

## TOWN COUNCIL

### STAFF REPORT

#### Growth Management Department



<b>MEETING DATE:</b>	January 12, 2021
<b>PROJECT:</b>	Consideration of the Acceptance of Huggins Hollow, LLC's One Hundred Percent (100%) Annexation Petition to Annex Certain Real Properties Contiguous to the Town of Bluffton's Corporate Boundaries Consisting of a Total of 36.265 Acres, More or Less, and Bearing Beaufort County Tax Map Nos. R600 036 000 0001 0000, R600 036 000 001D 0000, R600 036 000 001F 0000, R600 036 000 001H 0000, R600 036 000 0364 0000, and R600 036 000 0439 0000, and referral to the Town of Bluffton Negotiating Committee if deemed necessary
<b>PROJECT MANAGER:</b>	Heather Colin, AICP Director of Growth Management

**REQUEST:** Town Staff requests that Town Council consider the following:

1. Acceptance of Huggins Hollow, LLC's One Hundred Percent (100%) Annexation Petition to Annex Certain Real Properties Contiguous to the Town of Bluffton's Corporate Boundaries Consisting of a Total of 36.265 Acres, More or Less, and Bearing Beaufort County Tax Map Nos. R600 036 000 0001 0000, R600 036 000 001D 0000, R600 036 000 001F 0000, R600 036 000 001H 0000, R600 036 000 0364 0000, and R600 036 000 0439 0000; and
2. Referral of the request to the Town of Bluffton Negotiating Committee if deemed necessary.

**INTRODUCTION:** On August 28, 2020 in accordance with Section 5-3-150 of the Code of Laws of South Carolina and the *Town of Bluffton Annexation Policy and Procedure Manual* ("Annexation Manual"), Josh Tiller, of J.K. Tiller Associates, Inc., on behalf of the property owner Huggins Hollow, LLC, submitted a 100% Annexation Petition Application for six parcels totaling 36.265 acres adjacent to Gibbet Road on Huggins Hollow Lane and Jade Stone Court ("Properties") into the Town of Bluffton's municipal boundary.

Pursuant to the Annexation Manual, the Applicant also submitted a concurrent Zoning Map Amendment application requesting the Properties zoning designation as Agriculture (AG) subject to the Town of Bluffton Unified Development Ordinance which permits limited uses as shown in the comparative tables provided in the application package provided as Attachment 2.

Per the revision to the Annexation Manual approved by Town Council Resolution on October 13, 2020, the initial step in the public review process is an initial briefing, or “intent to annex”, to Town Council for general discussion of the request and its associated applications such as the appropriate zoning classification and possible negotiation items. At the conclusion of the discussion, Town Council takes action to accept or decline to accept the proposed Annexation Petition by majority vote.

In the event Town Council accepts the petition, additional action by majority vote is necessary to either refer or forgo the referral of request to the Town of Bluffton Negotiating Committee if deemed necessary.

**BACKGROUND:** The Properties contains approximately 36.265 acres located within Unincorporated Beaufort County as shown on the Location Map provided in the application submittal provided as Attachment 2. The Properties currently contain a single-family home, manufactured homes, campers, and accessory structures.

The Properties and a majority of the adjacent parcels are zoned as T2 - Rural pursuant to the Beaufort County Community Development Code.

A majority of the immediately adjacent properties are also within Unincorporated Beaufort County and are similarly zoned as T2 - Rural. The exception is the adjacent property to the north-east which established the required contiguity as it is within the Town of Bluffton’s Municipal Boundary and zoned as Buckwalter Planned Unit Development and part of the development known as Lawton Station.

The Applicant does not have a specific plan for the Properties to-date, however they have considered possible future use as an RV Park which is permitted within the requested Agriculture (AG) District as shown in Attachment 1.

**SCHEDULE:** The proposed schedule for the applications is provided as Attachment 3.

**ATTACHMENTS:**

1. Presentation
2. Application Submittal
3. Draft Schedule
4. Proposed Motion

# Attachment 1



Consideration of the Acceptance of Huggins Hollow, LLC's One Hundred Percent (100%) Annexation Petition to Annex Certain Real Properties Contiguous to the Town of Bluffton's Corporate Boundaries Consisting of a Total of 36.265 Acres, More or Less, and Bearing Beaufort County Tax Map Nos. R600 036 000 0001 0000, R600 036 000 001D 0000, R600 036 000 001F 0000, R600 036 000 001H 0000, R600 036 000 0364 0000, and R600 036 000 0439 0000, and referral to the Town of Bluffton Negotiating Committee if deemed necessary

Presentation to Town Council  
January 12, 2021  
Department of Growth Management  
Heather Colin, AICP, Director of Growth Management



# Introduction

On August 28, 2020 in accordance with Section 5-3-150 of the Code of Laws of South Carolina and the Town of Bluffton Annexation Policy and Procedure Manual, Josh Tiller, of J.K. Tiller Associates, Inc., on behalf of the property owner Huggins Hollow, LLC, submitted a 100% Annexation Petition Application for six parcels totaling 36.265 acres adjacent to Gibbet Road on Huggins Hollow Lane and Jade Stone Court into the Town of Bluffton's municipal boundary.

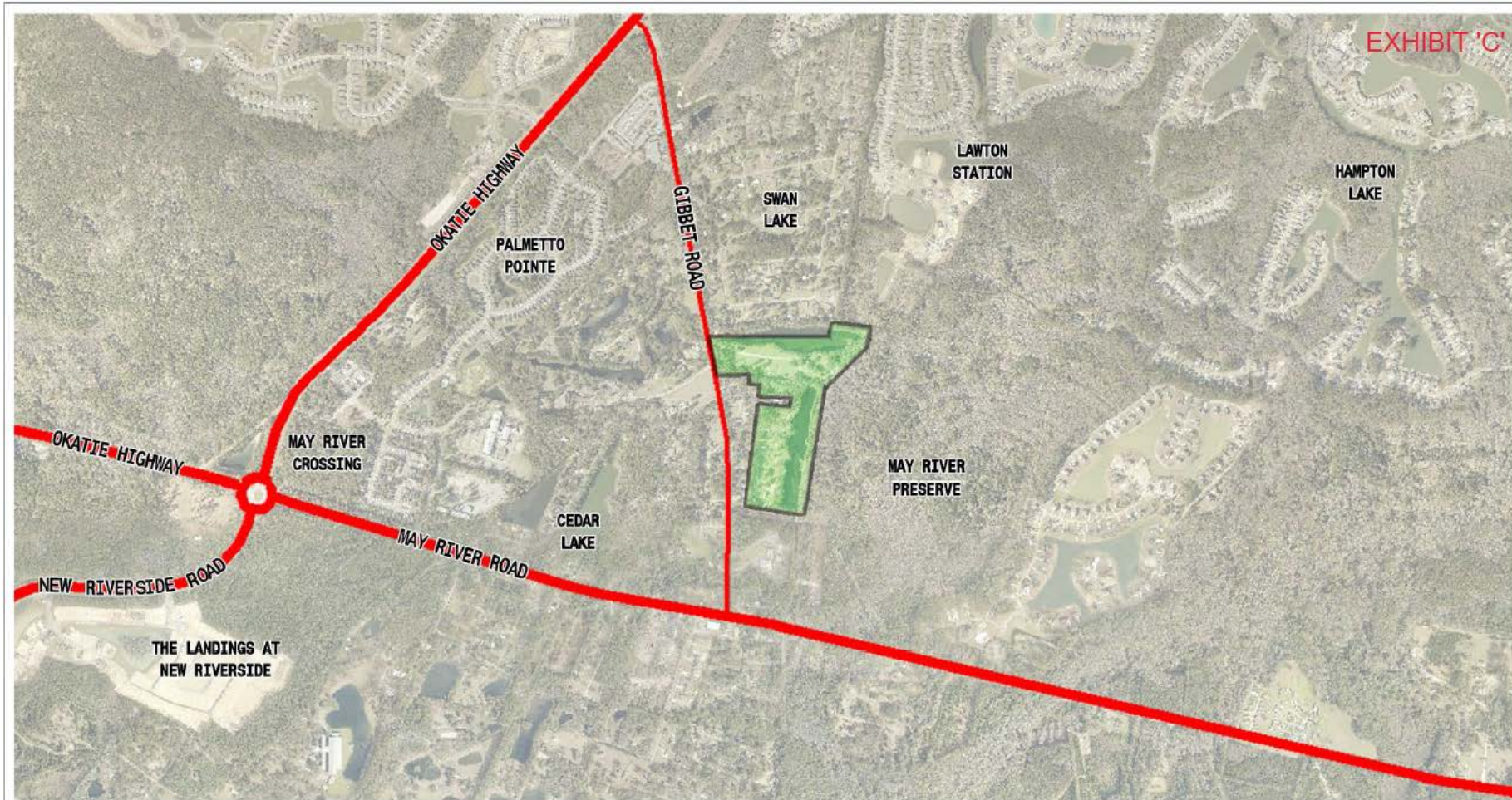




## Introduction (continued)

Pursuant to the Annexation Manual, the Applicant also submitted a concurrent Zoning Map Amendment application requesting the Properties zoning designation as Agriculture (AG) subject to the Town of Bluffton Unified Development Ordinance which permits limited uses

# Aerial Location Map



PREPARED FOR:  
HUGGINS HOLLOW, LLC

PREPARED BY:

J. K. TILLER ASSOCIATES, INC.



LAND PLANNING LANDSCAPE ARCHITECTURE  
1817 BLOFFSON ROAD, SUITE 1000 BLUFFTON, SC 29910  
Phone: 843.851.4800 Fax: 843.851.4800  
jktiller@jktiller.com

## HUGGINS HOLLOW LOCATION MAP BEAUFORT COUNTY, SOUTH CAROLINA

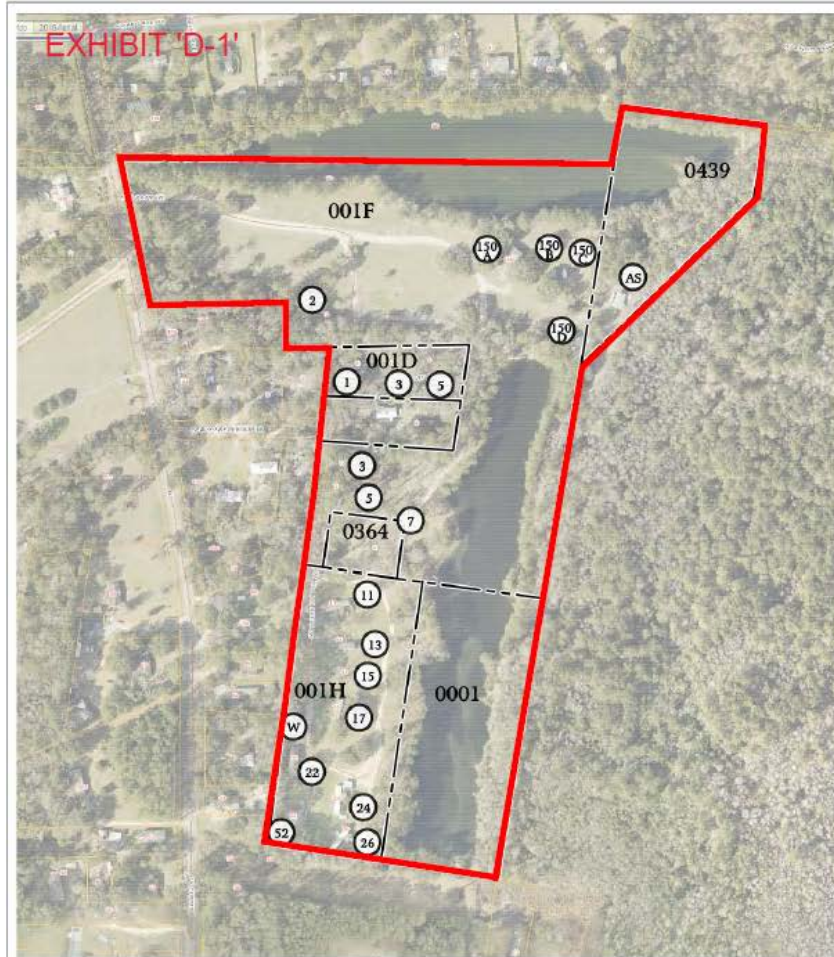
APRIL 23, 2020

NOT TO SCALE





# Existing Site Structure Map



## STRUCTURES - R600 036 000 001F 0000 (HUGGINS HOLLOW LN.)

- |                                   |                                   |                                   |
|-----------------------------------|-----------------------------------|-----------------------------------|
| (2) CAMPER                        | (150A) 2,660 SF PERMANENT HOME    | (150B) 320 SF ACCESSORY STRUCTURE |
| (150C) 220 SF ACCESSORY STRUCTURE | (150D) 925 SF ACCESSORY STRUCTURE | (3) 900 SF MANUFACTURED HOME      |
| (5) CAMPER                        |                                   |                                   |

## STRUCTURES - R600 036 000 0439 0000

- (AS) 220 SF ACCESSORY STRUCTURE

## STRUCTURES - R600 036 000 001D 0000 (JADE STONE CT.)

- |  |                  |                  |
|--|------------------|------------------|
| (1) 760 SF MANUFACTURED HOME<br>240 SF ACCESSORY STRUCTURE | (3) NO STRUCTURE | (5) NO STRUCTURE |
|--|------------------|------------------|

## STRUCTURES - R600 036 000 0364 0000 (HUGGINS HOLLOW LN.)

- (7) NO STRUCTURE

## STRUCTURES - R600 036 000 001H 0000 (HUGGINS HOLLOW LN.)

- |  |                                 |                              |
|--|---------------------------------|------------------------------|
| (11) 1,692 SF MANUFACTURED HOME  | (13) 1,637 SF MANUFACTURED HOME | (15) CAMPER                  |
| (17) 1,330 SF MANUFACTURED HOME  | (22) 1,528 SF MANUFACTURED HOME | (52) 1,547 SF HOME STRUCTURE |
| (24) 1,290 SF HOME STRUCTURE, 566 SF AND 153 SF OF DETACHED STRUCTURES | (26) 1,428 SF MANUFACTURED HOME | (W) COMMERCIAL WELL SHED     |

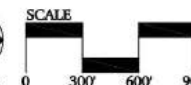
PREPARED FOR:  
HUGGINS HOLLOW, LLC  
PREPARED BY:



**J. K. TILLER ASSOCIATES, INC.**  
LAND PLANNING LANDSCAPE ARCHITECTURE  
111 HUGGINS HOLLOW BLUFFTON SC 29915  
Phone: 843.661.4444 Fax: 843.661.4444

## HUGGINS HOLLOW EXISTING SITE STRUCTURE MAP BEAUFORT COUNTY, SOUTH CAROLINA

APRIL 23, 2020



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.

JCT Job Number: 101846-01



**QUESTIONS?**



# Proposed Motion

“I move to

**[accept / decline to accept]**

Huggins Hollow, LLC’s One Hundred Percent (100%)  
Annexation Petition to Annex Certain Real Properties  
Contiguous to the Town of Bluffton’s Corporate Boundaries  
Consisting of a Total of 36.265 Acres, More or Less, and  
Bearing Beaufort County Tax Map Nos. R600 036 000 0001  
0000, R600 036 000 001D 0000, R600 036 000 001F 0000,  
R600 036 000 001H 0000, R600 036 000 0364 0000, and  
R600 036 000 0439 0000



# Proposed Motion (continued)

“I move to

**[refer / forgo referral of]**

the Huggins Hollow, LLC’s One Hundred Percent (100%)  
Annexation Petition to the Town of Bluffton Negotiating  
Committee.”



## APPLICATION FOR ANNEXATION AND ZONING MAP AMENDMENT

HUGGINS HOLLOW, LLC

A COMBINED PARCEL AREA OF 36.26 ACRES

Revised November 6, 2020

## **TABLE OF CONTENTS**

<b>Annexation Application Form .....</b>	<b>3</b>
<b>Annexation Narrative .....</b>	<b>4</b>
1. Contact Information for Property Owner and Applicant .....	4
2. Letter of Agency .....	4
3. Reason for Annexation Request and Anticipated Benefits .....	4
4. Parcel Numbers and Acreage .....	4
5. Existing Structures .....	5
6. Current Special Districts.....	5
7. Current Zoning Districts and Uses Chart .....	5
8. Proposed Zoning District and Land Use Comparison.....	7
9. Current Verses Proposed Zoning District and Land Use Comparison .....	7
10. Consistency with Town of Bluffton Comprehensive Plan, Annexation Area Map, and Future Land Use Map .....	13
11. Estimate of Current Population of Annexed Area .....	13
12. Current Utility Service Providers .....	13
<b>Parcel Information.....</b>	<b>14</b>
<b>Exhibits .....</b>	<b>16</b>
Deeds - Exhibit 'A' .....	16
Plats - Exhibit 'B' .....	23
Location Map – Exhibit 'C' .....	31
Existing Site Structure Map and Images– Exhibit 'D1' .....	32
Town of Bluffton Zoning Map - Exhibit 'D2' .....	35
Adjacent Property Map - Exhibit 'D3' .....	36
Zoning Certification Letter - Exhibit 'E' .....	37
Property Owner Letter of Agency – Exhibit 'F' .....	38
Annexation Petition – Exhibit 'G' .....	39
Conceptual Site Plan – Exhibit 'H'.....	40
<b>Zoning Map Amendment Application Form .....</b>	<b>41</b>
<b>Zoning Map Amendment Narrative .....</b>	<b>42</b>
1. Contact Information for Property Owner and Applicant .....	42
2. Parcel Numbers and Acreage .....	42
3. Existing Zoning.....	42
4. Proposed Zoning.....	42
5. Current Special Districts.....	42
6. Consistency with the Town of Bluffton Comprehensive Plan .....	42
7. Capability of Site's Physical Features to Support Uses.....	42
8. Compatibility of all Potential Uses with Surrounding Uses .....	43
9. Current Utility Service Providers .....	43
10. Capacity of Public Infrastructure and Services to Accommodate Potential Uses.....	43
11. Public Need for Potential Uses Permitted in the Requested Zoning District .....	44
12. Compliance with Applicable Requirement in the Application Manual .....	44





# TOWN OF BLUFFTON ANNEXATION APPLICATION

Growth Management Customer Service Center  
20 Bridge Street  
Bluffton, SC 29910  
(843) 706-4522  
[www.townofbluffton.sc.gov](http://www.townofbluffton.sc.gov)  
[applicationfeedback@townofbluffton.com](mailto:applicationfeedback@townofbluffton.com)

Applicant		Property Owner	
Name: Josh Tiller		Name: Huggins Hollow LLC, Deanna Hubbard	
Phone: 843.815.4800		Phone: 843.816.3232	
Mailing Address: 181 Bluffton Road Bluffton, SC 29910		Mailing Address: 85 Heritage Lakes, Bluffton SC 29910	
E-mail: Josh@jktiller.com		E-mail: hubbardd1@yahoo.com	
Town Business License # (if applicable): 1280			
Project Information			
Project Name: Huggins Hollow		Acreage: 36.26	
Project Location: see project narrative			
Existing Zoning: Beaufort County T2R		Proposed Zoning: Agriculture (AG)	
Tax Map Number(s): R600 036 000 001F 0000, R600 036 000 001D 0000, R600 036 000 0364 0000, R600 036 000 001H 0000, R600 036 000 0001 0000, R600 036 000 0439 0000			
Project Description: Annexation from Beaufort County T2R to Town of Bluffton AG			
<b>Select Annexation Method (see Annexation Policy and Procedures Manual):</b>			
<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) and digital files.			
<input type="checkbox"/> 2. Project Narrative and digital file per the attached Annexation Application Checklist.			
<input type="checkbox"/> 3. Parcel Information and digital file per the attached Annexation Application Checklist.			
<input type="checkbox"/> 4. Concurrent Applications and digital files per the attached Annexation Application Checklist.			
<input type="checkbox"/> 5. All information required on the attached 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.			
<b>Note: A Pre-Application Meeting is required prior to Application submittal.</b>			
<b>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.</b>			
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: <i>Deanna Hubbard</i>		Date: 8/18/2020	
Applicant Signature: <i>John K. Tiller</i>		Date: 8/17/20	
For Office Use			
Application Number:		Date Received:	
Received By:		Date Approved:	

## **ANNEXATION NARRATIVE**

The six properties to be annexed are owned by Huggins Hollow, LLC, located south of the Lawton Station Development (Buckwalter PUD), west of the May River Preserve Development, east of Gibbet Road, and north of Gibbet Road Hargray facility. The combined parcel area is 36.26 acres and is contiguous with municipal limits of the Town of Bluffton via Lawton Station. The applicant is seeking a Zoning Map Amendment in congruity with this application. An Exempt Plat will be requested at a future date.

