



**TOWN OF BLUFFTON  
ANNEXATION APPLICATION**

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

Applicant		Property Owner	
Name: Marian Development Group, LLC		Name: The Bush Family Properties, LLC	
Phone: (502) 297-8130		Phone:	
Mailing Address: Attn: Jarrod Burgess, 11701 Commonwealth Drive, Louisville, KY 40299		Mailing Address: Attn: James Bush, PO Box 2864, Bluffton, SC 29910	
E-mail: Jarrod@themariangroup.com		E-mail:	
Town Business License # (if applicable):			
Project Information			
Project Name: Davis Court Apartments		Acreage: 8.94	
Project Location: 3053 Okatie Highway			
Existing Zoning: T 2 Rural (T2R)		Proposed Zoning: Planned Unit Development	
Tax Map Number(s): R600 029 000 0006 0000			
Project Description: 144 unit Multi-family development for Affordable Housing (includes Clubhouse)			
Select Annexation Method (see Annexation Policy and Procedures Manual):			
<input checked="" type="checkbox"/> 100 Percent Petition and Ordinance Method		<input type="checkbox"/> 75 Percent Petition and Ordinance Method	<input type="checkbox"/> 25 Percent Elector Petition and Election Method
Minimum Requirements for Submittal			
<input checked="" type="checkbox"/> 1. Completed Annexation Petition(s). <input checked="" type="checkbox"/> 2. Mandatory Application Check-In Meeting scheduled. <input checked="" type="checkbox"/> 3. Narrative per the attached Annexation Application Checklist. <input checked="" type="checkbox"/> 4. Parcel Information per the attached Annexation Application Checklist. <input type="checkbox"/> 5. Concurrent Applications per the attached Annexation Application Checklist. <input checked="" 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:		Date:	
Applicant Signature: <i>Jarrod Burgess</i>		Date: 3/30/26	
<i>For Office Use</i> <i>AGENT</i>			
Application Number:		Date Received:	
Received By:		Date Approved:	



## TOWN OF BLUFFTON ANNEXATION APPLICATION PROCESS NARRATIVE

The following Process Narrative is intended to provide Applicants with an understanding of the respective application process, procedures and Unified Development Ordinance (UDO) requirements for obtaining application approval in the Town of Bluffton. While intended to explain the process, it is not intended to repeal, eliminate or otherwise limit any requirements, regulations or provisions of the Town of Bluffton's UDO. The Town of Bluffton's Mission and Vision Statements help navigate staff to ensure that the goals outlined by Town Council are being met. As each project is being reviewed, Town staff will use the Mission Statement, Vision Statement, The Covenant for Bluffton and the current Strategic Plan to guide their review. Compliance with these procedures will minimize delays and assure expeditious application review.

Consistent with South Carolina law, the Town of Bluffton regards annexation as a voluntary process and does not initiate annexation. Annexation of privately owned property is authorized in the following methods:

1. 100 percent freeholder petition and ordinance method [§5-3-150(3)];
2. 75 percent freeholder petition and ordinance method [§5-3-150(1)]; and
3. 25 percent elector petition and election method [§5-3-300 to 5-3-315].

<b>Step 1. Pre-Application Meeting</b>	<b>Applicant &amp; Staff</b>
Prior to the filing of an Annexation Application, the Applicant is required to consult with the UDO Administrator or their designee at a Pre-Application Meeting for comments and advice on the appropriate application process and the required procedures, specifications, and applicable standards required by Town of Bluffton applicable ordinances.	
<b>Step 2. Application Check-In Meeting</b>	<b>Applicant &amp; Staff</b>
Upon receiving input from Staff at the Pre-Application Meeting, the Applicant shall submit the Annexation Application and required submittal materials during a <b>mandatory</b> Application Check-In Meeting where the UDO Administrator or designee will review the submission for completeness. Call 843-706-4500 to schedule.	
<b>Step 3. Review by UDO Administrator</b>	<b>Staff</b>
If the UDO Administrator or designee determines that the Annexation Application is complete, the application shall advance as prescribed in the <a href="#">Town of Bluffton's Annexation Policy and Procedure Manual</a> .	

**Narrative in Support of Annexation Petition  
regrading The Bush Family Properties, LLC  
[TIN: R600 029 000 0006 0000]**

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

**Property Owner:**

The Bush Family Properties, LLC  
Attn: James Bush  
P.O. Box 2864, Bluffton, SC 29910

**Applicant:**

MARIAN DEVELOPMENT GROUP, LLC  
Attn: Jarrod Burgess  
11701 Commonwealth Drive, Louisville, KY 40299  
(502) 297-8130

**Attorney:**

Barry L. Johnson  
JOHNSON & DAVIS, P.A.  
The Victoria Building, Suite 200  
10 Pinckney Colony Rd, Bluffton, SC 29909  
(843) 815-7121

**Civil Engineer:**

Casey Warfield, P.E.  
KIMLEY-HORN ENGINEERS  
1080 Morrison Dr, Suite 240, Charleston, SC 29403  
(843) 737-6390

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

- See attached.

**3. Reason for annexation request and anticipated benefits:**

**Reason for Annexation**

The proposed annexation of the property located at **3053 Okatie Highway** into the corporate limits of the Bluffton is requested by Marian Development Group to facilitate the development of a **144-unit multifamily affordable housing community utilizing financing**

**resources issued through the South Carolina State Housing State Housing Finance and Development Authority (SC Housing).** Annexation will allow the property to be governed by the Town's planning framework, development regulations, and service systems, ensuring that the project is designed and constructed in a manner consistent with the Town's long-term vision for managed growth and sustainable community development.

The Town's **Annexation Policy & Procedures Manual** identifies orderly growth, cohesive municipal boundaries, and the efficient provision of services as guiding principles for annexation requests. Annexation of this property will support these principles by incorporating the parcel into the Town's jurisdiction where adjacent development patterns, transportation corridors, and public services are already oriented toward the Town of Bluffton. Incorporating the property into the municipal boundary will promote a more logical and contiguous town boundary and reduce fragmented jurisdictional patterns that can complicate infrastructure planning and land use management.

Additionally, annexation is necessary to allow the proposed development to proceed under the Town's **Unified Development Ordinance (UDO)** and land use policies rather than solely under Beaufort County jurisdiction. This ensures that the project will be subject to Bluffton's design standards, environmental protections, and development review processes, thereby supporting the Town's commitment to high-quality development and protection of community character.

The proposed development also supports the goals of the Town's Comprehensive Plan, which encourages the provision of **diverse housing opportunities for residents of varying incomes and household types**. As Bluffton continues to experience significant population and employment growth, demand for affordable housing has increased substantially. The proposed LIHTC development will help address this need by providing quality housing options for residents who contribute to the Town's workforce, including employees in service, hospitality, healthcare, education, and retail sectors.

By bringing the property into the municipal limits, the Town will have the opportunity to guide the development in a manner that supports the Comprehensive Plan's objectives for coordinated land use, responsible density, and efficient infrastructure utilization along major corridors such as Okatie Highway.

*\*For Information on the Low Income Housing Tax Credit (LIHTC) program, see:*  
<https://taxpolicycenter.org/briefing-book/what-low-income-housing-tax-credit-and-how-does-it-work>

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## **Anticipated Benefits of Annexation**

Annexation of the subject property will provide multiple benefits to both the Town and the surrounding community, consistent with the evaluation criteria outlined in the Town's annexation policies.

### **1. Advancement of Comprehensive Plan Goals**

The proposed development contributes to the Comprehensive Plan's goal of expanding housing choice within Bluffton. The introduction of **affordable multifamily housing** will help address the region's housing affordability challenges by providing high-quality residences that are attainable for residents. Increasing the availability of affordable housing helps support a balanced community by allowing employees who work in Bluffton to live closer to their place of employment, thereby strengthening the local economy and reducing regional commuting pressures.

### **2. Orderly and Coordinated Growth**

Annexation will allow development of the property to occur under the Town's planning and regulatory framework, ensuring consistency with Bluffton's land use policies, infrastructure planning, and design standards. Incorporating the parcel into the municipal limits supports the Town's objective of achieving **orderly growth and cohesive municipal boundaries**, a key consideration identified in the Annexation Policy & Procedures Manual.

Municipal jurisdiction will enable coordinated review of infrastructure improvements, transportation access, and site design in conjunction with adjacent properties and planned growth areas.

### **3. Efficient Provision of Municipal Services**

Annexation allows the development to be served by municipal services including planning oversight, public safety coordination, and other Town services available to residents within Bluffton's corporate limits. Integrating the property into the Town ensures that service delivery, infrastructure planning, and development review occur under a single municipal authority, promoting efficiency and long-term service sustainability.

### **4. Support for the Local Workforce and Economy**

The proposed LIHTC development will provide affordable housing opportunities for individuals and families employed within Bluffton and the greater Beaufort County region. By expanding access to affordable housing, the project will support local employers who depend on a stable workforce and help maintain economic vitality within the community.

### **5. Expansion of the Town's Residential Base**

The annexation and subsequent development will contribute to the Town's residential population and strengthen its long-term tax base. While affordable housing developments typically

prioritize community benefit over short-term fiscal returns, the addition of new residents, and the improvement in affordable housing resources within the Town, contributes to the vitality and diversity of the Town through increased local spending, community engagement, and long-term economic participation.

## **6. High-Quality, Regulated Development**

Because the property will be developed under the Town of Bluffton's regulatory framework, the project will be subject to the Town's development standards, including architectural design, landscaping, stormwater management, and environmental protection requirements. The Town is well-known for the rigor of its regulatory framework and project oversight. This ensures the project will be constructed in a manner consistent with the Town's expectations for quality development and community character. Additionally, with the Period of Affordability requirements regulating the property's market status for up to 50 years, the community will find confidence in the affordability of the project for years to come, helping ease the cost burden on residents.

### **4. Parcel numbers and acreage of each:**

Parcel #: R600 029 000 0006 0000

Acres: 8.94

### **5. Current Existing Structures: 5**

**6. Current Special District(s) (Overlay, Tax, and/or Conservation):** Awaiting report from Beaufort County Assessor.

**7. Current Beaufort County Zoning District(s) and Land Use(s):** T2- Rural

**8. Proposed Zoning District(s) and Land Use(s):-** Proposed Amendment to be included in the Buckwalter Planned Unit Development District, with special designation as Bush Land Use Tract, where the rights to 72 Residential Dwelling Units will be requested with an additional 100% density bonus. Proposed Land Use to be amended from Suburban Living to Neighborhood Center.

