



COUNTY COUNCIL OF BEAUFORT COUNTY  
**BEAUFORT COUNTY PLANNING DIVISION**

Multi-Government Center • 100 Ribaut Road, Room 115  
Post Office Drawer 1228, Beaufort SC 29901-1228  
Phone: (843) 255-2140 • FAX: (843) 255-9432

PLANNING COMMISSION

Monday, December 1, 2014

6:00 p.m.

Council Chambers, Administration Building  
100 Ribaut Road, Beaufort, South Carolina

In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, all local media was duly notified of the time, date, place and agenda of this meeting.

1. COMMISSIONER'S WORKSHOP – 5:30 P.M.  
Planning Office, Room 115, County Administration Building
2. REGULAR MEETING – 6:00 P.M.  
Council Chambers
3. CALL TO ORDER – 6:00 P.M.
4. PLEDGE OF ALLEGIANCE
5. CHAIRMAN'S REPORT
6. PUBLIC COMMENT ON NON-AGENDA ITEMS
7. SOUTHERN BEAUFORT COUNTY FUTURE LAND USE MAP AMENDMENT FOR R600-039-00B-0038-0000 (41.7 ACRES, OFF ULMER ROAD IN BLUFFTON) FROM RURAL TO URBAN MIXED USE; OWNER: PLYCO FARMS, LLC / APPLICANT: JOE PITTS, JR. / AGENT: DON GUSCIO ([backup](#))
8. SOUTHERN BEAUFORT COUNTY ZONING MAP AMENDMENT/REZONING REQUEST FOR R600-039-00B-0038-0000 (41.7 ACRES OFF ULMER ROAD IN BLUFFTON, TO BE KNOWN AS MAY RIVER WOODS PLANNED UNIT DEVELOPMENT) FROM RURAL WITH TRANSITIONAL OVERLAY (R-TO) TO PLANNED UNIT DEVELOPMENT (PUD); OWNER: PLYCO FARMS, LLC / APPLICANT: JOE PITTS, JR. / AGENT: DON GUSCIO ([backup](#))
9. OTHER BUSINESS
  - A. Next Meeting – Monday, January 5, 2015, at 6:00 p.m.
10. ADJOURNMENT





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**TO:** Beaufort County Planning Commission  
**FROM:** Anthony Criscitiello, Beaufort County Planning Director *TC*  
**DATE:** November 24, 2014  
**SUBJECT:** **May River Woods PUD and Future Land Use Map Amendment**

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**STAFF REPORT:**

**A. BACKGROUND:**

**Case No.** FLU/ZMA-2014-06  
**Owner:** Plyco Farms, LLC  
**Applicant:** Joe Y. Pitts, Jr. / Don Guscio, Agent  
**Property Location:** South side of Ulmer Road, approximately 900 ft. east of Burnt Church Rd., Bluffton Township  
**District/Map/Parcel:** R600-039-00B-0038-0000  
**Property Size:** 41.17 acres  
**Current Future Land Use Designation:** Rural  
**Proposed Future Land Use Designation:** Urban/Mixed Use  
**Current Zoning Districts:** Rural/Transitional Overlay  
**Proposed Zoning Districts:** Planned Unit Development (PUD)

**B. SUMMARY OF REQUEST:** The applicant proposes to change the future land use designation of 41.17 acres from Rural to Urban/Mixed Use, and to rezone this property from Rural/TO to PUD. The parcel is located on the south side of Ulmer Road, across from the Bluffton Recreation Center. It is primarily undeveloped; however, does contain a 1.79 acre pond that was previously excavated and a commercial tower that is secured with guy wires. The applicant proposes a Planned Unit Development (PUD) to consist of thirty-nine (39) 9,600 sq. ft. single family lots, and self storage buildings and outdoor boat/RV storage around the commercial tower.

**C. ANALYSIS OF COMPREHENSIVE PLAN AMENDMENT:** Section 106-494 of the ZDSO requires the following considerations when reviewing a proposed amendment to the Comprehensive Plan:

1. **Whether capital investments, population trends, land committed to development, density, use, or other conditions have changed that justify the amendment.** In terms of infrastructure, water is available from an existing water main located on Ulmer Road. There is currently no sewer available to the site. M.C. Riley Elementary School and a fire station are located on Burnt Church Rd., approximately two-tenths of a mile west of the property. The Bluffton Recreation Center is located directly across the street from the property. There have been no recent developments approved in the surrounding area.

Existing infrastructure supports modest development along this portion of Ulmer Road. However, given the lack of sewer infrastructure and the property's more rural location relative to emerging urban areas within greater Bluffton, the proposal for a land use change to Urban/Mixed-Use does not appear to be justified.

2. **Whether the proposed amendment is consistent with the comprehensive plan's goals and policies.** The property has a future land use designation of Rural. Rural is defined in the Comprehensive Plan as lands that are meant to retain their rural character with low density residential development, small-scale commercial, and agricultural land uses.

The applicant is proposing a Future Land Use Map amendment for this property to Urban/Mixed-Use. Future development within the urban mixed-use area is anticipated to be similar to the type and mix of land uses found in the municipalities and allows for densities between two and four units per acre (gross). The future land use designation for properties lying to the east and west of this site, within the Alljoy Community Preservation Area, is Neighborhood Mixed-Use. This land use category is intended to be primarily residential at a gross density of approximately two units per acre (gross). Commercial uses are limited in size and scale and intended to provide neighborhood retail and services. The applicant's proposal for a single-family subdivision and separate storage area does not reflect a mixed urban environment, but is much more consistent with a neighborhood-scale area.

3. **Whether the proposed amendment is necessary to respond to state and or/federal legislation.** Not applicable.
4. **Whether the proposed amendment would result in development that is compatible with surrounding land uses.** The property is located along a sparsely developed section of Ulmer Road, east of Burnt Church Road. It is across from the Bluffton Recreation Center. To the west, along Benton Field Road, are light industrial uses, including a Beaufort County Public Works facility and an asphalt plant. The proposed self storage uses and existing tower are consistent with these other light industrial uses, and the proposed single-family homes are consistent with the recreation center and residential development within the Alljoy CP.

5. **Whether, and the extent to which, the proposed amendment would affect the capacities of public facilities and services, including roads, utilities, law enforcement, fire, EMS, schools, parks and recreation, solid waste, and drainage facilities.** The scale of the proposed development would not adversely affect the capacities of these facilities to the extent that mitigation should be required beyond adopted impact fees.
6. **Whether, and to the extent to which, the proposed amendment would result in negative impacts to natural resources.** The site contains 12.15 acres of non-tidal wetlands and four acres of mixed upland forest. As long as the development meets or exceeds all County standards for resource protection, no negative impacts are anticipated as a result of this amendment.

**D. ANALYSIS OF ZONING AMENDMENT:** Section 106-492 of the ZDSO states that a Zoning Map Amendment may be approved if the weight of the findings describe and prove the following:

1. **The change is consistent with the County's Comprehensive Plan and the purposes of this Ordinance.** See discussion under Section C for consistency with the Comprehensive Plan.

The ZDSO states that the purpose of a PUD district is to provide flexibility in land planning that will result in "improving design, character, and quality" of new developments. The proposed PUD is a combination of a conventional single-family subdivision and a stand-alone self-storage facility. The application states that the PUD is being sought to allow more density than the Rural/TO district (about 1.9 du/ac versus 0.34 du/ac) and to permit the self-storage area, which is not a permissible use in Rural. The application fails to justify the PUD is necessary to create an innovative site design.

The application further states that the only ZDSO development standard for which flexibility is being sought is the front yard setback for storage buildings. The current requirement is between 25 ft. and 50 ft. (depending on the zoning district). The PUD proposes NO front setback, essentially placing the storage buildings at the road ROW. There are no current zoning districts that allow a 0-ft. front setback. In the draft Community Development Code (CDC), the only district to permit this is T4-Neighborhood Center, as a way to encourage a vibrant main street. This portion of Ulmer Road is not suitable as a "main street", and the proposed storage use is not conducive to pedestrian traffic. This setback deviation is not warranted in this case.

Under the proposed CDC, when adopted, the zoning for this property will automatically change from Rural to T3-Edge (T3E). The recommendation to transition this site to T3E was developed by the county's CDC consultant and county staff as a result of a charrette and community workshop session with residents of the nearby Alljoy community. The proposed Alljoy Community Regulating Plan is attached.

The T3E district will require single-family lots somewhat larger than proposed by the applicant (11,250 sq. ft. versus 9,600 sq. ft.). The larger lots will give more flexibility in

siting on-site septic systems. The typical dwelling unit types proposed by the applicant will be allowable under the new code. The draft T3E district does not permit self-storage units.

2. **The change is consistent with the character of the neighborhood.** See discussion under Section C4.
3. **The extent to which the proposed zoning is consistent with the zoning and use of nearby properties.** The proposed self-storage use is inconsistent with surrounding zoning districts because it is not a permitted use in the Alljoy CP, Alljoy MU, or Rural districts. The residential portion of the PUD proposes significantly smaller lots than allowed in the Alljoy CP district -- 9,600 sq. ft. versus one-half acre for lots without sewer.
4. **The suitability of the property for the uses to which it has been proposed.** The property is suitable for residential development on non-wetland portions of the site away from the tower's fall zone and guy wires. There may be some obstacles to allowing larger boats and RVs to maneuver around the tower's guy wires.
5. **Allowable uses in the proposed district would not adversely affect nearby property.** The existing tower is currently well-buffered by mature vegetation. From an aesthetic standpoint, clearing the area around the tower to accommodate storage and parking will expose this older, guy-wired structure. The current ZDSO requires a 50-ft forested buffer around all new towers.
6. **The length of time a property has remained vacant as zoned, where the zoning is different from nearby developed properties.** The property is vacant except for a commercial tower.
7. **The current zoning is not roughly proportional to the restrictions imposed upon the landowner in light of the relative gain to the public health, safety and welfare provided by the restrictions.** There are currently public infrastructure facilities in place to warrant development of this site in a way that is compatible with the surrounding Alljoy Road area. See discussion under C1.

#### **E. STAFF RECOMMENDATION:**

After review of the guidelines set forth in Section 106-492 and Section 106-494 of the ZDSO, staff makes the following findings and recommendations:

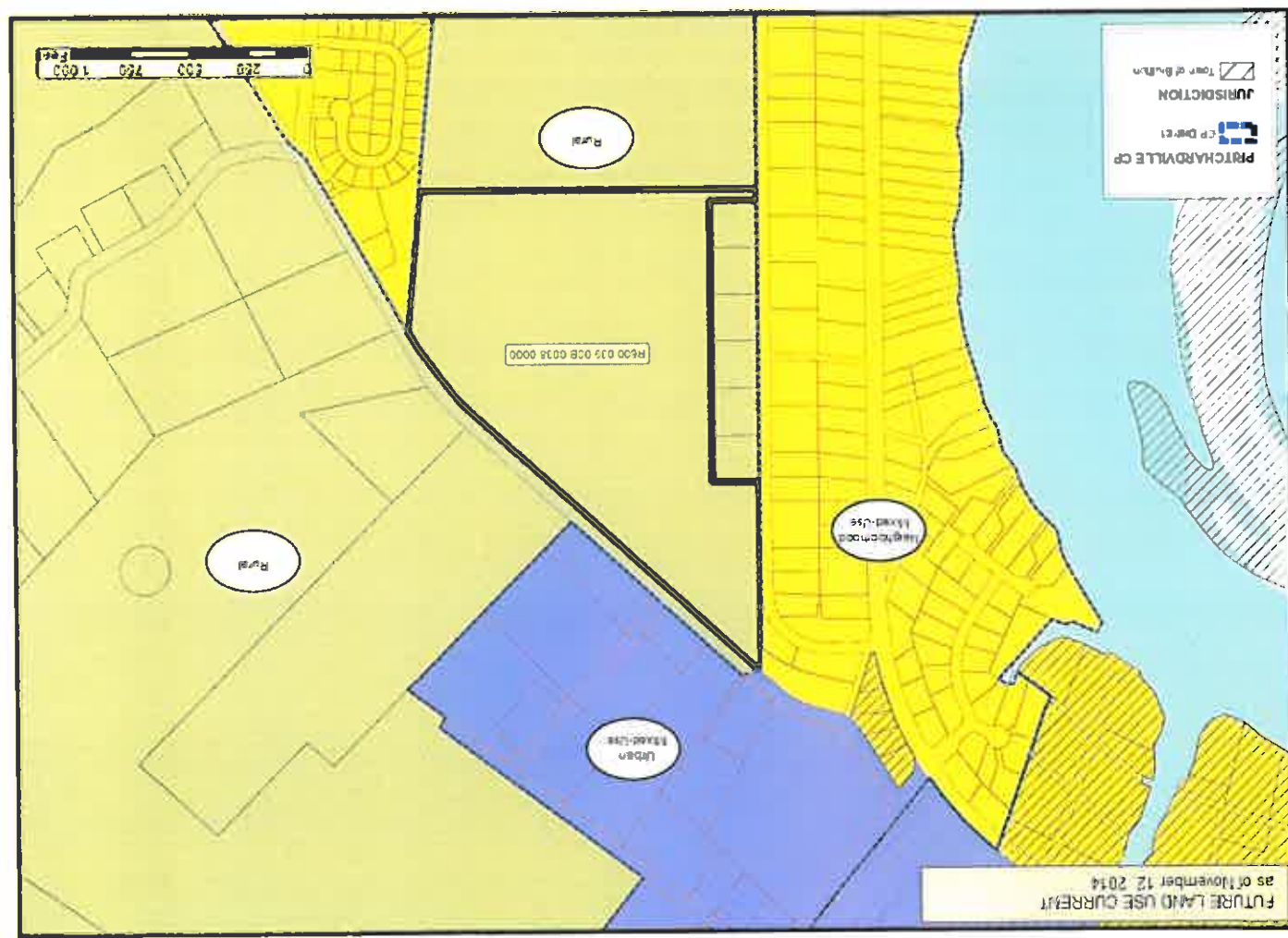
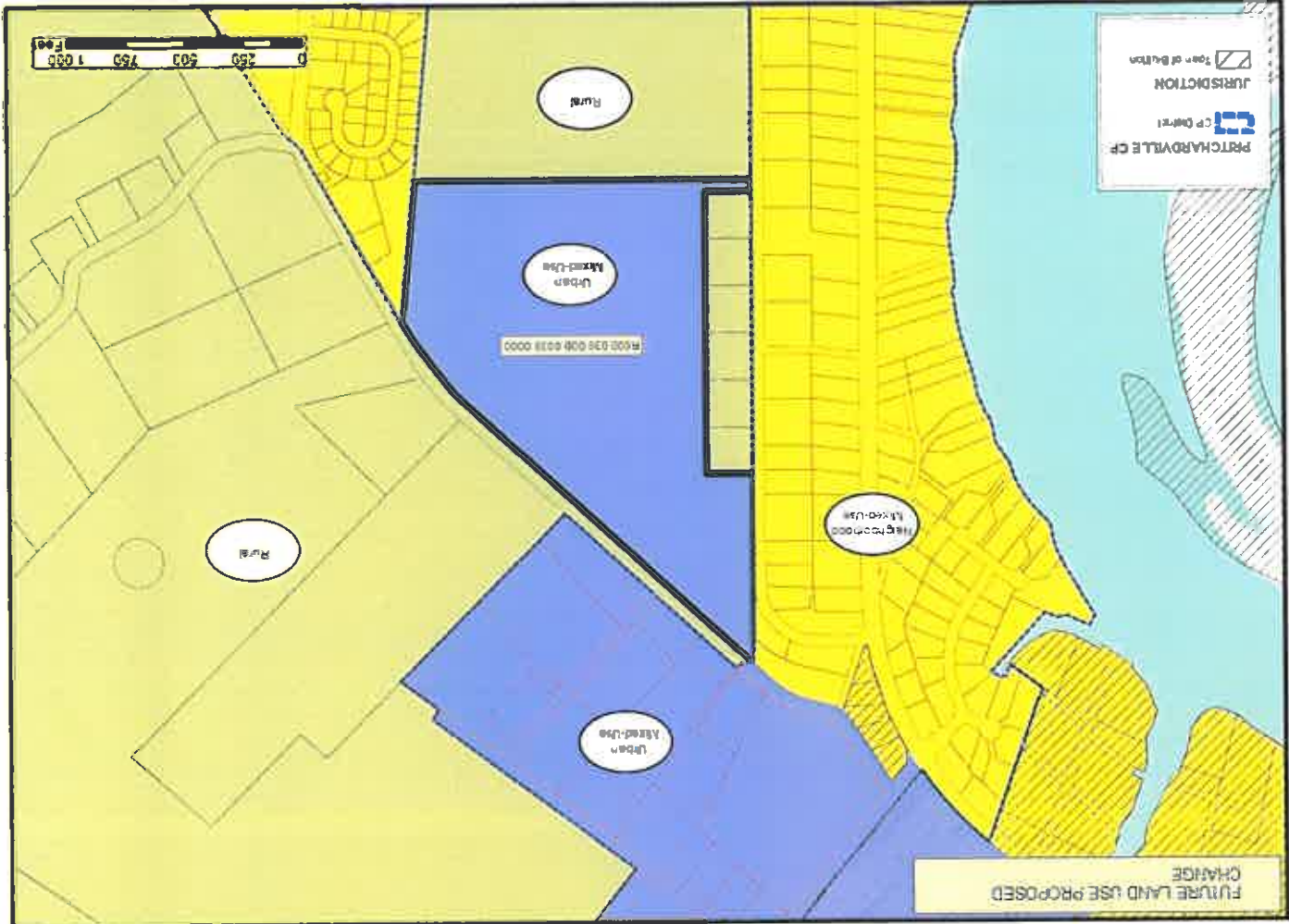
1. A future land use map change to Urban/Mixed Use is not appropriate given the sparse development pattern along Ulmer Road, the designation of the adjacent Alljoy Community Preservation area as Neighborhood Mixed-Use, and the lack of central sewer service to this site to accommodate urban uses. Staff finds, however, that there is justification to change the future land use map designation of the property to Neighborhood Mixed-Use based on the presence of nearby infrastructure and facilities necessary to accommodate more modest development. **Therefore, staff recommends**

**denial of a Future Land Use Map Amendment to Urban/Mixed Use and approval of a Future Land Use Map Amendment to Neighborhood Mixed-Use.**

2. Staff finds that the application fails to justify that a PUD is necessary to create an innovative site design. Instead, the PUD option is being proposed as a way to increase development density and to allow a use not otherwise permitted in the Rural zoning district. **Therefore, staff recommends denial of the request for PUD zoning for May River Woods.**

**F. ATTACHMENTS**

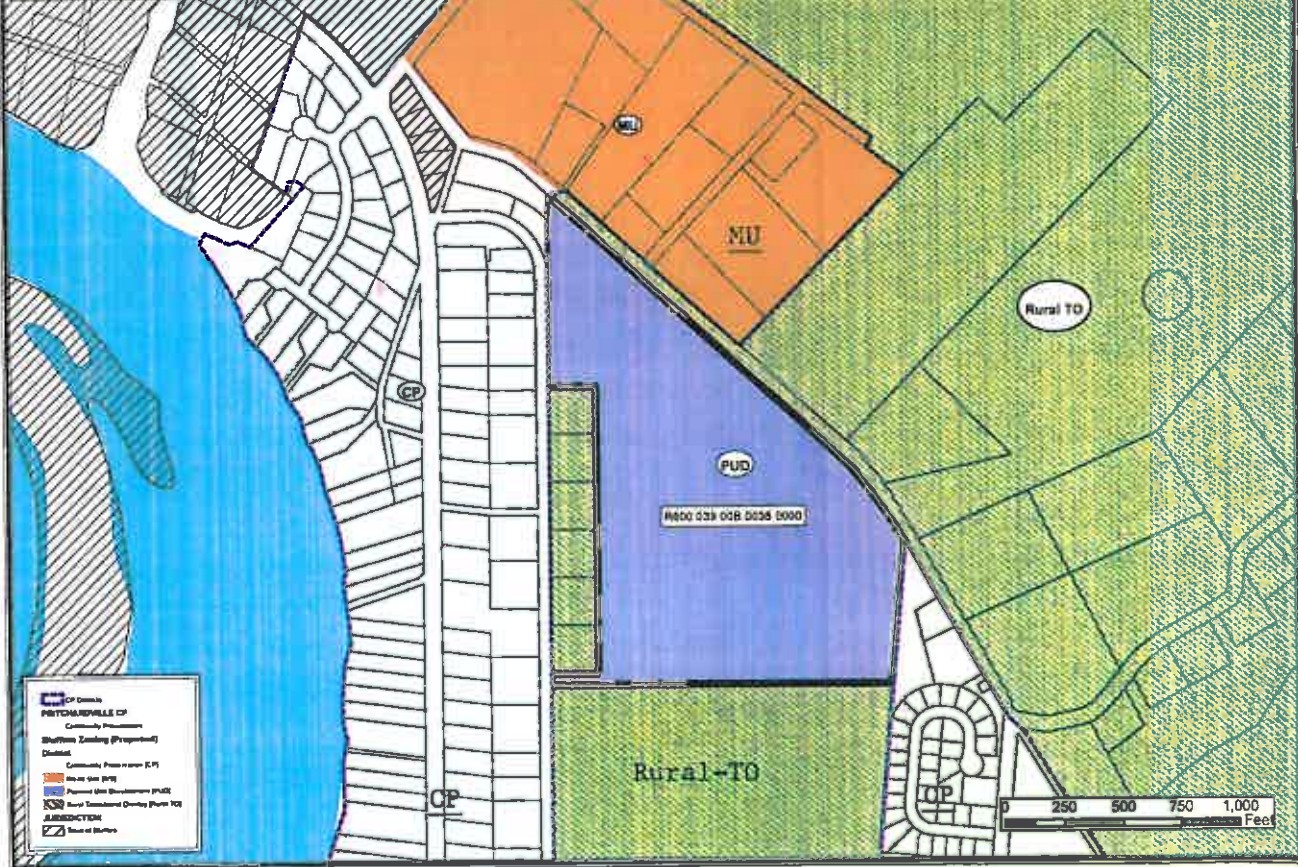
- Maps: Future Land Use and Zoning
- Proposed Alljoy Regulating Plan
- Applications: Future Land Use and Zoning
- List of Abutting Property Owners



**BLUFFTON ZONING CURRENT:**  
as of November 12, 2014



**BLUFFTON ZONING PROPOSED CHANGE:**  
as of November 12, 2014





BEAUFORT COUNTY, SOUTH CAROLINA  
PROPOSED COMPREHENSIVE PLAN TEXT AMENDMENT  
OR FUTURE LAND USE MAP AMENDMENT APPLICATION

TO: The Chairman & Members of Beaufort County Council

The undersigned hereby respectfully requests that the Beaufort County Zoning/Development Standards Ordinance (ZDSO) be amended as described below:

- 1. This is a request for a change in the (check as appropriate):  
 Future Land Use Map Designation       Comprehensive Plan Text Amendment

2. Give exact information to locate the property for which you propose a map change:  
 Tax District Number: 600, Tax Map Number: 378, Parcel Number(s): 38  
 Size of subject property: 41.17 AC Square Feet/Acres (circle one)  
 Location: WHITE RD. BLUFFTON

- 3. How is this property presently designated on the Future Land Use Map? (Check one)

Within the Growth Area:	Outside the Growth Area:
Residential:	
<input checked="" type="checkbox"/> Urban Mixed Use	<input type="checkbox"/> Rural (outside the growth area)
<input type="checkbox"/> Neighborhood Mixed Use	<input type="checkbox"/> Rural Community Preservation
<input type="checkbox"/> Air Installation Compatible Use Zone/AICUZ	<input type="checkbox"/> Resource Conservation
<input type="checkbox"/> Rural (outside the growth area)	
Commercial:	Overlays:
<input type="checkbox"/> Core Commercial	<input type="checkbox"/> Cultural Protection Overlay
<input type="checkbox"/> Regional Commercial	<input type="checkbox"/> Commercial Fishing Village Overlay
<input type="checkbox"/> Community Commercial	<input type="checkbox"/> Corridor Overlay
Light Industrial:	<input type="checkbox"/> Preserved Lands
<input type="checkbox"/> Light Industrial	<input type="checkbox"/> Military
<input type="checkbox"/> Research & Development	

DMG  
10/16/14

DMG  
10/16/14

- 4. What new Future Land Use Map designation do you propose for this property?  
PLD URBAN M.U. (Under Item 10 explain the reason(s) for your map amendment request)

- 5. Do you own all of the property proposed for this amendment?  Yes  No  
 Only property owners or their authorized representative/agent can sign this application. If there are multiple owners, each property owner must sign an individual application and all applications must be submitted simultaneously. If a business entity is the owner, the authorized representative/agent of the business must attach: 1- a copy of the power of attorney that gives him the authority to sign for the business, and 2- a list of all owners of the business.

- 6. If this request involves a proposed text change in the Beaufort County Comprehensive Plan, the section(s) affected are:  
 (Under Item 10 explain the proposed text change and reasons for the change.)

- 7. The following section of the Beaufort County ZDSO should be addressed by the applicant and attached to this application form: Section 106-494, Standards for Comprehensive Plan amendments.

8. Explanation (continue on separate sheet if needed): PROPOSING A S.F. LOT  
SUBDIVISION W/ RV/BOAT PARKING & CLIMATE CONTROL  
STORAGE UNITS - 39 LOTS PROPOSED VS 16 ALLOWED UNDER  
THE RURAL ZONING DISTRICT

It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proof for the proposed amendment rests with the owner.

