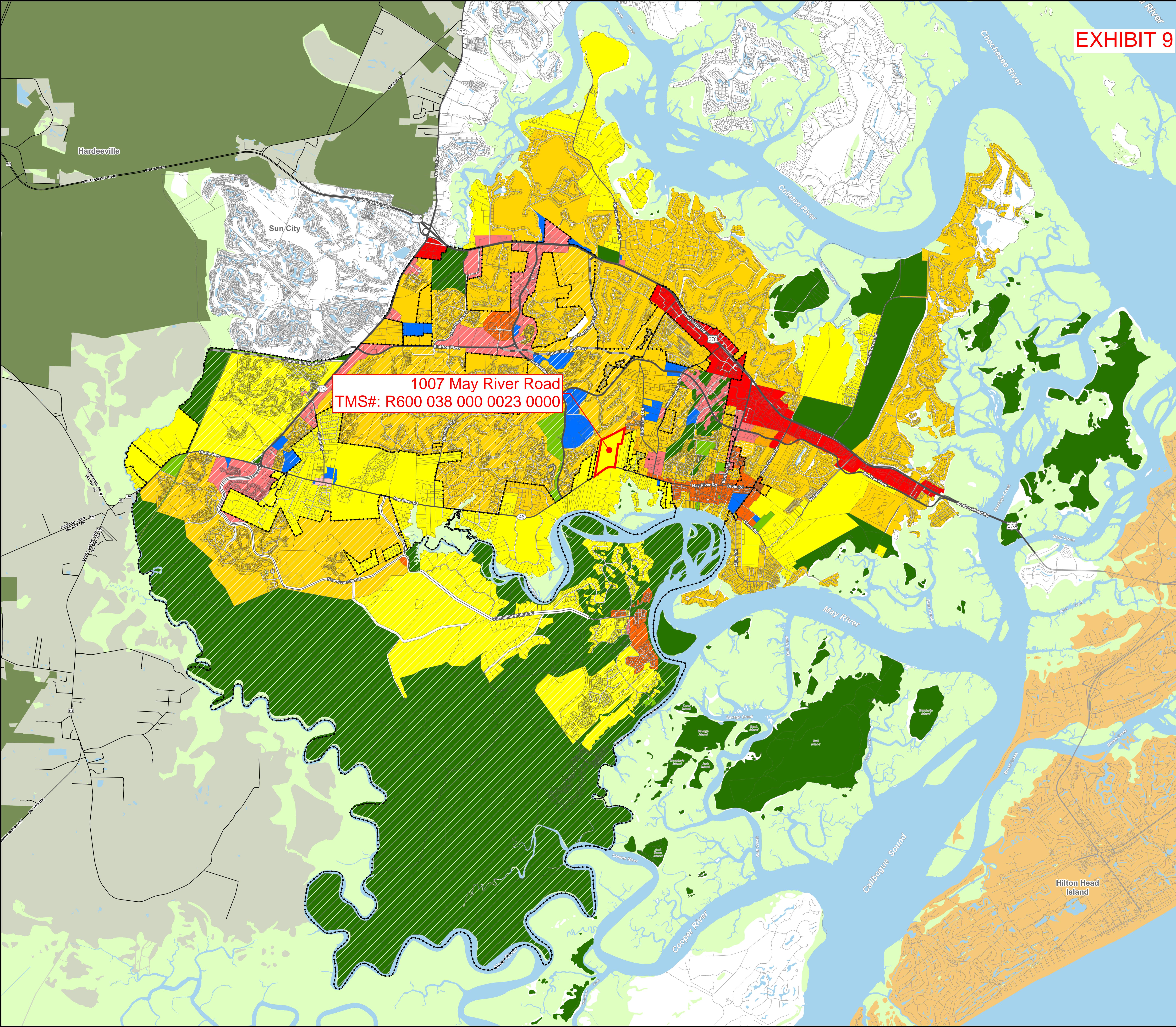













EXHIBIT 10

**Growth
Framework
Map 8.5**

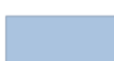

Map Legend

-  Future Bluffton Limits
-  Town Center Place Type Assembly
-  Village Place Type Assembly
-  Hamlet Place Type Assembly
-  Rural Crossroad Place Type Assembly


Streets

-  Major Road
-  Minor Road
-  Local Road
-  Future Major Road
-  Future Road
-  Pathway