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

#### **Current**

The Property's current zoning is T2- Rural (T2-R) under the Community Development Code of Beaufort County, South Carolina.

The County's zoning classification T2-R permits, by right, these land uses: Agriculture and Crop Harvesting, Agricultural Support Services, Forestry Services, Single Family Detached Dwellings, Group Home Dwellings, Day Care: Family Home (up to 8 clients),

Community Public Safety Facility, Park-Playground-Outdoor Recreation areas and Recreation Facility: Golf Course.

The County’s zoning classification T2-R permits, upon grant of special exception approval, these land uses: Aquaponics, Animal Production: Factory Farming, Gas Station: Fuel Sales, Lodging: Short-Term Housing Rental (STHR), Lodging: Inn (up to 24 rooms), Detention Facility, Meeting Facility/Place of Worship (15,000 or greater), Recreation Facility: Commercial Outdoor, Waste Management: Regional Waste Disposal and Resource Recovery, Waste Management: Regional Waste Transfer and Recycling, Wireless Communications Facility, and Mining and Resource Extraction.

The County’s zoning classification T2-R permits, upon grant of conditional use approval, these land uses: Animal Production, Seasonal Farmworker Housing, Commercial Stables, Dwelling: Family Compound, Home Office, Home Business, Cottage Industry, General Retail 3,500 square feet or less, Meeting Facility/Place of Worship (Less than 15,000 square feet), Recreation Facility: Primitive Campground, Recreational Facility: Semi-Developed Campground, Ecotourism, Infrastructure and Utilities: Regional (Major) Utility, and Waste Management: Community Waste Collection and Recycling.

### **Proposed**

The proposed Town of Bluffton’s zoning classification is Planned Unit Development (PUD, Buckwalter PUD).

The proposed is to amend the Buckwalter PUD to include the subject property for 144 apartment units (mix of bedrooms), for Affording Housing and a clubhouse.

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

The proposed annexation and development of the property located at 3053 Okatie Highway in Bluffton is consistent with the policies and guiding principles outlined in the **Town of Bluffton Comprehensive Plan**. The project advances several key goals of the Comprehensive Plan related to housing availability, coordinated growth, and responsible land use planning.

### **Housing Diversity**

The Comprehensive Plan emphasizes the importance of expanding housing opportunities for residents across a range of income levels in order to maintain a balanced and sustainable community. The proposed 144-unit multifamily affordable housing development utilizing financing resources issued through South Carolina Housing directly supports this objective by providing high-quality, income-restricted housing options for working households.

As Bluffton continues to experience rapid population and employment growth, the demand for affordable housing has increased substantially. Many employees working within the Bluffton area—including those in hospitality, healthcare, retail, public service, and

education—face increasing challenges in finding housing that is affordable within reasonable commuting distance of their workplace. The proposed development will help address this need by expanding the supply of affordable housing within the Town’s jurisdiction.

Providing affordable housing within the Town limits supports the Comprehensive Plan’s objective of ensuring that Bluffton remains an inclusive community where residents of varying income levels can live and work. The project will contribute to the Town’s long-term housing strategy by increasing housing diversity and helping to stabilize the local workforce.

The proposed development will be requesting the amendment of the Future Land Use Map within the Town of Bluffton’s “Blueprint Bluffton” Comprehensive Plan to establish the designated Future Land Use as a Neighborhood Center from its current status of Suburban Living. This amendment will provide consistency within the zoning of adjacent parcels, most particularly that of the nearby NHC Rehabilitation Center.

### **Managed and Orderly Growth**

The Comprehensive Plan encourages development patterns that promote **orderly growth, logical municipal boundaries, and coordinated land use planning**. Annexation of the subject property allows the Town to guide development through its planning processes and regulatory framework, ensuring that growth occurs in a manner consistent with the Town’s long-term vision.

Bringing the property into the municipal limits of the Town of Bluffton allows the project to be reviewed under the Town’s development standards and design guidelines. This promotes high-quality development and ensures that site design, architecture, landscaping, and infrastructure improvements are consistent with the Town’s expectations for community character and quality of life.

Annexation also supports efficient municipal service delivery by allowing the property to be integrated into the Town’s long-range planning efforts for infrastructure, transportation, and public services.

### **Land Use Compatibility and Corridor Development**

The subject property is located along the Okatie Highway corridor, which serves as a key transportation route within the greater Bluffton area. Development of a multifamily residential community in this location supports the Comprehensive Plan’s goal of directing appropriate residential density to areas with access to major transportation corridors and existing development patterns.

Locating affordable housing along an established corridor provides residents with improved connectivity to employment centers, services, and regional transportation routes. This type of development pattern helps reduce commuting distances and supports a more efficient land use pattern across the Bluffton area. The Town’s Affordable Housing Committee

has recognized this site as an excellent site for affordable housing along an established corridor and near existing development patterns. Additionally, at its March 12, 2026 meeting, the Town's Affordable Housing Committee voted unanimously to recommend to the Town Council its approval of this site and proposed project.

The project will be designed in accordance with the Town's development standards and will incorporate site planning elements such as landscaping, open space, stormwater management, and pedestrian connectivity, ensuring compatibility with surrounding land uses and contributing positively to the corridor's long-term character.

Being that the site is well-treed, our plans will be worked in accordance with local regulations to ensure that we have minimal negative affect on key trees on the property while simultaneously maintaining the needs of the project. Additionally, with identified wetlands on the proposed site, we are working to maintain and mitigate, where possible, in accordance with local, state and federal guidelines in a manner that will achieve the desired outcome for all parties.

### **Community Sustainability and Economic Vitality**

The Comprehensive Plan recognizes that housing availability is a critical component of economic sustainability. Providing affordable housing within the community helps maintain a stable workforce, supports local businesses, and enhances the overall resilience of the local economy.

The proposed development will provide housing opportunities for individuals and families who contribute to the local economy but may otherwise be priced out of the housing market. By allowing workers to live closer to their place of employment, the project supports the Town's goals of reducing commuting burdens, strengthening the workforce, and promoting long-term community sustainability.

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### **Conclusion**

The proposed annexation and development of the property at **3053 Okatie Highway** is consistent with the guiding principles and policy objectives of the **Town of Bluffton Comprehensive Plan**. The project advances the Plan's goals by:

- Expanding **affordable and workforce housing opportunities**
- Supporting **orderly and coordinated municipal growth**
- Promoting **efficient land use along established transportation corridors**
- Strengthening **economic sustainability and workforce stability**

Through annexation into Bluffton, the Town will have the opportunity to guide the development under its established planning and development framework, ensuring the project contributes positively to the community and aligns with the Town's long-term vision for growth.

**11. Estimate of current population of Annexation Area: 13**

**12. Current utility service providers:- Casey to confirm tomorrow 3/13**

- Water & Sewer: Beaufort Jasper Water & Sewer Authority
- Telecom: Sparklight
- Electric: Palmetto Electric Cooperative Inc.



## TOWN OF BLUFFTON ANNEXATION APPLICATION CHECKLIST

In accordance with the Town of Bluffton Annexation Policies & Procedures Manual, the following information shall be included as part of an Annexation application submitted for review. This checklist is intended to assist in the provision of the minimum documentation necessary to demonstrate compliance with Town of Bluffton policies and procedures. Upon review of the submitted application by Town Staff, additional information may be required. The use of this checklist by Town Staff or the Applicant shall not constitute a waiver of any requirement contained in the Annexation Policies & Procedures Manual. Applicants are encouraged to work closely with Town Staff in preparing any application prior to submittal.

<b>Narrative.</b>
1. Contact information for property owner(s), applicant, attorney and any other applicable consultant/firm.
2. If the applicant is not the property owner, a letter of agency from the property owner authorizing the applicant to act on behalf of the property owner.
3. Reason for annexation request and anticipated benefits.
4. Parcel numbers and acreage of each.
5. Existing structure(s).
6. Current Special Districts (overlay, tax, and/or conservation).
7. Current Beaufort County Zoning District(s) and Land Use(s).
8. Proposed Zoning District(s) and Land Use(s).
9. Current versus Proposed Zoning District and Land Use Comparison.
10. Consistency with the Town of Bluffton Comprehensive Plan, Future Annexation Area Map, and Future Land Use Map.
11. Estimate of current population of Annexation Area.
12. Current utility service providers.
<b>Parcel Information.</b>
1. Deed(s) recorded with the Beaufort County Register of Deeds.
2. Plat(s) recorded with the Beaufort County Register of Deeds.
3. Covenants and Restriction(s) recorded with the Beaufort County Register of Deeds.
4. Easement(s) recorded with the Beaufort County Register of Deeds.
5. Agreement(s) recorded with the Beaufort County Register of Deeds.
6. Any other Document(s) recorded with the Beaufort County Register of Deeds.
7. Location Map of proposed Annexation Area showing: <ul style="list-style-type: none"> <li>a) Existing Structures;</li> <li>b) Current Beaufort County Zoning District(s); and</li> <li>c) Adjacent Property Owners.</li> </ul>
8. Zoning verification letter from Beaufort County providing: <ul style="list-style-type: none"> <li>a) Current Beaufort County Zoning; and</li> <li>b) Special Districts such as Overlays.</li> </ul>
9. Parcel History letter from Beaufort County providing: <ul style="list-style-type: none"> <li>a) Special Districts such as, but not limited to, Tax Increment Finance District, Assessment District, and Multi-County Industrial Park;</li> <li>b) Any application(s) submitted for the past 10 years and the current status of the application; and</li> <li>c) Any zoning, land development, building, or county code violation(s) for the past 10 years and the current status of the violation.</li> </ul>
10. Photographs of: <ul style="list-style-type: none"> <li>a) Existing Structures and Land Use; and</li> <li>b) Adjacent Property.</li> </ul>



**TOWN OF BLUFFTON  
ANNEXATION  
APPLICATION CHECKLIST**

**Concurrent Applications.**

1. Zoning Map Amendment application and required submittal items.
2. Other concurrent applications, as applicable:
  - a) Comprehensive Plan Amendment application and required submittal items;
  - b) Development Agreement application and required submittal items;
  - c) Concept Plan application and required submittal items; and/or
  - d) Master Plan application and required submittal items.