The property was acquired by Mr. John Huggins, as part of a larger tract that was the Huggins farm. The land was cleared and used for agricultural purposes through the 1950's and 1960's for cows, corn, and tomatoes. Around 1970, a borrow pit was started on the property and the dirt was sold to M.C. Anderson Construction Company. In 1980, a dam was built creating, what is now, Swan Lake. The property was deeded to the Mr. Steve Huggins and he built a house on it in 1983. A second borrow pit was started on the property around 1989. Most of the dirt from that pit went to, what is now, Sun City. Today, the property has a few mobile homes and camper rental spaces that help to pay for the property taxes. The house built by Mr. Steve Huggins is still on the property.

In accordance with the checklist set forth in the Town's Annexation Policy & Procedures Manual the following is submitted:

### **1. Contact Information for Property Owner and Applicant**

#### **Property Owner**

Huggins Hollow LLC  
2467 Pine Log Road  
Warrenville, SC 29851  
Owner: Steve A. Huggins  
Agent: Deanna and Doug Hubbard  
Agent Telephone: 843.816.3232  
Agent Email: [hubbard1@yahoo.com](mailto:hubbard1@yahoo.com)

#### **Applicant/ Land Planner**

J.K. Tiller, Associates, Inc.  
181 Bluffton Road, Suite F203  
Bluffton SC 29910

Josh Tiller, RLA, ASLA  
Telephone: 843.815.4800  
Email: [Josh@jktiller.com](mailto:Josh@jktiller.com)

### **2. Letter of Agency**

The owner has authorized the filing of the application, see Exhibit 'F'

### **3. Reason of Annexation Request and Anticipated Benefits**

As a long-time resident of the area, the Mr. Huggins is a part of the Bluffton fabric. The owner of the properties would like to annex into the Town of Bluffton to enjoy the improved services provided by the town and improved marketing potential. The addition of this property to the Town will bring greater tax revenue and help to close the gap of the donut hole in the middle of the Town's boundaries.

Currently, Huggins Hollow, LLC rents the property for manufactured homes and recreational vehicles sites. Huggins Hollow would like to continue to utilize the property in a similar manner but would like to, as manufactured homes choose to leave, shift the property to be used primarily for recreational vehicles. The owner would like to maintain and preserve the natural beauty of the property and tuck RV sites within the context of the existing land and trees while providing privacy for each site. Under the Town of Bluffton UDO, the owner will have a greater flexibility in locating these RV sites.

### **4. Parcel Numbers and Acreage**

Property ID: R600 036 000 001F 0000  
Acreage: 19.56 Acres  
Address: 150 Huggins Hollow Lane  
Owner: Huggins Hollow LLC

Property ID: R600 036 000 001D 0000  
Acreage: 1.13 Acres  
Address: 1 Jade Stone Court  
Owner: Huggins Hollow LLC

Property ID: R600 036 000 0364 0000  
 Acreage: 0.69 Acres  
 Address: 13 Huggins Hollow Lane  
 Owner: Huggins Hollow LLC

Property ID: R600 036 000 001H 0000  
 Acreage: 5.44 Acres  
 Address: 52 Gibbet Road  
 Owner: Huggins Hollow LLC

Property ID: R600 036 000 0001 0000  
 Acreage: 5.44 Acres  
 Address: 24 Huggins Hollow Lane  
 Owner: Huggins Hollow LLC

Property ID: R600 036 000 0439 0000  
 Acreage: 4.00 AC  
 Address:  
 Owner: Huggins Hollow LLC

##### 5. Existing Structure(s)

Currently there is a permanent home, accessory structures, manufactured homes, and campers located on the above-mentioned properties. See Exhibit "D-1" *Existing Site Structure Map*.  
*Note: building size is estimated using the measuring tool on Beaufort County GIS map.*

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

There are no Overlay Districts

##### 7. Current Zoning Districts and Uses

The Huggins Hollow properties are currently zoned T2-Rural (T2R) and are subject to the Beaufort County Community Development Code. The T2R zone is intended to preserve the rural character of Beaufort County. This zone applies to areas that consist of sparsely settled lands in an open or cultivated state. It may include large lot residential, farms where animals are raised or crops are grown, parks, woodland, grasslands, trails, and open space areas. The T2-Rural Zone implements the Comprehensive Plan goals of preserving the rural character of portions of Beaufort County. The properties are current uses include a single-family residence, accessory structures, manufactured homes, and recreational vehicle sites.

See table below for Beaufort County T2R allowed land uses:  
*Permitted Use (P), Conditional Use (C), Special Use Permit Required (S)*

Land Use Type	Beaufort County (BC) T2-Rural
<b>Agricultural</b>	
Agriculture & Crop Harvesting (BC)/ Agricultural Use and Structures (TOB)	P
Aquaponics	S
Agricultural Support Services (BC)/ Agricultural Use and Structures (TOB)	P
Animal Production	C
Animal Production: Factory Farming	S
Seasonal Farmworker Housing	C
Forestry	P
Commercial Stables (BC) <sup>1</sup> / Horse Riding School, Horse Training Facility and/or Commercial Stables (TOB)	C
<b>Residential</b>	
Dwelling: Single-Family Detached Unit	P
Dwelling: Accessory Unit	C
Dwelling: Family Compound	C

Dwelling: Group Home/ Nursing Homes Long-term Care (TOB)	P
Home Office (BC) <sup>II</sup> / Home Occupation (TOB)	C
Home Business (BC) <sup>III</sup> / Home Occupation (TOB)	C
Cottage Industry	C
Artisan Workshop	N/A

Land Use Type	Beaufort County (BC) T2-Rural
<b>Retail &amp; Restaurants</b>	
General Retail 3,500 SF or less	C
Gas Station/Fuel Sales	S
Outdoor Sales	N/A

<b>Offices &amp; Services</b>	
Animal Services: Kennel	C
Day Care: Family Home (up to 8 clients) (BC)/ Family Day Care (6 or less children) (TOB)	P
Lodging: Bed & Breakfast (5 rooms or less)	N/A
Lodging: Bed & Breakfast (max 6 rooms)	S
Lodging: Inn (up to 24 rooms)	S
Group Day Care Home (7 to 12 children)	N/A
Child Care Center (13 or more children)	N/A

<b>Recreation, Education, Safety, Public Assembly</b>	
Community Public Safety Facility (BC)/ Government Building & Museum (TOB)	P
Institutional Care Facility	S
Detention Facility	S
Meeting Facility/Place of Worship (less than 15,000 SF) (BC) <sup>IV</sup> / Cemetery (TOB)	C
Meeting Facility/Place of Worship (15,000 SF or greater) (BC) <sup>IV</sup> / Religious Assembly (TOB)	S
Park, Playground, Outdoor Rec. Areas (BC)/ Parks (TOB)	P
Recreation Facility: Commercial Outdoor	S
Recreation Facility: Golf Course	P
Recreation Facility: Primitive Campground (BC)/ Campgrounds and RV Park (TOB)	P
Recreation Facility: Semi-Developed Campground (BC)/ Campgrounds and RV Park (TOB)	P
Ecotourism	C
School	N/A

Land Use Type	Beaufort County (BC) T2-Rural
Infrastructure, Transportation, Communications	
Airport, Aviation Services	S
Infrastructure and Utilities: Regional (Major) Utility (BC) <sup>V</sup> / Utilities (TOB)	C
Waste Management: Community Waste Collection & Recycling	C
Waste Management: Regional Waste Transfer & Recycling	S
Waste Management: Regional Waste Disposal & Resource Recovery	S
Wireless Comm. Facility (BC)/ T-comm Tower (TOB)	S
Industrial	
Mining & Resource Extraction	S
Research and Laboratory	N/A

## 8. Proposed Zoning District and Land Use Comparison

The Agriculture (AG) district is intended to provide for agricultural, forestry, and low-density rural residential uses. The regulations are designed to conserve cultivated, forested, or pastoral land, and to discourage residential development. This district is also intended to provide for supporting uses associated with agricultural activity. The property owner intends to keep the property very natural and continue to utilize the property for low density manufactured home and recreational vehicle sites.

See table below for Town of Bluffton Agriculture (AG) allowed land uses:  
*Permitted Use (P), Conditional Use (C)*

Land Use Type	Town of Bluffton (TOB) Agriculture (AG)
Agricultural	
Agriculture & Crop Harvesting (BC)/ Agricultural Use and Structures (TOB)	P
Aquaponics	N/A
Agricultural Support Services (BC)/ Agricultural Use and Structures (TOB)	P
Animal Production	N/A
Animal Production: Factory Farming	N/A
Seasonal Farmworker Housing	N/A
Forestry	N/A
Commercial Stables (BC) <sup>I</sup> / Horse Riding School, Horse Training Facility and/or Commercial Stables (TOB)	P

Land Use Type	Town of Bluffton (TOB) Agriculture (AG)
<b>Residential</b>	
Dwelling: Single-Family Detached Unit	P
Dwelling: Accessory Unit	C
Dwelling: Family Compound	N/A
Dwelling: Group Home/ Nursing Homes Long-term Care (TOB)	P
Home Office (BC) <sup>II</sup> / Home Occupation (TOB)	P
Home Business (BC) <sup>III</sup> / Home Occupation (TOB)	P
Cottage Industry	N/A
Artisan Workshop	P

<b>Retail &amp; Restaurants</b>	
General Retail 3,500 SF or less	N/A
Gas Station/Fuel Sales	N/A
Outdoor Sales	C

<b>Offices &amp; Services</b>	
Animal Services: Kennel	N/A
Day Care: Family Home (up to 8 clients) (BC)/ Family Day Care (6 or less children) (TOB)	P
Lodging: Bed & Breakfast (5 rooms or less)	P
Lodging: Bed & Breakfast (max 6 rooms)	N/A
Lodging: Inn (up to 24 rooms)	N/A
Group Day Care Home (7 to 12 children)	P
Child Care Center (13 or more children)	P

<b>Recreation, Education, Safety, Public Assembly</b>	
Community Public Safety Facility (BC)/ Government Building & Museum (TOB)	P
Institutional Care Facility	N/A
Detention Facility	N/A
Meeting Facility/Place of Worship (less than 15,000 SF) (BC) <sup>IV</sup> / Cemetery (TOB)	P
Meeting Facility/ Place of Worship (15,000 SF or greater) (BC) <sup>IV</sup> / Religious Assembly (TOB)	P
Park, Playground, Outdoor Rec. Areas (BC) / Parks (TOB)	P
Recreation Facility: Commercial Outdoor	C
Recreation Facility: Golf Course	P
Recreation Facility: Primitive Campground (BC) / Campgrounds and RV Park (TOB)	P

Recreation Facility: Semi-Developed Campground (BC)/ Campgrounds and RV Park (TOB)	P
Ecotourism	N/A
School	P

Land Use Type	Town of Bluffton (TOB) Agriculture (AG)
Infrastructure, Transportation, Communications	
Airport, Aviation Services	N/A
Infrastructure and Utilities: Regional (Major) Utility (BC) <sup>V</sup> / Utilities (TOB)	P
Waste Management: Community Waste Collection & Recycling	N/A
Waste Management: Regional Waste Transfer & Recycling	N/A
Waste Management: Regional Waste Disposal & Resource Recovery	N/A
Wireless Comm. Facility (BC) / T-comm Tower (TOB)	C

Industrial	
Mining & Resource Extraction	N/A
Research and Laboratory	C

# **1. Current versus Proposed Zoning District and Land Use Comparison**

See table below for comparative chart of allowed land uses:  
*Permitted Use (P), Conditional Use (C), Special Use Permit Required (S)*

Land Use Type	Beaufort County (BC) T2-Rural	Town of Bluffton (TOB) Agriculture (AG)
<b>Agricultural</b>		
Agriculture & Crop Harvesting (BC) / Agricultural Use and Structures (TOB)	P	P
Aquaponics	S	N/A
Agricultural Support Services (BC) / Agricultural Use and Structures (TOB)	P	P
Animal Production	C	N/A
Animal Production: Factory Farming	S	N/A
Seasonal Farmworker Housing	C	N/A
Forestry	P	N/A
Commercial Stables (BC) <sup>I</sup> / Horse Riding School, Horse Training Facility and/or Commercial Stables (TOB)	C	P

Land Use Type	Beaufort County (BC) T2-Rural	Town of Bluffton (TOB) Agriculture (AG)
<b>Residential</b>		
Dwelling: Single-Family Detached Unit	P	P
Dwelling: Accessory Unit	C	C
Dwelling: Family Compound	C	N/A
Dwelling: Group Home/ Nursing Homes Long-term Care (TOB)	P	P
Home Office (BC) <sup>II</sup> / Home Occupation (TOB)	C	P
Home Business (BC) <sup>III</sup> / Home Occupation (TOB)	C	P
Cottage Industry	C	N/A
Artisan Workshop	N/A	P

<b>Retail &amp; Restaurants</b>		
General Retail 3,500 SF or less	C	N/A
Gas Station/Fuel Sales	S	N/A
Outdoor Sales	N/A	C

<b>Offices &amp; Services</b>		
Animal Services: Kennel	C	N/A
Day Care: Family Home (up to 8 clients) (BC)/ Family Day Care (6 or less children) (TOB)	P	P
Lodging: Bed & Breakfast (5 rooms or less)	N/A	P
Lodging: Bed & Breakfast (max 6 rooms)	S	N/A
Lodging: Inn (up to 24 rooms)	S	N/A
Group Day Care Home (7 to 12 children)	N/A	P
Child Care Center (13 or more children)	N/A	P

<b>Recreation, Education, Safety, Public Assembly</b>		
Community Public Safety Facility (BC)/ Government Building & Museum (TOB)	P	P
Institutional Care Facility	S	N/A
Detention Facility	S	N/A
Meeting Facility/Place of Worship (less than 15,000 SF) (BC) <sup>IV</sup> / Cemetery (TOB)	C	P
Meeting Facility/Place of Worship (15,000 SF or greater) (BC) <sup>IV</sup> / Religious Assembly (TOB)	S	P
Park, Playground, Outdoor Rec. Areas (BC)/ Parks (TOB)	P	P
Recreation Facility: Commercial Outdoor	S	C
Recreation Facility: Golf Course	P	P
Recreation Facility: Primitive Campground (BC)/ Campgrounds and RV Park (TOB)	P	P
Recreation Facility: Semi-Developed Campground (BC)/	P	P



Campgrounds and RV Park (TOB)		
Ecotourism	C	N/A
School	N/A	P

Land Use Type	Beaufort County (BC) T2-Rural	Town of Bluffton (TOB) Agriculture (AG)
<b>Infrastructure, Transportation, Communications</b>		
Airport, Aviation Services	S	N/A
Infrastructure and Utilities: Regional (Major) Utility (BC) <sup>V</sup> / Utilities (TOB)	C	P
Waste Management: Community Waste Collection & Recycling	C	N/A
Waste Management: Regional Waste Transfer & Recycling	S	N/A
Waste Management: Regional Waste Disposal & Resource Recovery	S	N/A
Wireless Comm. Facility (BC)/ T-comm Tower (TOB)	S	C

<b>Industrial</b>		
Mining & Resource Extraction	S	N/A
Research and Laboratory	N/A	C

Below is a list of conditions or special use requirements for land uses specified in the Beaufort County Community Development Code (CDC).

**I. CDC 4.1.50 – Commercial Stables (Agricultural)**

- A. **Fencing.** Provide a five-foot high fence around all paddock areas.
- B. **Setbacks.** Any structure housing horses shall be a minimum of 100 feet from any residential lot.
- C. **Minimum Site Area.** Be located on a parcel of 5 acres or more, with a minimum of one-half acre per horse.