Water Type

-  Water
-  Marsh

County

-  Beaufort
-  Jasper

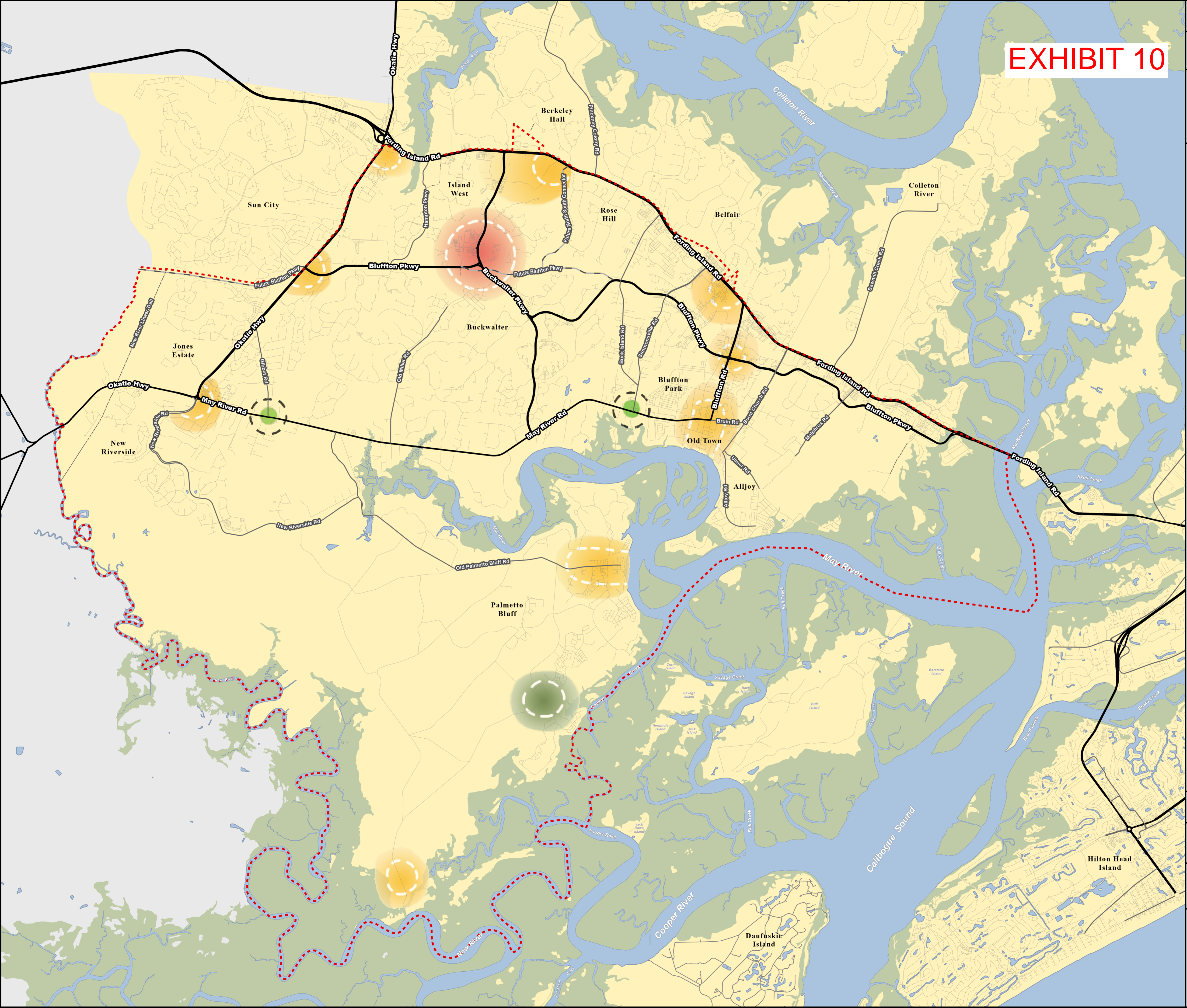
Adopted: 11/10/2011
Revised: 12/09/2014
Updated: 8/3/2021

Map Prepared By:
**Ryan
Coleman, GISP**

0 0.25 0.5 1 Miles



This map was created by the GIS Office of the Town of Bluffton's Information Technology Division and is solely intended to be used as a graphical representation for the Town of Bluffton. The GIS maps and data distributed by the GIS Office of the Town of Bluffton's Information Technology Division are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness and currency thereof are not guaranteed. The Town of Bluffton makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the town's Geographic Information Systems database.



10.00
8/21

39033

TITLE TO REAL ESTATE
The R. L. Bryan Company, Columbia, S. C.

Form 14
(Revised 4-1-85)

State of South Carolina,

COUNTY OF BEAUFORT.

GRANTORS' ADDRESS: Route 1, Box 15
Bluffton, South Carolina 29910

HIS S.S. #: 258 34 4714
HER S.S. #: 258 30 8384

GRANTEE'S ADDRESS: Route 1, Box 15
Bluffton, South Carolina 29910

F.E.I.D. #: _____

968

Know All Men by These Presents, That **WE, WILLIAM B. TARVER and HELEN DEVERE TARVER,**
(hereinafter whether singular or plural the "Grantor")

"IMPORTANT"
Your tax bill will be based on the address shown on this deed. If you have a change of address, contact the Assessor's Office at (803) 552-1111.

REVENUE STAMPS
COLLECTED
\$ 390⁰⁰ COUNTY 165⁰⁰
BEAUFORT COUNTY, SC

"CHANGE IN LAW"
YOU MAY QUALIFY FOR A LOWER TAX RATE ON YOUR PRIMARY RESIDENCE. PLEASE APPLY TO THE COUNTY ASSESSOR'S OFFICE BETWEEN JANUARY 1ST OF THE CURRENT YEAR AND JANUARY 16TH OF THE FOLLOWING YEAR.

in the State aforesaid, for and in consideration of the sum of **ONE HUNDRED FIFTY THOUSAND (\$150,000.00)** Dollars to the Grantor paid by **THE TARVER COMPANY, INC.,** A South Carolina Corporation, (hereinafter whether singular or plural the "Grantee") has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee the following described property.