**SIGN AND RETURN THIS CHECKLIST WITH THE APPLICATION SUBMITTAL  
ALL SUBMITTALS MUST BE COLLATED AND FOLDED TO 8-1/2" X 11"**

By signature below I certify that I have reviewed and provided the minimum submittal requirements listed above, including any additional items requested by the Town of Bluffton Staff. Any items not provided have been listed in the project narrative with an explanation as to why the required submittal item has not been provided or is not applicable. Further, I understand that failure to provide a complete, quality application or erroneous information may result in the delay of processing my application(s).

\_\_\_\_\_  
Signature of Property Owner or Authorized Agent

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name



**LEGEND**

- FCM --- Found Concrete Monument
- FIR --- Found Iron Rod
- FIP --- Found Iron Pipe
- R/W --- Right of Way
- N/F --- Now or Formerly
- SIR --- Set 1/2" Iron Rod COA 7102
- Ø --- Utility Pole
- Property Line
- Adjacent Property
- Right-of-Way

**Boundary Survey**

PREPARED FOR:  
 Kimley-Horn and Associates, Inc  
 LOCATED IN:  
 3053 Okatie Highway  
 Bluffton  
 Beaufort County  
 South Carolina, 29910

**SURVEYOR'S NOTES:**

- 1) Easements, rights-of-ways, set back lines, reservations, agreements and other similar matters taken from First American Title Insurance Company Commitment for Title Insurance, Policy Number: 5284531-F-SC-CP-MDW with an effective date of February 25, 2026, at 08:00 AM.
- 2) The locations as shown hereon refer to the South Carolina State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment).
- 3) This survey is limited to above ground visible improvements along and near the boundary lines, except as shown hereon, and that nothing below the ground was located including, but not limited to foundations (footings), utilities, etc.
- 4) The subject parcel lies in Flood Zone "X", according to Flood Insurance Rate Map, Map No. 45013C0265G, for Beaufort County Unincorporated Areas, Community No. 450025, Beaufort County, South Carolina, dated March 23, 2021, and issued by the Federal Emergency Management Agency. Lines shown, if any, have been digitally translated from DFRIM database information supplied by the FEMA Map Service Center (https://msc.fema.gov).
- 5) All dimensions, unless otherwise noted, are survey dimensions.
- 6) The lands described hereon may contain lands that are considered environmentally sensitive wetlands that are subject to claim or restriction by one or more agencies. Wetland lines and areas shown were delineated and located on 03/13/26 using GNSS equipment by Kimley-Horn & Associates, Inc. Geopoint does not certify to the presence or accuracy of wetlands shown on this plat.
- 7) Use of this survey for purposes other than intended, without written authorization, will be at the user's sole risk and without liability to the surveyor. Nothing hereon shall be construed to give any rights or benefits to anyone other than those certified to.

**Surveyor's Certification**  
 I hereby state that to the best of my professional knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Standards of Practice Manual for Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein.

FIELD SURVEY DATE: **March 25, 2026**



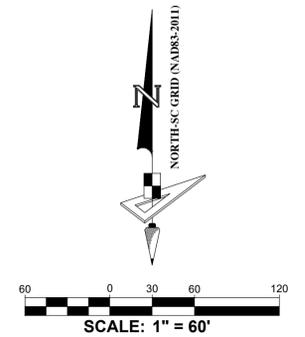
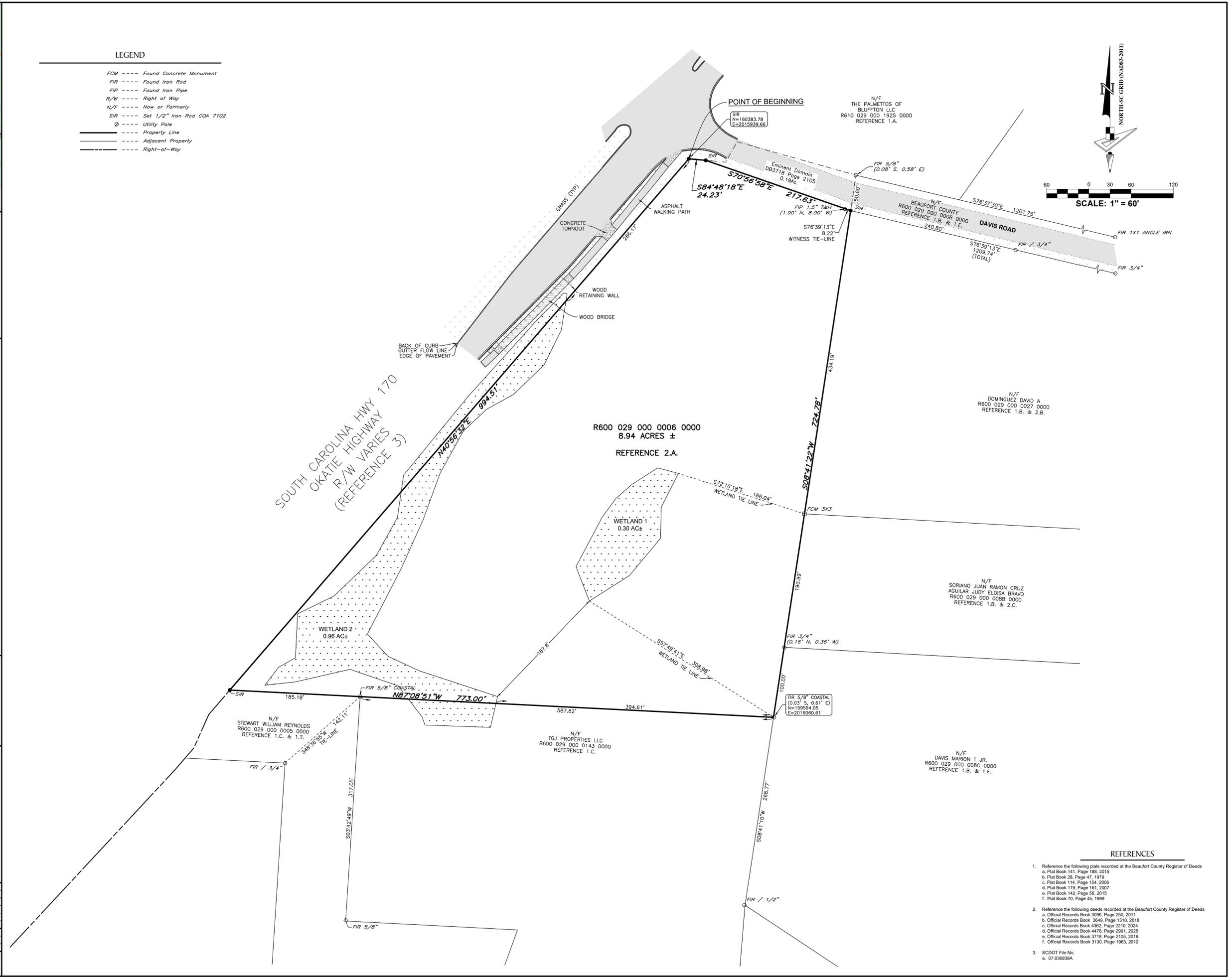
**Preliminary**

Matthew Johannessen PLS No. 42357  
 NOT VALID UNLESS CRIMPED WITH A SEAL.

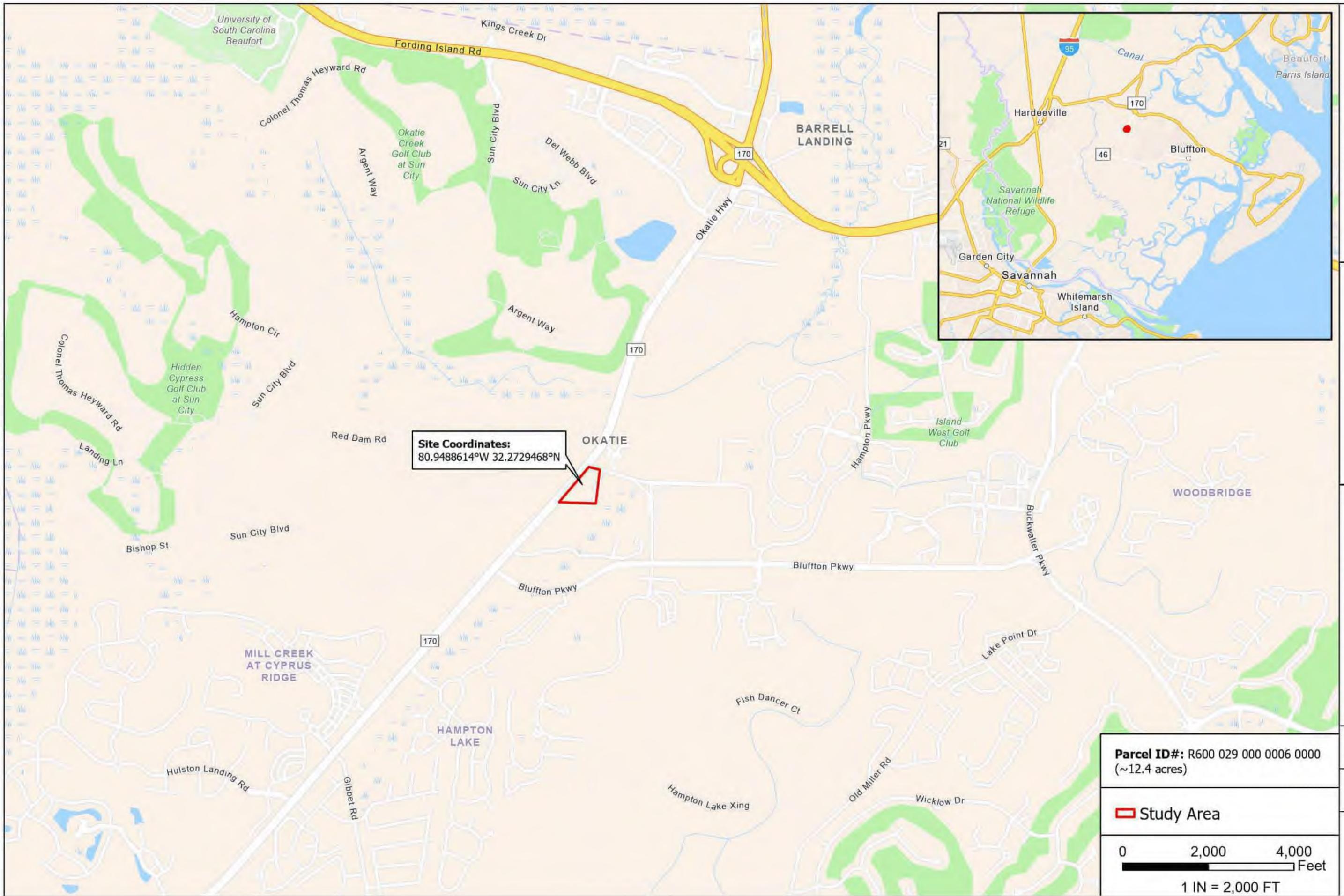
Revisions		
DATE	DESCRIPTION	DRAWN

CREW #1: JS DATA FILE: 3053 OKATIE HWY-NA88\_03\_26\_0310.JS  
 CREW #2: WE DATA FILE: 3053 OKATIE HWY\_02\_26\_0310.WE  
 CREW #3: --- DATA FILE: ---  
 JOB #: 1004153  
 DRAWN BY: WAB DATE: 03/25/26  
 OFC CHECK: mji