**II. CDC 4.2.90 – Home Office (Residential)**

- A. **Size/Area.** The office shall be located within the principal dwelling or an associated accessory building (but not an accessory dwelling unit), and may not exceed 25 percent of the heated floor area of the principal structure.
- B. **Employees and Residency.**
  1. **Operator Must Reside in Dwelling.** The operator of a home office shall reside in the principal dwelling unit.
  2. **Employs No More than One Person Who Does Not Reside in Dwelling.** The home office may employ no more than one person who does not reside on the premises.
- C. **Neighborhood Compatibility.**
  1. **No Change in External Appearance.** The home office shall cause no change in the external appearance of the existing dwelling and structures on the property.
  2. **Use of Vehicles.** Only one vehicle used by the operator for business use shall be permitted with the home office and it shall be of a size, and located on the premises in such a manner, so as to not disrupt the quiet nature and visual quality of the neighborhood.
  3. **Additional Parking.** Additional parking is limited to two (2) pervious parking spaces. Any need for parking generated by the home office shall be met off the street, and other than in a required front yard.
  4. **Traffic.** The type and volume of traffic generated by the home office shall be consistent with the traffic generation characteristics of other dwellings in the area.
  5. **No Advertising.** There shall be no advertising devices on the property, or other signs of the home office, which are visible from outside the dwelling or accessory building. The street address of the home office may be used in advertisements off the property.
  6. **No Outdoor Display or Storage of Goods.** The property shall contain no outdoor display or storage of goods or services that are associated with the home office, nor shall these materials

be stored in an accessory structure. No toxic, explosive, flammable, radioactive, or other hazardous materials used in conjunction with the home office shall be used or stored on site.

7. **No Wholesale or Retail Sale of Goods.** Wholesale or retail sales of goods shall not occur on the premises.
8. **No Adverse Impacts.** The home office shall not create traffic or parking congestion, noise, vibration, odor, glare, fumes, or electrical or communications interference which can be detected by the normal senses off the premises, including visual or audible interference with radio or television reception.

D. **Prohibited Home Office Uses.** The following Home Office uses are prohibited: Adult uses; body branding, body piercing, or tattoo facilities.

### III. CDC 4.2.80 – Home Business (Residential)

A. **Prohibited Uses.** The following uses are prohibited as a home business:

1. The repair, rental, sales or assembly of vehicles or equipment with internal combustion engines (such as outboard marine engines, lawnmowers, etc.); battery motors (such as golf carts, electric cars, etc.); or any other work related to automobiles and their parts;
2. Repair, rental or sales of large appliances (such as washing machines, dryers and refrigerators, etc.);
3. Restaurants and bars;
4. Animal boarding facilities (such as kennels, animal hospitals, commercial stables, etc.);
5. Commercial lodging;
6. Adult entertainment;
7. Medical offices and clinics; and
8. Body branding, body piercing, or tattoo facilities.

B. **Size/Area.**

1. The home business shall be clearly incidental and secondary to the property's use for residential purposes.
2. No more than 1,000 square feet of an accessory structure, such as a garage, may be used for the home business. No alterations shall be made to the external appearance of any principal or accessory structure or of the property that changes the character of the site from residential to non-residential.

C. **Residency.** The operator of a home business shall own and reside on the property.

D. **Employees.** The home business shall employ no more than three persons who do not reside on the premises.

E. **Neighborhood Compatibility.**

1. Only one vehicle used by the operator for business use, shall be permitted with the home business.
2. Traffic generated by the home business must not negatively impact the safety, ambiance and characteristics of the neighborhood where the home business is located. The increase to existing traffic created by the home business shall not exceed 20 trips per day, on average.
3. All storage areas for equipment and supplies associated with the home business shall be completely screened from view with a wood fence and/or landscaping. Equipment and supplies shall be stored in a manner so that they are not visible beyond the wood fence and/or landscaping. Storage of hazardous substances, other than substances of a type and quantity customarily associated with a home or hobby, is prohibited.
4. No home business or equipment used in connection with a home business may cause odor, vibration, noise, or electrical interference that is perceptible beyond the lot line of the property upon which the home business is conducted.
5. Outdoor light fixtures, if any, shall be cut-off fixtures mounted in such a manner that the cone of light is not directed at any property line.
6. The sale of products grown, made or repaired on site is permitted. In addition, incidental retail sales are allowed in connection with a permitted home business (for example, a hair stylist may sell hair products to customers). No outdoor display of products for sale is permitted.

F. **Signage.** One non-illuminated yard sign that complies with [Section 5.6.190](#) (Yard Sign Type) may be placed on the property to advertise the business.

### IV. CDC 4.1.150 – Meeting Facility/ Place of Worship (Recreation, Education, Safety, Public Assembly)

A. **Access.** Road access for a meeting facility/place of worship over 15,000 square feet shall be provided through frontage on an arterial or collector street.

B. **Accessory Uses.**

1. Meeting facilities/places of worship may include functionally related internal facilities such as kitchens, multi-purpose rooms, and offices. Places of worship may establish schools, daycare

centers, and on-site social programs such as health care clinics, food banks and the like as accessory uses in the principal structure and/or auxiliary buildings.

2. Accessory uses must be not-for-profit.

3. The sum of all principal and accessory structures may not exceed the allowable floor space for this use in the district in which it is located (i.e. over or under 15,000 square feet). Additionally, the floor area of all accessory uses may not exceed the floor area of the principal building.

**V. CDC 4.1.210 – Regional (Major) Utility (Infrastructure, Transportation, Communications)**

A. **Additional Buffer.** The site shall have an additional buffer of 100 feet

**B. Structure Over 150 Feet in Height**

1. Within a regional utility corridor, all structures 150 feet or taller shall be fitted with orange aviation marker balls installed along the static wire located between the structures, in accordance with applicable industry standards.

2. Outside a regional utility corridor, all structures 150 feet or taller shall have lighting in accordance with Federal Aviation Administration (FAA) Advisory Circular AC 70/7460-1K, as amended, and FAA Advisory Circular AC 150/5345-43E, as amended, and shall be red flashing strobe lights (L-864) at night and medium intensity flashing white lights (L-865) during daylight and twilight use unless otherwise required by the FAA.

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

According to the Town Comprehensive Plan (Amended December 9, 2014), the parcels lie within the limits of the future annexation area (8.1). The future land use (Map 8.3) identified for these parcels is “Low Density Residential”, which is defined 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.*

**3. Estimate of Current population of Annexed Area**

Property contains 14 numbered addresses with approximately 30 people on property.

**4. Current Utility Service Providers**

Hargray Communications  
Palmetto Electric  
Commercial well on property  
Septic Units on property

## **PARCEL INFORMATION**

1. **Deeds**  
See Exhibit "A"
2. **Plats**  
See Exhibit "B"
3. **Covenants and Restrictions**  
None
4. **Easements**  
None
5. **Agreements**  
None
6. **Any other Documents**  
None
7. **Location Maps**  
See Exhibits "C", "D-1", "D-2", "D-3"
8. **Zoning Verification Letter**  
See Exhibit "E"
9. **Parcel History Letter**  
The only application in the past 10 years for these parcels has been a request for a Variance to the Zoning Board of appeals, which was denied.  
  
See Exhibit "E"
10. **Photographs**  
See Exhibit "D-1" *Existing Site Structure Map and Project Site Images* for additional information with location and images on property. Information reflects the permanent home, multiple manufactured homes, accessory structures, and campers on property



Entry off Gibbet Road



Fence at Entry



Entry View looking down Huggins Hollow Lane



Open Field at north end of property





View of Swan Lake on property



View of Swan Lake from Permanent House



Lagoon View along Huggins Hollow Lane



View of Significant Live Oaks Adjacent to Lagoon



Fence screen adjacent to Sealt Frederick Dr. lots



Screening along existing drive and properties to the west

7 RB  
13  
D. F. Johnson  
416

RECORDED  
2017 Apr -18 11:32 AM

*[Signature]*  
BEAUFORT COUNTY AUDITOR

BEAUFORT COUNTY SC - ROD  
BK 3562 Pgs 2162-2168  
FILE NUM 2017015473  
03/29/2017 01:24:00 PM  
REC'D BY rbins RCPT# 844167  
RECORDING FEES \$13.00

EXHIBIT 'A'

STATE OF SOUTH CAROLINA     )  
  )     TITLE TO REAL ESTATE  
COUNTY OF BEAUFORT            )

KNOW ALL MEN BY THESE PRESENTS, That I, **STEVE A. HUGGINS, JR., ALSO KNOWN AS, STEPHEN A. HUGGINS, ALSO KNOWN AS, STEVE HUGGINS, JR.**, hereinafter referred to as Grantor, in the State aforesaid, for and in consideration of the sum of **FIVE AND NO/100TH'S DOLLARS (\$5.00) AND TRANSFER TO RELATED ENTITY**, to me, paid by **HUGGINS HOLLOW, LLC OF 2467 PINELOG ROAD, WARRENVILLE, SOUTH CAROLINA 29851**, hereinafter referred to as Grantee, in the State aforesaid, (the receipt of which is hereby acknowledged) have, granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Grantee, Grantee's Successors and Assigns, forever, the following described real property to-wit:

**PARCEL ONE:**

All that certain piece, parcel or tract of land, situate, lying and being in Bluffton Township, Beaufort County, South Carolina, and designated as the northern half of Parcel "A" containing, 5.440 acres, more or less, on a plat prepared for S.A. Huggins, Sr., by Forrest F. Baughman, R.L.S., dated November 29, 1982 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Plat Book 31 at Page 28. For a more complete description as to the courses, metes, distances and bounds, reference may be had to the above referenced plat of record.

This being that property conveyed to Steve A. Huggins, Jr., by Deed of Distribution from the Estate of Stephen A. Huggins, Sr., dated October 10, 2005 and recorded November 15, 2005 in Record Book 2268 at Page 2463 in the Office of the Register of Deeds for Beaufort County, South Carolina.



Believed to be shown as TMS#: R600-036-000-0001-0000.

**PARCEL TWO:**

All that certain piece, parcel or tract of land, situate, lying and being in Bluffton Township, Beaufort County, South Carolina, and designated as the southern half of Parcel "A", containing 5.440 acres, more or less, on a plat prepared for S.A. Huggins, Sr., by Forrest F. Baughman, R.L.S., dated November 29, 1982 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Plat Book 31 at Page 28. For a more particular descriptions as to the courses, metes, distances and bounds, reference may be had to the above referenced plat of record.

This being that property conveyed to Steve A. Huggins, Jr., by Deed of Distribution from the Estate of Stephen A. Huggins, Sr., dated October 10, 2005 and recorded November 15, 2005 in Record Book 2268 at Page 2465 in the Office of the Register of Deeds for Beaufort County, South Carolina.

Believed to be shown as TMS#: R600-036-000-001H-0000.

**PARCEL THREE:**

All that certain piece, parcel or tract of land, lying and being situate in Pritchardville, Beaufort County, South Carolina, being known as designated as Parcel "B" on the below mentioned plat, containing Twenty and Two Hundred Fifty Four Thousandths (20.254) Acres, more or less, being bounded and described as follows:

Beginning at a point at the sixty-six (66') foot right-of-way of Highway S-34 and running along Highway S-34, N07°48'20"W for a distance of Three Hundred Ninety Four and Ninety Two Hundredths (394.92') Feet, more or less, to a point; then turning and running S86°51'35"E for a distance of One Thousand Three Hundred Fourteen and Seventy Five Hundredths (1,314.75') Feet, more or less, along lands now or formerly of J.H. Huggins (Parcel 1, Tax Map 36, Beaufort County), within an existing lake, to a point; then turning and running S12°02'45"W for a distance of One Hundred and Forty Nine Hundredths (100.49') Feet or as alternatively stated as One Thousand Nineteen and Forty Nine Hundredths (1,019.49') Feet, more or less, along lands now or formerly of Maude Huggins (Parcel 1, Tax Map 37, Beaufort County), to a point; then turning and running N79°39'05"W for a distance of Six Hundred

Forty Three and Fifty Eight Hundredths (643.58') Feet, more or less, along lands now or formerly of J.H. Huggins, designated as Parcel "A" (10.880 Ac.) on the below mentioned plat, to a point; then turning and running N10°20'55"E for a distance of One Hundred Thirty Two (132.00') Feet, more or less, along Parcel 2D as shown on the below mentioned plat, to a point; thence continuing to run N08°47'20"E for a distance of Two Hundred and Eighty Six Hundredths (200.86') Feet, more or less, along Parcel 2 as shown on the below mentioned plat, to a point; then turning and running S62°52'40"E for a distance of Three Hundred Fifty Nine and Fifty Eight Hundredths (359.58') Feet, more or less, along Parcel 4, as shown on the below mentioned plat, to a point; then turning and running N11°30'15"E for a distance of Two Hundred Eighty Five and Two Hundredths (285.02') Feet, more or less, along Parcels 4 and 1D, as shown on the below mentioned plat, to a point; then turning and running N88°10'05"W for a distance of Four Hundred Ninety Two and Fifty Four Hundredths (492.54') Feet, more or less along Parcel 1D and 1A, on the below mentioned plat, to a point; then turning and running N03°40'40"E for a distance of One Hundred Nineteen and Ninety Six Hundredths (119.96') Feet, more or less, along Parcel 1C, as shown on the below mentioned plat, being lands now or formerly of Anderson, to a point; then turning and running N38°22'25"W for a distance of Three Hundred Sixty-Five and Fifty Nine Hundredths (365.59') Feet, more or less, along Parcel 1C on the below mentioned plat, along lands now or formerly of Anderson, to the point of beginning.

For a more particular description, reference is made to that certain plat made at the request of S.A. Huggins, Sr., dated November 29, 1982 by Forrest F. Baughman, R.L.S. recorded in Plat Book 31 at Page 28 in the Office of the Register of Deeds for Beaufort County, South Carolina; specific reference is made to Parcel "B" thereon.

This being that property conveyed to Steve A. Huggins, Jr., by Deed of Distribution from the Estate of Stephen A. Huggins, Sr., dated January 11, 2006 and recorded February 15, 2006 in Record Book 2321 at Page 903 in the Office of the Register of Deeds for Beaufort County, South Carolina.

Believed to be shown as TMS#: R600-036-000-001F-0000.

**PARCEL FOUR:**

All that certain piece, parcel or tract of land, lying and



being in the Bluffton District, in Beaufort County, South Carolina, containing One Lot and being bordered on the North by lands now or formerly of Betty & Steve Huggins, on the East by lands now or formerly of Betty & Steve Huggins, on the South by lands now or formerly of Shelia A. Frazier, and on the West by lands now or formerly of Ronald & Kim Chewing.

This being that same property conveyed to Steve Huggins, Jr., by deed of Joy Logan, Beaufort County Treasurer dated February 1, 2000 and recorded February 16, 2000 in Record 1260 at Page 2108 in the Office of the Register of Deeds for Beaufort County, South Carolina.

Believed to be shown as TMS#: R600-036-000-001D-0000.

**PARCEL FIVE:**

All that certain piece, parcel or tract of land, situate, lying and being in the Pritchardville Section of Bluffton Township, Beaufort County, South Carolina, containing 4.00 acres, more or less, and being more particularly shown and described as follows: Beginning at a concrete monument situate at the northwestern corner of a two hundred forty three (243) acre tract of land owned by Palmetto Development Partners, LLC, bearing TMS #37-000-001A, thence turning and running S81°45'38"E along the northern boundary line of the aforesaid two hundred forty three (243) tract of Palmetto Development Partners, LLC, for a distance of 385.00' feet, more or less, to a set #6 rebar; thence turning and running S9°15'19"W for a distance of 200.00' feet, more or less, to a set #6 rebar; thence turning and running N9°15'19"E along the eastern boundary line of the aforesaid two hundred forty three (243) acre tract of land of Palmetto Development Partners, LLC, for a distance of 705.29' feet, more or less, to the point of beginning.

This being that same property conveyed to Stephen A. Huggins by deed of Palmetto Development Partners, LLC, dated November 17, 2003 and recorded April 29, 2004 in Record Book 1946 at Page 1457 in the Office of the Register of Deeds for Beaufort County, South Carolina.

Believed to be shown as TMS#: R600-036-000-0439-0000.

**PARCEL SIX:**

All that certain piece, parcel or tract of land, situate,

lying and being situate on Huggins Hollow Lane, in Pritchardville, Beaufort County, South Carolina, being known and designated as #7 on a certain plat entitled "S.A. Huggins A Proposed Boundary Division of a Portion of Parcel 'B'", prepared by Forrest F. Baughman, R.L.S. #4922, dated July 30, 1996, containing approximately 0.69 acre, more or less, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Plat Book 57 at Page 86. For a more detailed description of said parcel of land, reference to said plat of record is craved.

ALSO conveying any easements, restrictions, covenants and conditions which may run with the land as recorded and as may be depicted on said plat recorded in Plat Book 57 at Page 86 in the Office of the Register of Deeds for Beaufort County, South Carolina, and any and all amendments thereto.

This being that property conveyed to Steve A. Huggins, Jr., by Deed of Distribution of the Estate of Stephen A. Huggins, Sr., dated October 10, 2005 and recorded November 15, 2005 in Record Book 2268 at Page 2467 in the Office of the Register of Deeds for Beaufort County, South Carolina.

Believed to be shown as TMS#: R600-036-000-0364-0000.

**THIS DEED WAS PREPARED BY THE LAW OFFICE OF DARRELL THOMAS JOHNSON, JR., 300 MAIN STREET, HARDEEVILLE, SC 29927, WITHOUT THE BENEFIT OF A TITLE EXAMINATION AND WITHOUT OPINION AS TO THE APPLICATION OF THE DEVELOPMENT STANDARDS ORDINANCE OR SIMILAR ORDINANCES OR REGULATIONS. LAW OFFICE FILE NO.: 08-930-02-500-17.**

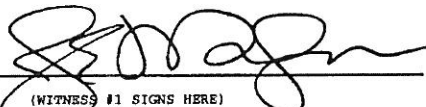

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

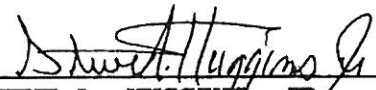
TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantee, Grantee's Successors and Assigns forever.

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

WITNESS MY Hand and Seal this 24<sup>th</sup> day of March in the year of our Lord two thousand seventeen and in the two hundred and fortieth year of sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF

  
\_\_\_\_\_  
(WITNESS #1 SIGNS HERE)  
  
\_\_\_\_\_  
(WITNESS #2/NOTARY SIGNS HERE)

  
\_\_\_\_\_  
STEVE A. HUGGINS, JR.,  
ALSO KNOWN AS, STEPHEN A.  
HUGGINS, ALSO KNOWN AS,  
STEVE HUGGINS, JR.

