

**ORDINANCE NO. 2024-20**

**TOWN OF BLUFFTON, SOUTH CAROLINA**

**AN ORDINANCE TO APPROVE THE ANNEXATION PETITION FOR CERTAIN REAL PROPERTY OWNED BY BRYANT HOLDING, LLC, FOR THAT CERTAIN PROPERTY CONTAINING 2.14 ACRES, MORE OR LESS, LOCATED AT 30 DAVIS ROAD AND BEARING BEAUFORT COUNTY TAX MAP NO. R600-029-000-0028-0000**

**WHEREAS**, Bryant Holding, LLC (Johnnie L. Bryant, III) ("Bryant") is the One Hundred percent (100%) owner of certain real property contiguous to the Town of Bluffton's corporate boundaries; and

**WHEREAS**, on March 14, 2024, Bryant submitted a One Hundred Percent (100%) Annexation Petition to annex certain real property contiguous to the Town of Bluffton's corporate boundaries consisting of 2.14 acres, more or less, and bearing Beaufort County Tax Map Number R600-029-000-0028-0000, (the "Property") in accordance with S.C. Code Ann. § 5-3-150(3) and the *Town of Bluffton Annexation Policy and Procedure Manual*; and

**WHEREAS**, on July 24, 2024, the Town of Bluffton Planning Commission held a Public Hearing and voted to forward Town Council a recommendation of approval of the Annexation Petition for the Properties in accordance with the provisions of S.C. Code Ann. § 5-3-150(3) and the *Town of Bluffton Annexation Policy and Procedure Manual*; and

**WHEREAS**, the Town Council of the Town of Bluffton concurs with Planning Commission's recommendation; and,

**WHEREAS**, the Town Council agrees to accept the Annexation Petition for the Properties; and,

**WHEREAS**, the Town Council of the Town of Bluffton finds it to be in the Town's best interest to annex into its corporate boundaries that certain Property owned by Bryant.

**NOW, THEREFORE, BE IT ENACTED BY THE TOWN COUNCIL OF THE TOWN OF BLUFFTON, SOUTH CAROLINA:**

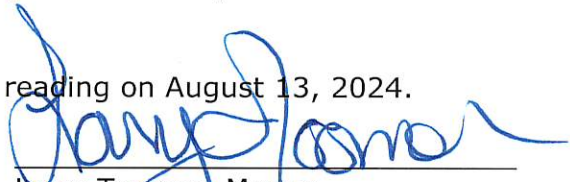
The Town of Bluffton, South Carolina, hereby annexes into its corporate boundaries all that certain Property owned by Bryant Holding, LLC consisting of a total of 2.14 acres, more or less, being described as Beaufort County Tax Map Number R600-029-000-0028-0000, including adjacent Right-of-Ways, and which is more fully described by the Petition for Annexation of Property and its Exhibits and Attachments, the same

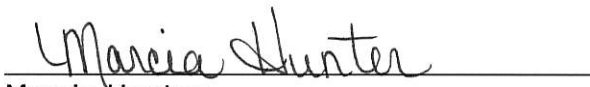
being attached hereto and incorporated herein as part of this Ordinance as Exhibit A.

THIS ORDINANCE SHALL BE EFFECTIVE IMMEDIATELY UPON ADOPTION.

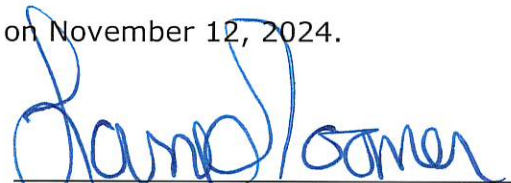
DONE, RATIFIED AND ENACTED this 12th day of November, 2024.

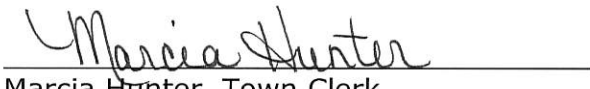
This Ordinance was read and passed at first reading on August 13, 2024.

  
Larry Toomer, Mayor  
Town of Bluffton, South Carolina


  
Marcia Hunter  
Town of Bluffton, South Carolina

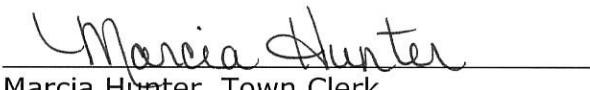
A public hearing was held on this Ordinance on November 12, 2024.