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Beaufort, containing 100.776 acres of land, more or less, as is shown on that certain plat of real estate by Forrest Baughman, R.L.S., dated October 24, 1990 and recorded on January 8, 1991 in the Office of the Clerk of Court for Beaufort County, South Carolina, in Plat Book 40 at Page 62; this property is more generally described as follows: on the WEST by lands now or formerly of Alma G. Hiott, on the NORTH by lands of Union Camp Corporation, on the East by lands now or formerly of Coburn, and on the SOUTH by the right-of-way of South Carolina Highway 46; for a more specific description, reference is craved to said plat.

This property was conveyed to William B. Tarver and Helen Devere Tarver by deed of William B. Tarver dated June 27, 1991 and recorded in the Office of the Clerk of Court for Beaufort County on June 27, 1991 in Deed Book 578 at Page 467.

This property is further shown as Tax Parcel R600-038-000-023.

THIS DEED WAS PREPARED BY THE LAW OFFICE OF R. THAYER RIVERS, JR., 304 RUSSELL STREET AND COURTHOUSE SQUARE, POST OFFICE BOX 668, RIDGELAND, SOUTH CAROLINA 29936.

BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	Submap	Parcel	Block
600	38		23	

1000000
2000000
3000000
4000000
5000000
6000000
7000000
8000000
9000000
10000000
11000000
12000000
13000000
14000000
15000000
16000000
17000000
18000000
19000000
20000000
21000000
22000000
23000000
24000000
25000000
26000000
27000000
28000000
29000000
30000000
31000000
32000000
33000000
34000000
35000000
36000000
37000000
38000000
39000000
40000000
41000000
42000000
43000000
44000000
45000000
46000000
47000000
48000000
49000000
50000000
51000000
52000000
53000000
54000000
55000000
56000000
57000000
58000000
59000000
60000000
61000000
62000000
63000000
64000000
65000000
66000000
67000000
68000000
69000000
70000000
71000000
72000000
73000000
74000000
75000000
76000000
77000000
78000000
79000000
80000000
81000000
82000000
83000000
84000000
85000000
86000000
87000000
88000000
89000000
90000000
91000000
92000000
93000000
94000000
95000000
96000000
97000000
98000000
99000000
100000000

TOGETHER with all and singular, the rights, members, here litaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

To HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantee,

THE TARVER COMPANY, INC.,
A South Carolina Corporation, its

Heirs and Assigns forever.

And the Grantor does hereby bind themselves and their Heirs, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said Grantee and the Grantee's Heirs and Assigns, against the Grantor and the Grantor's Heirs and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the Hand and Seal of the Grantor this 28TH day of DECEMBER in the year of our Lord one thousand nine hundred and ninety-two and in the two hundredth and seventeenth year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

Robert R. Rivington
Helen De Vere Tarver

William B. Tarver (SEAL)
WILLIAM B. TARVER
Helen De Vere Tarver (SEAL)
HELEN DEVERE TARVER

STATE OF SOUTH CAROLINA. }

WATER COUNTY. }

970

PERSONALLY appeared before me the undersigned witness and made oath that s/he saw the within named Grantor sign, seal and, as the Grantor's act and deed, deliver the within-written Deed for the uses and purposes therein mentioned and that s/he, with the other witness whose signature appears above witnessed the execution thereof.

SWORN to before me this 28TH

day of DECEMBER, 1992

[Signature] (L.S.)
Notary Public of S. C.

My Commission Expires: 10/03/2000

[Signature]
Witness

State of South Carolina,

County of BEAUFORT

WILLIAM B. TARVER and
HELEN DEVERE TARVER

TO

THE TARVER COMPANY, INC.,
A South Carolina Corporation

W. B. Tarver

TITLE TO REAL ESTATE

I hereby certify that the within Deed was filed for record
in my office at 2:13 P M. o'clock on the
28 day of DEC,
1928 and was immediately entered upon the proper indexes
and duly recorded in Book 615 of Deeds,
page 968

W. B. Tarver

Clerk of Court of Common Pleas and General Sessions for
County, S. C.