JOE Y. PITTS, JR. PLYCO FARMS 7/28/14  
Signature of Owner Date  
Printed Name: JOE Y. PITTS, JR. Telephone Number: 843-757-4292  
Address: POF 37 Oyster Street Bluffton, SC. 29910  
Agent (Name/Address/Phone): DOMI GUSCIO, L.A. 56 CALHOUN ST  
BLUFFTON, S.C. 29910 (843) 757-3855

FOR MAP AMENDMENT REQUESTS, THE PLANNING OFFICE WILL POST A NOTICE ON THE AFFECTED PROPERTY AS OUTLINED IN SEC. 106-402(D) OF THE BEAUFORT COUNTY ZDSO.

UPON RECEIPT OF APPLICATIONS, THE STAFF HAS THREE (3) WORK DAYS TO REVIEW ALL APPLICATIONS FOR COMPLETENESS. THE COMPLETED APPLICATIONS WILL BE REVIEWED FIRST BY THE BEAUFORT COUNTY PLANNING COMMISSION SUBCOMMITTEE RESPONSIBLE FOR THE AREA WHERE YOUR PROPERTY IS LOCATED. MEETING SCHEDULES ARE LISTED ON THE APPLICATION PROCESS (ATTACHED). COMPLETE APPLICATIONS MUST BE SUBMITTED BY NOON FOUR (4) WEEKS PRIOR FOR PLANNED UNIT DEVELOPMENTS (PUDs) OR THREE (3) WEEKS PRIOR FOR NON-PUD APPLICATIONS TO THE APPLICABLE SUBCOMMITTEE MEETING DATE.

PLANNED UNIT DEVELOPMENT (PUD) APPLICANTS ARE REQUIRED TO SUBMIT FIFTEEN (15) COPIES TO THE PLANNING DEPARTMENT. CONSULT THE STAFF PLANNER FOR DETAILS. CONTACT THE PLANNING DEPARTMENT AT (843) 255-2140 FOR EXACT APPLICATION FEES.

**FOR PLANNING DEPARTMENT USE ONLY:**

Date Application Received:  
(place received stamp below)

Date Posting Notice Issued:

Application Fee Amount Received:

Receipt No. for Application Fee:

**BEAUFORT COUNTY, SOUTH CAROLINA**  
**PROPOSED ZONING AND DEVELOPMENT STANDARDS ORDINANCE (ZDSO)**  
**ZONING MAP / TEXT AMENDMENT / PUD MASTER PLAN CHANGE APPLICATION**

TO: Beaufort County Council

The undersigned hereby respectfully requests that the Beaufort County Zoning/Development Standards Ordinance (ZDSO) be amended as described below:

1. This is a request for a change in the (check as appropriate): ( ) PUD Master Plan Change  
() Zoning Map Designation/Rezoning ( ) Zoning & Development Standards Ordinance Text

2. Give exact information to locate the property for which you propose a change:

Tax District Number: 600, Tax Map Number: 39B Parcel Number(s): 38

Size of subject property: 41.17 AC Square Feet (Acres) (circle one)

Location: ULMER RD. BLUFFTON

3. How is this property presently zoned? (Check as appropriate)

- |   |                                  |                               |
|---|----------------------------------|-------------------------------|
| ( ) Urban/U                                     | ( ) Community Preservation/CP    | ( ) Light Industrial/LI       |
| ( ) Suburban/S                                  | ( ) Commercial Regional/CR       | ( ) Industrial Park/IP        |
| ( <input checked="" type="checkbox"/> ) Rural/R | ( ) Commercial Suburban/CS       | ( ) Research & Development/RD |
| ( ) Rural Residential/RR                        |                                  |                               |
| ( ) Rural Business/RB                           | ( ) Planned Unit Development/PUD | ( ) Resource Conservation/RC  |

4. What new zoning do you propose for this property? P.U.D.  
(Under Item 9 explain the reason(s) for your rezoning request.)

5. Do you own all of the property proposed for this zoning change? () Yes ( ) No  
Only property owners or their authorized representative/agent can sign this application. If there are multiple owners, each property owner must sign an individual application and all applications must be submitted simultaneously. If a business entity is the owner, the authorized representative/agent of the business must attach: 1- a copy of the power of attorney that gives him the authority to sign for the business, and 2- a copy of the articles of incorporation that lists the names of all the owners of the business.

6. If this request involves a proposed change in the Zoning/Development Standards Ordinance text, the section(s) affected are: \_\_\_\_\_  
(Under Item 9 explain the proposed text change and reasons for the change.)

7. Is this property subject to an Overlay District? Check those which may apply:  
( ) AOD - Airport Overlay District ( ) MD - Military Overlay District  
( ) COD - Corridor Overlay District ( ) RQ - River Quality Overlay District  
( ) CPOD - Cultural Protection Overlay District

8. The following sections of the Beaufort County ZDSO (see attached sheets) should be addressed by the applicant and attached to this application form:  
a. Section 106-492, Standards for zoning map amendments.  
b. Section 106-493, Standards for zoning text amendments.  
c. Sections 106-2441 and 106-2442, General and Special Considerations for Planned Unit Developments (PUDs)  
d. Section 106-2450, Traffic Impact Analysis (for PUDs)

9. Explanation (continue on separate sheet if needed): PROPOSING A S.F.  
LOT SUBDIVISION W/ TRV. / BAY PARKING &  
CLIMATE CONTROL STORAGE - 39 LOTS VS 16 ALLOWED  
UNDER RURAL ZONING DISTRICT

BE                      808                      CCW  
It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proof for the proposed amendment rests with the owner.

JOE Y. PITTS, JR.                      RYCOFAEMUS                      7/28/14 <sup>REVISED</sup> 9/20/14  
Signature of Owner (see Item 5 on page 1 of 1)                      Date  
Printed Name: JOE Y. PITTS, JR.                      Telephone Number: 843-757-4292  
Address: 37 Oyster Street                      BLUFFTON, SC 29910  
Email: SALTIEDAWG@AOL.COM  
Agent (Name/Address/Phone/email): DON GUSCIO, 156 CALHOUN ST.  
BLUFFTON, S.C. 29910 757-3855

FOR MAP AMENDMENT REQUESTS, THE PLANNING OFFICE WILL POST A NOTICE ON THE AFFECTED PROPERTY AS OUTLINED IN SEC. 106-402(D) OF THE BEAUFORT COUNTY ZDSO.

UPON RECEIPT OF APPLICATIONS, THE STAFF HAS THREE (3) WORK DAYS TO REVIEW ALL APPLICATIONS FOR COMPLETENESS. THE COMPLETED APPLICATIONS WILL BE REVIEWED FIRST BY THE BEAUFORT COUNTY PLANNING COMMISSION SUBCOMMITTEE RESPONSIBLE FOR THE AREA WHERE YOUR PROPERTY IS LOCATED. MEETING SCHEDULES ARE LISTED ON THE APPLICATION PROCESS (ATTACHED). COMPLETE APPLICATIONS MUST BE SUBMITTED BY NOON FOUR (4) WEEKS PRIOR FOR PLANNED UNIT DEVELOPMENTS (PUDs) OR THREE (3) WEEKS PRIOR FOR NON-PUD APPLICATIONS TO THE APPLICABLE SUBCOMMITTEE MEETING DATE.

PLANNED UNIT DEVELOPMENT (PUD) APPLICANTS ARE REQUIRED TO SUBMIT MULTIPLE COPIES TO THE PLANNING DEPARTMENT. CONSULT THE APPLICABLE STAFF PLANNER FOR DETAILS.

CONTACT THE PLANNING DEPARTMENT AT (843) 255-2140 FOR EXACT APPLICATION FEES.

FOR PLANNING DEPARTMENT USE ONLY:

Date Application Received: \_\_\_\_\_ Date Posting Notice Issued: \_\_\_\_\_  
(place received stamp below)                      Application Fee Amount Received: \_\_\_\_\_  
Receipt No. for Application Fee: \_\_\_\_\_

# NARRATIVE FOR ZONING MAP AMENDMENT

① PLYCO FARMS, LLC IS APPLYING FOR A P.U.D. DESIGNATION

1-A) THE PROPOSED USES ARE CONSISTENT WITH THE COMPREHENSIVE PLAN & MEETS WITH SECTIONS (1-B) (1-C) & (1-D)

(B) - THE CHANGE IS CONSISTENT WITH THE (C) NEIGHBORHOOD & USE OF NEARBY PROPERTIES (D) & (E) WILL NOT ADVERSELY AFFECT NEARBY PROPERTIES

## & COMPREHENSIVE PLAN AMENDMENT

- ① ALL OF THE ITEMS JUSTIFY THIS AMENDMENT .
- ② - IT IS CONSISTENT
- ③ - N.A.
- ④ - IT IS COMPATIBLE WITH SURROUNDING LAND USE
- ⑤ - VERIFICATION LETTERS ARE INCLUDED
- ⑥ - EXIST POWD PROTECTS NATURAL RESOURCES



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September 23, 2014

Don Guscio, L.A.  
56 Calhoun Street  
Bluffton, SC 29910



RE: Letter of Completeness for an Application for a Planned Unit Development (PUD) for PIN: R600-039-00B-0038-0000

Dear Mr. Guscio:

We received the additional PUD application material you submitted for the property referenced above on September 22, 2014. Your amended application has been reviewed for completeness, and the following items are still found to be deficient. A reference to the applicable section of the Beaufort County Zoning & Development Standards Ordinance (ZDSO) is provided for your information.

1. Natural resources survey (Table 106-1814 and Sec. 106-2446(15)).

INSPECT POND-SITE 9/30 FWW MAP REC'D & ATTACHED  
w/ NATURAL RESOURCE ADMINISTRATION - APPROVAL IN PROCESS

2. The master plan (Sec. 106-2744), shall include:

- ✓ a. Approximate acreage for each use (subsection 2); INDICATED ON PLAN
- ✓ b. A topographic survey of the property (subsection 8); and 1' INTERVALS
- ✓ c. A drainage plan for the entire PUD (subsection 14). SUBMITTED & ATTACHED 9/20/14

Note: The USGS map you submitted is not adequate as a topographic survey. It does not even depict the pond that is on the property. You may use the elevation data from the County's website if you do not have more current topographic information. Please contact Mr. Eric Larson, County Stormwater Manager/Engineer at 843-255-2805 for guidance in preparing a master drainage plan for the proposed PUD. I suggest you meet with Mr. Larson and show him a copy of what you are proposing. - MET & REC'D INFO COPY ATTACHED

✓ 3. Proposed internal site planning standards such as setbacks for all uses (Sec. 106-2447(a)(20)).

✓ Note: If you wish, you may show the setbacks on the master plan for the storage areas, and a minimum lot layout for the residential area.

80' x 120' 30' LOTS

September 23, 2014

Page 2 of 2

- ✓ 4. A description or list of any proposed variations or deviations from the ZDSO standards and what are proposed in their place, including the reasons for the variations or deviations (Sec. 106-2446(b)(5)). *STORAGE BUDS IN 50' SET-BACK OFF R/W PROVIDES SECURITY*

Note: You will need to select current zoning districts that most closely match your proposed development if you were requesting a straight rezoning and not a PUD (e.g. suburban and commercial suburban), and then list which standards from those districts you are proposing to deviate from and why.

5. Information regarding the existing tower, including its height, whether or not the tower is lit and, if so, the type of lighting (day and night), and the engineered collapse zone radius for the tower (Sec. 106-2447(a)(23)). *SURVEY SUBMITTED W/HT, NO LIGHTING & COLLAPSE ZONE (SQUARE) INDICATED*

Again, the application needs to indicate the new Future Land Use Map designation being proposed. PUD is not a land use designation, even though the Comprehensive Plan recognizes that PUD is a zoning district. Please refer to Chapter 4 (Land Use), Map 4-7 (Future Land Use: Bluffton Area & Daufuskie Island) of the 2010 Beaufort County Comprehensive Plan for a list of future land use categories. If you require assistance with this, please contact my office.