FILE PATH: K:\OKATIE - 3053-SC-170 - 12AC\SURVEY\OKATIE3053 HWY.BSDWG PLOTTED BY: MATTHEW JOHANNESSEN ON: 3/26/2026 4:15 PM LAST SAVED BY: MATTHEW JOHANNESSEN ON: 3/26/2026 4:12 PM



- REFERENCES**
1. Reference the following plats recorded at the Beaufort County Register of Deeds
    - a. Plat Book 141, Page 188, 2015
    - b. Plat Book 28, Page 47, 1979
    - c. Plat Book 114, Page 154, 2006
    - d. Plat Book 119, Page 161, 2007
    - e. Plat Book 142, Page 56, 2015
    - f. Plat Book 70, Page 45, 1999
  2. Reference the following deeds recorded at the Beaufort County Register of Deeds
    - a. Official Records Book 3096, Page 250, 2011
    - b. Official Records Book 3649, Page 1310, 2018
    - c. Official Records Book 4392, Page 2210, 2024
    - d. Official Records Book 4478, Page 2991, 2025
    - e. Official Records Book 3718, Page 2105, 2018
    - f. Official Records Book 3130, Page 1963, 2012
  3. SCDOT File No.
    - a. 07.036938A



**Site Coordinates:**  
 80.9488614°W 32.2729468°N

**DAVIS COURT  
 3053 OKATIE HWY, BLUFFTON,  
 BEAUFORT COUNTY, SC**

**SITE VICINITY**

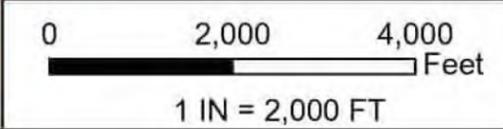


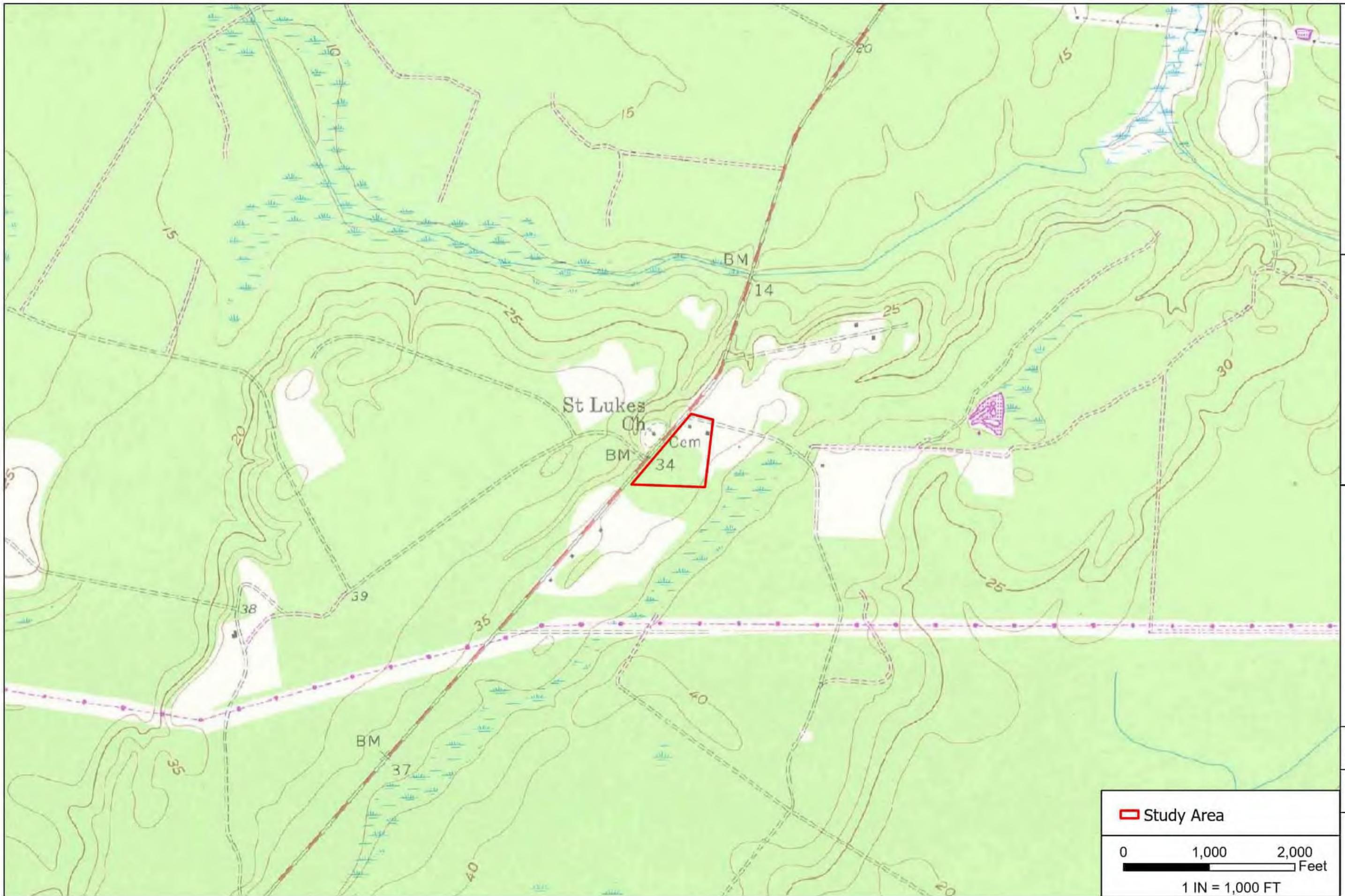
**Parcel ID#:** R600 029 000 0006 0000  
 (~12.4 acres)