I hereby certify that the within Deed has been this
21ST day of

January, A. D. 1928 Recorded in

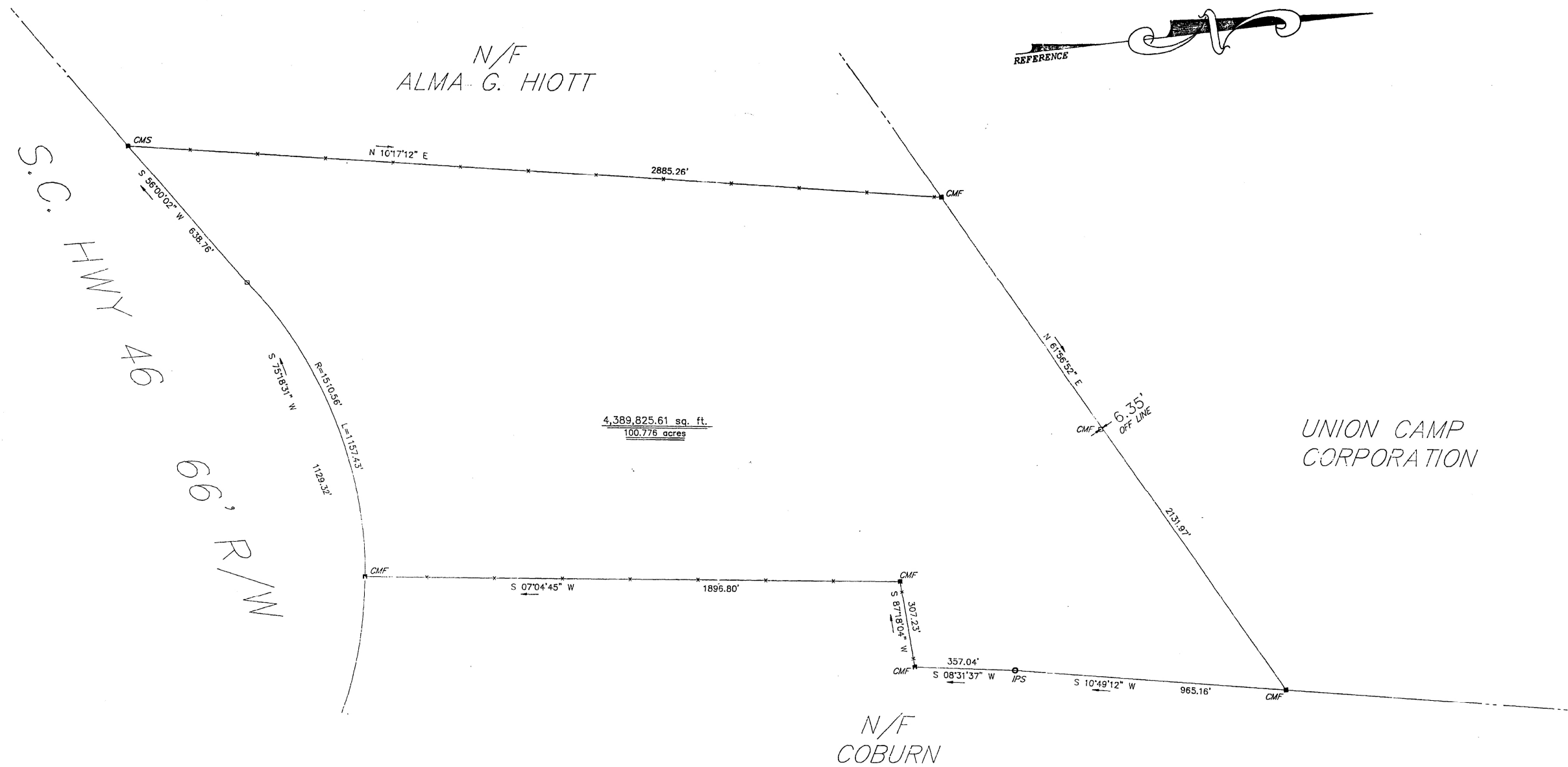
Book 615 of Deeds, page 1046

for W. B. Tarver of Beaufort County

W. B. Tarver

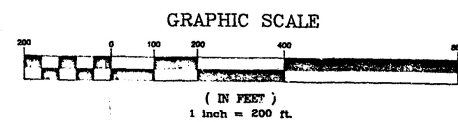
971

RECORDED
INDEXED
92 DEC 28 PM 2:13
BEAUFORT



THE ABOVE PLAT PREPARED BY ME AT THE REQUEST OF
W. B. TARVER
 A BOUNDARY SURVEY OF 100.776 ACRES,
 A COMBINATION OF 5 PARCELS, AS SHOWN ON
 TAX MAP 38, PARCEL 23
 BLUFFTON TOWNSHIP, BEAUFORT COUNTY,
 SOUTH CAROLINA.

DATE: OCTOBER 24, 1990



EXEMPT
 The development plan shown hereon is exempt from the requirements of the Beaufort County Development Standards Ordinance according to the provisions in Article 11 of Section 222 (4).
 Certified by Forrest F. Baughman
 Date: 10/21
 Beaufort County Development Review Committee

I HEREBY CERTIFY THAT THE RATIO OF PRECISION OF THE FIELD SURVEY IS 1/5000 AS SHOWN HEREON & THE AREA WAS DETERMINED BY D.M.D. METHOD.



Forrest F. Baughman
 FORREST F. BAUGHMAN PLS #4922

PLAT BOOK 40
 PAGE 62
 DATE 1-8-91 ap

JOB #90-430A

T-SQUARE GROUP, INC.
 PROFESSIONAL LAND SURVEYORS
 P.O. Drawer 330
 Burt Church Road
 Bluffton, S.C. 29910
 Phone 803-757-2650 Fax 803-757-5758



ZONING CONSIDERATIONS

TOTAL ACRES	+/- 100.776 ACRES
TOTAL ACRES AFTER BUFFERS	+/- 71.95 ACRES
PROPOSED ZONING	RESIDENTIAL GENERAL (RG)
RG MAXIMUM DENSITY	4 DU/ACRE
BUFFERS	50' ADJACENT PROPERTY 400' HWY 46 FRONTAGE**
BUFFER ACRES	28.826 AC
REQUIRED OPEN SPACE	20% (20.16 AC)
REQUIRED ADDITIONAL OPEN SPACE	10% (10.08 AC)