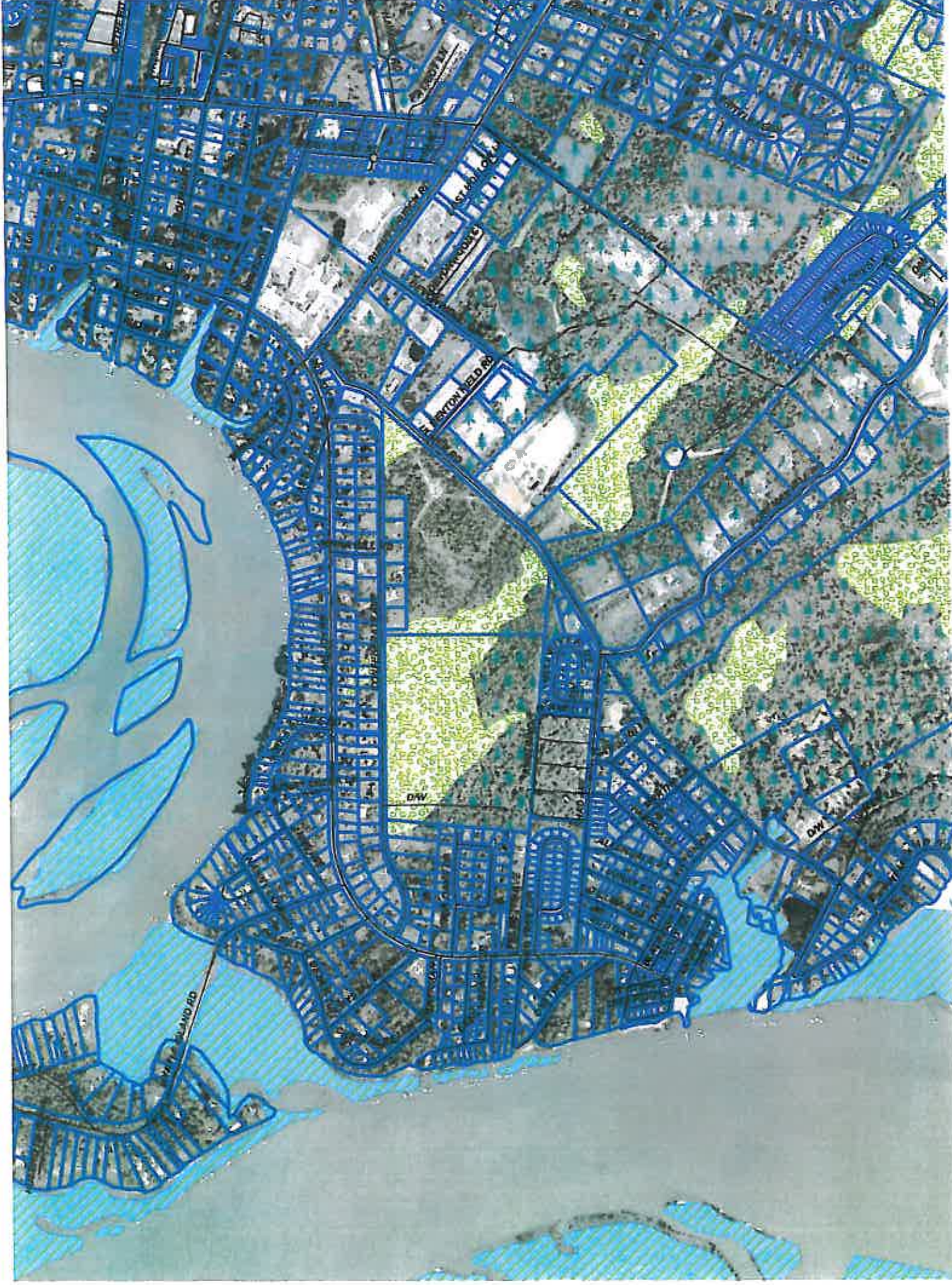
Your PUD application will be processed once we receive all the items listed above. During the review of this application staff may have additional questions about and/or ask for clarification of the material submitted. If you have any questions, please let me know.

Sincerely,



Anthony Criscitiello  
Planning Director

cc: Joe Y. Pitts, Jr.  
37 Oyster Street  
Bluffton SC 29910





DON M. GUSCIO

LAND PLANNING • SITE PLANNING  
LANDSCAPE ARCHITECTURE

9/20/14 DMZ

PROJECT NARRATIVE - PLYCO FARMS P.U.D. APPLICATION  
TAX MAP 2600-0398000-038.0000

PLYCO FARMS IS PROPOSING A P.U.D. CONSISTING  
OF MIXED USES AS INDICATED:

- A) 39 LOTS
- B) R.V. STORAGE/BOAT STORAGE
- C) CLIMATE CONTROL STORAGE
- D) EXISTING F.W.W. - 18.46 AC.

TOTAL TRACT ~~40.88~~ ACRES  
41.17

DMZ

THE FOLLOWING IS IN RESPONSE TO THE AUGUST 4, 2014 LETTER FROM  
MR. CRISITIELLO, PLANNING DIRECTOR, BEAUFORT COUNTY

1) GOALS OF DEVELOPMENT - MIXED USES JUSTIFY DEVELOPMENT GOALS  
& USES, SUPPORT THE USES NEEDED.

2) ATTACHED.

3) "

4) APPROXIMATE USES/ACREAGE INDICATED ON MASTERPLAN (A)

B & C - INDICATED ON MASTERPLAN

5) INDICATED ON MASTERPLAN

6) 2-3 YEAR BUILD-OUT

7) A DULY FORMED P.O.A. RESPONSIBLE FOR THESE ITEMS

8) FULL ADHERENCE TO ZD50 STANDARDS, WITH THE EXCEPTION  
OF CLIMATE CONTROL STORAGE (SET-BACK FROM R/W)

9) SEWERAGE SYSTEM SUBMITTED

UNDER EXISTING COM. PLAN P.U.D. DESIGNATION IS ALLOWED

# TYPICAL UNIT PROPOSED



**ALLISON RAMSEY**

*Architects Inc.* creating sustainable timeless design

## The Red Bluff

Identification #

**C0225**

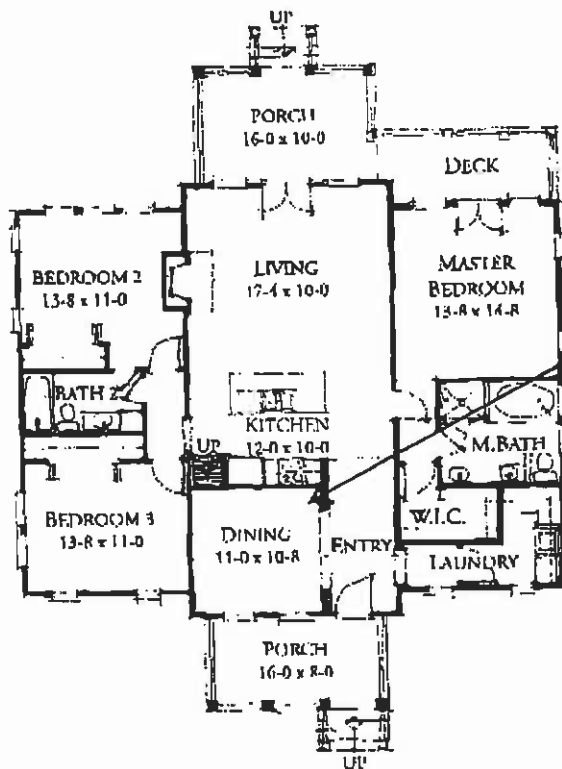
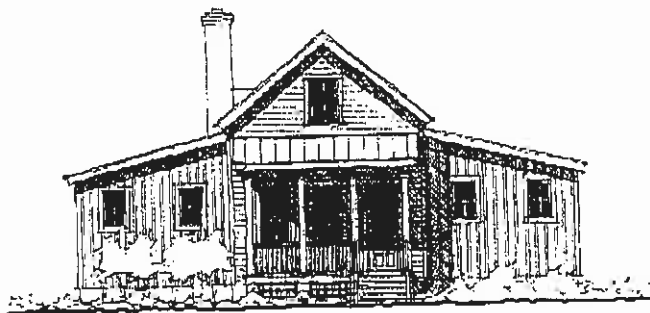
Heated Square Feet

**1590**

Overall Dimensions

**44'0" X 55'0"**

**3 Bedrooms 2 Baths**



good for rental -  
has a loft above for  
kids.

### First Floor

1590 Square Feet

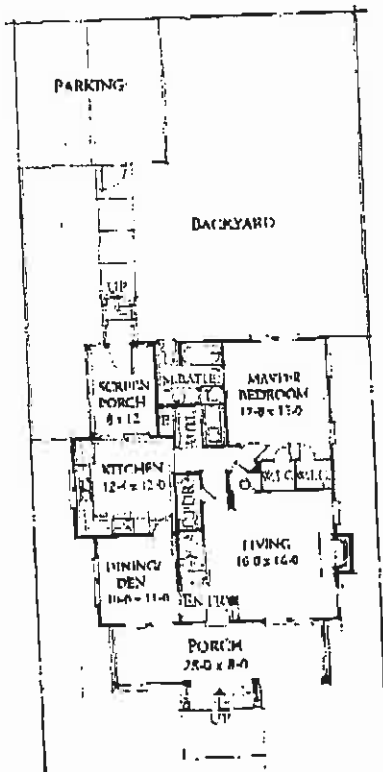


TYPICAL UNIT PROPOSED

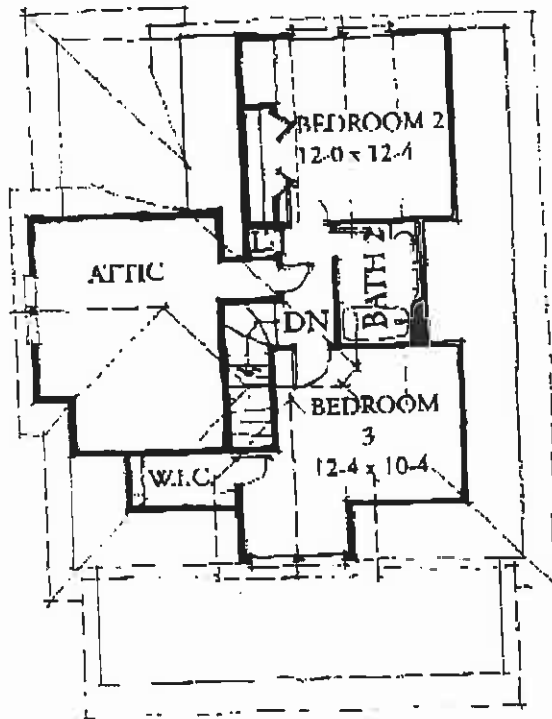
ALLISON RAMSEY  
Architects Inc. creating sustainable timeless design



Identification #  
**R0038**  
Heated Square Feet  
**1610**  
Overall Dimensions  
**36'4" X 49'0"**  
**3 Bedrooms 2 Baths**



**First Floor**  
1122 Square Feet



**Second Floor**  
488 Square Feet

TYPICAL UNIT PROPOSED

836  
3910



ALLISON RAMSEY

Architects Inc. creating sustainable timeless design

# Whisper Creek (variation)

Identification #

11311

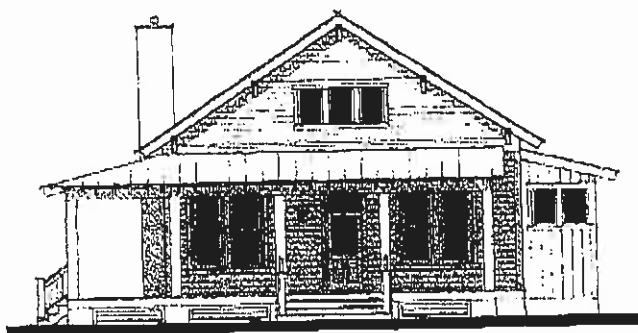
Heated Square Feet

1560

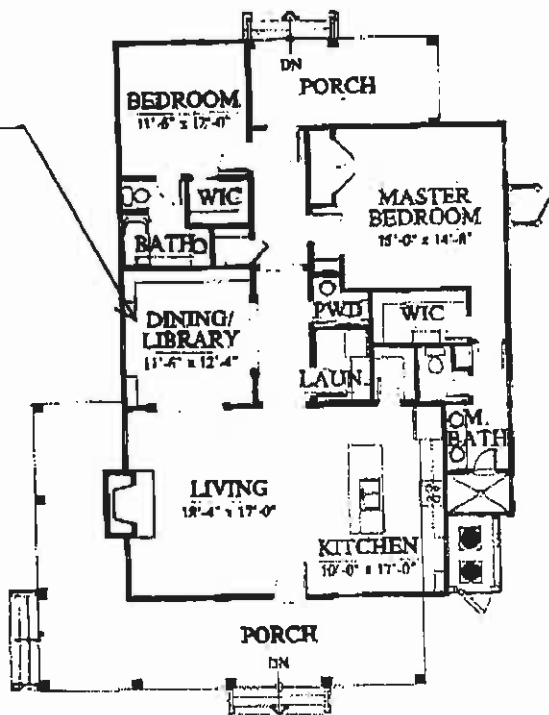
Overall Dimensions

43'0" X 59'0"

2 Bedrooms 2 Baths



we have a bedroom here version



## First Floor

1560 Square Feet



COUNTY COUNCIL OF BEAUFORT COUNTY  
BEAUFORT COUNTY PLANNING DEPARTMENT  
Multi Government Center • 100 Ribaut Road, Room 115  
Post Office Drawer 1228, Beaufort, SC 29901-1228  
Phone: (843) 470-2724 • FAX: (843) 470-2731

September 11, 2014

Mr. Don Guscio  
56 Calhoun Street  
Bluffton, SC 29910

RE: May River Woods  
Archaeological Permit of Approval

Dear Don:

I am writing in response to your request for an archaeology review, as required in Section 106-2303 of the Beaufort County Zoning and Development Standards Ordinance, for the above referenced project.

An extensive examination of existing documentation has been conducted. The documents examined include the *Cartographic Survey of Historic Sites in Beaufort County, South Carolina; A Comprehensive Bibliography of South Carolina Archaeology*; copies on file with Beaufort County of the topographic maps located at the South Carolina Institute of Archaeology and Anthropology that identify all the recorded archaeological sites in Beaufort County; copies of the records of all the archaeological properties listed in the National Register of Historic Places in Beaufort County; and all other documentation maintained by the Beaufort County Planning Department regarding archaeological and historic resources.