**DATE:**  
 3/11/2026

**Study Area**

**FIGURE:**  
 1





DAVIS COURT  
3053 OKATIE HWY, BLUFFTON,  
BEAUFORT COUNTY, SC

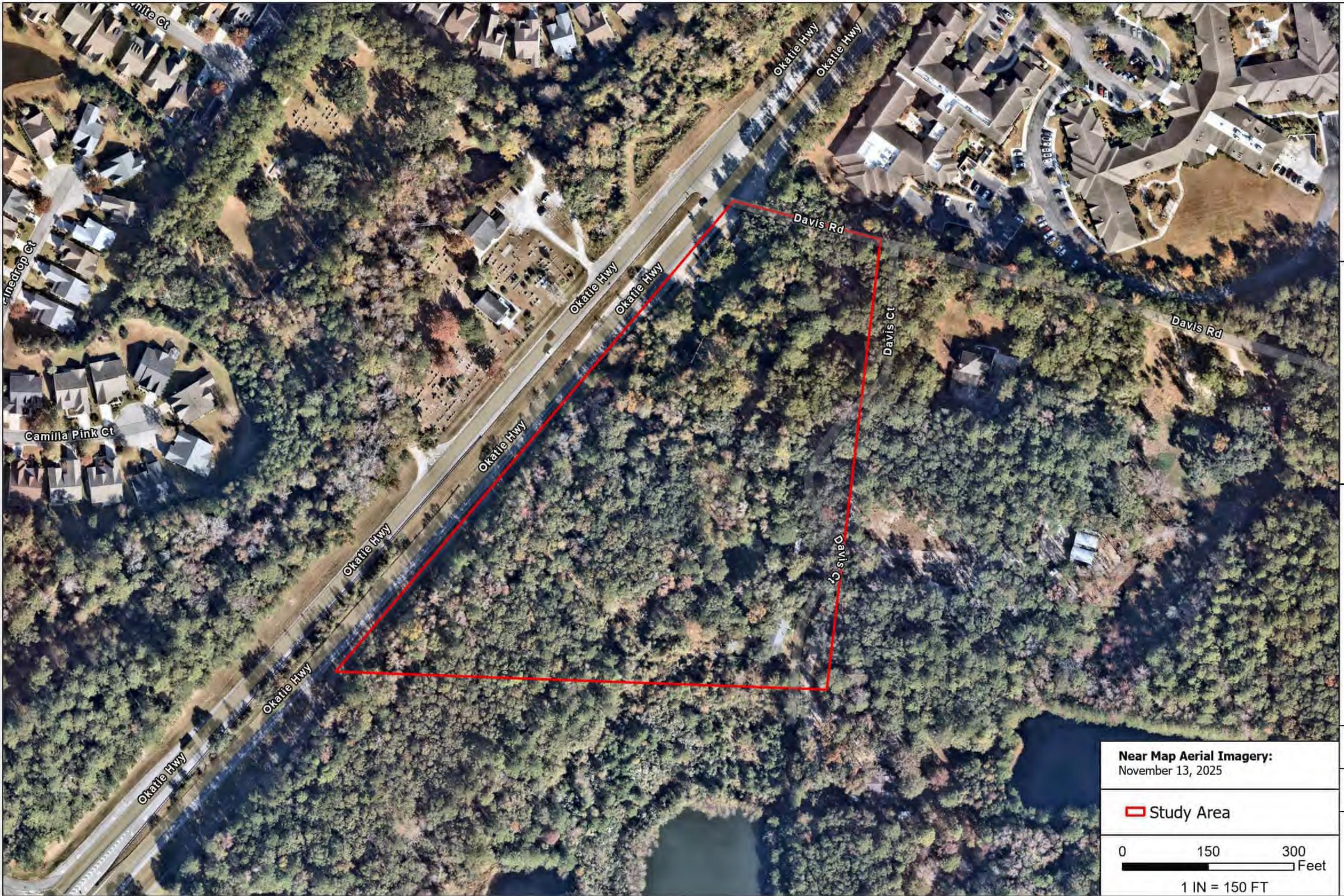
USGS TOPOGRAPHY

Kimley  Horn

DATE:  
3/11/2026

FIGURE:  
2





DAVIS COURT  
 3053 OKATIE HWY, BLUFFTON,  
 BEAUFORT COUNTY, SC

AERIAL IMAGERY

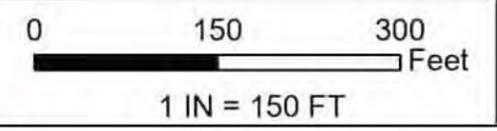
**Kimley»Horn**

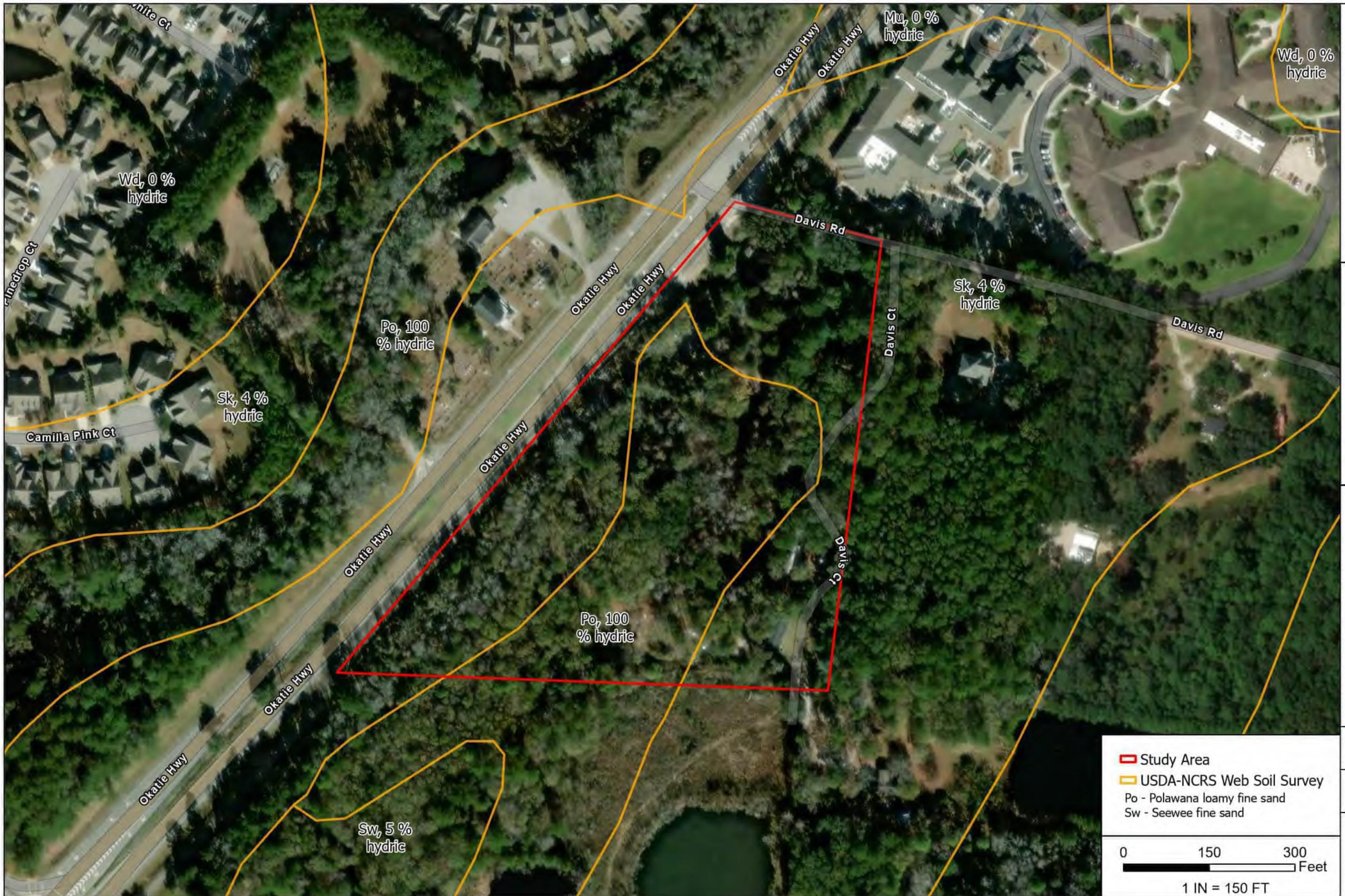
DATE:  
 3/11/2026

FIGURE:  
 3

**Near Map Aerial Imagery:**  
 November 13, 2025

 Study Area





DAVIS COURT  
 3053 OKATIE HWY, BLUFFTON,  
 BEAUFORT COUNTY, SC

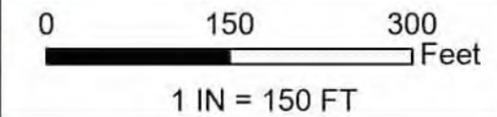
USDA-NCRS  
 WEB SOIL SURVEY

**Kimley»Horn**

DATE:  
 3/11/2026

FIGURE:  
 4

- ▭ Study Area
- ▭ USDA-NCRS Web Soil Survey
- Po - Polawana loamy fine sand
- Sw - Seewee fine sand





DAVIS COURT  
 3053 OKATIE HWY, BLUFFTON,  
 BEAUFORT COUNTY, SC

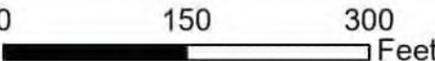
NWI FEATURES

**Kimley»Horn**

DATE:  
 3/11/2026

FIGURE:  
 5



 Study Area
Wetland Type
 Freshwater Emergent Wetland
 Freshwater Forested/Shrub Wetland
 Freshwater Pond
0      150      300  Feet 1 IN = 150 FT