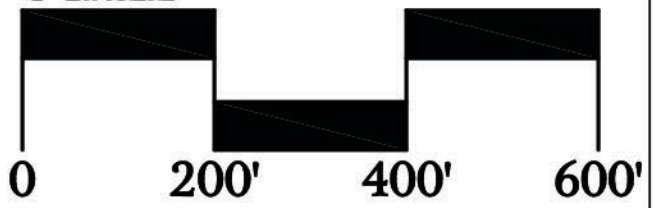
*NOTE: RESIDENTIAL GENERAL LOT TYPE OPTIONS INCLUDE: FARM HOUSE LOT (150' WIDTH MIN), COUNTRY HOUSE LOT (110' WIDTH MIN/150' MAX), ESTATE HOUSE LOT (90' WIDTH MIN/110' MAX), LARGE HOUSE LOT (70' WIDTH MIN/90' MAX), MEDIUM HOUSE LOT (50' WIDTH MIN/70' MAX), SMALL HOUSE LOT (30' WIDTH MIN/50' MAX), DUPLEX HOUSE LOT (25' WIDTH MIN/40' MAX), SMALL TOWNHOUSE LOT (16' WIDTH MIN/24' MAX), LARGE TOWNHOUSE LOT (24' WIDTH MIN/40' MAX), SMALL MF LOT (60' WIDTH MIN/80' MAX), MEDIUM MF LOT (80' WIDTH MIN/120' MAX), CIVIC LOT (50' WIDTH MIN).

**NOTE: 400' BUFFER INCLUDES A MINIMUM 50' UNDISTURBED BUFFER AND PASSIVE OPEN SPACE



NORTH

SCALE



PREPARED FOR:
PULTE GROUP, LLC
PREPARED BY:

J. K. TILLER ASSOCIATES, INC.
LAND PLANNING LANDSCAPE ARCHITECTURE
181 BLUFFTON ROAD, SUITE F203 BLUFFTON, SC 29910
Voice 843.815.4800 jtiller@jktiller.com Fax 843.815.4800

100.776 AC TARVER TRACT
TOWN OF BLUFFTON RESIDENTIAL GENERAL CAPACITY PLAN

BEAUFORT COUNTY, SOUTH CAROLINA
AUGUST 17, 2021

THIS IS A CONCEPTUAL PLAN AND IS SUBJECT TO CHANGE. ALL SURVEY INFORMATION AND SITE BOUNDARIES WERE COMPILED FROM A VARIETY OF UNVERIFIED SOURCES AT VARIOUS TIMES AND AS SUCH ARE INTENDED TO BE USED ONLY AS A GUIDE. ALL PROPERTY LINES, TRACT DIMENSIONS AND NARRATIVE DESCRIPTIONS ARE FOR GRAPHIC REPRESENTATION ONLY, AS AN AID TO SITE LOCATION AND POTENTIAL LAND USE, AND ARE NOT LEGAL REPRESENTATIONS AS TO FUTURE USES OR LOCATIONS. J. K. TILLER ASSOCIATES, INC. ASSUMES NO LIABILITY FOR ITS ACCURACY OR STATE OF COMPLETION, OR FOR ANY DECISIONS (REQUIRING ACCURACY) WHICH THE USER MAY MAKE BASED ON THIS INFORMATION.

S:\Projects\202116-01-DWG\Concept\02.dwg - 18X24 - port - 8/17/2021 4:22:16 PM

1007 May River Road Annexation and Zoning Map Amendment Applications

Adjacent Property Owners within 500 feet

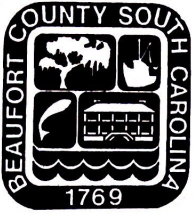
Tax Map Number	Parcel Address	Owner Name	Mailing Address	City	State	Zip
R600 038 000 0039 0000	5 Smith Lane	State of Mind Street Partners, LLC	896 May River Road	Bluffton	SC	29910
R600 038 000 0035 0000	11 Smith Lane	Marscher II Trust A U/T/D Marscher II Trust B U/T/D	23 Big Oak Street	Hilton Head Island	SC	29926
R600 038 000 0038 0000	13 Smith Lane	Joseph W. Smith	PO Box 1648	Bluffton	SC	29910
R600 038 000 0036 0000	25 Smith Lane	Amy L. and Robert W. Conn	PO Box 1648	Bluffton	SC	29910
R600 038 000 0037 0000	31 Smith Lane	Amy L. and Robert W. Conn	PO Box 1648	Bluffton	SC	29910
R600 038 000 0021 0000	37 Smith Lane	Amy L. and Robert W. Conn	PO Box 1648	Bluffton	SC	29910
R600 038 000 021A 0000	45 Smith Lane	Joshua Joseph Parlagreco	7D Edgewater Circle	Bluffton	SC	29910
R600 038 000 021B 0000	61 Smith Lane	Joshua Joseph Parlagreco	45 Smith Lane	Bluffton	SC	29910
R610 038 000 0020 0000	7 Callison Lane	Island Funding, LLC	301 Central Ave. Suite 305	Hilton Head Island	SC	29926
R610 038 000 1890 0000		Town of Bluffton	PO Box 386	Bluffton	SC	29910
R610 038 000 2019 0000	107 Holly Ridge Drive	David F. and Kathryn A. Branagan	107 Holly Ridge Drive	Bluffton	SC	29910
R610 038 000 2020 0000	109 Holly Ridge Drive	Adrian J. and Halley N. Repasch	109 Holly Ridge Drive	Bluffton	SC	29910
R610 038 000 2021 0000	111 Holly Ridge Drive	Jeremy and Brenda Lindblad	111 Holly Ridge Drive	Bluffton	SC	29910
R610 038 000 2022 0000	113 Holly Ridge Drive	William F. and Susan C. Curran	10517 NW 10 th Street	Plantation	FL	33322