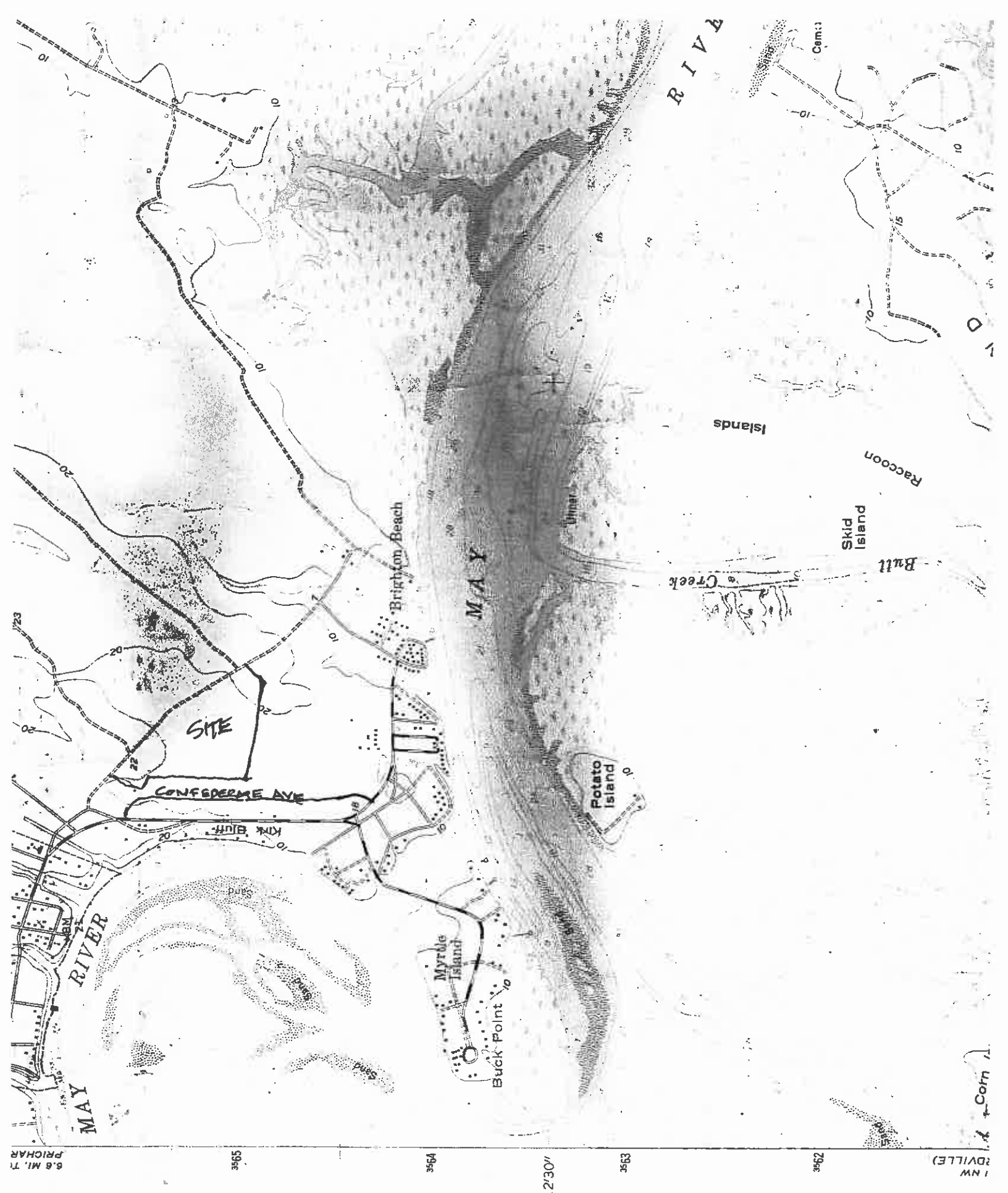
Based on our records, it is the opinion of the Planning Office that any proposed development will have no effect on any archaeological resources listed in, or eligible for listing in, the National Register of Historic Places. Therefore I am authorized by the Planning Director to issue you an Archaeological Permit of Approval. **I remind you that this does not relieve you of your responsibilities under Section 106 of the National Historic Preservation Act of 1966, as amended, and that if any state or federal permits are required for this project the permitting agency may require an archaeological survey.**

We request that you cease work to notify this office immediately if archaeological or paleontological materials are encountered prior to or during construction. Archaeological remains consist of any materials one hundred years or older made, or altered, by man which remain from past historic or prehistoric times. Examples include pottery fragments, metal, wood, arrowheads, stone implements or tools, human burials, historic docks, structures, or non-recent vessel remains. Paleontological remains consist of prehistoric animal remains, original or fossilized, such as teeth, tusks, bone, or entire skeleton.

If I can be of further assistance please call me at (843) 255-2146.

Sincerely,

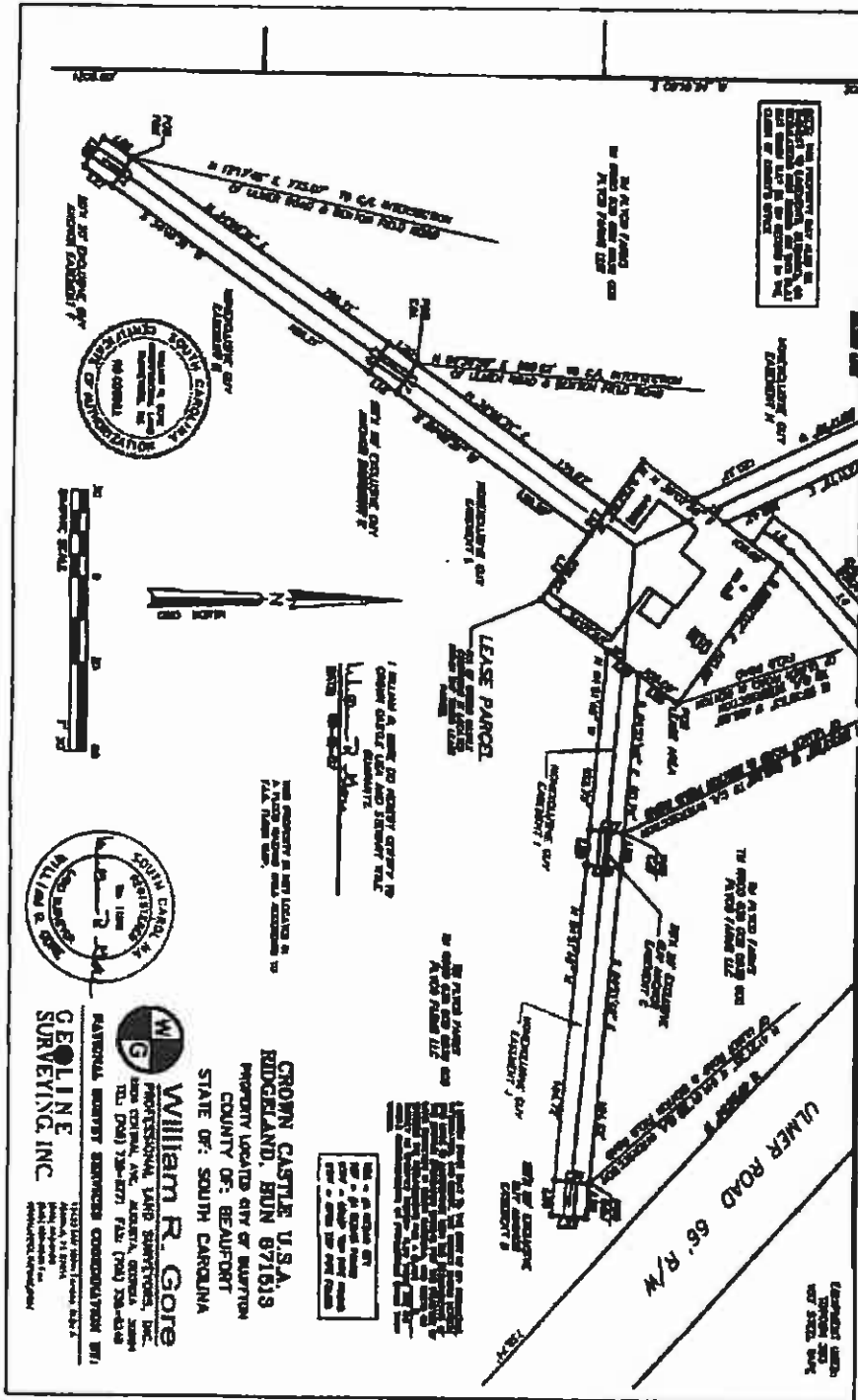
Ian D. Hill  
Historic Preservationist



TO: IAN HILL / BEAUFORT PLANNING DEPT  
 RE: MAY RIVER WOODS - P.U.P.



EXHIBIT A



Site Name: Ridgeland  
BU: 871513  
RAL 380330v1



14.53  
3.93  
18.46

COUNTY OF BEAUFORT  
ZONING & DEVELOPMENT STANDARDS ORDINANCE  
PRE-APPLICATION CHECKLIST

Cluster OPTION

DATE OF PRE-APP	PROJECT NAME	PROJECT TYPE	DISTRICT	MAP	PARCEL	ZONING DISTRICT
07/21/14	BLUFFTON LAKE	S/F Residential	600	39B	38	RURAL

APPLICANT (DEVELOPER) NAME, ADDRESS, PHONES #

PROPERTY OWNER NAME, ADDRESS, PHONE

Don Gusio

Plyco Farms

PROJECT LOCATION	OVERLAY DISTRICT	DENSITY	LAND AREA (ACRES)	# LOTS	# UNITS	BLDG AREA	# BLDGS
OFF ULMER Rd.	N/A	.40	<del>4.17</del> 41.17	16	N/A	N/A	N/A

COMMERCIAL - ( )    MULTI-FAMILY - ( )    SINGLE FAMILY - (X)    MINOR S/D - ( )    MAJOR S/D - (X)  
INDUSTRIAL - ( )    INSTITUTIONAL - ( )

IS TYPE OF PROPOSED USE A PERMITTED USE?    YES (X)    NO ( )    *Need Falt Zone for tower. Can't be on residential lot.*

IS TYPE OF PROPOSED USE A LIMITED USE?    YES ( )    NO ( )

IS TYPE OF PROPOSED USE A SPECIAL USE?    YES ( )    NO ( )    *No Mini Warehouse*

IS TYPE OF PROPOSED USE A LEGAL NONCONFORMING USE?    YES ( )    NO ( )    *No commercial RV Storage/Boat.*

MIN. OPEN SPACE/LANDSCAPE RATIO: 70%    TOTAL ACREAGE REQUIRED: 28.819    NOT APPLICABLE: \_\_\_\_\_

GROSS FAR: N/A    SEWERAGE DISPOSAL: ON SITE (X)    COMMUNITY SEWER ( )    WATER SUPPLY: WELL ( )    PUBLIC (X)

MINIMUM LOT AREA (S/D): 1/2 acre    MINIMUM LOT WIDTH: 100'    MIN. SITE AREA (NOT LOT OF RECORD) \_\_\_\_\_

MIN. STREET YARD SETBACK: 35'    MIN. SIDE YARD SETBACK: 12    MIN. REAR YARD SETBACK: 50'

*Wetland Setbacks - Road - 30', Homes - 20'*  
MIN. OCRM SETBACK: N/A    MAX HEIGHT OF BLDG/TOWER: 35'    TOWER CO-LOCATION SPACES REQUIRED: \_\_\_\_\_

# OF CANOPY TREES REQUIRED: LOT 2    ACRE OPEN SPACE: 5 <sup>(144)</sup>    PARKING SPACES: N/A    TOTAL: \_\_\_\_\_

STREET TREES SPACING (FEET): 150'    BUFFER YARD WIDTH (FT): ARTERIAL: \_\_\_\_\_    COLLECTOR: \_\_\_\_\_    LOCAL: 50'

*Ulmer*  
BUFFER WIDTH (FEET) (ADJOINING DISTRICT): NORTH: 50    SOUTH: 25'    EAST: 25'    WEST: 25'

PARKING REQUIRED: N/A    ACCESS SEPARATION: 400'

\*\* PLEASE NOTE FOR FINAL APPLICATION ALL APPLICABLE FEES MUST BE PAID. IN ORDER TO OBTAIN A LETTER OF CAPABILITY AND COMMITMENT TO SERVE WATER AND SEWER FROM BJWSA ALL CAPACITY FEES MUST BE PAID. APPLICATIONS WILL BE CONSIDERED INCOMPLETE IF BJWSA COMMITMENT TO SERVE IS NOT SUBMITTED.