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF JASPER )

ACKNOWLEDGMENT

I, the undersigned Notary Public, do hereby certify that **Steve A. Huggins, Jr., also known as, Stephen A. Huggins, also known as, Steve Huggins, Jr.** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 24th day of March, 2017.



Kristy M. Harper (SEAL)  
TYPE OR PRINT NAME OF NOTARY  
Notary Public for S.C.  
My Commission Expires: \_\_\_\_\_

ADD DMP Record 4/13/2017 15:07:32  
--> Book/Page O BK 3562 PG 2169A  
BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R600	036	000	0001	0000	00

ADD DMP Record 4/13/2017 15:07:32  
--> Book/Page O BK 3562 PG 2169A  
BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R600	036	000	001F	0000	00

ADD DMP Record 4/13/2017 15:07:32  
--> Book/Page O BK 3562 PG 2169A  
BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R600	036	000	001H	0000	00

ADD DMP Record 4/13/2017 15:07:33  
--> Book/Page O BK 3562 PG 2169A  
BEAUFORT COUNTY TAX MAP REFERENCE

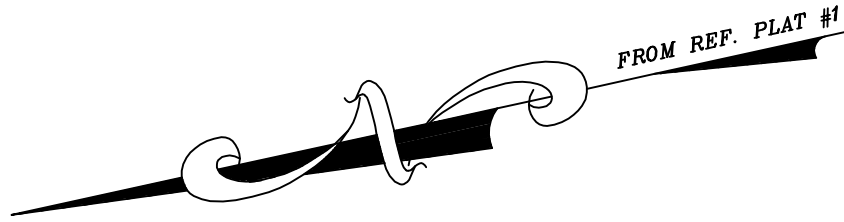
Dist	Map	SMap	Parcel	Block	Week
R600	036	000	001D	0000	00

ADD DMP Record 4/13/2017 15:07:33  
--> Book/Page O BK 3562 PG 2169A  
BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R600	036	000	0439	0000	00

ADD DMP Record 4/13/2017 15:07:33  
--> Book/Page O BK 3562 PG 2169A  
BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R600	036	000	0364	0000	00

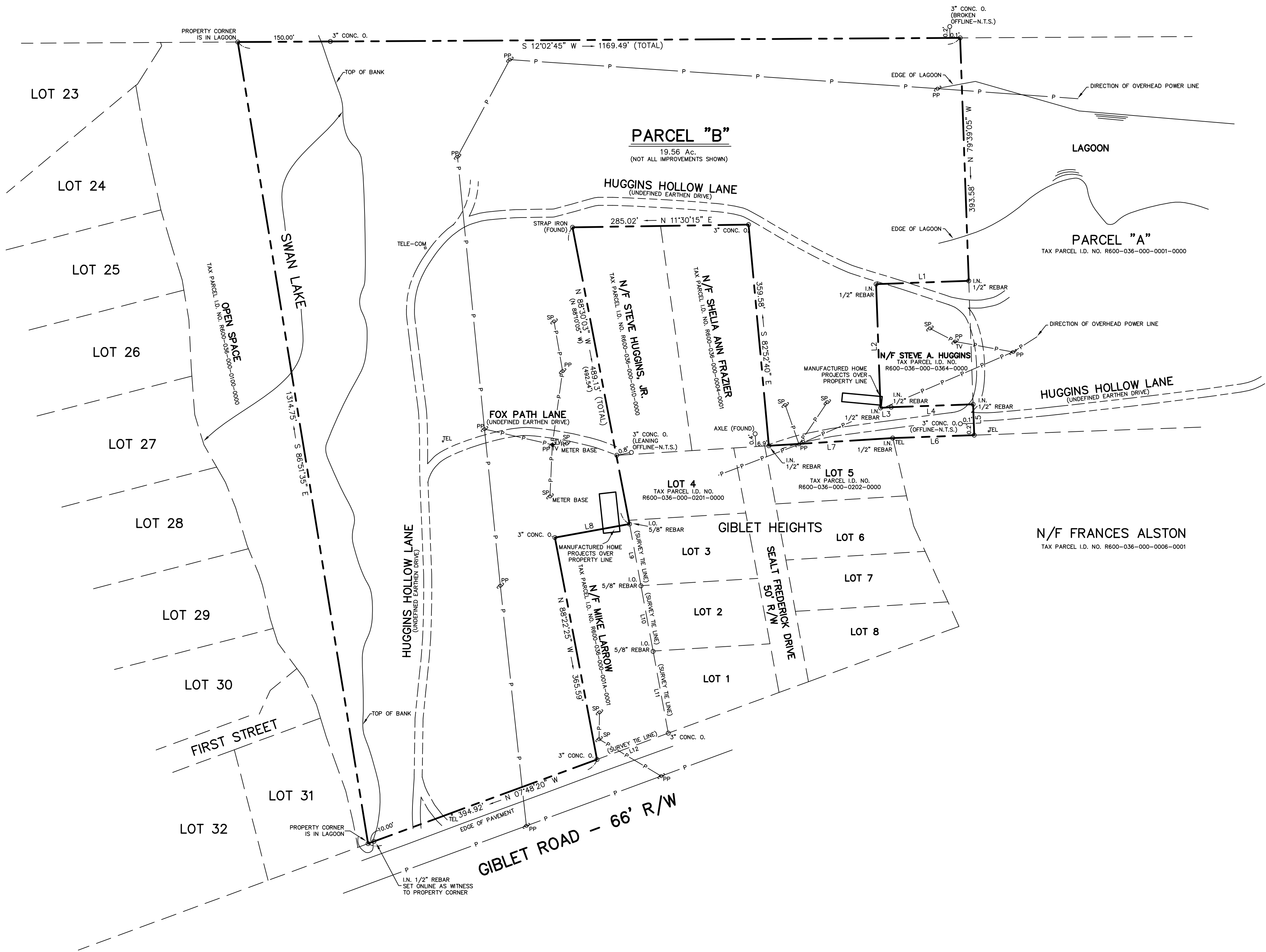


LINE TABLE		
LINE	LENGTH	BEARING
L1	150.00'	N 10°20'55" E
L2	200.47'	N 79°39'05" W
L3	17.33'	S 08°47'39" W
L4	132.68'	S 10°20'55" W
L5	50.00'	N 79°39'05" W
L6	132.00'	N 10°20'55" E
L7	200.86'	N 08°47'20" E
L8	122.74'	N 02°02'16" E
	(119.95')	(N 03°40'40" E)
L9	101.56'	N 88°07'46" W
L10	107.66'	N 88°07'46" W
L11	135.16'	N 88°07'46" W
L12	122.96'	N 07°53'12" W

N/F PALMETTO DEVELOPMENT PARTNERS  
TAX PARCEL I.D. NO. R600-037-000-0001-0000

VICINITY MAP  
N.T.S.

SWAN LAKE SUBDIVISION

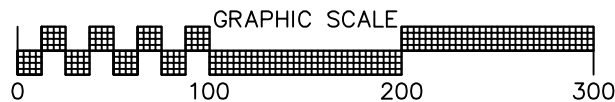


- NOTES
- I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO OBVIOUS, APPARENT OR VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.
  - AS OF THE DATE OF THIS SURVEY THIS PROPERTY IS LOCATED IN ZONE C, NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY H.U.D. PANEL 80-D, COMMUNITY NO. 450025, MAP DATED 9/29/86, BASE ELEVATION N.Z.A. FLOOD HAZARD ZONE AND BASE ELEVATION SHOULD BE VERIFIED BY PROPER TOWN OR COUNTY BUILDING INSPECTIONS DEPARTMENT.
  - THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT.

LEGEND:	
CONC. O.	CONCRETE MONUMENT, OLD (FOUND)
I.N.	IRON PIN, NEW (SET)
I.O.	IRON PIN, OLD (FOUND)
N.T.S.	NO TO SCALE
PP	POWER POLE
SP	SERVICE POLE
TEL	TELEPHONE BOX
TELE-COM	TELECOMMUNICATIONS BOX
TV	CABLE TELEVISION BOX

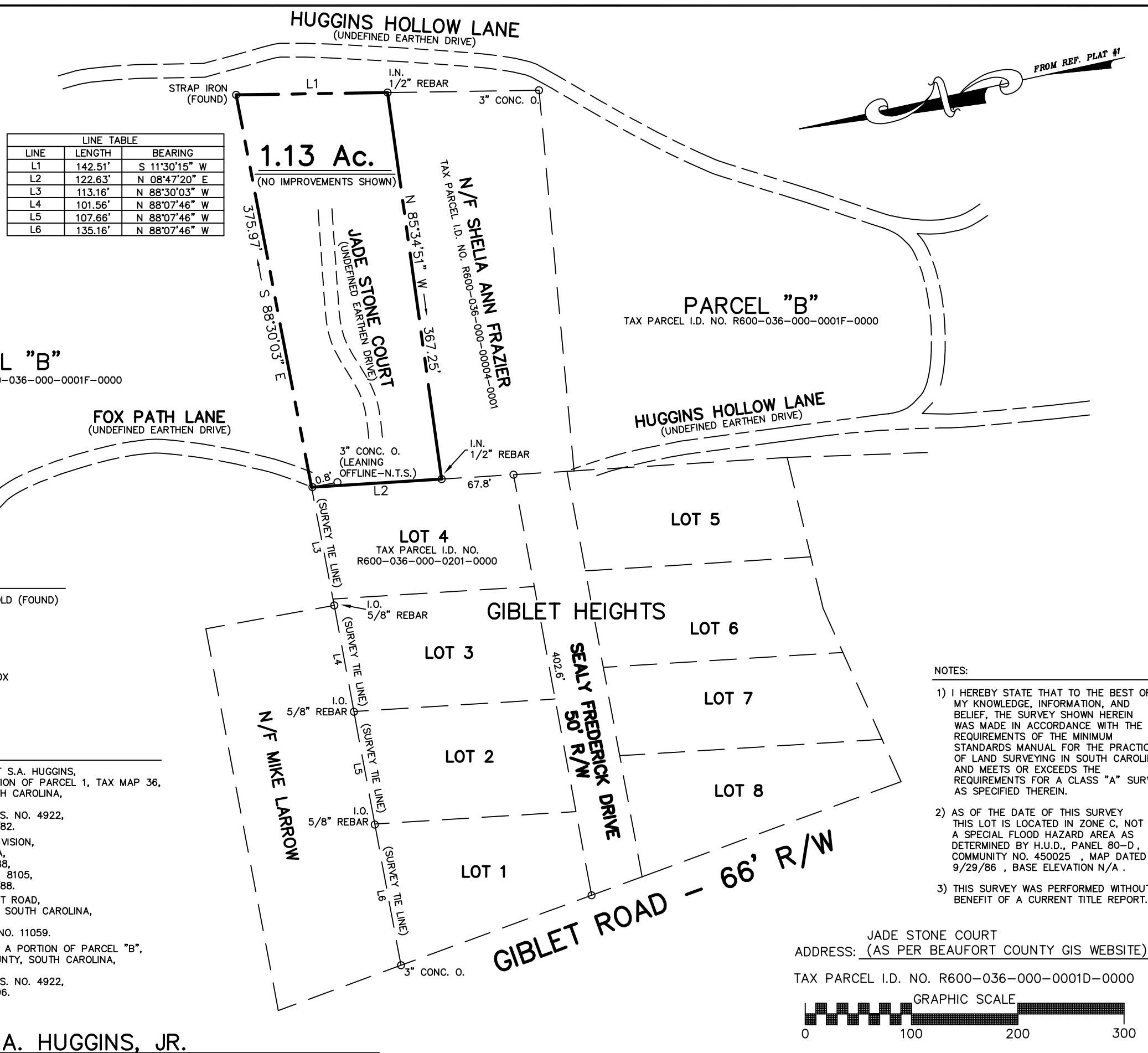
- REFERENCE PLAT:
- PLAT PREPARED AT THE REQUEST OF S.A. HUGGINS, THE SAME BEING SHOWN AS A PORTION OF PARCEL 1, TAX MAP 36, BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA, DATED: 11/29/82, BY: FORREST F. BAUGHMAN, S.C.R.L.S. NO. 4922, RECORDED: P.B. 31, PG. 28, 12/28/82.
  - GIBLET HEIGHTS, A PLAT OF A SUBDIVISION, BEAUFORT COUNTY, SOUTH CAROLINA, DATED: 11/20/87; REVISED: 5/24/88, BY: RICHARD KESSELRING, P.L.S. NO. 8105, RECORDED: P.B. 35, PG. 189, 6/15/88.
  - BOUNDARY PLAT OF 1.0 ACRE, GIBLET ROAD, PRITCHARDVILLE, BEAUFORT COUNTY, SOUTH CAROLINA, DATED: 2/26/2003, BY: TERRY G. HATCHELL, S.C.R.L.S. NO. 11059.
  - A PROPOSED BOUNDARY DIVISION OF A PORTION OF PARCEL "B", BLUFFTON TOWNSHIP, BEAUFORT COUNTY, SOUTH CAROLINA, DATED: 7/30/96, BY: FORREST F. BAUGHMAN, S.C.R.L.S. NO. 4922, RECORDED: P.B. 57, PG. 86, 8/14/96.

PREPARED FOR: STEVE A. HUGGINS, JR.  
ADDRESS: BOX 150, GIBLET ROAD  
TAX PARCEL I.D. NO. R600-036-000-001F-0000

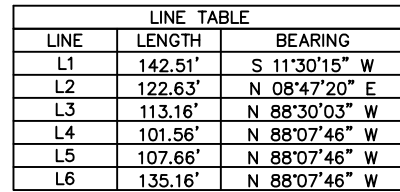


BOUNDARY  
SURVEY OF  
**PARCEL "B", GIBLET ROAD**  
A SECTION OF  
**PARCEL 1**  
PRITCHARDVILLE, BEAUFORT COUNTY, SOUTH CAROLINA  
SCALE: 1" = 100' DATE: 8/12/2004 JOB NO: 04148  
**50 SURVEYING CONSULTANTS, INC.**  
39 Sheridan Park Circle, Suite 6, Bluffton, SC 29910  
Telephone: (843) 815-3304 FAX: (843) 815-3305  
COPYRIGHT © BY SURVEYING CONSULTANTS  
CHK: TGH  
DISK NO. 81-2





CREW: JK/DW  
CAD: RGL  
DISK NO. BT-2  
COPYRIGHT © BY SURVEYING CONSULTANTS



**N/F STEVE A. HUGGINS, JR.**  
TAX PARCEL I.D. NO. R600-036-000-0001F-0000

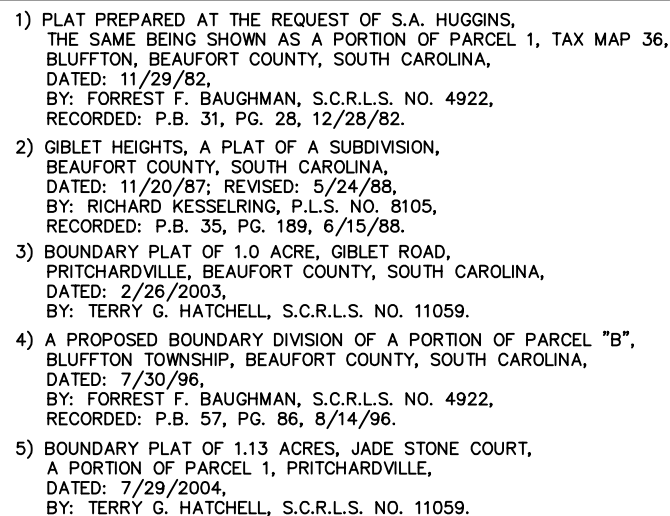
PRITCHARDVILLE  
BEAUFORT COUNTY  
SOUTH CAROLINA



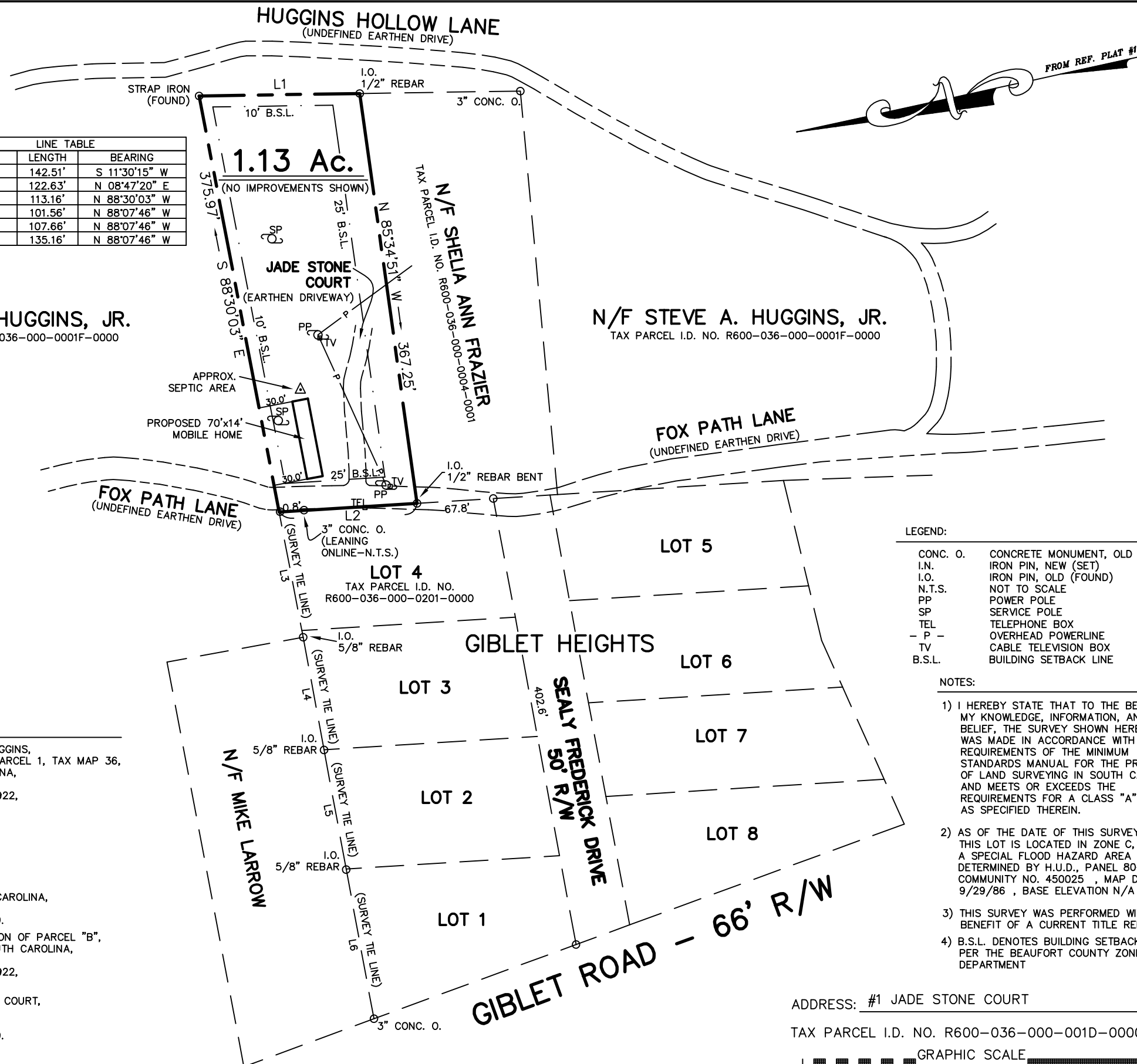
17 Sherington Drive, Suite C  
Bluffton, SC 29910  
SC TELEPHONE: (843) 815-3304  
FAX: (843) 815-3305  
GA TELEPHONE: (912) 826-2775

CREW: JK/TS  
CAD: AJ

COPYRIGHT © BY SURVEYING CONSULTANTS



PREPARED FOR: **STEVE A. HUGGINS, JR.**



CONC. O.	CONCRETE MONUMENT, OLD (FOUND)
I.N.	IRON PIN, NEW (SET)
I.O.	IRON PIN, OLD (FOUND)
N.T.S.	NOT TO SCALE
PP	POWER POLE
SP	SERVICE POLE
TEL	TELEPHONE BOX
- P -	OVERHEAD POWERLINE
TV	CABLE TELEVISION BOX
B.S.L.	BUILDING SETBACK LINE

1) 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.

