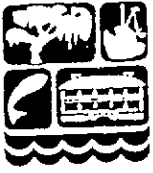


Gump PUD



BEAUFORT COUNTY
BOARD OF ADJUSTMENTS AND APPEALS FOR
BUILDING AND DEVELOPMENT APPEALS BOARD

EARL PICKEL
CHAIRMAN
FRANK TUCKWILLER
VICE CHAIRMAN
ARTHUR HANCOCK
DOYLE QUALLS
DON DEAN
LEONARD GOETHE
BILL HAGER
NELSON LEWIS
DAVID CHRISTMAS
ARTHUR CUMMINGS
SECRETARY

NOTICE OF DECISION

DATE: JUNE 26, 1991

OWNER/AGENT/DEVELOPER: GUMP WOODWORKS/DON GUSCIO

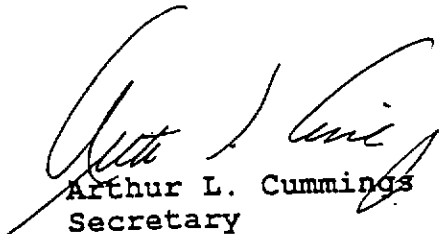
LOCATION: PINCKNEY COLONY

DISTRICT: 600 MAP: 22 PARCEL: 15A

STREET OR HWY: SC HWY 50

You are hereby notified that the Appeals Board held a public meeting on 6-18-91 in regards to your request for a variance/appeal of Z/DSO SECTION 4.11.1. The Board rendered the following decision:

Your request for a variance to allow less than 20% of commercial land use was granted. The ordinance requires no less than 20% of total development shall be devoted to any land use.


Arthur L. Cummings
Secretary

cc County Council
Larry Yoakum, Deputy Administrator

BEAUFORT COUNTY
APPLICATION TO THE BOARD OF ADJUSTMENTS AND APPEALS
FOR BUILDING AND DEVELOPMENT APPEALS

Instructions: Please fill out this application form completely. Attach any pertinent materials that may help the board members to better understand your request, i.e., photos, maps, drawings, etc. Failure to follow these instructions may result in rejection of your application.

1. Property Owner: Name: CORNELIUS / GUMP WOODWORKS
Address: _____
Home Ph#: _____ Work Ph# 757-3951
2. Applicant (If different) Name: ROGER M GUMP
Address: c/o FOU GREGIO RT 2 BOX 197
Home Ph#: _____ Work Ph# MM, SC
3. Property Location: District: 600 Tax Map 22 29426
Parcel: 15-A Lot _____
Street: _____

4. Ordinance or Code being appealed or from which a variance is requested:

- A. Standard Codes Section(s): _____
- B. Flood Ordinance Section(s): _____
- C. Sign Ordinance Section(s): _____
- D. Electrical Ordinance Section(s): _____
- E. Barrier Free Design Section(s): _____
- F. Zoning/Development Standards Ordinance Section(s): 4.11.1
- G. Other(s) Section(s): _____

5. If this is an appeal, please state the nature of your appeal. (Attach additional copies if needed.) NOT AN APPEAL, PLANNING BOARD RECOMMENDED THIS REQUEST BE MADE TO REDUCE ACREAGE INVOLVED

6. Please describe each variance and how it differs from the requirements. (Attach additional sheets if needed).
NO LESS THAN 20% OF TOTAL DEVELOPMENT SHALL BE DEVOTED TO ANY SINGLE LAND USE.
APPLICANT ONLY NEEDS 3 ACRES ± FOR EXPANSION PLANS IN A PROPOSED P.U.D. WHICH WOULD REQUIRE 4 ACRES MINIMUM.

7. What extraordinary and exceptional conditions exist that would create an extreme hardship if this variance is not granted: (Attach additional sheets if needed.) REQUIRED

AMOUNT OF COMMERCIAL LAND WOULD ADVERSELY IMPACT THE NEIGHBORHOOD, HAVING A "STRIP" DEVELOPMENT APPEAR

8. To avoid a variance condition, have you considered an alternate method of accomplishing what you desire that meets with the intent of the code/ordinance?

Yes No

If yes; please explain ORIGINAL PLAN WAS 2076, RED-

XED TO COMPLY WITH BEAUFORT COUNTY PLANNING BOARD APPROVAL CONDITION THAT APPLICANT REQUEST FOR A VARIANCE

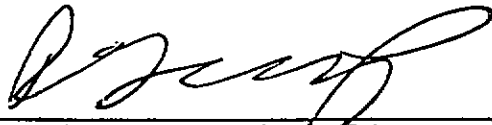
9. How would the variance not cause detriment to the public good or pose a health or safety hazard to the occupant(s) of the building? THE VARIANCE WOULD BE

A PORTION OF LAND AREA ALLOCATED FOR COMMERCIAL USES WHICH IS LESS THAN AMOUNT REQUIRED IN THE P.U.D. REQUIREMENTS

NOTE: In order for the Board to hear the variance request, the applicant must be present at the scheduled meeting.