APPLICANT/AGENT'S SIGNATURE: Don M. Gusio

ZONING ADMINISTRATOR'S SIGNATURE: [Signature]

\*\* THIS PRE-APPLICATION CONFERENCE DOES NOT REPRESENT AN APPROVAL FROM THE COUNTY, NOR DOES IT VEST OR GRANDFATHER THE APPLICANT. \*\*

**ZONING & DEVELOPMENT STANDARDS ORDINANCE  
- PLANNED UNIT DEVELOPMENT -**

DATE APPLICATION ACCEPTED: <b>7/25/14</b>	RECEIVED BY:	FILING FEE:	RECEIPT #:	PROJECT TYPE: <b>PLANNED UNIT DEVELOPMENT</b>	
PROJECT NAME: <b>MAY RIVER WOODS, P.L.L.C.</b>			PROPERTY OWNER NAME, ADDRESS: <b>PLYCO FARMS, LLC</b>		
APPLICANT (DEVELOPER) NAME, ADDRESS: <b>PLYCO FARMS, LLC 0/0 DOW 56 CALHOUN ST GUSZIO BLUESTON, S.C. 29910 L.A.</b>			TELEPHONE:		
			PROPOSED DENSITY:		
			SINGLE FAMILY: <b>30</b>	MULTI FAMILY: <b>N.A.</b>	
			OVERALL: <b>30</b>		
PROJECT LOCATION: <b>LILMER RD B. COUNTY</b>	DISTRICTS:	MAN#:	LAND AREA (TOTAL):	LAND AREA (SMA):	SF LOTS:
	<b>600</b>	<b>39.8</b>	<b>41.17 AC.</b>	<b>20.25 AC.</b>	<b>39</b>
	PARCELS:	LAND AREA (RES):	LAND AREA (OTHER):	MF LOTS:	
	<b>39.3 PARCELS</b>	<b>20.73</b>	<b>20.44</b>	<b>NA.</b>	

**- PRELIMINARY APPLICATION INFORMATION REQUIRED -**

<input checked="" type="checkbox"/>	SIX BLACK OR BLUE LINE PRINTS OF THE DEVELOPMENT MASTER PLAN(S).	<input checked="" type="checkbox"/>	PROPOSED OWNERSHIP, MAINTENANCE OF ROADS, DRAINAGE SYSTEM, WATER/SEWER OPEN SPACE, AMENITIES
<input checked="" type="checkbox"/>	VICINITY MAP SHOWING PROJECT LOCATION	<input checked="" type="checkbox"/>	PROPOSED ACCESS TO EXISTING ROADS
<input checked="" type="checkbox"/>	DEVELOPMENT PROPERTY BOUNDARY LINES AND DIMENSIONS	<input checked="" type="checkbox"/>	PROPOSED SETBACKS, BUFFERS, OPEN SPACE & LANDSCAPED AREAS.
<input checked="" type="checkbox"/>	EXISTING ROADS, STREETS, HIGHWAYS (NAME NUMBER AND RIGHT-OF-WAY WIDTH) ON OR ADJACENT TO DEVELOPMENT PROPERTY	<input checked="" type="checkbox"/>	SPECIAL DISTRICT BOUNDARY LINES (FLOOD HAZARD DISTRICT, CONSERVATION DISTRICT)
<input checked="" type="checkbox"/>	EXISTING DRAINAGE FACILITIES, CANALS, DITCHES & WATER COURSES ON AND ADJACENT TO PROPERTY	<input checked="" type="checkbox"/>	TOPOGRAPHIC SURVEY
<input checked="" type="checkbox"/>	EXISTING RIVERS, CREEKS, MARSHES & WETLANDS ON & ADJACENT TO PROPERTY	<input checked="" type="checkbox"/>	PRELIMINARY STORMWATER DRAINAGE PLAN
<input checked="" type="checkbox"/>	ADJACENT PROPERTY OWNERS NAME AND EXISTING LAND USE (RESIDENTIAL, UNDEVELOPED, OR COMMERCIAL, ETC.)	<input checked="" type="checkbox"/>	PRELIMINARY WATER SUPPLY, AND SEWAGE DISPOSAL PLAN
<input checked="" type="checkbox"/>	EXISTING EASEMENTS (TYPE, WIDTH, AND DIRECTION) ON & ADJACENT TO PROPERTY	<input checked="" type="checkbox"/>	PROPOSED PHASING
<input checked="" type="checkbox"/>	EXISTING BUILDINGS, STRUCTURES AND FACILITIES ON DEVELOPMENT PROPERTY	<input checked="" type="checkbox"/>	BEACH, DUNE, DUNE VEGETATION PRESERVATION PLAN (BEACH DEVELOP. DISTRICT)
<input checked="" type="checkbox"/>	SEAL OF REGISTERED ENGINEER, L.A.	<input checked="" type="checkbox"/>	PROPOSED ARRANGEMENT OF LAND USES, ACREAGE OF EACH USE AREA, TYPE OF USE & DENSITY (RESIDENTIAL) EACH AREA
<input checked="" type="checkbox"/>	MUNICIPAL OR COUNTY BOUNDARY LINES WITHIN OR CONTIGUOUS TO DEVELOPMENT PROPERTY	<input checked="" type="checkbox"/>	PRELIMINARY LETTERS OF CAPABILITY AND INTENT TO SERVE WATER, SEWER FROM AFFECTED AGENCY
<input checked="" type="checkbox"/>	NARRATIVE DESCRIBING THE INTENT AND SCOPE OF THE PROJECT	<input checked="" type="checkbox"/>	HEALTH DEPARTMENT PRELIMINARY COMMENTS OR APPROVAL OF PROPOSED WATER SUPPLY, SEWAGE DISPOSAL METHODS
<input checked="" type="checkbox"/>	PROPOSED LOT LAYOUT/DESIGN, NUMBER OF LOTS/UNITS	<input checked="" type="checkbox"/>	OTHER AGENCY PRELIMINARY COMMENTS OR APPROVALS ON ELEMENTS OF THE PROPOSED DEVELOPMENT OVER WHICH SUCH AGENCIES HAVE PERMITTING AUTHORITY (US ARMY CORPS OF ENGINEERS, SC COASTAL COUNCIL, FIRE DISTRICT AND BOARD OF ADJUSTMENTS)
<input checked="" type="checkbox"/>	PROPOSED STREET RIGHT-OF-WAY WIDTH TOTAL MILES PROPOSED		

<input checked="" type="checkbox"/>	PROPOSED STREET NAMES	COUNTY COUNCIL ACTION:	
APPLICANT'S SIGNATURE: <u><i>Don McLean</i></u>		APPROVED DATE: _____	
DATE: <u>7/25/14</u>		DISAPPROVED DATE: _____	
LANDOWNER'S SIGNATURE: <u><i>Joe Pitzer</i></u>		COUNTY ENGINEER APPROVAL OF PRELIMINARY DRAINAGE PLAN: _____	
PLYCO FARMS LLC DATE: <u>7/25/14</u>		SC DRAFT ENCROACHMENT PERMIT: _____	
		FIRE OFFICIAL APPROVAL: _____	
		DATE OF PUBLIC NOTICE: _____	
		DATE OF SCHEDULED REVIEW: _____	
		DATE OF PRELIM. APPROVAL: _____	



July 25, 2014

Don M. Guscio  
Landscape Architect  
56 Calhoun Street  
Bluffton, SC 29910

Dear Mr. Guscio:

SUBJ: Letter of Intent to Provide Service for: **May River Woods – Ulmer Rd**

Hargray Engineering Services has reviewed the master plan for the above referenced project. Hargray Communications has the ability and intent to serve the above referenced project. Forward to our office a digital copy of the plan that has been approved by the county/town for use with Microstation or AutoCAD. Our office will then include owner/developer conduit requirements on the approved plan and return to your office.

**By accepting this letter of intent to serve, you also accept responsibility to forward the requirements and Project Application Form to the owner/developer. The Project Application Form identifies the minimum requirements to be met as follows:**

- Commercial buildings – apartments – villas: Minimum 4 inch diameter conduit Schedule 40 (gray electrical) PVC with pull string buried at 24, to 30 inch depth, from the equipment room or power meter location to a point designated by Hargray at the road right-of-way or property line. **Conduits are required from each building site and multiple conduits may apply.**
- Commercial buildings with multiple “units” may require conduit(s) minimum ¾” from main equipment entry point to termination point inside unit. Plenum type ceilings require conduits or flame retardant Teflon wiring to comply with code.
- Hotel of large commercial project requirements would be two (2) 4-inch diameter Schedule 40 PVC underground conduits.
- Equipment rooms to have ¾ inch 4’x8’ sheet of plywood mounted on wall to receive telephone equipment.
- A dedicated 110-volt, 20 amp circuit with a four way outlet to power external equipment for the site. For Commercial Application.
- A power ground accessible at equipment room or an insulated #6 from the service panel or power MGN to the backboard.
- Residential wiring requires CAT5E wiring (4 or 6 Pair) twisted wire for Telephone and Data. Industry Standard.
- All interior wiring should be pulled to the area immediately adjacent to the plywood backboard or power meter location. A minimum of 5’ of slack is required for terminations.
- CATV inside wiring will be RG6 foil wrapped 66% braid minimum, home run to each outlet.
- A 120 AC 15 A dedicated power outlet is to be located in the service yard to supply AC power to the ONU. Power to the ONU will be provided through a Pull Out Disconnected Switch, manufactured by Square D Company, or equivalent. The Horsepower Rating for the disconnect switch is 240VAC max, 60A, not fusible.

#### **CATV Requirements**

Hargray CATV services, requires you to install one 4” Schedule 40 (gray electrical) PVC pipe to a point designated to the road right of way or property line. The “service facilities” are required to be in separate pipes to ensure quality transmission and reception for both facilities.

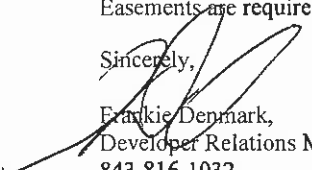
Any Commercial or Subdivision areas installing pipe as required should extend the pipe 5’ (feet) beyond any placed or planned curbed or sidewalk edge for facility access, away from the roadside.

Should there be any changes or additions to the original master plan, this letter will only cover the areas that are shown on the original master plan. All changes or additions would require another Letter of Intent to supply service. All costs incurred by the Telephone/CATV Company resulting from any requested change or failure to comply with minimum requirements shall be borne by the Developer. **Commercial projects require pre-construction meeting with Telco/CATV Company to review requirements.** I am available to discuss these requirements in more detail at your convenience.

**Aid in or Aid to Construction may apply to certain projects.**

Easements are required prior to installing facilities to your site.

Sincerely,

  
Frankie Denmark,  
Developer Relations Manager  
843-816-1032  
Hargray Engineering (843) 815-1676



**Bluffton Township Fire District**  
Office of the Fire Marshal

357 FORDING ISLAND ROAD  
BLUFFTON, SC 29910  
Office: 843.757.2800

July 24, 2014

Dear Mr. Guscio-

The project plans that you have submitted to my office today for the May River Woods PUD fall inside the boundaries of the Bluffton Township Fire District. The Bluffton Township Fire District will continue to provide fire protection for all properties located within the boundaries of the Fire District.

A more detailed set of plans will be required prior to the Fire District's approval of this development. This letter is strictly to inform you that the Fire District will provide fire protection for the May River Woods PUD.

Should you have any other questions, please feel free to contact me at 843-757-2800 or by e-mail at [wiltse@blufftonfd.com](mailto:wiltse@blufftonfd.com).

Sincerely,

A handwritten signature in black ink, appearing to read "D. Wiltse".

Daniel Wiltse  
Fire Marshal  
Bluffton Township Fire District



6 SNAKE ROAD, OKATIE, SC 29909-3937  
Phone 843.987.9292 Fax 843.987.9293  
Customer Service 843.987.9200  
Operations & Maintenance 843.987.9220  
Engineering 843.987.9250  
www.bjwsa.org

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ED SAXON, PE, GENERAL MANAGER  
843.987.9249 (o) | 843.263.1924 (c)

June 27, 2014

Mr. Don Guscio

Via e-mail to: [donguscio@gmail.com](mailto:donguscio@gmail.com)

Water and Sewer Availability – Ulmer Road – TM#R600 039 00B 0038 0000

Dear Mr. Guscio:

This letter is in response to your request of 6/25/2014 for water and sewer availability for the above referenced parcel.

Water is available from an existing water main located on Ulmer Road. Please be advised that sewer is not available to this parcel.

Should you have questions or require additional information, please contact me at 843-987-9265 or [dickd@bjwsa.org](mailto:dickd@bjwsa.org).

Sincerely,

Dick Deuel  
Development Projects Manager

rgd/dh

DAVID S. LOTT  
CHAIR

DONNA L. ALTMAN  
VICE CHAIR

JAMES N. SCOTT  
SECRETARY/TREASURER

JAMES E. BAKER  
JACK E. BURKE  
DR. WILLIAM SINGLETON

MICHAEL L. BELL  
BRANDY M. GRAY  
W. R. "SKEET" VON HARTEN

LORRAINE W. BOND  
DONALD A. MANSON



Customer Service Engineering - 81 May River Road, Bluffton, S.C. 29910

July 24, 2014

Mr. Don M. Guscio  
56 Calhoun Street  
Bluffton, S.C. 29910

Re: Bluffton Lake PUD, Ulmer Road, Bluffton, S.C.