DAVIS COURT  
3053 OKATIE HWY, BLUFFTON,  
BEAUFORT COUNTY, SC

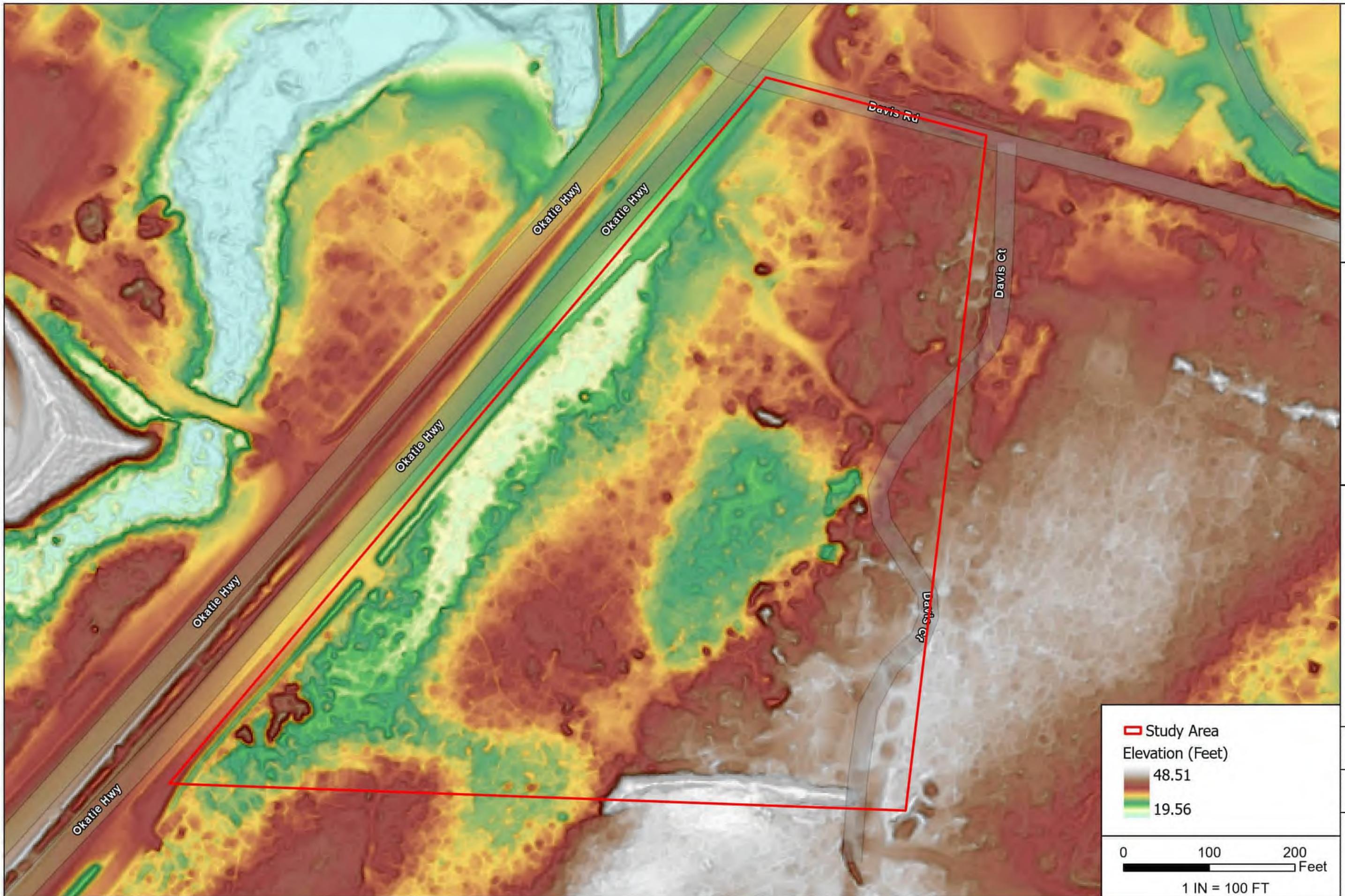
FEMA FLOOD

Kimley»Horn

DATE:  
3/11/2026

FIGURE:  
6





DAVIS COURT  
3053 OKATIE HWY, BLUFFTON,  
BEAUFORT COUNTY, SC

LIDAR IMAGERY

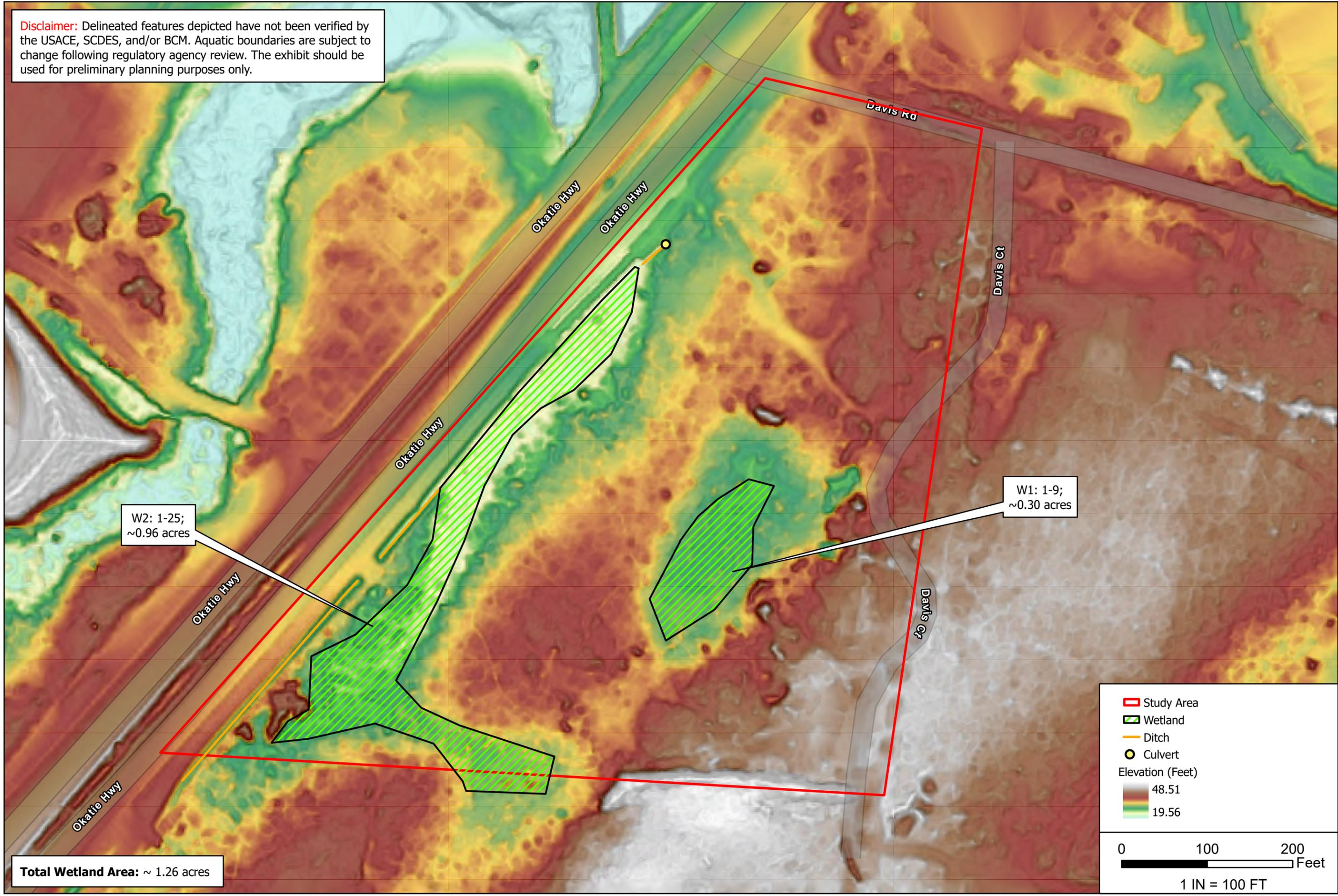
Kimley»Horn

DATE:  
3/11/2026

FIGURE:  
7



**Disclaimer:** Delineated features depicted have not been verified by the USACE, SCDES, and/or BCM. Aquatic boundaries are subject to change following regulatory agency review. The exhibit should be used for preliminary planning purposes only.



W2: 1-25;  
~0.96 acres

W1: 1-9;  
~0.30 acres

**Total Wetland Area:** ~ 1.26 acres

- Study Area
- Wetland
- Ditch
- Culvert
- Elevation (Feet)
  - 48.51
  - 19.56

DAVIS COURT  
3053 OKATIE HWY, BLUFFTON,  
BEAUFORT COUNTY, SC

AQUATIC RESOURCE  
DELINEATION (LIDAR)

Kimley Horn

DATE:  
3/13/2026

FIGURE:  
8



**Disclaimer:** Delineated features depicted have not been verified by the USACE, SCDES, and/or BCM. Aquatic boundaries are subject to change following regulatory agency review. The exhibit should be used for preliminary planning purposes only.

DAVIS COURT  
3053 OKATIE HWY, BLUFFTON,  
BEAUFORT COUNTY, SC

AQUATIC RESOURCE  
DELINEATION



DATE:  
3/13/2026

FIGURE:  
9



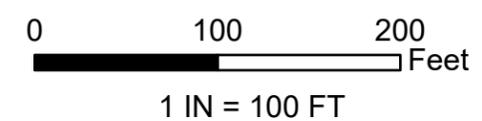
W2: 1-25;  
~0.96 acres

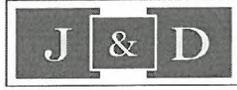
W1: 1-9;  
~0.30 acres

Total Wetland Area: ~ 1.26 acres

Parcel ID#: R600 029 000 0006 0000  
(~12.4 acres)

- Study Area
- Wetland
- Ditch
- Culvert





**JOHNSON & DAVIS, PA**  
— ATTORNEYS —

BARRY L. JOHNSON\*  
HUTSON S. DAVIS, JR. \*\*  
W. LAMAR JOHNSON II  
MANNING R. CATHCART

THE VICTORIA BUILDING  
SUITE 200  
10 PINCKNEY COLONY ROAD  
BLUFFTON, SC 29909

TELEPHONE (843) 815-7121  
TELEFAX (843) 815-7122

BARRY L. JOHNSON  
BARRY@JD-PA.COM

\* Certified S.C. Mediator and Arbitrator  
\*\* Certified S.C. Mediator

March 12, 2026

(Via Email Only: [assessor@bcgov.net](mailto:assessor@bcgov.net) )  
Hon. Ebony Sanders, Assessor

Re: Beaufort County Tax Parcel No.: R600-029-000-0006-0000  
(+/- 12.4 acres, i/n/o The Bush Family Properties, LLC)

Dear Assessor Sanders

In connection with an application for annexation into the Town of Bluffton for the above property, please provide us with information as to any Special Districts, such as Overlays, applicable to this parcel of property.

Respectfully, I ask that you expedite response and please reply to me by email at above email address. Also, please call me or email if you have any questions.

Yours very truly,

Barry L. Johnson  
Attorney at Law



## COUNTY COUNCIL OF BEAUFORT COUNTY

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

March 9, 2026

Mr. Barry Johnson  
10 Pinckney Colony Road, Suite 200  
Bluffton, SC 29909

Re: Zoning Certification – R600 029 000 0006 0000  
3055 & 3057 Okatie Highway, and 12 & 16 Davis Court, Bluffton

Dear Mr. Johnson:

This is to certify that the referenced property, located at various addresses, and further defined as being in Bluffton Township is zoned T2-Rural (T2R). Please refer to the Community Development Code for all other use information/development parameters at [www.beaufortcountysc.gov](http://www.beaufortcountysc.gov) -Planning – Community Development Code.

Zoning designations of abutting Properties: North – Davis Road, South – T2-Rural, East – T2-Rural, West – Hwy 170. The property is subject to the Design Review Board.

To the best of my knowledge there are no known zoning code violations. Please confirm with the Beaufort County Codes Enforcement Office.

Please contact the Tax Assessor's office for information regarding Special Districts.

To the best of my knowledge special conditions (Family Compound Approval) were granted to this site in 2023.

Zoning Permits 003700-2023 was issued for a Family Cluster Unit, and 003691-2023 was issued for a mobile home replacement. (See Attached) Please refer to Division 2.7.40.I Family Compound Standards, Violations and Enforcement if the property is sold or leased to a nonfamily member within five years of approval.

If I may be of further assistance, please do not hesitate to call me at 843.255.2173 or email me at [hillarya@bcgov.net](mailto:hillarya@bcgov.net)

Sincerely,

Hillary A. Austin  
Zoning & Development Administrator



Beaufort County, South Carolina  
**ZONING PERMIT**  
Community Development Administration

Permit Number
ZONE-003700-2023
Issue Date
08/10/2023

## ZONING PERMIT

<b>PIN</b>	<b>Street Address</b>	<b>District</b>
R600 029 000 0006 0000	12 DAVIS RD	600-BLUFFTON OUTSIDE
<b>Development Name</b>	<b>Zoning District</b>	
JAMES BUSH'S FAMILY COMPOUND CLUSTER UNIT	T2R - RURAL	
<b>Approved Use</b>		
MOBILE HOME PLACEMENT		
<b>Applicant Name(s)</b>		
KYJUAN BUSH OR ANGELA JAMES		
<b>Owner Name(s)</b>		
BUSH JAMES		
<b>Conditions of Permit Approval</b>		
1. NO TREES APPROVED FOR REMOVAL. 2. FAMILY COMPOUND UNIT #7. 3. EXISTING ACCESS. 4. EXISTING SEPTIC SYSTEM.		

Approved By: \_\_\_\_\_

Date: \_\_\_\_\_

08/10/2023

**THIS PERMIT CERTIFIES THAT THE ABOVE NAMED HAS MET AND IS IN ACCORDANCE WITH THE BEAUFORT COUNTY COMMUNITY DEVELOPMENT CODE.**



Beaufort County, South Carolina  
**ZONING PERMIT**  
Community Development Administration

<b>Permit Number</b>
ZONE-003691-2023
<b>Issue Date</b>
08/07/2023

## ZONING PERMIT

<b>PIN</b>	<b>Street Address</b>	<b>District</b>
R600 029 000 0006 0000	16 DAVIS CT	600-BLUFFTON OUTSIDE
<b>Development Name</b>	<b>Zoning District</b>	
JAMES BUSH'S RESIDENCE	T2R - RURAL	
<b>Approved Use</b>		
RESIDENCE (MOBILE HOME REPLACEMENT)		
<b>Applicant Name(s)</b>		
BUSH JAMES		
<b>Owner Name(s)</b>		
BUSH JAMES		
<b>Conditions of Permit Approval</b>		
1- REPLACING MOBILE HOME. 2-OLD HOME HAS BEEN REMOVED. 3- NO TREES TO BE REMOVED. 4- EXISTING SEPTIC SYSTEM. 5- NO RAIN GARDEN REQUIRED.		