2) AS OF THE DATE OF THIS SURVEY  
THIS LOT IS LOCATED IN ZONE C, NOT  
A SPECIAL FLOOD HAZARD AREA AS  
DETERMINED BY H.U.D., PANEL 80-D,  
COMMUNITY NO. 450025 , MAP DATED  
9/29/86 , BASE ELEVATION N/A .

3) THIS SURVEY WAS PERFORMED WITHOUT  
BENEFIT OF A CURRENT TITLE REPORT.

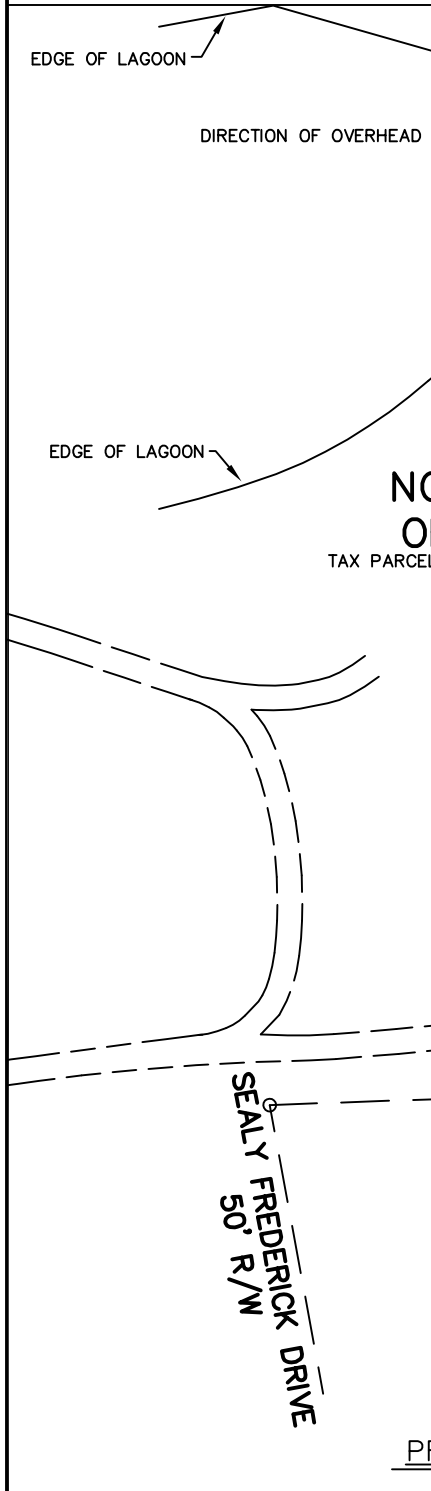
4) B.S.L. DENOTES BUILDING SETBACK LINE  
PER THE BEAUFORT COUNTY ZONING  
DEPARTMENT

ADDRESS: #1 JADE STONE COURT

TAX PARCEL I.D. NO. R600-036-000-001D-0000







I.N.  
1/2" REBAR S 12°02'45" W → 378.14' 3" CONC. O.



PRITCHARDVILLE  
BEAUFORT COUNTY  
SOUTH CAROLINA

3) THIS SURVEY WAS PERFORMED WITHOUT  
BENEFIT OF A CURRENT TITLE REPORT.

REFERENCE PLAT:

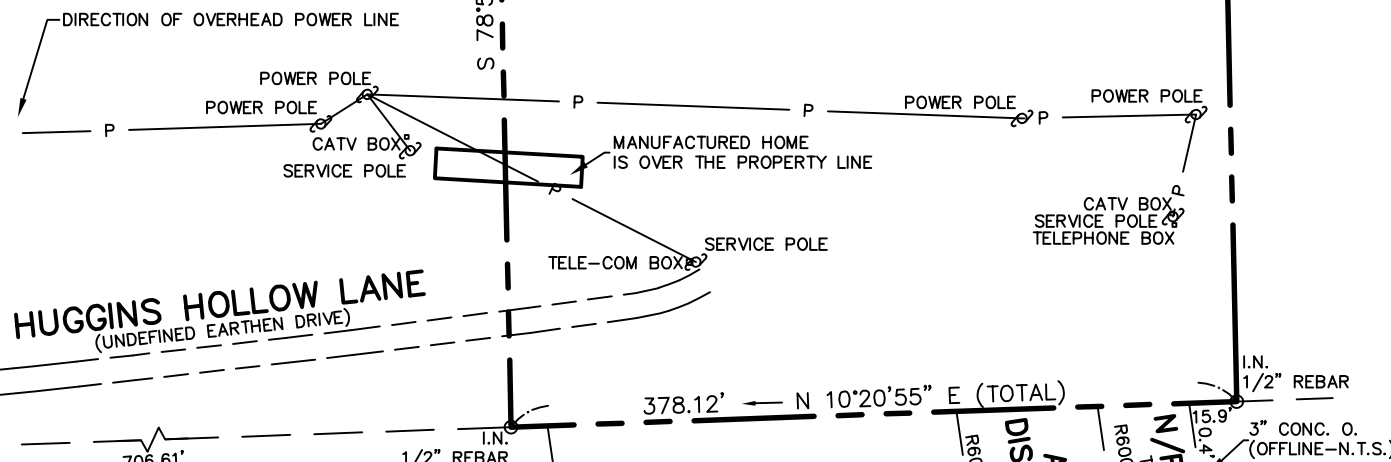
- 1) PLAT PREPARED AT THE REQUEST OF S.A. HUGGINS,  
THE SAME BEING SHOWN AS A PORTION OF PARCEL 1, TAX MAP 36,  
BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA,  
DATED: 11/29/82,  
BY: FORREST F. BAUGHMAN, S.C.R.L.S. NO. 4922,  
RECORDED: P.B. 31, PG. 28, 12/28/82.
- 2) GIBLET HEIGHTS, A PLAT OF A SUBDIVISION,  
BEAUFORT COUNTY, SOUTH CAROLINA,  
DATED: 11/20/87; REVISED: 5/24/88,  
BY: RICHARD KESSELRING, P.L.S. NO. 8105,  
RECORDED: P.B. 35, PG. 189, 6/15/88.
- 3) BOUNDARY PLAT OF 1.0 ACRE, GIBLET ROAD,  
PRITCHARDVILLE, BEAUFORT COUNTY, SOUTH CAROLINA,  
DATED: 2/26/2003,  
BY: TERRY G. HATCHELL, S.C.R.L.S. NO. 11059.
- 4) A PROPOSED BOUNDARY DIVISION OF A PORTION OF PARCEL "B",  
BLUFFTON TOWNSHIP, BEAUFORT COUNTY, SOUTH CAROLINA,  
DATED: 7/30/96,  
BY: FORREST F. BAUGHMAN, S.C.R.L.S. NO. 4922,  
RECORDED: P.B. 57, PG. 86, 8/14/96.

**SOUTHERN HALF  
OF PARCEL "A"**

---

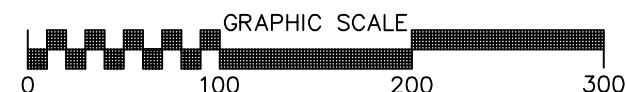
5.44 Ac.  
(NOT ALL IMPROVEMENTS SHOWN)

NORTHERN HALF  
OF PARCEL "A"  
TAX PARCEL I.D. NO. R600-036-000-001H-0000



ADDRESS: HUGGINS HOLLOW LANE

TAX PARCEL I.D. NO. R600-036-000-001H-0000



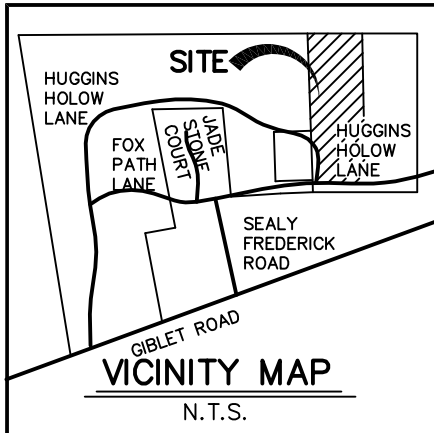
PREPARED FOR: **STEVE A. HUGGINS, JR.**

## SURVEYING CONSULTANTS

39 Sheridan Park Circle, Suite 6  
Bluffton, SC 29910  
TELEPHONE: (843) 815-3304  
FAX: (843) 815-3305

SCALE: 1" = 100'  
DATE: 8/12/2004  
JOB NO: 04150

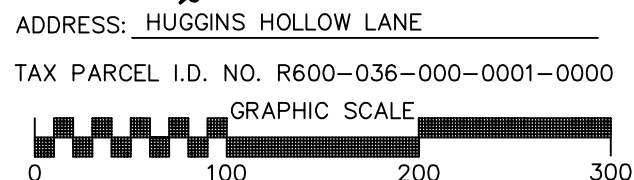
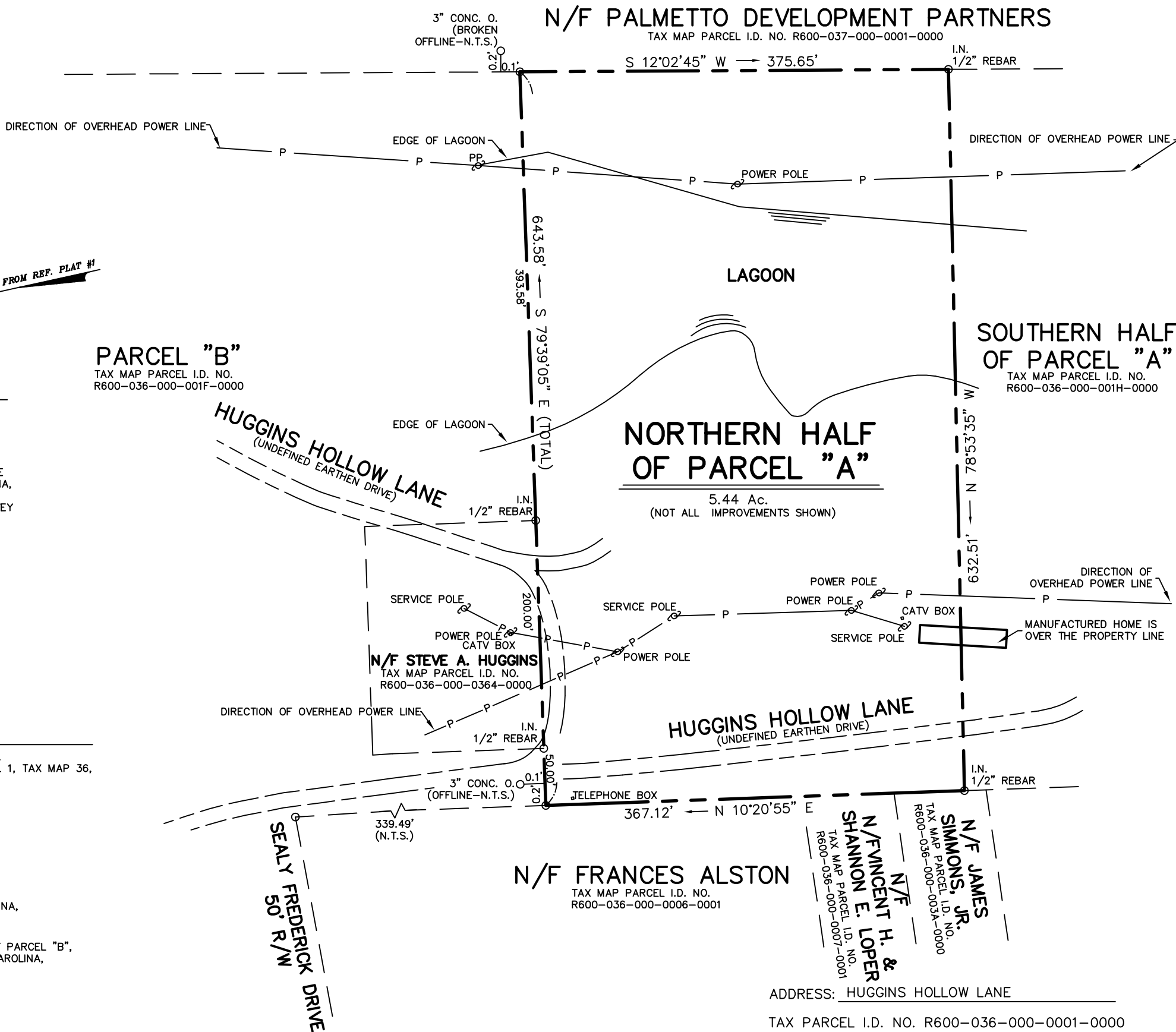
CREW: JK/DW  
CAD: RGL  
DISK NO. BT-2  
COPYRIGHT © BY SURVEYING CONSULTANTS



- NOTES:
- 1) 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.
  - 2) AS OF THE DATE OF THIS SURVEY THIS LOT IS LOCATED IN ZONE C, NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY H.U.D., PANEL 80-D, COMMUNITY NO. 450025, MAP DATED 9/29/86, BASE ELEVATION N/A.
  - 3) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT.

- REFERENCE PLAT:
- 1) PLAT PREPARED AT THE REQUEST OF S.A. HUGGINS, THE SAME BEING SHOWN AS A PORTION OF PARCEL 1, TAX MAP 36, BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA, DATED: 11/29/82, BY: FORREST F. BAUGHMAN, S.C.R.L.S. NO. 4922, RECORDED: P.B. 31, PG. 28, 12/28/82.
  - 2) GIBLET HEIGHTS, A PLAT OF A SUBDIVISION, BEAUFORT COUNTY, SOUTH CAROLINA, DATED: 11/20/87; REVISED: 5/24/88, BY: RICHARD KESSELRING, P.L.S. NO. 8105, RECORDED: P.B. 35, PG. 189, 6/15/88.
  - 3) BOUNDARY PLAT OF 1.0 ACRE, GIBLET ROAD, PRITCHARDVILLE, BEAUFORT COUNTY, SOUTH CAROLINA, DATED: 2/26/2003, BY: TERRY G. HATCHELL, S.C.R.L.S. NO. 11059.
  - 4) A PROPOSED BOUNDARY DIVISION OF A PORTION OF PARCEL "B", BLUFFTON TOWNSHIP, BEAUFORT COUNTY, SOUTH CAROLINA, DATED: 7/30/96, BY: FORREST F. BAUGHMAN, S.C.R.L.S. NO. 4922, RECORDED: P.B. 57, PG. 86, 8/14/96.

PREPARED FOR: **STEVE A. HUGGINS, JR.**



BOUNDARY  
PLAT OF  
**NORTHERN HALF  
OF PARCEL "A"**

A PORTION OF  
**PARCEL 1**

PRITCHARDVILLE  
BEAUFORT COUNTY  
SOUTH CAROLINA

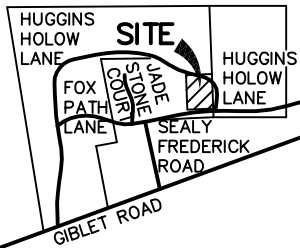


**SURVEYING CONSULTANTS**

39 Sheridan Park Circle, Suite 6  
Bluffton, SC 29910  
TELEPHONE: (843) 815-3304  
FAX: (843) 815-3305

SCALE: 1" = 100'  
DATE: 8/12/2004  
JOB NO: 04151

CREW: JK/DW  
CAD: RGL  
DISK NO. BT-2  
COPYRIGHT © BY SURVEYING CONSULTANTS



VICINITY MAP

N.T.S.