I hereby agree to abide by all conditions imposed by the County of Beaufort in the granting of the/this variance. I understand that such conditions apply to the property and are a right or obligation transferable by sale.

I affirm that in all other respects this property will conform to all other codes and ordinances.



Signature of Applicant

6-4-91

Date

ROBERT M. GUMP

Printed Name of Applicant

REZONING REQUEST

Applicant: Roger Gump
Site: Bluffton Township, District 600, Map 22, Parcel 15-A,
on Pinckney Colony Road.
From: Residential Agricultural District (RAD)
To: Planned Unit Development (PUD)
Staff Recommendation: Approval
Southern Beaufort County Subcommittee Recommendation: Be Denied
Beaufort County Planning Board Recommendation: Approval, subject
to the approval of a variance of less than 20% of
commercial use by the Beaufort County Board of
Adjustments and Appeals. The variance has been granted
by the Board of Adjustments and Appeals.

This is a 19.5 acre site located about one-fourth (¼) of a mile north of U.S. Highway 278 on Pinckney Colony Road. The surrounding land uses with the exception of one house located to the northeast of the property and a cemetery to the southeast (across Pinckney Colony Road), the area surrounding is mostly wooded. The site is accessible from Pinckney Colony Road which is paved, that connects with U.S. 278 to the south. The site is presently zoned Residential Agricultural District (RAD) which allows two single family dwellings per acre but also contains a minimum lot size requirement, and agricultural/forestry uses. The applicant desires to rezone the site to Planned Unit Development (PUD) to allow him to expand an existing cabinet shop. However, the applicant states he intends to limit the general commercial use (woodworking) to 2.5 acres of the parcel.

Public water service is scheduled for the area in the near future. There is presently no public sewer service to the area, however, it may be scheduled for sanitary sewer service in the near future.

The area is primarily rural in nature with a few scattered homes. This site had previously been requested to be rezoned to General Commercial District (GCD) in August of 1990. Due to the fact that this would have introduced an incompatibility of land use into the area and created an unnecessary commercial pocket, it was recommended that thee rezoning request be denied. As a result the rezoning request was withdrawn before any official was taken on the site by the Beaufort County Planning Board.

The staff recommends the rezoning be approved for the following reasons:

1. It would bring an existing business into conforming land use zoning, thus, allowing it to expand.
2. As proposed by the applicant it would limit the size of the commercial operation.
3. No large commercial development would occur because it is Planned Unit Development requiring a master plan.
4. A Planned Unit Development would allow for better land use monitoring.

The Southern Beaufort County Subcommittee recommends disapproval.

The Beaufort County Planning Board recommends approval subject to a variance being granted by the Beaufort County Board of Adjustments and Appeals of less than 20% of the total Planned Unit Development (PUD) being in commercial land use.



BEAUFORT COUNTY PUBLIC WORKS

Route 8, Box 274
Beaufort, South Carolina 29902
846-3910

Shanklin Road
State Road S - 7 - 86
Burton, South Carolina

L.A. Yoakum
Deputy Administrator

Harold B. Cordell
Director, Central Garage

Gordon S. Crispin
Zoning & Development
Administrator

Arthur L. Cummings
Director, Building Codes

Erik H. Freiesleben
County Engineer/Surveyor

Arthur G. "Pete" Proulx
Solid Waste Supervisor

E.M. "Nick" Russell, Jr.
Director, Public Works

John A. Sullivan, Jr.
Facilities & Projects
Administrator

James C. Winn
Director
Buildings & Grounds

To : Planning Board/County Council
From: Development Review Committee
Subj: PUD Rezoning Request
Date: March 27, 1991

As provided for in the Zoning/Development ordinance the Development Review Committee reviewed the request for PUD rezoning known as Gump Woodworks. This property is identified as District 600, Map 022, Parcel 015A, presently zoned as RAD.

During the discussions on the request the committee expressed concern that this PUD, which includes a Light Industrial component, appeared to be a way to defeat the limitations of the present zone and of the non-conforming characteristics of the present property.