  
Larry Toomer, Mayor  
Town of Bluffton, South Carolina

  
Marcia Hunter, Town Clerk  
Town of Bluffton, South Carolina

This Ordinance was passed at second reading held on November 12, 2024.

  
Larry Toomer, Mayor  
Town of Bluffton, South Carolina

  
Marcia Hunter, Town Clerk  
Town of Bluffton, South Carolina



**Exhibit A**  
**Annexation Petition**

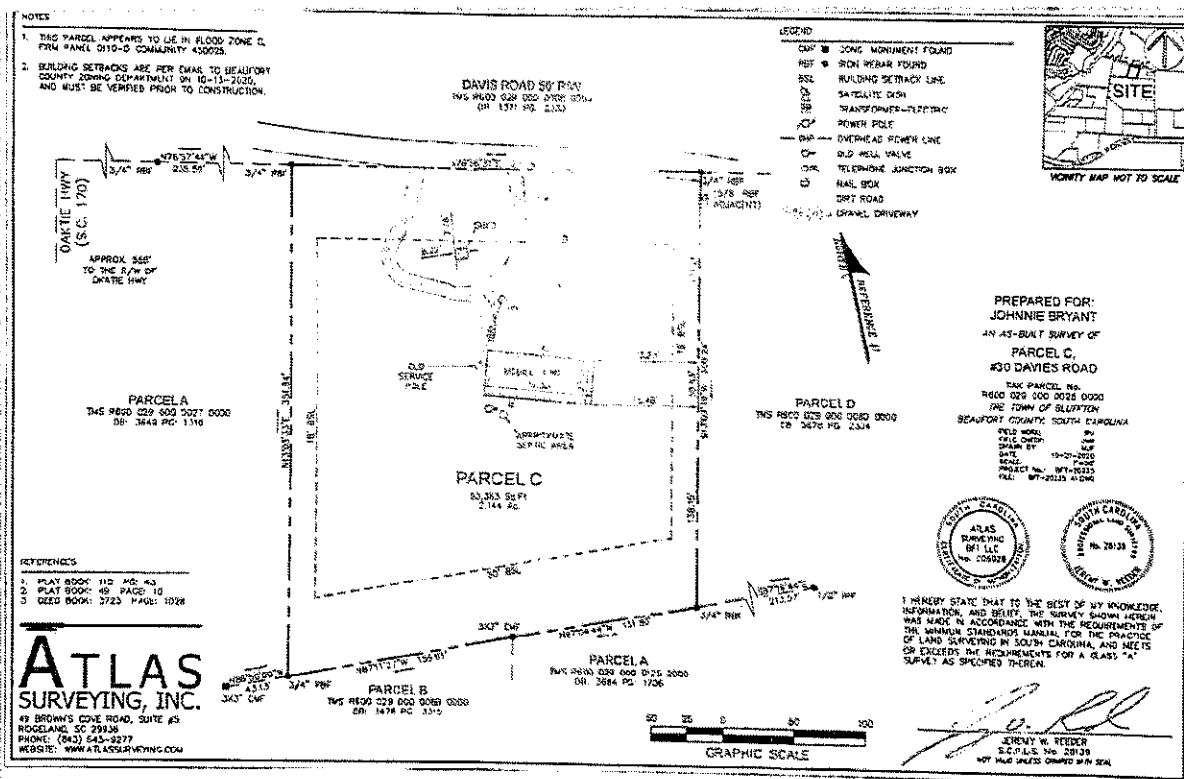
**Exhibit B**  
**Property Description**

ALL that certain lot of land situate, lying, and being in the Bluffton Township, Beaufort County, South Carolina, containing 2.14 acres, more or less, more particularly described as Parcel C, on a plat entitled "A Combination & Recombination Survey of Tax Map #'s, R600 029 000 0008 0000, R600 029 000 0027 0000, & R600 000 008D 0000 Near Bluffton, Beaufort County, South Carolina", prepared by TGS Land Surveying, and certified by Thomas G. Stanley, Jr., PLS #18269, TGS Land Surveying, which plat is dated August 23, 2004 being recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 110 at Page 43; and

Beaufort County Tax Map No. R600-029-000-0028-0000

TOGETHER with a non-exclusive easement appurtenant for ingress, egress and utilities (access and maintenance) over, across, and under that property identified as a 50' non-exclusive easement over a 5 acre, more or less, tract owned N/F by Resource Development Group, LLC to Davis Road as shown on that certain plat recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 49 at Page 10.