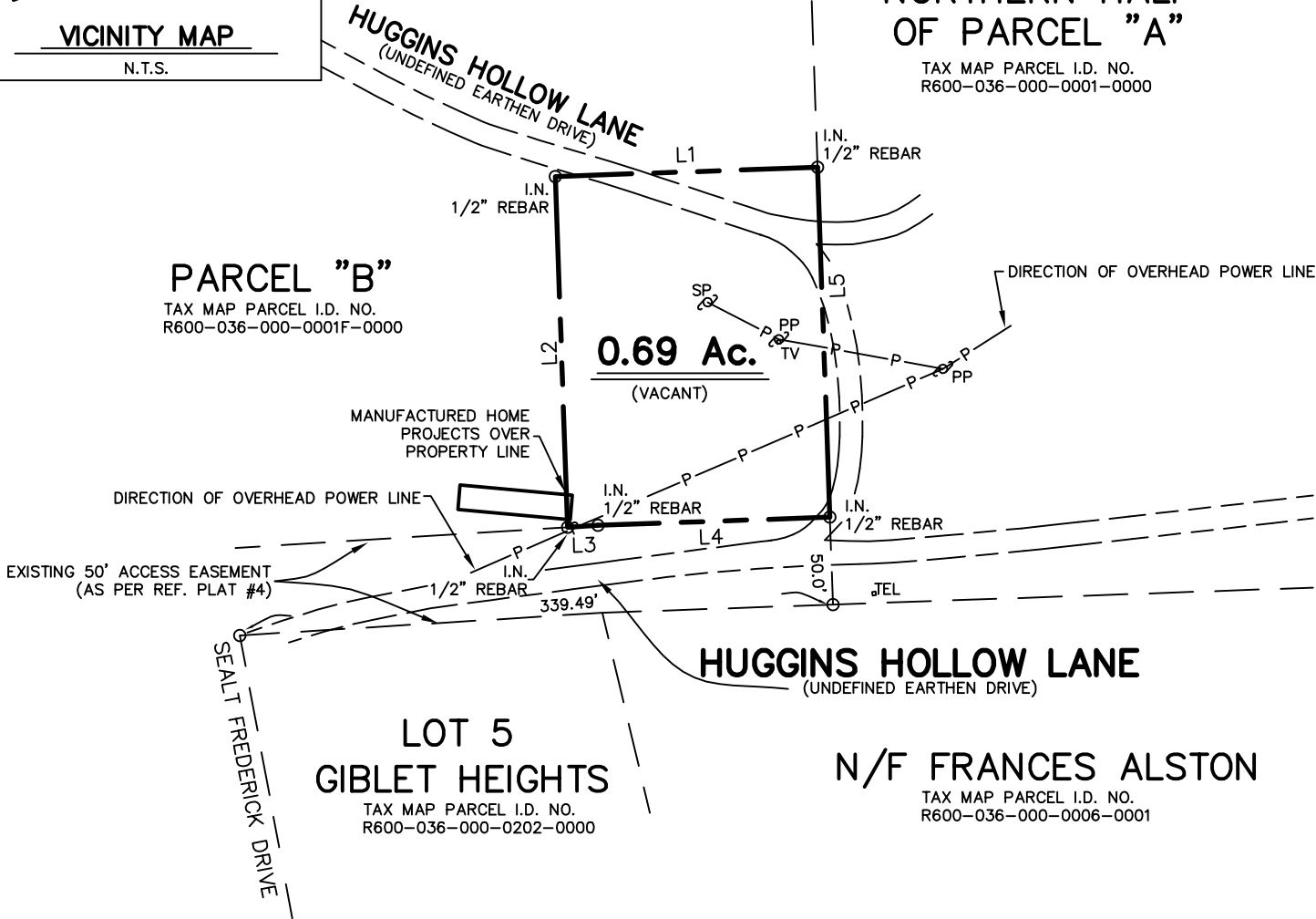
LINE TABLE		
LINE	LENGTH	BEARING
L1	150.00'	N 10°20'55" E
L2	200.47'	N 79°39'05" W
L3	17.33'	S 08°47'39" W
L4	132.68'	S 10°20'55" W
L5	200.00'	S 79°39'05" E

PARCEL "B"

TAX MAP PARCEL I.D. NO.  
R600-036-000-0001F-0000

NORTHERN HALF  
OF PARCEL "A"

TAX MAP PARCEL I.D. NO.  
R600-036-000-0001-0000



REFERENCE PLAT:

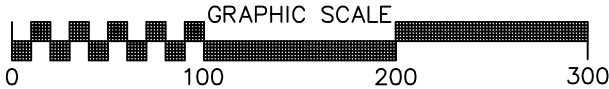
- 1) PLAT PREPARED AT THE REQUEST OF S.A. HUGGINS, THE SAME BEING SHOWN AS A PORTION OF PARCEL 1, TAX MAP 36, BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA, DATED: 11/29/82, BY: FORREST F. BAUGHMAN, S.C.R.L.S. NO. 4922, RECORDED: P.B. 31, PG. 28, 12/28/82.
- 2) GIBLET HEIGHTS, A PLAT OF A SUBDIVISION, BEAUFORT COUNTY, SOUTH CAROLINA, DATED: 11/20/87; REVISED: 5/24/88, BY: RICHARD KESSELRING, P.L.S. NO. 8105, RECORDED: P.B. 35, PG. 189, 6/15/88.
- 3) BOUNDARY PLAT OF 1.0 ACRE, GIBLET ROAD, PRITCHARDVILLE, BEAUFORT COUNTY, SOUTH CAROLINA, DATED: 2/26/2003, BY: TERRY G. HATCHELL, S.C.R.L.S. NO. 11059.
- 4) A PROPOSED BOUNDARY DIVISION OF A PORTION OF PARCEL "B", BLUFFTON TOWNSHIP, BEAUFORT COUNTY, SOUTH CAROLINA, DATED: 7/30/96, BY: FORREST F. BAUGHMAN, S.C.R.L.S. NO. 4922, RECORDED: P.B. 57, PG. 86, 8/14/96.

FLOOD ZONE INFORMATION:

AS OF THE DATE OF THIS SURVEY THIS LOT IS LOCATED IN ZONE C, NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY H.U.D., PANEL 80-D, COMMUNITY NO. 450025, MAP DATED 9/29/86, BASE ELEVATION N/A.

TAX PARCEL I.D. NO. R600-036-000-0364-0000

ADDRESS: #7 HUGGINS HOLLOW LANE



NOTES:

- 1) 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; ALSO THERE ARE NO OBVIOUS, APPARENT OR VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.
- 3) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT.

BOUNDARY  
PLAT OF

0.69 Ac.

HUGGINS HOLLOW LANE

A PORTION OF

PARCEL "B"

PRITCHARDVILLE, BEAUFORT COUNTY, SOUTH CAROLINA

PREPARED FOR: STEVE A. HUGGINS, JR.

SCALE: 1" = 100'

DATE: 8/12/2004

JOB NO. 04152



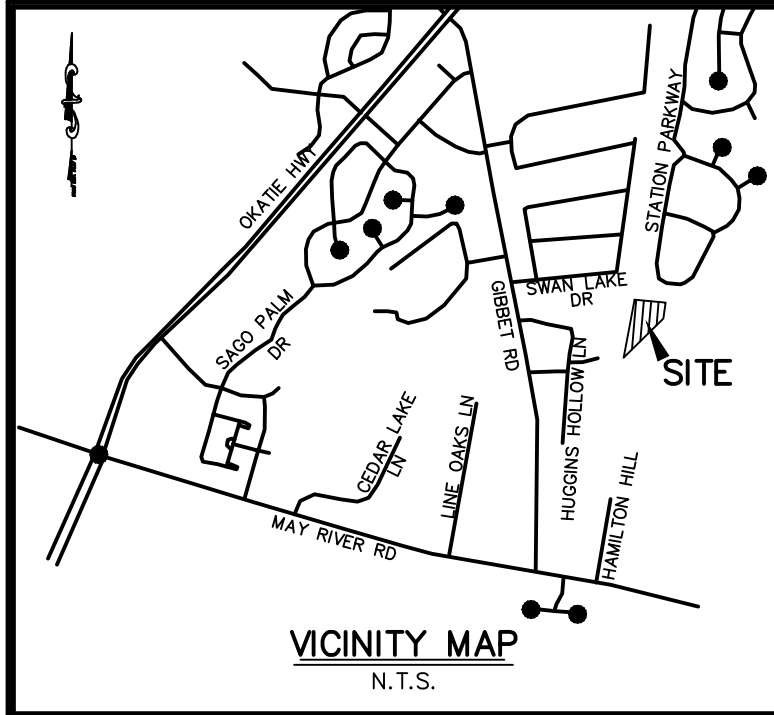
SURVEYING CONSULTANTS

39 Sheridan Park Circle, Suite 6, Bluffton, SC 29910  
Telephone: (843) 815-3304 FAX: (843) 815-3305

COPYRIGHT © BY SURVEYING CONSULTANTS

CREW: JK/DW  
CAD: RGL  
DISK NO. BT-2





LEGEND:	
TREE SIZES ARE INCHES IN DIAMETER	
+	SPOT ELEVATION
○	CONTOUR
CONC. O.	CONCRETE MONUMENT, OLD (FOUND)
I.O.	IRON PIPE, OLD (FOUND)
CHY	CHERRY
GUM	SWEET GUM
HB	HACKBERRY
HIC	HICKORY
LA	LAUREL OAK
LO	LIVE OAK
MAP	MAPLE
PN	PINE
WHO	WHITE OAK
WO	WATER OAK
Ac.	ACRE
B.S.L.	BUILDING SETBACK LINE
IE	INVERT ELEVATION
LP	LAMP POST
N.T.S.	NOT TO SCALE
N/F	NOW OR FORMERLY
PP	POWER POLE
R/W	RIGHT OF WAY
TBM	TEMPORARY BENCH MARK
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
---	FENCE LINE
---	OVERHEAD POWERLINE
---	STORM DRAIN LINE

N/F VILLAGE PARK COMMUNITIES LLC  
TAX PARCEL I.D. NO. R614-028-000-4698-0000

4.00 ACRES  
TAX PARCEL I.D. NO. R600-036-000-0439-0000

SWAN LAKE

N/F MAY RIVER PRESERVE COMMUNITY ASSOCIATION INC.  
TAX PARCEL I.D. NO. R600-036-000-0332-0000



- NOTES
- 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; ALSO THERE ARE NO OBVIOUS, APPARENT OR VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.
  - AS OF THE DATE OF THIS SURVEY THIS PROPERTY IS LOCATED IN ZONE C, NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY H.U.D. PANEL 0080-D, COMMUNITY NO. 450025, MAP DATED 9/29/1988, BASE ELEVATION N/A (NGVD 29 DATUM). FLOOD HAZARD ZONE AND BASE ELEVATION SHOULD BE VERIFIED BY PROPER TOWN OR COUNTY BUILDING INSPECTIONS DEPARTMENT.
  - BUILDING SETBACKS WHICH EXIST FOR THIS LOT, SHOWN OR NOT SHOWN ON THIS SURVEY, ARE EXPLAINED IN THE COVENANTS, EASEMENTS & SETBACKS SHOWN SHOULD BE VERIFIED THRU THE APPROPRIATE ARCHITECTURAL REVIEW BOARD OR BUILDING AGENCY.
  - UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN AND ARE APPROXIMATE. SURVEYING CONSULTANTS DOES NOT CERTIFY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITY.
  - NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR WETLAND SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
  - SURVEYING CONSULTANTS CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND ASBLT INFORMATION PROVIDED HEREON AS OF THE DATE OF SURVEY. IF THIS DOCUMENT IS TO BE PROVIDED AS A BASE MAP FOR OTHERS, INFORMATION ADDED AFTER THE DATE OF THIS SURVEY IS NOT THE RESPONSIBILITY OF SURVEYING CONSULTANTS.
  - SURVEYING CONSULTANTS DOES NOT PROVIDE ARBORIST SERVICES. TREE IDENTIFICATIONS ARE MADE AS BEST OBSERVANCE/KNOWLEDGE OF A NON-ARBORIST. A CERTIFIED ARBORIST SHOULD BE CONSULTED TO VERIFY TREE IDENTIFICATION, IF IDENTIFICATION OF TREES IS CRITICAL TO DEVELOPMENT.
  - THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THEREFORE THERE MAY BE OTHER EASEMENTS, RESTRICTIONS, OR OTHER SIMILAR MATTERS OF PUBLIC RECORD, NOT DEPICTED ON THIS SURVEY.
  - BOUNDARY LINES ARE BASED ON FIELD EVIDENCE AND MONUMENTATION FOUND. SEE REFERENCE PLAT FOR RECORD, BEARINGS AND DISTANCES. BEARINGS BASED ON SC STATE PLANE NAD 83 COORDINATE SYSTEM, ELEVATIONS REFERENCED TO NAVD 1988 DATUM.

LOT 23  
N/F THOMAS WILLETT  
TAX PARCEL I.D. NO. R600-036-000-0299-0000

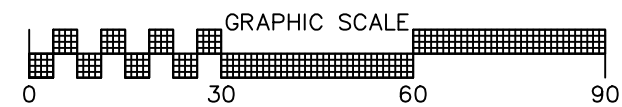
N/F ELSIE H. GETSINGER &  
AUDREY D. LUND  
TAX PARCEL I.D. NO. R600-036-000-0010-0000

N/F HUGGINS HOLLOW LLC  
TAX PARCEL I.D. NO. R600-036-000-001F-0000

REFERENCE PLAT:

- A PLAT PREPARED FOR S.A. HUGGINS, SR., THE SAME BEING SHOWN AS A PORTION OF PARCEL 1, TAX MAP 36, BLUFFTON, DATED: 11/29/1982, LAST REVISED: 05/21/2003, BY: FORREST F. BAUGHMAN, S.C.R.L.S. NO. 4922, RECORDED: P.B. 98, PG. 53, DATE: 3/15/2004.

PREPARED FOR: STEVE A. HUGGINS, JR.  
ADDRESS: GIBBET ROAD  
TAX PARCEL I.D. NO. R600-036-000-0439-0000



BOUNDARY  
TREE & TOPOGRAPHIC  
SURVEY OF

4.00 ACRES, OFF GIBBET ROAD  
TAX PARCEL I.D. NO.  
R600-036-000-0439-0000

BLUFFTON TOWNSHIP, BEAUFORT COUNTY, SOUTH CAROLINA

SCALE: 1" = 30' DATE: 06/22/2020 JOB NO: SC04148B

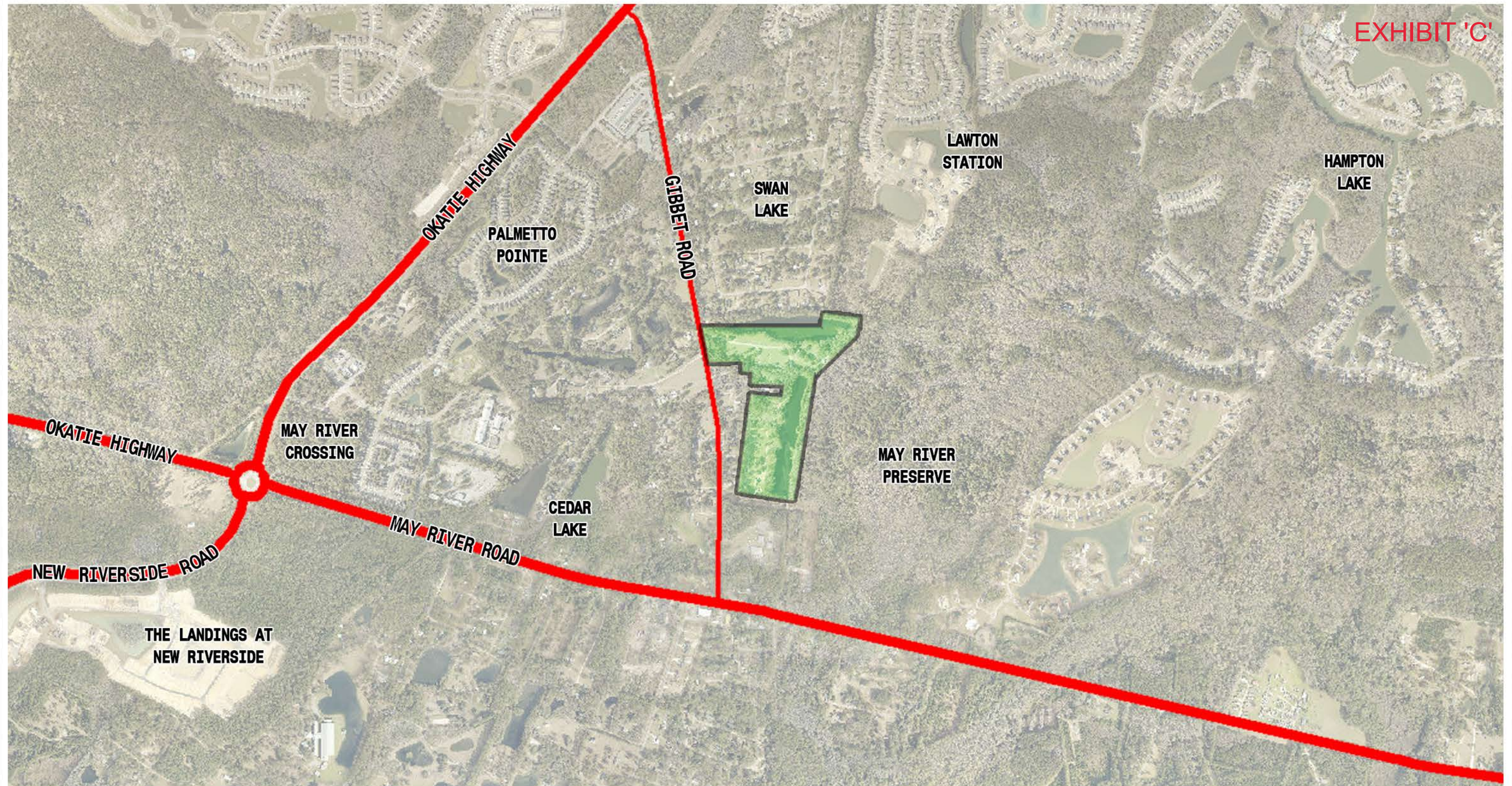


SURVEYING CONSULTANTS

17 Sherington Drive, Suite C, Bluffton, SC 29910  
SC Telephone: (843) 815-3304 FAX: (843) 815-3305  
GA Telephone: (912) 826-2775  
www.SurveyingConsultants.com  
Email: SC@SurveyingConsultants.com

COPYRIGHT © BY SURVEYING CONSULTANTS





PREPARED FOR:  
HUGGINS HOLLOW, LLC

PREPARED BY:

J. K. TILLER ASSOCIATES, INC.



LAND PLANNING LANDSCAPE ARCHITECTURE  
181 BLUFFTON ROAD, SUITE F203 BLUFFTON, SC 29910  
Voice 843.815.4800 jktiller@jktiller.com Fax 843.815.4802

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.