Tax Map Number	Parcel Address	Owner Name	Mailing Address	City	State	Zip
R610 038 000 2023 0000	115 Holly Ridge Drive	Gabriel Yacso	115 Holly Ridge Drive	Bluffton	SC	29910
R610 038 000 2024 0000	117 Holly Ridge Drive	David W. Poulin and Lisa Tammi Beluzo	117 Holly Ridge Drive	Bluffton	SC	29910
R610 038 000 2025 0000	119 Holly Ridge Drive	Sayra N. Olivera	119 Holly Ridge Drive	Bluffton	SC	29910
R610 038 000 2026 0000	121 Holly Ridge Drive	Ashley B. and Mary I. Powell	121 Holly Ridge Drive	Bluffton	SC	29910
R610 038 000 2027 0000	123 Holly Ridge Drive	Tanya E. Nobre	123 Holly Ridge Drive	Bluffton	SC	29910
R610 038 000 2028 0000	125 Holly Ridge Drive	Madison L. Cain	125 Holly Ridge Drive	Bluffton	SC	29910
R610 038 000 2069 0000		Pine Ridge Property Owners Association, Inc.	PO Box 1225	Beaufort	SC	29901
R610 038 000 0056 0000		Pine Ridge Property Owners Association, Inc.	PO Box 1225	Beaufort	SC	29901
R610 030 000 0702 0000	173 Pinecrest Drive	Joseph Locascio and Dawn E. Fairlie	173 Pinecrest Drive	Bluffton	SC	29910
R610 031 000 0509 0000	1 Pinecrest Way	1 Pinecrest Way Bluffton, LLC	1 Pinecrest Way	Bluffton	SC	29910
R610 039 000 1412 0000		Wellstone at Bluffton Property Owners Association, Inc.	114 Canal Street Suite 303	Pooler	GA	31322
R610 031 000 1472 0000	83 Plumgrass Street	Farid Ahmed and Elizabeth Ahmed	83 Plumgrass Street	Bluffton	SC	29910
R610 031 000 1473 0000	91 Plumgrass Street	Megan E. Scureman	91 Plumgrass Street	Bluffton	SC	29910
R610 031 000 1474 0000	93 Plumgrass Street	William R. Dingle III and Brittany R. Brum	93 Plumgrass Street	Bluffton	SC	29910
R610 031 000 1517 0000	94 Plumgrass Street	Wellstone at Bluffton Property Owners Association, Inc.	114 Canal Street Suite 303	Pooler	GA	31322
R610 031 000 1475 0000	95 Plumgrass Street	Norda S. Morgan and Ansel O. Kerr	PO Box 3366	Bluffton	SC	29910
R610 031 000 1476 0000	97 Plumgrass Street	Fifi 1 Trust	10405 Christburgerstrasse 12	Berlin		

Tax Map Number	Parcel Address	Owner Name	Mailing Address	City	State	Zip
R610 031 000 1504 0000	110 Plumgrass Street	Thomas S. and Barbara J. Moschitta	110 Plumgrass Street	Bluffton	SC	29910
R610 031 000 1503 0000	112 Plumgrass Street	Huguette Valiquete Revoc Trust	457 Meadow Road	Kings Park	NY	11754
R610 031 000 1502 0000	114 Plumgrass Street	Raymond A. Wickham & Sandra L. Wickham Rev Liv Trust	5904 Pelican Bay Plz S Apt 702	Gulfport	FL	33707
R610 031 000 1501 0000	116 Plumgrass Street	Ashley Rosado and Jimmy Rodriguez	116 Plumgrass Street	Bluffton	SC	29910
R610 031 000 1500 0000	118 Plumgrass Street	Barbara L. Baldwin	118 Plumgrass Street	Bluffton	SC	29910
R610 031 000 1499 0000	120 Plumgrass Street	Thomas E. and Ellen C. McClure	120 Plumgrass Street	Bluffton	SC	29910
R610 031 000 1498 0000	124 Plumgrass Street	Elizabeth S. and Keith C. Anderson	124 Plumgrass Street	Bluffton	SC	29910
R610 031 000 1497 0000	126 Plumgrass Street	Scott G. Taillon	2949 Skybrook Oaks Drive	Raleigh	NC	27612
R610 031 000 1496 0000	128 Plumgrass Street	Savannah A. McWatters	128 Plumgrass Street	Bluffton	SC	29910
R610 031 000 1495 0000	130 Plumgrass Street	Amanda Eppler and Robin Ditre-McLaughlin	130 Plumgrass Street	Bluffton	SC	29910
R610 031 000 1494 0000	132 Plumgrass Street	Tara Rochelle Davis	132 Plumgrass Street	Bluffton	SC	29910
R610 031 000 1493 0000	134 Plumgrass Street	Jom Joseph Jose	134 Plumgrass Street	Bluffton	SC	29910
R610 031 000 1487 0000	201 Plumgrass Way	David Copeland	201 Plumgrass Way	Bluffton	SC	29910
R610 031 000 1512 0000	202 Plumgrass Way	Christopher and Thomas E. Dunn	202 Plumgrass Way	Bluffton	SC	29910
R610 031 000 1488 0000	203 Plumgrass Way	Kirk C. Taylor	203 Plumgrass Way	Bluffton	SC	29910
R610 031 000 1513 0000	204 Plumgrass Way	Timothy Joseph Pavlo Jr. and Tara Nicole Pavlo	211 Woodloch Lane	Severna Park	MD	21146
R610 031 000 1489 0000	205 Plumgrass Way	Keiry S. Ponce and Raymond Wright Savala	205 Plumgrass Way	Bluffton	SC	29910