Approved By: *RaSaundra Holmes* Date: 08/07/2023

**THIS PERMIT CERTIFIES THAT THE ABOVE NAMED HAS MET AND IS IN ACCORDANCE WITH THE BEAUFORT COUNTY COMMUNITY DEVELOPMENT CODE.**

**Parcel Information in Support of Annexation Petition  
regrading The Bush Family Properties, LLC  
[TIN: R600 029 000 0006 0000]**

**Parcel Information**

1. Deed – 33 deeds – Please see attachments.
2. Plat – No recorded plats. See attached, unrecorded, Preliminary Plat of Survey of Subject Property (8.94 +/- Acres), prepared by GeoPoint, Job No. 1004153, by Matthews Johannessen, S.C. P.L.S. No. 42357.
3. Covenants & Restrictions: None
4. Easements: To Palmetto Electric Cooperative, Inc., dated 10/11/2011 and recorded 03/29//2012 in Book 3130 at Page 1963 (Beaufort County, Register of Deeds).
5. Agreements: None
6. Other Documents: None
7. Location Map of Proposed Annexation Area showing:
  - a) Existing Structures: TBD - will come from surveyor
  - b) Current Beaufort County Zoning: T2 Rural (T2R)
  - c) Adjacent Property Owners (now/formerly):

David A. Dominguez  
R600 029 000 0027 0000

Juan Ramon Cruz Soriano & Judy Eloisa Bravo Aguilar  
R600 029 000 008B 0000

Marion T. Davis, Jr.  
R600 029 000 008C 0000

TGF Properties LLC  
R600 029 000 0143 0000

William Reynolds Stewart  
R600 029 000 0005 0000

The Palmettos of Bluffton LLC  
R610 029 000 1925 0000

8. Zoning verification letter from Beaufort County:

- a) Current Beaufort County Zoning – March 9, 2026 Zoning Certification letter from Hillary Austin.
- b) Special Districts such as Overlays – March 12, 2026 Barry Johnson letter to Assessor – No response as of yet.

9. Parcel History letter from Beaufort County providing:

- a) Special Districts such as, but not limited to, Tax Increment Finance District, Assessment District, and Multi-County Industrial Park: - See above 8. b).
- b) Any application(s) submitted for the past 10 years and the current status of the application: - See above 8.a).
- c) Any zoning, land development, building, or county case violation(s) for the past 10 years and the current status of the violation: - See attached Report from Beaufort County Codes Enforcement Office.

10. Photographs of:

- a) Existing Structures and Land Use: To be provided
- b) Adjacent Property: To be provided.

11. Other documents provide by Kimley Horn

- a) Site Vicinity – 3/11/26
- b) USGS Topography – 3/11/26
- c) Aerial Imagery – 3/11/26
- d) USDA – NCRS Web Soil Survey – 3/11/26
- e) NWI Features – 3/11/26
- f) FEMA Flood – 3/11/26
- g) LIDAR Imagery – 3/11/26
- h) Aquatic Resource Delineation (Lidar) – 3/13/26
- i) Aquatic Resource Delineation – 3/13/26



## CODE CASE ACTIVITY REPORT CODE-000938-2023 FOR BEAUFORT COUNTY, SC

**Case Type:** Code Enforcement      **Assigned To:** Travis Roberts      **Opened Date:** 08/25/2023  
**Address:** 3055 Okatie Highway      **Status:** Closed - Resolved      **Closed Date:** 10/25/2023  
Bluffton, SC 29910

Activity Date	Created By	Activity Type	Activity Name	Comments
08/25/2023	Travis Roberts	Notice of Violation Letter Sent		



## CODE CASE DETAILED REPORT CODE-000938-2023 FOR BEAUFORT COUNTY, SC

<b>Case Type:</b> Code Enforcement	<b>Project:</b>	<b>Opened Date:</b> 08/25/2023
<b>Status:</b> Closed - Resolved	<b>District:</b> 600-BLUFFTON OUTSIDE	<b>Closed Date:</b> 10/25/2023
<b>Assigned To:</b> Travis Roberts	<b>Description:</b> Toyota No Tag/ Food Truck onsite No ZP	

<b>Parcel:</b> R600 029 000 0006 0000 Main	<b>Address:</b> 3055 Okatie Highway Main Bluffton, SC 29910	
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<b>Violator</b> John Bush	<b>Owner</b> John Bush	<b>Violator</b> James Hamilton
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<b>Owner</b> James Hamilton	<b>Violator</b> James Bush S.C. Code Bluffton, SC 29909	<b>Owner</b> James Bush S.C. Code 30-4-40(a)(2) Bluffton, SC 29909
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<b>Violator</b> Evelina Perry	<b>Owner</b> Evelina Perry	
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Activity Type	Activity Number	Activity Name	User	Created On
Notice of Violation Letter Sent	NOV-001327-2023		Travis Roberts	08/25/2023

<b>Violation Code:</b> 38-62	<b>Violation Status:</b> Resolved	<b>Citation Issue Date:</b> 08/25/2023
<b>Code Description:</b> Chapter 38. Article III.- Junked and Abandoned Vehicles Section 38-62, Disposition of vehicles; determination of junked, wrecked or abandoned vehicles.		<b>Compliance Date:</b> 11/27/2023
		<b>Resolved Date:</b> 10/25/2023

<b>Violation Code:</b> 9.2.30(A)	<b>Violation Status:</b> Resolved	<b>Citation Issue Date:</b> 08/25/2023
<b>Code Description:</b> Develop land or a structure without first obtaining the appropriate permits or development approvals		<b>Compliance Date:</b> 09/07/2023
		<b>Resolved Date:</b> 10/25/2023

## Public Records Exemptions

Enclosed please find a copy of the response documents for your public records request. The following information is provided to explain the process employed to review and produce the response documents.

Reason	Description	Pages
S.C. Code 30-4-40(a)(2)		1



**Beaufort County Code Enforcement**  
100 Ribaut Road / PO Drawer 1228  
Beaufort SC 29901-1228  
Phone (843) 255-2066

**BEAUFORT COUNTY**  
SOUTH CAROLINA

## Notice of Violation

Please be advised you are in violation of the Beaufort County Code listed below:

**Chapter 38. Article III.- Junked and Abandoned Vehicles**  
**Section 38-62, Disposition of vehicles; determination of junked, wrecked or abandoned vehicles.**

**Failure to comply with this order within the time period specified will result in a citation being issued to appear in court and a maximum fine of \$500 and court costs.**

**Violator:** JOHN BUSH; James Hamilton; JAMES BUSH; Evelina Perry

**Address of Violation:** 3055 Okatie Highway Bluffton, SC 29910

**Property ID:** R600 029 000 0006 0000

**Date of Notice:** March 12, 2026

**Code Enforcement Officer:** Travis Roberts

**Comply By:** November 27, 2023

**Inspector Contact Info:** (843) 255-2087

**Case:** CODE-000938-2023



**Beaufort County Code Enforcement**  
100 Ribaut Road / PO Drawer 1228  
Beaufort SC 29901-1228  
Phone (843) 255-2066

**BEAUFORT COUNTY**  
SOUTH CAROLINA

## Notice of Violation

Please be advised you are in violation of the Beaufort County Code listed below:

**9.2.30(A) Develop land or a structure without first obtaining the appropriate permits or development approvals**

**Failure to comply with this order within the time period specified will result in a citation being issued to appear in court and a maximum fine of \$500 and court costs.**

**Violator:** JOHN BUSH; James Hamilton; JAMES BUSH; Evelina Perry

**Address of Violation:** 3055 Okatie Highway Bluffton, SC 29910

**Property ID:** R600 029 000 0006 0000

**Date of Notice:** March 12, 2026

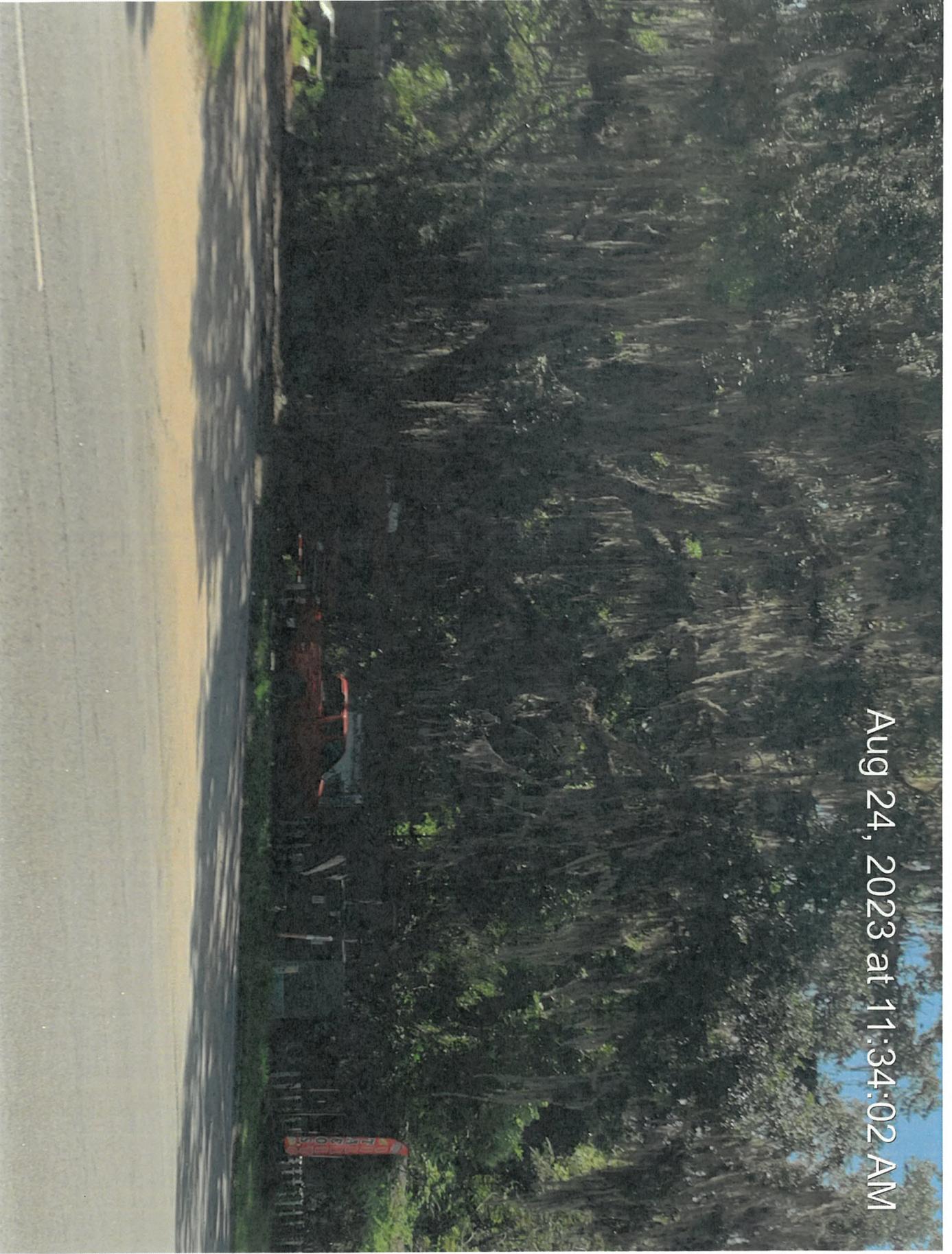
**Code Enforcement Officer:** Travis Roberts