# HUGGINS HOLLOW LOCATION MAP

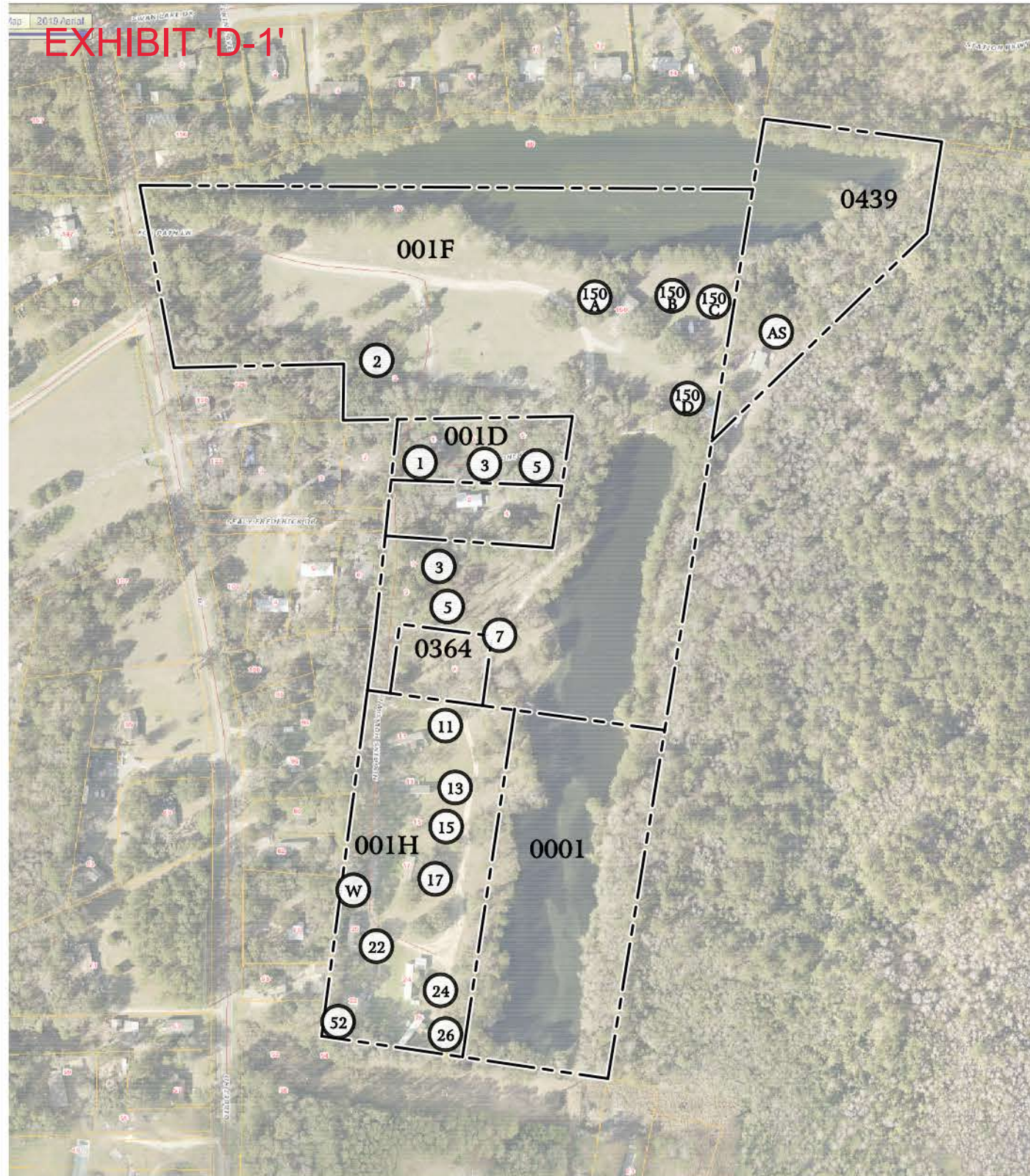
BEAUFORT COUNTY, SOUTH CAROLINA

APRIL 23, 2020

NOT TO SCALE







## STRUCTURES - R600 036 000 001F 0000 (HUGGINS HOLLOW LN.)

- |                                   |                                   |                                   |
|-----------------------------------|-----------------------------------|-----------------------------------|
| (2) CAMPER                        | (150A) 2,660 SF PERMANENT HOME    | (150B) 320 SF ACCESSORY STRUCTURE |
| (150C) 220 SF ACCESSORY STRUCTURE | (150D) 925 SF ACCESSORY STRUCTURE | (3) 900 SF MANUFACTURED HOME      |
| (5) CAMPER                        |                                   |                                   |

## STRUCTURES - R600 036 000 0439 0000

- (AS) 220 SF ACCESSORY STRUCTURE

## STRUCTURES - R600 036 000 001D 0000 (JADE STONE CT.)

- |  |                  |                  |
|--|------------------|------------------|
| (1) 760 SF MANUFACTURED HOME<br>240 SF ACCESSORY STRUCTURE | (3) NO STRUCTURE | (5) NO STRUCTURE |
|--|------------------|------------------|

## STRUCTURES - R600 036 000 0364 0000 (HUGGINS HOLLOW LN.)

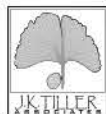
- (7) NO STRUCTURE

## STRUCTURES - R600 036 000 001H 0000 (HUGGINS HOLLOW LN.)

- |  |                                 |                              |
|--|---------------------------------|------------------------------|
| (11) 1,692 SF MANUFACTURED HOME  | (13) 1,637 SF MANUFACTURED HOME | (15) CAMPER                  |
| (17) 1,330 SF MANUFACTURED HOME  | (22) 1,528 SF MANUFACTURED HOME | (52) 1,547 SF HOME STRUCTURE |
| (24) 1,290 SF HOME STRUCTURE, 566 SF AND 153 SF OF DETACHED STRUCTURES | (26) 1,428 SF MANUFACTURED HOME | (W) COMMERCIAL WELL SHED     |

PREPARED FOR:  
HUGGINS HOLLOW, LLC

PREPARED BY:



**J. K. TILLER ASSOCIATES, INC.**

LAND PLANNING LANDSCAPE ARCHITECTURE  
181 BLUFFTON ROAD, SUITE F203 BLUFFTON, SC 29910  
Voice 843.815.4800 jktiller@jktiller.com Fax 843.815.4802

# HUGGINS HOLLOW EXISTING SITE STRUCTURE MAP

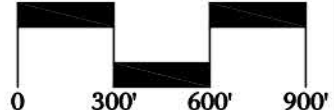
BEAUFORT COUNTY, SOUTH CAROLINA

APRIL 23, 2020



NORTH

SCALE



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.

JKT Job Number: 201840-01



R600 036 000 001F 0000  
(HUGGINS HOLLOW LN.)

EXHIBIT 'D-1'



2 CAMPER



150A 2,660 SF PERMANENT HOME



150B 320 SF ACCESSORY STRUCTURE



AS 220 SF ACCESSORY STRUCTURE



150C CAMPER



150D 925 SF ACCESSORY STRUCTURE



3 900 SF MANUFACTURED HOME

R600 036 000 001D 0000  
(JADE STONE CT.)



5 CAMPER



1 760 SF MANUFACTURED HOME  
240 SF ACCESSORY STRUCTURE

PREPARED FOR:  
HUGGINS HOLLOW, LLC



PREPARED BY:  
J. K. TILLER ASSOCIATES, INC.

LAND PLANNING LANDSCAPE ARCHITECTURE  
181 BLUFFTON ROAD, SUITE F203 BLUFFTON, SC 29910  
Voice 843.815.4800 Fax 843.815.4802

# HUGGINS HOLLOW

## EXISTING SITE STRUCTURE IMAGES

BEAUFORT COUNTY, SOUTH CAROLINA

APRIL 23, 2020

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.





11 1,692 SF MANUFACTURED HOME



13 1,637 SF MANUFACTURED HOME



15 CAMPER



17 1,330 SF MANUFACTURED HOME



22 1,528 SF MANUFACTURED HOME



52 1,547 SF HOME STRUCTURE



24 1,290 SF HOME STRUCTURE, 566 SF AND 153 SF OF DETACHED STRUCTURES



26 1,428 SF MANUFACTURED HOME

PREPARED FOR:  
HUGGINS HOLLOW, LLC

PREPARED BY:  
J. K. TILLER ASSOCIATES, INC.  
LAND PLANNING LANDSCAPE ARCHITECTURE  
181 BLUFFTON ROAD, SUITE F203 BLUFFTON, SC 29910  
Voice 843.815.4800 Fax 843.815.4802

# HUGGINS HOLLOW

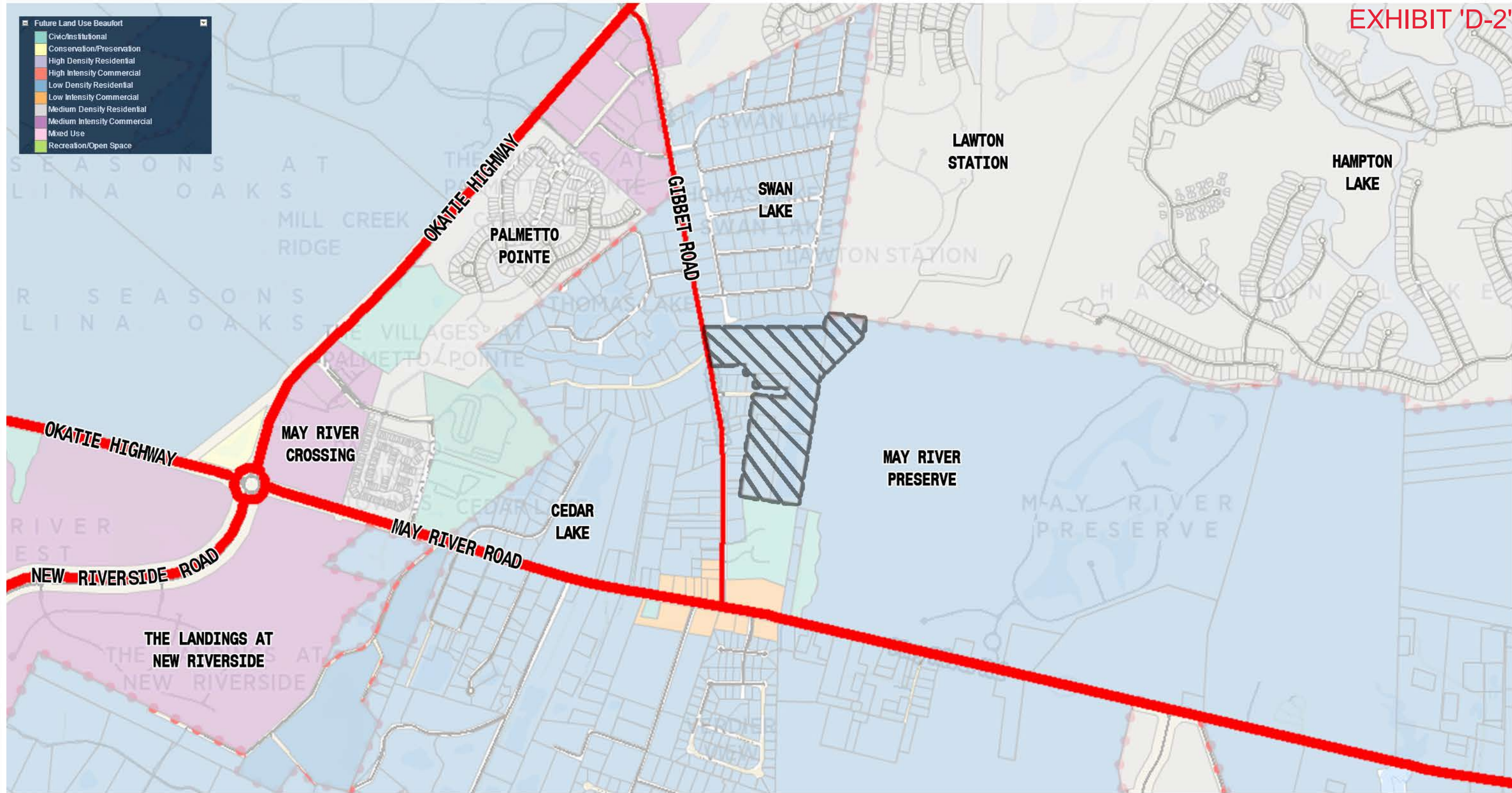
## EXISTING SITE STRUCTURE IMAGES

BEAUFORT COUNTY, SOUTH CAROLINA

APRIL 23, 2020

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.





PREPARED FOR:  
HUGGINS HOLLOW, LLC

PREPARED BY:

J. K. TILLER ASSOCIATES, INC.



LAND PLANNING LANDSCAPE ARCHITECTURE  
181 BLUFFTON ROAD, SUITE F203 BLUFFTON, SC 29910  
Voice 843.815.4800 jktiller@jktiller.com Fax 843.815.4802

# HUGGINS HOLLOW ZONING MAP

BEAUFORT COUNTY, SOUTH CAROLINA

APRIL 23, 2020

NOT TO SCALE



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.





## SUBJECT PARCELS INFORMATION

- |  |  |   |
|--|--|---|
| 1 HUGGINS HOLLOW LLC<br>R600 036 000 001F 0000<br>150 HUGGINS HOLLOW LANE<br>LAND USE: RESIDENTIAL | 2 HUGGINS HOLLOW LLC<br>R600 036 000 001D 0000<br>1 JADE STONE COURT<br>LAND USE: RESIDENTIAL    | 3 HUGGINS HOLLOW LLC<br>R600 036 000 0364 0000<br>13 HUGGINS HOLLOW LANE<br>LAND USE: UNDEVELOPED |
| 4 HUGGINS HOLLOW LLC<br>R600 036 000 001H 0000<br>52 GIBBET ROAD<br>LAND USE: RESIDENTIAL          | 5 HUGGINS HOLLOW LLC<br>R600 036 000 0001 0000<br>24 HUGGINS HOLLOW LANE<br>LAND USE: STORMWATER | 6 HUGGINS HOLLOW LLC<br>R600 036 000 0439 0000<br>LAND USE: RESIDENTIAL                           |

## ADJACENT PARCELS INFORMATION

- |  |  |  |
|--|--|--|
| A VILLAGE PARK<br>COMMUNITIES LLC<br>R614 028 000 4699 0000<br>LAND USE: VACANT                              | B WILLETT THOMAS<br>R600 036 000 0299 0000<br>16 SWAN LAKE DR,<br>LAND USE: RESIDENTIAL                    | C GETSINGER ELSIE H<br>ETAL LUND AUDREY D<br>R600 036 000 001G 0000<br>7 MOURNING DOVE LANE<br>LAND USE: STORMWATER    |
| D KREBS EDWARD D III<br>SALOME L JTROS<br>R600 036 000 0090 0000<br>157 GIBBET ROAD<br>LAND USE: UNDEVELOPED | E ANDERSON EVVA A<br>MICHAEL S JTROS<br>R600 036 000 0099 0000<br>147 GIBBET ROAD<br>LAND USE: RESIDENTIAL | F DOUGLAS & ELLEN STEPHENS<br>R600 036 000 0098 0000<br>2 RAINBOW ROAD<br>LAND USE: UNDEVELOPED                        |
| G MARCLAY SILVIO F<br>COSTILLA CAROL<br>R600 036 000 0084 0000<br>143 GIBBET ROAD<br>LAND USE: RESIDENTIAL   | H WHITE DAVID ARNOLD<br>R600 036 000 001A 0000<br>130 GIBBET ROAD<br>LAND USE: RESIDENTIAL                 | I WHITE DAVID<br>R600 036 000 0200 0000<br>5 SEALY FREDERICK DRIVE<br>LAND USE: RESIDENTIAL                            |
| J JESSICA & ANDREW FRANTZ<br>R600 036 000 0201 0000<br>7 SEALY FREDERICK DRIVE<br>LAND USE: UNDEVELOPED      | K SHELIA ANN FRAZIER<br>R600 036 000 0004 0000<br>LAND USE: RESIDENTIAL                                    | L FRANCISCO SANCHEZ<br>R600 036 000 0202 0000<br>8 SEALY FREDERICK DRIVE<br>LAND USE: UNDEVELOPED                      |
| M FRANCES ALSTON<br>R600 036 000 0006 0000<br>94 GIBBET ROAD<br>LAND USE: RESIDENTIAL                        | N SHANNON E LOPER<br>R600 036 000 0007 0000<br>86 GIBBET ROAD<br>LAND USE: RESIDENTIAL                     | O JERRY & JANET KERBY<br>R600 036 000 003A 0000<br>82 GIBBET ROAD<br>LAND USE: RESIDENTIAL                             |
| P WCJ LLC<br>R600 036 000 0003 0000<br>76 GIBBET ROAD<br>LAND USE: RESIDENTIAL                               | Q SALMERON ENRIQUE<br>ANZURES PAULA<br>R600 036 000 003B 0000<br>68 GIBBET ROAD<br>LAND USE: RESIDENTIAL   | R WCJ LLC<br>R600 036 000 0003 0000<br>76 GIBBET ROAD<br>LAND USE: UNDEVELOPED   |
| S HARGRAY TELEPHONE<br>COMPANY LLC<br>R600 036 000 008D 0000<br>50 GIBBET ROAD<br>LAND USE: COMMERCIAL       | T BETTY GADSON<br>R600 036 000 0043 0000<br>23 HAMILTON HILL<br>LAND USE: RESIDENTIAL                      | U MAY RIVER PRESERVE<br>COMMUNITY ASSOCIATION<br>R600 036 000 0332 0000<br>281 MAY RIVER ROAD<br>LAND USE: UNDEVELOPED |

PREPARED FOR:  
HUGGINS HOLLOW, LLC

PREPARED BY:



J. K. TILLER ASSOCIATES, INC.

LAND PLANNING LANDSCAPE ARCHITECTURE  
181 BLUFFTON ROAD, SUITE F203 BLUFFTON, SC 29910  
Phone 843.815.4800 jktiller@jktiller.com Fax 843.815.4802

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.

# HUGGINS HOLLOW ADJACENT PROPERTY PLAN

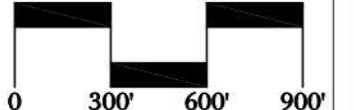
BEAUFORT COUNTY, SOUTH CAROLINA

APRIL 23, 2020



NORTH

SCALE



36

JKT Job Number: 201840-01





## 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

EXHIBIT 'E'

November 5, 2020

Mr. Kathleen Duncan  
J. K. Tiller Associates, Inc.  
181 Bluffton Road, Suite F203  
Bluffton, SC 29910

Re: Zoning Verification Letter  
District 600, Map 036, Parcels 0001, 001D, 001F, 001H, 0364, 0439

Dear Sir/Madam:

This is to certify that the referenced properties, R600 036 000 0001, 001D, 001F, 001H, 0364 and 0439 located on Gibbet Road and Fox Path Lane and further defined as being located in Bluffton District is zoned T2-Rural. The only application in the past 10 years for these parcels has been a request for a Variance to the Zoning Board of Appeals, which was denied. All uses pertaining to these parcels may be found at [www.beaufortcountysc.gov](http://www.beaufortcountysc.gov) at the Planning Department – Community Development Code.