Tax Map Number	Parcel Address	Owner Name	Mailing Address	City	State	Zip
R610 039 000 1404 0000	206 Plumgrass Way	Andrea Fasano	11 Marigold Drive	Bluffton	SC	29909
R610 031 000 1490 0000	207 Plumgrass Way	Andrea C. Ferrante	207 Plumgrass Way	Bluffton	SC	29910
R610 039 000 1403 0000	208 Plumgrass Way	Audrey Dorothy Lund	208 Plumgrass Way	Bluffton	SC	29910
R610 031 000 1491 0000	209 Plumgrass Way	Rose M. and Joseph F. Wasko	209 Plumgrass Way	Bluffton	SC	29910
R610 039 000 1402 0000	210 Plumgrass Way	Jose Ortiz Maldonado Milades Nunez	210 Plumgrass Way	Bluffton	SC	29910
R610 031 000 1492 0000	211 Plumgrass Way	Alexander Barroso Florida Marciano	211 Plumgrass Way	Bluffton	SC	29910
R610 031 000 1515 0000	5 Twayblade Street	Wellstone at Bluffton Property Owners Association, Inc.	114 Canal Street Suite 303	Pooler	GA	31322
R610 031 000 1505 0000	15 Twayblade Street	Shady Lane Ranch Limited Partnership	PO Box 558	Three Forks	MT	59752
R610 031 000 1506 0000	17 Twayblade Street	Laura M. Fay	17 Twayblade Street	Bluffton	SC	29910
R610 031 000 1507 0000	19 Twayblade Street	Summ Pavlo, LLC	46 Lady Slipper Island Drive	Bluffton	SC	29910
R610 031 000 1508 0000	21 Twayblade Street	Leanord Paul Hawkes Jr. and Paula B. Hawkes	PO Box 886	Bluffton	SC	29910
R610 031 000 1477 0000	1 Buckhorn Street	Christine A. and Ann Prendergast	1 Buckhorn Street	Bluffton	SC	29910
R610 031 000 1486 0000	2 Buckhorn Street	Jonathon and Sarah Gebauer	2 Buckhorn Street	Bluffton	SC	29910
R610 031 000 1478 0000	3 Buckhorn Street	Timothy O'Hara	3 Buckhorn Street	Bluffton	SC	29910
R610 031 000 1485 0000	4 Buckhorn Street	Christopher E. Houck and Cindi M. Antonucci	4 Buckhorn Street	Bluffton	SC	29910
R610 031 000 1479 0000	5 Buckhorn Street	Mcaz Investments, LLC and Alexander P. Pistilli	5 Buckhorn Street	Bluffton	SC	29910
R610 031 000 1484 0000	6 Buckhorn Street	JL's Rentals, LLC	PO Box 3346	Bluffton	SC	29910

Tax Map Number	Parcel Address	Owner Name	Mailing Address	City	State	Zip
R610 031 000 1480 0000	7 Buckhorn Street	Benjamin Smith	7 Buckhorn Street	Bluffton	SC	29910
R610 031 000 1483 0000	8 Buckhorn Street	JL's Rentals, LLC	PO Box 3346	Bluffton	SC	29910
R610 031 000 1482 0000	10 Buckhorn Street	Ivy Torres and James Copeland	10 Buckhorn Street	Bluffton	SC	29910
R610 031 000 1481 0000	12 Buckhorn Street	Michelle S. Hiers	12 Buckhorn Street	Bluffton	SC	29910
R610 031 000 1511 0000		Wellstone at Bluffton, LLC	114 Canal Street Suite 303	Pooler	GA	31322
R610 031 000 1519 0000		Wellstone at Bluffton Property Owners Association, Inc.	114 Canal Street Suite 303	Pooler	GA	31322
R600 038 000 0025 0000	1035 May River Road	J. Francis Coburn III	PO Box 3125	Bluffton	SC	29910
R600 039 000 1122 0000		J. Francis Coburn III	PO Box 3125	Bluffton	SC	29910
R600 039 000 001B 0000	55 Sandy Run Road	William Michael & Carolyn T. Cahill Trustee	55 Sandy Run Road	Bluffton	SC	29910
R600 038 000 2075 0000	May River Road	J. Francis Coburn III	PO Box 3125	Bluffton	SC	29910
R600 038 000 0046 0000	1056 May River Road	Sylvia S. Coker	56 Linden Plantation Dr.	Bluffton	SC	29910
R600 038 000 0042 0000	57 Linden Plantation Dr. E.	Lucy Trosdal & Lewis M. Little Jr.	1211 Sweetbriar Circle	Savannah	GA	31406
R600 038 000 016A 0000	89 Big Bluff Road	Ann Y. Miller	89 Big Bluff Road	Bluffton	SC	29910
R600 038 000 0016 0000	956 May River Road	BE Holdco, LLC	10 Garvey Court	Bluffton	SC	29910