Dear Mr. Guscio:

I am pleased to inform you that South Carolina Electric & Gas Company (SCE&G) will be able to provide electric service to the above referenced project. Service can be provided in accordance with SCE&G's General Terms and Conditions, other documents on file with the South Carolina Public Service Commission, and the company's standard operating policies and procedures.

**In order to begin the design process for the project, the following information will need to be provided:**

- 1.) Finalized and approved detailed site plan (hard copy and electronic AutoCAD file) showing barricade plan, all "wet" utilities, buffer zones, and any existing or additional easements. These plans must be received by SCE&G at least two months prior to the issuing of electric design and conduit plans.**
- 2.) Approved lot numbers and premise addresses including street names for the development.**
- 3.) Copy of Army Corps of Engineers approved wetlands delineation letter including referenced site map, or letter from Army Corps of Engineers stating no wetlands exist on site.**
- 4.) All electric load information.**
- 5.) Anticipated timeline for each phase of the development.**
- 6.) A signed copy of this letter acknowledging its receipt and responsibility for its contents and the contents of its enclosures.**

For more information or questions, contact me by phone at (843) 815-8808 or by email at parks.moss@scana.com.

Sincerely,

*Parks Moss*

Parks Moss  
SCE&G

AUTHORIZED SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

TITLE: \_\_\_\_\_ PHONE: \_\_\_\_\_

WETLAND "B"  
633,049 sq. ft.  
14.53 acres

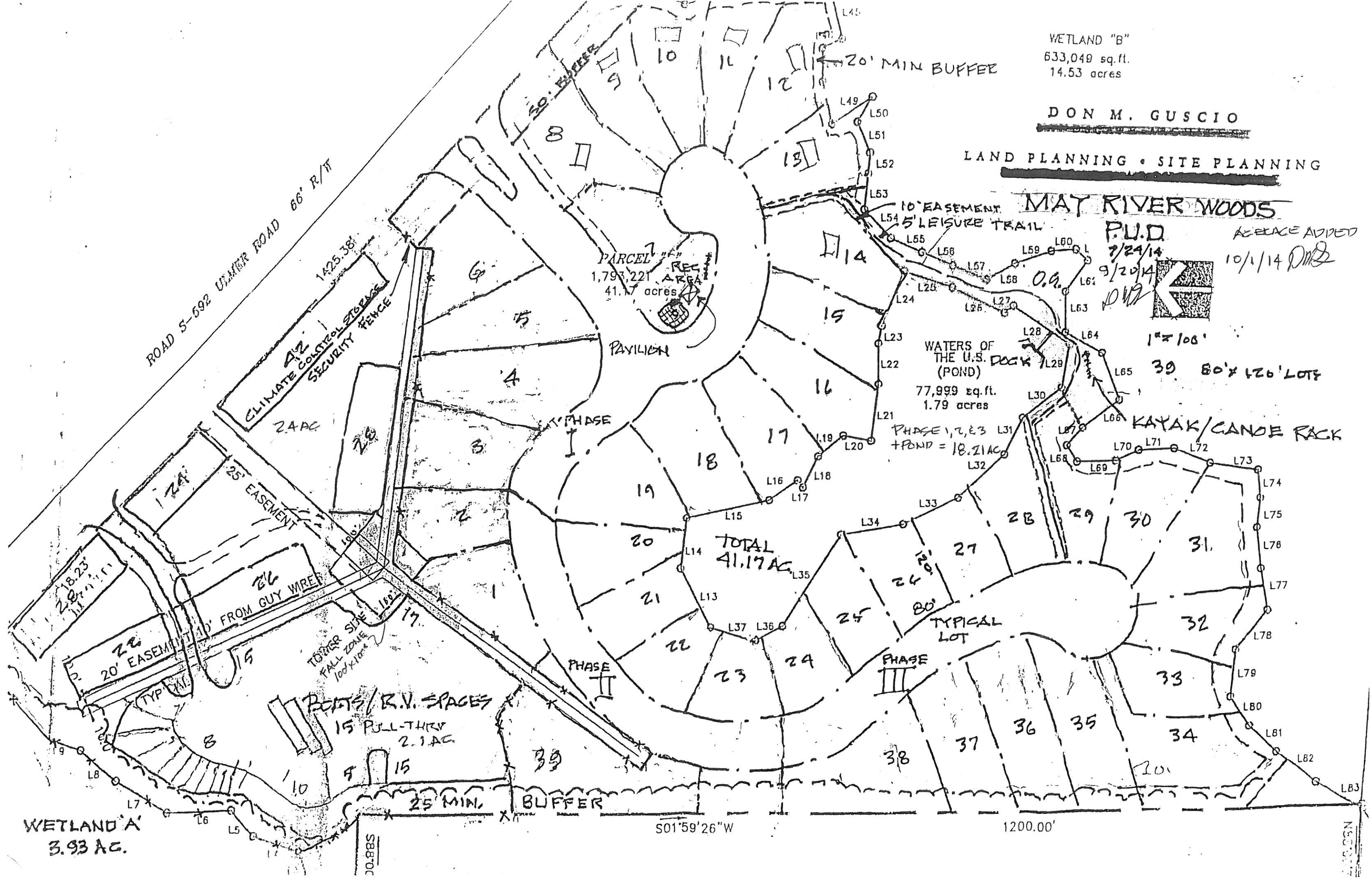
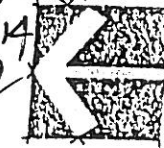
**DON M. GUSCIO**

**LAND PLANNING • SITE PLANNING**

**MAY RIVER WOODS**

P.U.D.  
7/24/14

ACREAGE ADDED  
10/1/14 DMG





COUNTY COUNCIL OF BEAUFORT COUNTY  
BEAUFORT COUNTY PLANNING DIVISION

Multi-Government Center • 100 Ribaut Road, Room 115  
Post Office Drawer 1228, Beaufort SC 29901-1228  
Phone: (843) 255-2140 • FAX: (843) 255-9432

November 20, 2014

RE: Notice of Public Meetings to Consider a Southern Beaufort County Map Amendment/Rezoning Request for R600 039 00B 0038 0000 (41.17 acres south of Ulmer Road in Bluffton, from Rural (R) to Planned Unit Development (PUD) to be known as May River Woods PUD); Owner: Plyco Farms, LLC, Applicant: Joe Y. Pitts, Jr., Agent: Don Guscio

Dear Property Owner:

In accordance with the Beaufort County Zoning & Development Standards Ordinance, Section 106-402, a public hearing is required by the Beaufort County Planning Commission and the Beaufort County Council before a rezoning proposal can be adopted. You are invited to attend the following meetings and public hearings to provide comments on the subject proposed map amendment in your neighborhood. A map of the property involved is on the back of this letter.

1. The **Beaufort County Planning Commission** (public hearing) – Monday, December 1, 2014, at 6:00 p.m. in the County Council Chambers, located on the first floor of the Beaufort County Administration Building, 100 Ribaut Road, Beaufort, SC.
3. The **Natural Resources Committee** of the County Council – Monday, January 5, 2015, at 2:00 p.m. in the Executive Conference Room, located on the first floor of the Beaufort County Administration Building, 100 Ribaut Road, Beaufort, SC.
4. **Beaufort County Council** – generally meets second and fourth Mondays at 5:00 p.m. in the County Council Chambers of the Beaufort County Administration Building, 100 Ribaut Road, Beaufort, SC. County Council must meet three times prior to making a final decision on this case. Please call (843) 255-2140 to verify the exact dates and locations.

Documents related to the proposed amendment are available for public inspection between 8:00 a.m. and 5:00 p.m., Monday through Friday, in the Beaufort County Planning Department office located in Room 115 of the Beaufort County Administration Building. If you have any questions regarding this case, please contact the Planning Department at 843-255-2140.

Sincerely,

Delores Frazier  
Assistant Planning Director

Attachments: Map on back of letter



PROPERTY OWNERS NOTIFIED OF REZONING REQUEST FOR R600 039 00B 0038 0000  
(41.17 ACRES, FROM RURAL (R) TO PLANNED UNIT DEVELOPMENT (PUD))

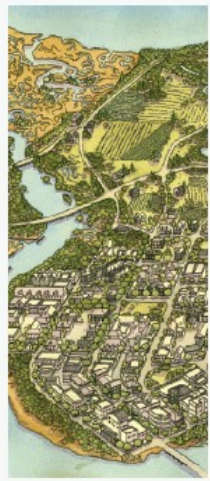
PIN	Owner1	MailingAdd	City	State	ZIP
R600 40 3	ALAN A ULMER REVOCABLE TRUST ETAL	177 ULMER ROAD	BLUFFTON	SC	29910
R600 39B 63	ANDREWS MATTHEW M	79 ALLJOY ROAD	BLUFFTON	SC	29910
R600 40 206	APEX REAL PROPERTY LLC	1800 MCFARLAND BOULEVARD N	TUSCALOOSA	AL	35406-2184
R600 39B 341	ATKINS ALEXANDER J	24 MAY RIVER COURT	BLUFFTON	SC	29910
R600 39B 147	BAILEY RAYMOND H	96 LOST ISLAND ROAD	BEAUFORT	SC	29907-1612
R600 39B 6F	BANKS BENJAMIN T	10 KIRKS BLUFF	BLUFFTON	SC	29910
R600 39B 108A	BANKS BENJAMIN T II JENNIFER W	7 KIRK BLUFF	BLUFFTON	SC	29910
R600 39 519	BARK SHACK LLC	33 ULMER ROAD	BLUFFTON	SC	29910
R600 39B 100	BAUGHMAN MURRAY D JR	POST OFFICE BOX 365	BLUFFTON	SC	29910
R600 39B 307	BEAUFORT JASPER WATER & SEWER AUTHORITY	6 SNAKE ROAD	OKATIE	SC	29909-3938
R600 39B 344-345	BENNETT LUCIUS M & BARBARA A	44 MAY RIVER COURT	BLUFFTON	SC	29910
R600 39 850	BLUFFTON TOWNSHIP FIRE DISTRICT	357 FORADING ISLAND ROAD	BLUFFTON	SC	29909
R600 39B 106	BURNS JERRY A JO A	36 CONFEDERATE AVENUE	BLUFFTON	SC	29910
R600 39B 6C	CARROLL HENRY L	41 OYSTREETER STREET	BLUFFTON	SC	29910
R600 39B 320	CASBARRO SEBASTIAN	POST OFFICE BOX 525	BLUFFTON	SC	29910
R600 39B 81, 342, -343	CLH RESIDENTIAL LLC	3211 LAKESHORE DRIVE	FLORENCE	SC	29501
R600 39 860	COASTAL CONCRETE SOUTHEAST II LLC	118 PIPEMAKERS CIRCLE, SUITE 100	POOLER	GA	31322
R600 39B 104	COBB GEORGE L & DEBORAH S	307 MOSS CREEK DRIVE	HILTON HEAD ISLAND	SC	29926
R600 39B 244	CONN ROBERT W AMY L	35 CONFEDERATE AVE	BLUFFTON	SC	29910
R600 39B 242	COOKE DENNIS ANTHONY	51 CONFEDERATE AVE	BLUFFTON	SC	29910
R600 39 229	DALEY ROY W FRAN S	POST OFFICE BOX 348	BLUFFTON	SC	29910
R600 39B 326	EASTERBAY DAYANITA & CAMPOS ULISES VALENZO	524 GREENFIELD COURT	BLUFFTON	SC	29910
R600 39B 241	ESCAPE HOLDINGS LLC	37 FERN LAKES DRIVE	BLUFFTON	SC	29910
R600 39B 323-324	FLOYD LAURA S	2 CRYSTAL BEACH CIRCLE	BLUFFTON	SC	29910
R600 40 233-234	FOREMAN HILL TRUST SHARE 1 & 2	POST OFFICE BOX 353	BLUFFTON	SC	29910
R600 39B 111	FRAZER BENJAMIN L MARCELLA M	51 ALL JOY ROAD	BLUFFTON	SC	29910
R600 39B 110	FULGHAM JOSEPH BRUCE	5328 SILVER SPRINGS DRIVE	SUGAR HILL	GA	30518
R600 39 226	GEORGE GILLESPIE REVOC TRUST	15 ROCKY CREEK LANE	GREENVILLE	SC	29615
R600 39B 98A	GUINAN BONNIE S	86 CONFEDERATE AVE	BLUFFTON	SC	29910
R600 39B 6E, 88, 98-99	HANNELORE P PORZIO	POST OFFICE BOX 1632	BLUFFTON	SC	29910
R600 39B 301	HEAVENLY ACRES LLC	156 ISLAND WEST DRIVE	BLUFFTON	SC	29910
R600 39B 6D	HESTER CATHERINE HEWITT SHEA M	8 NANNY COVE COURT	BLUFFTON	SC	29910
R600 39B 85, 103	HODGE DAISY S & WILLIAM A JR	POST OFFICE BOX 123	BLUFFTON	SC	29910