# Exhibit C Plat



**100 Percent Petition Form**

TO THE MAYOR AND COUNCIL OF THE TOWN OF BLUFFTON:


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

The territory to be annexed is described as follows:

The property is designated as follows on the County tax maps:

2.14 Acres, More or Less, Located at 30 Davis Road located to the east of the Intersection of Davis Road and Okatie Highway (SC Highway 170) and identified by Beaufort County Tax Map No. R600-029-000-0028-0000

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

Bryant III, Johnnie L.  March 14, 2024  
Signature Date

Bryant Holding, LLC, Johnnie L. Bryant, III  
Print Name

P.O Box 3338 Bluffton, SC 29910  
103 Besseleiu Court Bluffton, SC 29910  
Street Address, City, Zip

=====  
FOR MUNICIPAL USE:

Petition received by KEIKY PONCE, Date 3/14/2024

Description and Ownership verified by KEVIN ICAHO, Date 3/15/2024

Recommendation: APPROVAL By Town Council on Nov. 12<sup>th</sup> 2024

By: KFEE, Date Nov. 13<sup>th</sup> 2024

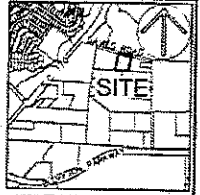
# NOTES

1. THIS PARCEL APPEARS TO LIE IN FLOOD ZONE C. FIRM PANEL 0110-D COMMUNITY 450025.
2. BUILDING SETBACKS ARE PER EMAIL TO BEAUFORT COUNTY ZONING DEPARTMENT ON 10-13-2020, AND MUST BE VERIFIED PRIOR TO CONSTRUCTION.

DAVIS ROAD 50' R/W  
TMS R600 029 000 0000 0000  
DB: 1371 PG: 2033

## LEGEND

- CMF ■ CONC MONUMENT FOUND
- RBF ■ IRON REBAR FOUND
- BSL ■ BUILDING SETBACK LINE
- SAT ■ SATELLITE DISH
- TRF ■ TRANSFORMER-ELECTRIC
- PP ■ POWER POLE
- OPW ■ OVERHEAD POWER LINE
- OW ■ OLD WELL VALVE
- TJB ■ TELEPHONE JUNCTION BOX
- MB ■ MAIL BOX
- DR ■ DIRT ROAD
- GD ■ GRAVEL DRIVEWAY



MUNICIPAL MAP NOT TO SCALE



PREPARED FOR:  
JOHNNIE BRYANT  
AN AS-BUILT SURVEY OF  
PARCEL C,  
#30 DAVIS ROAD

TAX PARCEL No.  
R600 029 000 0028 0000  
THE TOWN OF BLUFFTON  
BEAUFORT COUNTY, SOUTH CAROLINA  
FIELD WORK: JWR  
FIELD CHECK: JWR  
DRAWN BY: JWR  
DATE: 10-21-2020  
SCALE: 1"=50'  
PROJECT No.: HFS-20205  
FILE: HFS-20205 ALDNG



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

*Jeremy W. Reeder*  
JEREMY W. REEDER  
S.C.P.L.S. No. 28139  
NOT VALID UNLESS COMPLETED WITH SEAL

## REFERENCES

1. PLAT BOOK: 310 PG: 43
2. PLAT BOOK: 45 PAGE: 10
3. DEED BOOK: 3723 PAGE: 1028

**ATLAS**  
SURVEYING, INC.

49 BROWN'S COVE ROAD, SUITE #5  
RIDGELAND, SC 29936  
PHONE: (843) 648-9277  
WEBSITE: WWW.ATLASSURVEYING.COM

50 25 0 50 100  
GRAPHIC SCALE

OAKIE HWY  
(S.C. 170)  
APPROX. 555'  
TO THE R/W OF  
OAKIE HWY

PARCELA  
TMS R600 029 000 0027 0000  
DB: 3649 PG: 1310

PARCEL C  
83,383 SQ. FT.  
2.144 AC.