**Comply By:** September 07, 2023

**Inspector Contact Info:** (843) 255-2087

**Case:** CODE-000938-2023

Aug 24, 2023 at 11:34:02 AM



Aug 24, 2023 at 11:34:09 AM



Aug 24, 2023 at 12:05:40 PM



Aug 24, 2023 at 12:17:03 PM



NOV	Case Notes	Case Notes 2	Notes	NOV JV	NOV TL	Final JV	Final TL
<h3>Notice of Violation</h3>							
Case Number: <input type="text" value="2,813"/>							
Owner Full Name: <input type="text" value="James Bush, Evelina Perry, James Hamilton, John Bush"/> <small>(First, MI, Last, Suffix)</small>							
Co-Owner Full Name: <input type="text"/> <small>(First, MI, Last, Suffix)</small>							
Address: <input type="text" value="12 Davis Road, Bluffton, SC 29910"/>							
Property ID: <input type="text" value="R600 029 000 0006 0000"/>							
Officer Name: <input type="text" value="M. Giles"/> <input type="button" value="v"/> This is a : <input checked="" type="radio"/> Violation <input type="radio"/> Door Hanger							
Violation Type: <input type="text" value="Junked Vehicle"/> <input type="button" value="v"/> Issue Date: <input type="text" value="10/8/2020"/> <input type="button" value="calendar"/>							
Comply Date: <input type="text" value="1/8/2021"/> <input type="button" value="calendar"/> Final Notice Issue Date: <input type="text" value="1/14/2021"/> <input type="button" value="calendar"/>							
Final Notice Comply Date: <input type="text" value="2/14/2021"/> <input type="button" value="calendar"/> Close Date: <input type="text" value="2/17/2021"/> <input type="button" value="calendar"/>							
Violation Type: <input type="text" value="Trash and Litter"/> <input type="button" value="v"/> Issue Date: <input type="text" value="10/08/2020"/> <input type="button" value="calendar"/>							
Comply Date: <input type="text" value="10/25/2020"/> <input type="button" value="calendar"/> Final Notice Issue Date: <input type="text"/> <input type="button" value="calendar"/>							
Final Notice Comply Date: <input type="text"/> <input type="button" value="calendar"/> Close Date: <input type="text" value="01/13/2021"/> <input type="button" value="calendar"/>							
<input type="button" value="Click here to attach a file"/> <input type="button" value="Click here to attach a file"/> <input type="button" value="Click here to attach a file"/>							
<input type="button" value="Click here to attach a file"/> <input type="button" value="Click here to attach a file"/>							
							

NOV	Case Notes	Case Notes 2	Notes	NOV JV	NOV TL	Final JV	Final TL
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### CASE NOTES

Case Number 2813

Owner: James Bush, Evelina Perry, James Hamilton, John Bush

Violation Address: 12 Davis Road, Bluffton, SC 29910

Mailing Address: S.C. Code Bluffton, SC 29909-5101

DMP: R600 029 000 0006 0000 Contact Info: S.C. Code 30-4-40(a)(2)

Site Inspection Date/Time: 10/07/2020 10:16 AM Violation Type: Junked Vehicle

Description of Violation:  
 old hot tub out front, old refrigerator in rear, trailer in ROW, Red Dodge Pkp - no tag in ROW  
 01/13/2021 Blue SUV has been backed in but is still on the corner for sale. Final issued.

Notice of Violation Date: 10/8/2020 Comply By: 01/08/2021

Door Hanger Date: Comply By:

Final Door Hanger Date: Comply By:

Extension Date: Comply By:

Re-Issue Date: Comply By:

Final Notice Date: 1/14/2021 Comply By: 2/14/2021

2nd Final Notice Date: Comply By:

Re-inspection Date: 01/13/2021 Re-inspection Date: 02/17/2021

Citation Issue Date: Citation #:

Court Date/Time:

Court Disposition:

Date Closed: 02/17/2021 Re-Open Date:

Page Number: 1

## Public Records Exemptions

Enclosed please find a copy of the response documents for your public records request. The following information is provided to explain the process employed to review and produce the response documents.

Reason	Description	Pages
S.C. Code 30-4-40(a)(2)		1

NOV	Case Notes	Case Notes 2	Notes	NOV JV	NOV TL	Final JV	Final TL
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### CASE NOTES

Case Number 2813

Owner: James Bush, Evelina Perry, James Hamilton, John Bush

Violation Address: 12 Davis Road, Bluffton, SC 29910

Mailing Address: S.C. Code Bluffton, SC 29909-5101

DMP: R600 029 000 0006 0000 Contact Info: S.C. Code 30-4-40(a)(2)

Site Inspection Date/Time: 10/07/2020 10:16 AM Violation Type: Trash and Litter

Description of Violation:

Notice of Violation Date: 10/08/2020 Comply By: 10/25/2020

Door Hanger Date: Comply By:

Final Door Hanger Date: Comply By:

Extension Date: Comply By:

Re-Issue Date: Comply By:

Final Notice Date: Comply By:

2nd Final Notice Date: Comply By:

Re-inspection Date: Re-Inspection Date:

Citation Issue Date: Citation #:

Court Date/Time:

Court Disposition:

Date Closed: 01/13/2021 Re-Open Date:

Page Number: 2

## Public Records Exemptions

Enclosed please find a copy of the response documents for your public records request. The following information is provided to explain the process employed to review and produce the response documents.

Reason	Description	Pages
S.C. Code 30-4-40(a)(2)		1

NOV	Case Notes	Case Notes 2	Notes	NOV JV	NOV TL	Final JV	Final TL
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**Beaufort County Code Enforcement**

100 Ribaut Road / PO Drawer 1228  
Beaufort SC 29901 - 1228  
Phone (843) 255-2066  
Direct Line (843) 255-2069

**BEAUFORT COUNTY**  
SOUTH CAROLINA

## Notice of Violation

Please be advised that you are currently in violation of the Beaufort County Code.

**Chapter 38. Article III, Section 38-62**  
**Disposition of vehicles; determination of junked, wrecked or abandoned vehicles.**

You are hereby ordered to comply with the Beaufort County Junked and Abandoned Vehicle Ordinance by the date listed below.

**Failure to comply with this order within the time period specified will result in a citation being issued to appear in court and a maximum fine of \$500.00 and any court costs.**

**Property Owner:** James Bush, Evelina Perry, James Hamilton, John Bush

**Address of Violation:** 12 Davis Road, Bluffton, SC 29910

**Property ID:** R600 029 000 0006 0000

**Date of Notice:** 10/08/2020

**Code Enforcement Officer:** M. Giles

**Comply By:** 01/08/2021

**Case Number:** 2813

NOV	Case Notes	Case Notes 2	Notes	NOV JV	NOV TL	Final JV	Final TL
-----	------------	--------------	-------	--------	--------	----------	----------



**Beaufort County Code Enforcement**

100 Ribaut Road / PO Drawer 1228  
 Beaufort SC 29901 - 1228  
 Phone (843) 255-2066  
 Direct Line (843) 255-2069

**BEAUFORT COUNTY**  
 SOUTH CAROLINA

## Notice of Violation

Please be advised that you are currently in violation of the Beaufort County Code.

Chapter 38. Article II. - Trash and Litter Control  
 Sec. 38-32 - keeping property clean.

**Failure to comply with this order within the time period specified will result in a citation being issued to appear in court and a maximum fine of \$500.00 and any court costs.**

**Property Owner:** James Bush, Evelina Perry, James Hamilton, John Bush

**Address of Violation:** 12 Davis Road, Bluffton, SC 29910

**Property ID:** R600 029 000 0006 0000      **Date of Notice:** 10/08/2020

**Code Enforcement Officer:** M. Giles      **Comply By:** 10/25/2020

**Case Number:** 2813

NOV	Case Notes	Case Notes 2	Notes	NOV JV	NOV TL	Final JV	Final TL
-----	------------	--------------	-------	--------	--------	----------	----------



**Beaufort County Code Enforcement**

100 Ribaut Road / PO Drawer 1228  
Beaufort SC 29901 - 1228  
Phone (843) 255-2066  
Direct Line (843) 255-2069

**BEAUFORT COUNTY**  
SOUTH CAROLINA

## Final Notice

**Please be advised that this is your final notice regarding a violation of the Beaufort County Code listed below.**

**Chapter 38. Article III, Section 38-62  
Disposition of vehicles; determination of junked, wrecked or abandoned vehicles.**

**Failure to comply with this order within the time period specified will result in a citation being issued to appear in court and a maximum fine of \$500.00 and any court costs.**

**Property Owner:** James Bush, Evelina Perry, James Hamilton, John Bush

**Address of Violation:** 12 Davis Road, Bluffton, SC 29910

**Property ID:** R600 029 000 0006 0000

**Date of Notice:** 01/14/2021

**Code Enforcement Officer:** M. Giles

**Comply By:** 02/14/2021

**Case Number:** 2813