**PROPERTY OWNERS NOTIFIED OF REZONING REQUEST FOR R600 039 00B 0038 0000  
(41.17 ACRES, FROM RURAL (R) TO PLANNED UNIT DEVELOPMENT (PUD))**

PIN	Owner1	MailingAdd	City	State	ZIP
R600 39B 86	HODGE J CLARENCE	POST OFFICE BOX 84	BLUFFTON	SC	29910-0084
R600 39B 97	HOUSE JAY D PATRICIA J	90 CONFEDERATE AVENUE	BLUFFTON	SC	29910
R600 39B 6J	HOWES NANCY E	47 ALL JOY ROAD	BLUFFTON	SC	29910
R600 39B 243	ISBELL MICHAEL TONY	43 CONFEDERATE AVENUE	BLUFFTON	SC	29910
R600 39B 102	JEFFCOAT EVAN C & ISAF THOMAS F	8195 LANDING S	ATLANTA	GA	30350
R600 39B 61	JEFFCOAT JAMES W & MICHELE R	605 LAKE LAND ROAD SOUTH	SEVERNA PARK	MD	21146
R600 39B 30	JOHNSON EMILY DRYMAN	1959 CRANBOURNE COURT	ATLANTA	GA	30338-3019
R600 39B 78	KUEHN JEFFREY R & AMBER H	31 ALLJOY ROAD	BLUFFTON	SC	29910
R600 39B 108	LABEAN DONALD E SHANE M	POST OFFICE BOX 724	BLUFFTON	SC	29910-0724
R600 39B 105	MARINE RESCUE SQDR	POST OFFICE BOX 574	BLUFFTON	SC	29910-0033
R600 39B 75	MATTHIAS LLC	POST OFFICE BOX 1635	BLUFFTON	SC	29910
R600 39B 107	MAULDIN TAMMY JEAN MARTY JTROS	POST OFFICE BOX 1476	BLUFFTON	SC	29910
R600 39B 47, 348-349	MAY RIVER PLACE LLC	156 ISLAND WEST DRIVE	BLUFFTON	SC	29910
R600 39B 332	MIDENCE RONALD & LIGIA	8 ANNS AVENUE	BLUFFTON	SC	29910
R600 39B 6B	MOBERLY LA MAR ROBERT KANE	POST OFFICE BOX 18	BLUFFTON	SC	29910
R600 39B 6I	MOREE DONALD L LINDA M	POST OFFICE BOX 2028	BLUFFTON	SC	29910
R600 39B 340 / -346	PASTOR DIANA / PASTOR YOXELIN	308 SHADY GLEN CIRCLE	BLUFFTON	SC	29910
R600 39B 38	PLYCO FARMS LLC	POST OFFICE BOX 86	BLUFFTON	SC	29910
R600 39B 64	PORZIO CHARLES A	POST OFFICE BOX 3797	BLUFFTON	SC	29910
R600 39B 322	POWER GROUP LLC	14 ROSEBUD DRIVE	BLUFFTON	SC	29910
R600 39B 333	QUESADA FANNY LOBO	35-C OTTER HOLE ROAD	HILTON HEAD ISLAND	SC	29926
R600 39B 334	REXRODE ROCIO P	105 DOCKS CORNER ROAD	HARDEEVILLE	SC	29927
R600 39B 76	REYNOLDS CECIL PINCKNEY TRUSTEE	POST OFFICE BOX 96	BLUFFTON	SC	29910
R600 39B 329-330	RHODES THEODORE MILTON III & KAREN A	203 SOUTHSIDE SQUARE	GREENSBORO	NC	27406-1681
R600 39B 302 & 308	ROBINSON PAMELA A	84 ULMER ROAD	BLUFFTON	SC	29910
R600 39B 245	RUCKER GREGORY H DEBRA A	POST OFFICE BOX 749	BLUFFTON	SC	29910-0749
R600 39B 106A	SEKANINA SHANNON & JORDAN MARCO ANTONIO	15 COTTONGRASS ROAD	BLUFFTON	SC	29910
R600 39 226B	SHINING IVORY LLC	POST OFFICE BOX 23122	HILTON HEAD ISLAND	SC	29925
R600 39B 321 & 325	SIMS EMILY JANE	168 LAKESHORE DRIVE	CHESNEE	SC	29323
R600 39B 328	TAYLOR RYAN	175 STATION PARKWAY	BLUFFTON	SC	29910
R600 39B 79	WALLACE HARRY J HOLLY M	35 ALL JOY ROAD	BLUFFTON	SC	29910
R600 39B 347	WEBB LOUIS ANTHONY	48 MAY RIVER COURT	BLUFFTON	SC	29910

**PROPERTY OWNERS NOTIFIED OF REZONING REQUEST FOR R600 039 00B 0038 0000  
(41.17 ACRES, FROM RURAL (R) TO PLANNED UNIT DEVELOPMENT (PUD))**

PIN_	Owner1	MailingAdd	City	State	ZIP
R600 39B 327, 331, 339	WEST LOWCOUNTRY PROPERTIES LLC	23 REDTAIL DRIVE	BLUFFTON	SC	29909
R600 39B 87	WILKES CHERYL BERRY DAVID A	POST OFFICE BOX 1078	BLUFFTON	SC	29910
R600 39B 240	WOOTEN KATHLEEN R	POST OFFICE BOX 1623	BLUFFTON	SC	29910
R600 39B 75A	WOOTEN SCOTT A & TERESA MICHELE J	46 OLD MILLER ROAD	BLUFFTON	SC	29910
R610 39B 6N, -310, -353	YOCCO RYAN MATTHEW & ERIN CALDWELL	60 POINT WEST DRIVE	BLUFFTON	SC	29910
R600 39B 75B	YOUNG PANSY B	POST OFFICE BOX 431	BLUFFTON	SC	29910
R600 39B 80	ZELEK HENRY J & BETTY S	41 ALLJOY ROAD	BLUFFTON	SC	29910



# Alljoy

Beaufort County Development Code  
Southern Beaufort County Community Workshop



Community members are very determined to preserve the unique character of Alljoy.

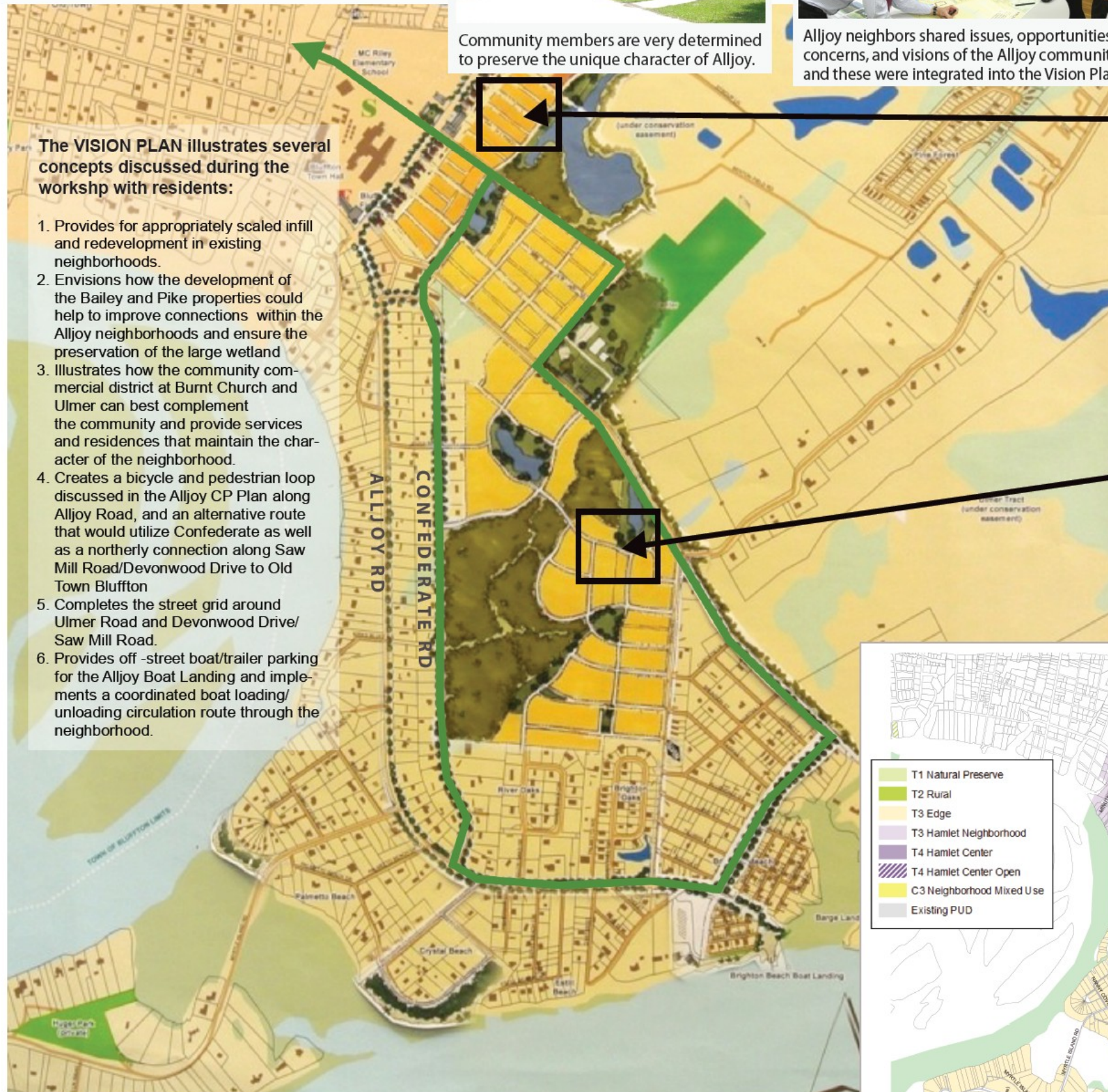
Alljoy neighbors shared issues, opportunities, concerns, and visions of the Alljoy community and these were integrated into the Vision Plan.



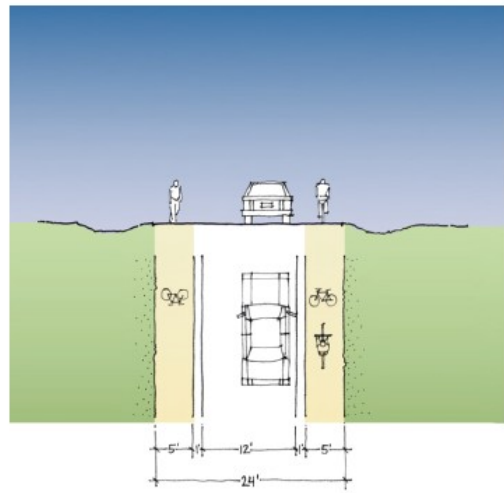
This image illustrates how the T3 Hamlet Neighborhood Zone could be utilized to interface the Alljoy commercial district along Burnt Church with the water amenity to the east; note how the houses are oriented to face the public civic space.

The VISION PLAN illustrates several concepts discussed during the workshop with residents:

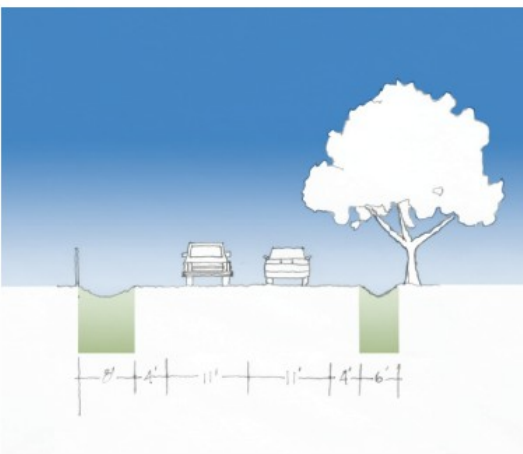
1. Provides for appropriately scaled infill and redevelopment in existing neighborhoods.
2. Envisions how the development of the Bailey and Pike properties could help to improve connections within the Alljoy neighborhoods and ensure the preservation of the large wetland
3. Illustrates how the community commercial district at Burnt Church and Ulmer can best complement the community and provide services and residences that maintain the character of the neighborhood.
4. Creates a bicycle and pedestrian loop discussed in the Alljoy CP Plan along Alljoy Road, and an alternative route that would utilize Confederate as well as a northerly connection along Saw Mill Road/Devonwood Drive to Old Town Bluffton
5. Completes the street grid around Ulmer Road and Devonwood Drive/ Saw Mill Road.
6. Provides off -street boat/trailer parking for the Alljoy Boat Landing and implements a coordinated boat loading/unloading circulation route through the neighborhood.



This image illustrates the application of the T3-Edge as it might be utilized on the Bailey property.



Proposed Confederate Road cross-section showing a two-way yield street for vehicles and the addition of striped shoulders along the roadway for bicyclists.



Proposed cross-section of Alljoy Road showing a reconfiguration of the edge swales and the addition of a striped shoulder along the roadway for bicyclists.