COUNTY COUNCIL OF BEAUFORT COUNTY

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

November 16, 2021

Mr. R. Patterson Farmer, PE
Pulte Group
Bluffton, SC 29910

Re: Zoning Verification Letter
R600-038-000-0023-0000

Dear Mr. Farmer:

This is to certify that the referenced property, located at 1009 May River Road, and further defined as being located in Bluffton District, is zoned May River Community Preservation District (MRCP). Please refer to the Community Development Code, which can be found on the County's Web Page at www.beaufortcountysc.gov for uses and other development parameters.

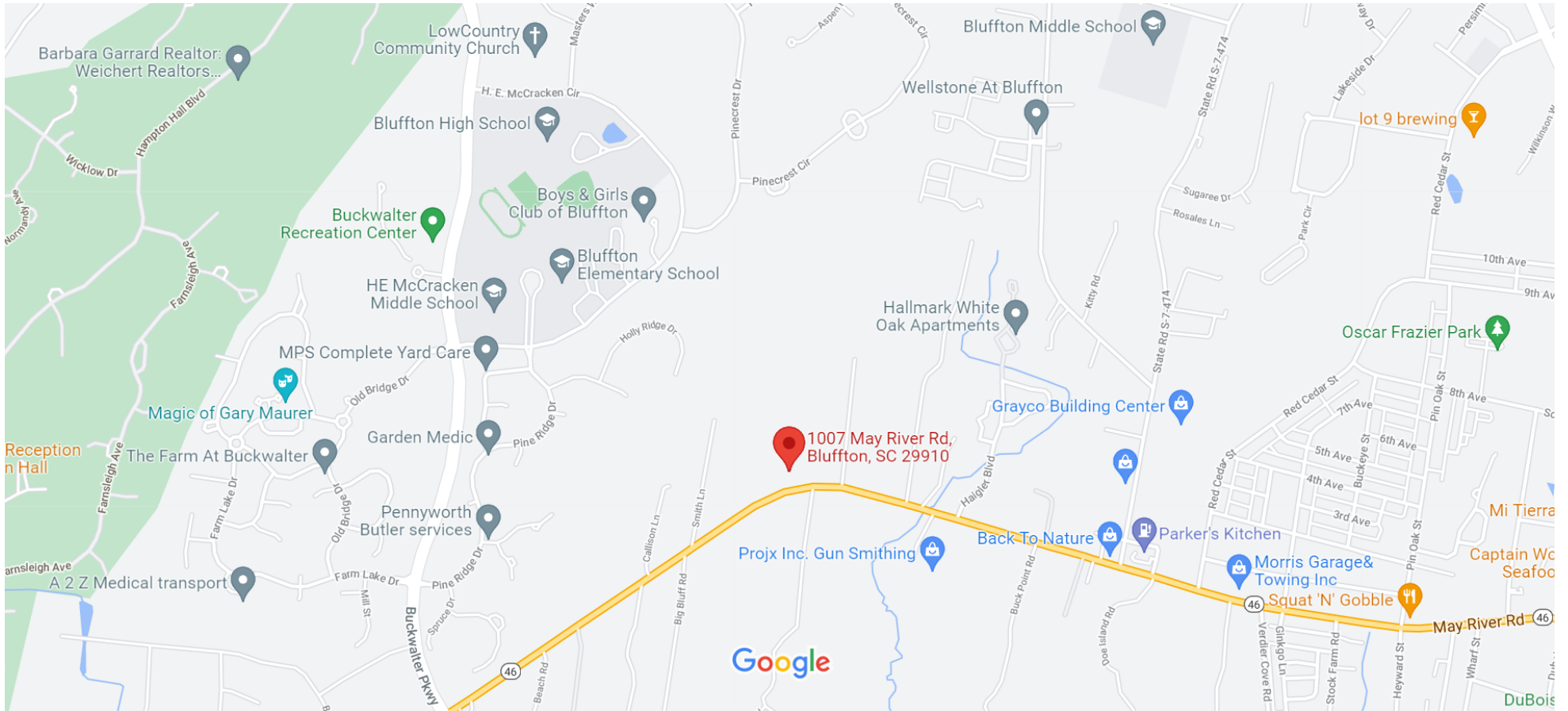
If I may be of further assistance, please do not hesitate to call me at 843.255.2173.

Sincerely,

Hillary A. Austin
Zoning & Development Administrator



1007 May River Rd



Map data ©2021 1000 ft

EXHIBIT 17
1007 May River Road – Photos

May River Rd – East



May River Rd - West



Property – View from across May River Road of the Property



On-Site – View North



On-Site East – View of the neighboring property at line



On-Site – View to the West



West Side – Smith Lane neighboring properties



North East – View back to the property