PARCELD  
TMS R600 029 000 0080 0000  
DB: 3678 PG: 2304

PARCELA  
TMS R600 029 000 0125 0000  
DB: 3684 PG: 1706

PARCELB  
TMS R600 029 000 0088 0000  
DB: 3478 PG: 3315

  
BEAUFORT COUNTY AUDITOR

BEAUFORT COUNTY SC - ROD  
BK 4195 Pgs 0592-0594  
2022060387 RED  
11/02/2022 03:21:57 PM  
RCPT# 1110468  
RECORDING FEES 15.00

ADD DMP Record 12/29/2022 01:50:17 PM  
BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R600	029	000	0028	0000	00

**STATE OF SOUTH CAROLINA )**  
**)**  
**COUNTY OF BEAUFORT )**

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS** that **BERNICE Y. BRYANT** (hereinafter referred to as "Grantor"), in the State aforesaid, in consideration of the sum of **TEN and NO/100 (\$10.00) DOLLARS** to me in hand paid by **BRYANT HOLDING, LLC**, a **South Carolina limited liability company** (hereinafter referred to as the "Grantee") whose address is **103 Besseleiu Court, Bluffton, SC 29910**, the receipt of which is hereby acknowledged, has granted, bargained, sold and released and by these presents does grant, bargain, sell and release subject to the easements, restrictions, reservations and conditions set forth in the legal description below, unto the said Grantee, forever, the following described property to wit:

ALL that certain lot of land situate, lying, and being in the Bluffton Township, Beaufort County, South Carolina, containing 2.14 acres, more or less, more particularly described as **Parcel C**, on a plat entitled "A Combination & Recombination Survey of Tax Map #'s, R600 029 000 0008 0000, R600 029 000 0027 0000, & R600 000 008D 0000 Near Bluffton, Beaufort County, South Carolina", prepared by TGS Land Surveying, and certified by Thomas G. Stanley, Jr., PLS #18269, TGS Land Surveying, which plat is dated August 23, 2004 being recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 110 at Page 43; and

Beaufort County Tax Map No. R600-029-000-0028-0000

**TOGETHER with a non-exclusive easement appurtenant for ingress, egress and utilities (access and maintenance) over, across, and under that property identified as a 50' non-exclusive easement over a 5 acre, more or less, tract owned N/F by Resource Development Group, LLC to Davis Road as shown on that certain plat**



recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 49 at Page 10.

Said conveyance is made subject to all applicable covenants, easements and restrictions of record in the Office of the Register of Deeds, Beaufort County, South Carolina.

This being a portion of the same property conveyed to the within Grantor by Deed of Felicia Blackshear a/k/a Felcia Blackshear, individually and as Grantee of Connie Olivia White, Don D. Blackshear, and Shawn Blackshear, dated December 17, 2018, and recorded December 20, 2018, in the Office of the Register of Deeds for Beaufort County, South Carolina, in Book 3723 at Page 1028.

This Deed was prepared by Dills Law Firm, LLC, PO Box 1696, Bluffton, South Carolina 29910, without benefit of a title examination.

THIS CONVEYANCE IS MADE SUBJECT TO all other easements and restrictions of record and otherwise affecting the property.

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

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the said Grantee, its successors and assigns, forever, in fee simple; subject, however, to the rights, conditions and restrictions that constitute covenants running with the land, all as set forth herein.

AND said Grantor does hereby bind themselves, their heirs and assigns, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said Grantee, its successors and assigns, against Grantor and Grantor's heirs and assigns, and against all persons whomsoever lawfully claiming, or to claim the same, or any part thereof.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed this 15 day of September, 2022.

**SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:**

(2) [Signature]  
Signature of 1st Witness

(3) [Signature]  
Signature of 2nd Witness/Notary Public

(1) Bernice Y. Bryant, by Johnnie Bryant <sup>AGWANT</sup> (L.S.)  
Bernice Y. Bryant, by Johnnie Bryant,  
Her Attorney-In-Fact

STATE OF South Carolina )  
COUNTY OF Beaufort )

**ACKNOWLEDGEMENT**

I, the undersigned notary, do hereby certify that *Johnnie Bryant, as Attorney-In-Fact for Bernice Y. Bryant* personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal this 15 day of September, 2022.  
(4) [Signature] (L.S.)  
Notary Public for the State of South Carolina  
My Commission Expires: 6/17/24