A request for rezoning for these five (5) parcels was submitted to the Planning Department on August 24, 2015. The Beaufort County, County Council, approved the properties for rezoning from May River Community Preservation/T3-Edge to T2-Rural on January 25, 2016.

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

Steve A. Huggins  
2467 Pine Log Rd.  
Warrenville, SC 29851

EXHIBIT 'F'

November 6, 2020

J.K. Tiller Associates  
181 Bluffton Rd. Suite 203F  
Bluffton, SC 29910

(RE: Huggins Hollow, LLC)

I, Steve A. Huggins, sole member of Huggins Hollow, LLC, give Deanna Hubbard, 85 Heritage Lakes Dr., Bluffton, SC, permission to act on my behalf with regards to making any and all real estate decisions. The scope of this letter of authorization includes handling real estate transactions, documents and client affairs in regard to the properties in Bluffton referred to as Huggins Hollow, LLC. I further give authorization for J.K. Tiller to submit and act as the agent for the Annexation and ZMA Applications.

This letter of authorization will be in effect from January 1, 2020 to December 31, 2022. If you have any questions or concerns, feel free to contact me.

Sincerely,

A handwritten signature in black ink that reads "Steve A. Huggins". The signature is written in a cursive style with a large, stylized "H".



**TOWN OF BLUFFTON**  
**ANNEXATION POLICY & PROCEDURES MANUAL**

**APPENDICES**

**100 Percent Petition Form**

**EXHIBIT 'G'**

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: R600-036-000-0001, R600-036-0364-0000, R600-036-000-001D  
R600-036-000-001F, R600-036-000-0439, R600-036-000-001H

It is requested that the property be zoned as follows: AGRICULTURE

Steve A. Huggins  
Signature

11/5/20  
Date

STEVE A. HUGGINS  
Print Name

2467 PINE LOG RD. WARRENVILLE, SC 29851  
Street Address, City, Zip

=====

FOR MUNICIPAL USE:

Petition received by \_\_\_\_\_, Date \_\_\_\_\_

Description and Ownership verified by \_\_\_\_\_, Date \_\_\_\_\_

Recommendation: \_\_\_\_\_

By: \_\_\_\_\_, Date \_\_\_\_\_





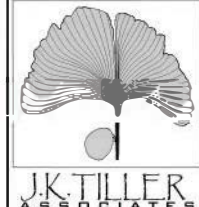
DEVELOPMENT SUMMARY	
TOTAL ACRES	+/- 36.26 ACRES
PARCELS	R600 036 000 0001 0000 R600 036 000 001D 0000 R600 036 000 001F 0000 R600 036 000 001H 0000 R600 036 000 0364 0000 R600 036 000 0439 0000
PROPOSED LAND USE	1 UNITS PER ACRE
ALLOWABLE DENSITY	
TOTAL ALLOWABLE LOTS	36 UNITS
OPEN SPACE REQUIRED - RESIDENTIAL	10% (+/- 3.26 ACRES)
OPEN SPACE REQUIRED - ALL DEVELOPMENTS	20% (+/- 6.52 ACRES)

CONCEPT PLAN*	
PROPOSED LAND USE	RESIDENTIAL AND RV PARK
PROPOSED LAND USE STD.	FARM HOUSE LOT
FRONT SETBACK	50'
REAR SETBACK	80'
SIDE SETBACK	20'
LOT COVERAGE	30% MAX.
HEIGHT MIN./MAX.	1-3 STORIES
*NOTES: 1. SITE CURRENTLY HAS MANUFACTURED HOMES AND RV SITES. THE CONCEPTUAL PLAN INDICATES A POTENTIAL BUILD OUT PLAN AS MANUFACTURED HOMES ARE PHASED OUT AND CONVERTED TO AN RV PARK. 2. PLAN NOTES RECREATIONAL VEHICLE SITES WITH A 30' X 60' BOX. SITES WILL HAVE WATER, SEWER, AND ELECTRIC CONNECTIONS. RV'S WILL HAVE A FLAT, LEVEL PERVIOUS SURFACE ON WHICH TO PARK.	

LOT AND BUILDING STANDARDS (AGRICULTURE)	
FARM HOUSE LOT	
COUNTRY HOUSE LOT	
ESTATE LOT	
CIVIC LOT	
PERMITTED USES (AGRICULTURE)	
• SINGLE FAMILY DETACHED	• NURSING HOME AND LONG TERM CARE
• AGRICULTURE USE AND STRUCTURES	• CAMPGROUNDS AND RV PARKS
• HORSE RIDING SCHOOL, TRAINING FACILITY, AND/OR COMMERCIAL STABLES	• CEMETERY
• BED AND BREAKFAST - MAX. 6 GUEST ROOMS	• GOVERNMENT BUILDING
• HOME OCCUPATION	• PARK
• FAMILY DAY CARE HOME	• MUSEUM
• GROUP DAY CARE HOME	• RELIGIOUS ASSEMBLY
• CHILD CARE CENTER	• SCHOOL
	• UTILITIES
	• ARTISAN WORKSHOP

PREPARED FOR:  
HUGGINS HOLLOW, LLC

PREPARED BY:  
J. K. TILLER ASSOCIATES, INC.



LAND PLANNING  
181 BLUFFTON ROAD, SUITE F203  
Bluffton, SC 29910  
Voice 843.815.4800

LANDSCAPE ARCHITECTURE  
181 BLUFFTON ROAD, SUITE F203  
Bluffton, SC 29910  
Voice 843.815.4802

HUGGINS HOLLOW

CONCEPTUAL SITE

BEAUFORT COUNTY, SC

NOVEMBER 6, 2020

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.

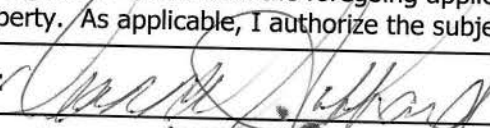
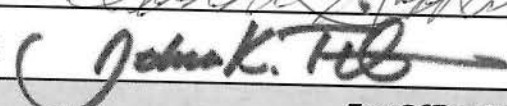
40  
JKT Job Number: 201840-01





# 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](http://www.townofbluffton.sc.gov)  
[applicationfeedback@townofbluffton.com](mailto:applicationfeedback@townofbluffton.com)

Applicant		Property Owner	
Name: Josh Tiller		Name: Huggins Hollow LLC, Deanna Hubbard	
Phone: 843.815.4800		Phone: 843.816.3232	
Mailing Address: 181 Bluffton Road Bluffton, SC 29910		Mailing Address: 85 Heritage Lakes, Bluffton SC 29910	
E-mail: Josh@jktiller.com		E-mail: hubbardd1@yahoo.com	
Town Business License # (if applicable): 1280			
Project Information			
Project Name: Huggins Hollow		Acreage: 36.26	
Project Location: see project narrative		Comprehensive Plan Amendment    Yes <input checked="" type="checkbox"/> No	
Existing Zoning: Beaufort County T2R		Proposed Zoning: Agriculture (AG)	
Type of Amendment:    Text <input checked="" type="checkbox"/> Map			
Tax Map Number(s): See project narrative			
Project Description: Annexation from Beaufort County T2R to Town of Bluffton AG			
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"/> 2. Project Narrative and digital file describing reason for application and compliance with the criteria in Article 3 of the UDO.			
<input type="checkbox"/> 3. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.			
<b>Note:</b> <b>A Pre-Application Meeting is required prior to Application submittal.</b>			
<b>Disclaimer:</b> <b>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.</b>			
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: 8/18/2020	
Applicant Signature: 		Date: 08/17/2020	
For Office Use			
Application Number:		Date Received:	
Received By:		Date Approved:	



## **ZONING MAP AMENDMENT NARRATIVE**

### **1. Contact Information for Property Owner and Applicant**

Property Owner  
Huggins Hollow LLC  
2467 Pinelog Road  
Warrenville, SC 29851

Applicant/ Land Planner  
J.K. Tiller, Associates, Inc.  
181 Bluffton Road, Suite F203  
Bluffton SC 29910

### **2. Parcel Numbers and Acreage**

Property ID: R600 036 000 001F 0000  
Acreage: 19.56 Acres

Property ID: R600 036 000 001D 0000  
Acreage: 1.13 Acres

Property ID: R600 036 000 0364 0000  
Acreage: 0.69 Acres

Property ID: R600 036 000 001H 0000  
Acreage: 5.44 Acres

Property ID: R600 036 000 0001 0000  
Acreage: 5.44 Acres

Property ID: R600 036 000 0439 0000  
Acreage: 4.00 AC

### **3. Existing Zoning**

The Rural (T2R) Zone  
36.265 Acres

### **4. Proposed Zoning (Town of Bluffton)**

Agriculture (AG)

### **5. Current Special Districts (overlay, tax, and/or conservation)**

There are no Overlay Districts

### **6. Consistency with the Town of Bluffton Comprehensive Plan**

According to the Town Comprehensive Plan (Amended December 9, 2014), the parcel lies within the limits of the future annexation area (8.1). The future land use (Map 8.3) identified for this parcel is "Low Density Residential", which is defined 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.

### **7. Capability of the Site's Physical, Geological, Hydrological, and Other Environmental Features to Support the Breadth and Intensity of Uses that Could be Developed in the Proposed Zoning District**

Soil types and groundwater depth are suitable for the proposed use types. The nearest existing connection to BJWSA sanitary sewer mains could be accessed via Lawton Station ¼ mile away and disturbing existing wooded areas. Alternatively, as BJWSA extends along Gibbet, it would become a closer option that is more convenient and cause less disturbance as an access point.

**8. Compatibility of all the Potential Uses Allowed in the Proposed Zoning District with Surroundings Uses and Zoning Districts in Terms of Suitability of Location, Impacts on the Environment, Noise, Density, Nature of Use, Traffic Impacts, Aesthetics, Ability to Develop Adjacent Properties Under Existing Zoning, and Potential Influence on Property Values.**

The AG district is intended to provide for agricultural, forestry, and low-density rural residential uses. The regulations are designed to conserve cultivated, forested, or pastoral land, and to discourage residential development. This district is also intended to provide for supporting uses associated with agricultural activity.

The potential uses allowed in Town of Bluffton Agriculture (AG) zoning are similar to those presently in Beaufort County zoning designation Rural T2R zoning. In that regard, the proposed uses have similar compatibility with surrounding uses as those that would currently be allowed under Beaufort County zoning. Both zoning designations allow a mix of agriculture, residential, offices and services, recreation, institutional.

To the east is May River Community Preserve is vacant, undeveloped, and is zoned May River Community Preservation (MRCP). The zoning is intended to promote low intensity rural development, primarily residential. The lot standards include significant buffers and setbacks. Under MRCP, agriculture, recreation, offices and services are permitted, which are similar to the permitted uses in Agriculture (AG).

Lawton Station is located to the northeast, is located within the Town of Bluffton, is a part of the Buckwalter PUD, and is in the process of being developed currently as residential single-family lots. The property immediately adjacent to the Huggins Hollow parcel is a 50' Buckwalter PUD Perimeter buffer. The permitted uses in Agriculture (AG) are low density there will be a substantial separation and screening between property developments.

Properties to the northwest, west and south are zoned Beaufort County T3-Edge. Properties to the northwest and west have a residential use. The property to the south is owned by Hargray and is considered to be civic/institutional land use according to the Town of Bluffton Land Use Map. On the Hargray property, adjacent to the Huggins Hollow properties, is a powerline easement that further extends the separation of uses between properties. Since residential and civic/ institutional uses are also allowable in the Town Agriculture district, the adjacent T3E properties share compatible uses. The proposed uses permitted in Agriculture (AG) are low density and limit nuisances (noise, odor, views) through the use of required setbacks, buffers, review process, and ordinances.

**9. Current Utility Service Providers**

Hargray Communications  
Palmetto Electric  
Commercial well on property  
Septic Units on property

**10. Capacity of Public Infrastructure and Services to Sufficiently Accommodate All Potential Uses Allowed in the Proposed District Without Compromising the Public Health, Safety, and Welfare of the Town of Bluffton**

Public water and sewer, electrical, telecommunications, and natural gas services are either available or accessible within proximity to the subject property. The capacity of the existing utility infrastructure is sufficient to accommodate potential uses without affecting current level of service to adjacent properties. There is an existing access drive from Gibbet Road and there is existing stormwater management pond within the Huggins Hollow properties.



**11. Public Need for the Potential Uses Permitted in the Requested Zoning District**

- Site will be locally owned and operated business and will employ local businesses to provide implementation of capital improvements, maintenance, and other services on the property.
- Permitted uses potentially add diversity of economic drivers the local community
- Proposed use will serve the growing demand for recreational and civic use opportunities
- Proposed use will serve the growing demand for alternative long term and short term stay opportunities in the local area

**12. Compliance with Applicable Requirements in the Application Manual**

The proposed site development will be designed to fully comply with development requirements of the Unified Development Ordinance (UDO).

Huggins Hollow Annexation  
Application Meeting Sequence DRAFT

Meeting	Date	Task Description/ Application(s) for Review	Action(s)
Pre-Application Meeting	June 6, 2018	Annexation Petition (ANNX-08-20-014517)	Review of Application Requirements and Timeline
		Zoning Map Amendment (ZONE-08-20-014518)	
Application Submittal Meeting	August 28, 2020	Annexation Petition (ANNX-08-20-014517)	Submittal of Applications
		Zoning Map Amendment (ZONE-08-20-014518)	
Town Council “Intent to Annex”, Acceptance of Petition	January 12, 2021 5:00 p.m.	Annexation Petition (ANNX-08-20-014517)	Town Council acceptance of petition by majority vote if they desire to move forward with the request
Submittal of Revisions for Planning Commission Workshop Packet	February 5, 2021	Annexation Petition (ANNX-08-20-014517)	Resubmittal of Applications with Revised Materials
		Zoning Map Amendment (ZONE-08-20-014518)	
Planning Commission Workshop	February 24, 2021 6:00 p.m.	Annexation Petition (ANNX-08-20-014517)	Discussion and Comments for Consideration.
		Zoning Map Amendment (ZONE-08-20-014518)	
Public Hearing Notice 30 days Prior to Public Hearing	March 24, 2021	Annexation Petition (ANNX-08-20-014517)   	Mail letters notifying adjacent property owners within 500’ radius of pending applications and upcoming rescheduled Planning Commission Public Hearing   Post the property   Newspaper Notification 
		Zoning Map Amendment (ZONE-08-20-014518)   	
Submittal of Revisions for Planning Commission Public Hearing Packet	March 26, 2021	Annexation Petition (ANNX-08-20-014517)	Any revisions to plans will need to be resubmitted by this date to provide adequate time for staff to review and comment.
		Zoning Map Amendment (ZONE-08-20-014518)	
Planning Commission Public Hearing & Recommendation to Town Council	April 28, 2021 6:00 p.m.	Annexation Petition (ANNX-08-20-014517) 	Public Hearing and Recommendation to Town Council
		Zoning Map Amendment (ZONE-08-20-014518) 	Public Hearing Cases 
Submittal of Revisions for Town Council 1 <sup>st</sup> Readings Packet	May 7, 2021	Annexation Petition (ANNX-07-19-13330)	Any revisions to plans will need to be resubmitted by this date to provide adequate time for staff to review and comment.
		Zoning Map Amendment (ZONE-08-20-014518)	
Town Council Ordinance 1 <sup>st</sup> Readings	June 8, 2021 6:00 p.m.	Annexation Petition (ANNX-08-20-014517)	Ordinance 1 <sup>st</sup> Readings
		Zoning Map Amendment (ZONE-08-20-014518)	
Public Hearing Notice 30 days Prior to Town Council Public Hearing	June 30, 2021	Annexation Petition (ANNX-08-20-014517)   	Letters notifying adjacent property owners within 500’ radius of pending applications and upcoming Town Council Public Hearing   Post the property   Newspaper Notification 
		Zoning Map Amendment (ZONE-08-20-014518)   	
Submittal of Revisions for Town Council Public Hearing and 2 <sup>nd</sup> & Final Reading Packet	July 2, 2021	Annexation Petition (ANNX-08-20-014517)	Any revisions to plans will need to be resubmitted by this date to provide adequate time for staff to review and comment.
		Zoning Map Amendment (ZONE-08-20-014518)	
Town Council Public Hearing & Ordinance 2 <sup>nd</sup> and Final Readings	August 10, 2021 6:00 p.m.	Annexation Petition (ANNX-08-20-014517) 	Public Hearing and Ordinance 2 <sup>nd</sup> and Final Readings
		Zoning Map Amendment (ZONE-08-20-014518) 	Public Hearing Cases 

## **Attachment 4**

### **Proposed Motion**

#### **ANNEXATION PETITION ACCEPTANCE**

**Consideration of the Acceptance of Huggins Hollow, LLC's One Hundred Percent (100%) Annexation Petition to Annex Certain Real Properties Contiguous to the Town of Bluffton's Corporate Boundaries Consisting of a Total of 36.265 Acres, More or Less, and Bearing Beaufort County Tax Map Nos. R600 036 000 0001 0000, R600 036 000 001D 0000, R600 036 000 001F 0000, R600 036 000 001H 0000, R600 036 000 0364 0000, and R600 036 000 0439 0000, and referral to the Town of Bluffton Negotiating Committee if deemed necessary**

*"I move to **[accept / decline to accept]** Huggins Hollow, LLC's One Hundred Percent (100%) Annexation Petition to Annex Certain Real Properties Contiguous to the Town of Bluffton's Corporate Boundaries Consisting of a Total of 36.265 Acres, More or Less, and Bearing Beaufort County Tax Map Nos. R600 036 000 0001 0000, R600 036 000 001D 0000, R600 036 000 001F 0000, R600 036 000 001H 0000, R600 036 000 0364 0000, and R600 036 000 0439 0000*

**If accepted, referral to the Town of Bluffton Negotiating Committee if deemed necessary**

*"I move to **[refer / forgo referral of]** the Huggins Hollow, LLC's One Hundred Percent (100%) Annexation Petition to the Town of Bluffton Negotiating Committee."*