The developer's representative stated that they were prepared to redesignate the Industrial area as General Commercial, and limit the area of the GCD to one-half of the 4.9 acres shown for Industrial use. The developer is to provide a modified plan reflecting this latter proposal. The developer is to provide this plan expeditiously at which time it will be forwarded for your further action.

A request for measuring noise generated on this property was complied with; the measurements ranging from 58 to 62 decibels as measured at the property line.

GSC/sjd



BEAUFORT COUNTY PLANNING BOARD

POST OFFICE DRAWER 1228
BEAUFORT, SOUTH CAROLINA 29901
803-525-7138

April 12, 1991

To: Beaufort County Planning Board
From: Southern Beaufort County Subcommittee

Subject: Rezoning Request of Roger Gump for District 600, Map 22,
Parcel 15-A, on Pinckney Colony Road

The Southern Beaufort County Subcommittee at its April 11, 1991 meeting in Bluffton, SC, voted to recommend to the Beaufort County Planning Board that the rezoning request of Roger Gump for District 600, Map 22, Parcel 15-A, on Pinckney Colony Road, from Residential Agricultural District (RAD) to Planned Unit Development (PUD) be denied for the following reasons:

1. The Southern Beaufort County Land Use Plan does not support commercial use at this site.
2. If approved it would allow commercial use encroachment into a Residential Agricultural District.
3. The purpose statement of a Residential Agricultural District is to prevent commercial uses in this zone.
4. The Planned Unit Development (PUD), as proposed, is not a compatible land use with the surrounding area.



BEAUFORT COUNTY PLANNING BOARD

POST OFFICE DRAWER 1228
BEAUFORT, SOUTH CAROLINA 29901
803-525-7138

April 4, 1991

Mr. Roger Gump
Star Route, Box 80
Bluffton, SC 29910

Dear Mr. Gump:

As an adjoining property owner, you are hereby notified that Roger Gump has filed a rezoning request to change property located on Pinckney Colony Road known as District 600, Map 22, Parcel 15-A, to change zoning from Residential Agricultural District (RAD) to Planned Unit Development (PUD). If rezoned, the applicant states the intended use is to expand the present woodworking operation (cabinet shop).

This case will be on the agenda of the Southern Beaufort County Subcommittee at 6 p.m., Thursday, April 11, 1991. The Subcommittee will meet at the Bluffton Town Hall, Highway 46W. Bluffton, SC.

The case will be on the agenda of the Beaufort County Planning Board at 5:30 p.m., Monday, May 6, 1991. The Planning Board will meet at the Arthur Horne County Office Building, 1000 Ribaut Road, Beaufort, S.C.

Your concerns and comments are welcome on this rezoning application.

Sincerely,

J. C. Wright
Staff Planner II



BEAUFORT COUNTY PLANNING BOARD

POST OFFICE DRAWER 1228
BEAUFORT, SOUTH CAROLINA 29901
803-525-7138

April 4, 1991

Ms. Dorothy M. Martin
Box 765
Bluffton, SC 29910

Dear Ms. Marin:

As an adjoining property owner, you are hereby notified that Roger Gump has filed a rezoning request to change property located on Pinckney Colony Road known as District 600, Map 22, Parcel 15-A, to change zoning from Residential Agricultural District (RAD) to Planned Unit Development (PUD). If rezoned, the applicant states the intended use is to expand the present woodworking operation (cabinet shop).

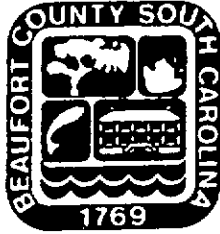
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Your concerns and comments are welcome on this rezoning application.

Sincerely,

J. C. Wright
Staff Planner II



BEAUFORT COUNTY PLANNING BOARD

POST OFFICE DRAWER 1228
BEAUFORT, SOUTH CAROLINA 29901
803-525-7138

April 4, 1991

Ms. Mary Beebe Beasley
Post Office Box 1083
Etowah, NC 28729

Dear Ms. Beasley:

As an adjoining property owner, you are hereby notified that Roger Gump has filed a rezoning request to change property located on Pinckney Colony Road known as District 600, Map 22, Parcel 15-A, to change zoning from Residential Agricultural District (RAD) to Planned Unit Development (PUD). If rezoned, the applicant states the intended use is to expand the present woodworking operation (cabinet shop).

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The case will be on the agenda of the Beaufort County Planning Board at 5:30 p.m., Monday, May 6, 1991. The Planning Board will meet at the Arthur Horne County Office Building, 1000 Ribaut Road, Beaufort, S.C.

Your concerns and comments are welcome on this rezoning application.

Sincerely,

J. C. Wright
Staff Planner II

BEAUFORT COUNTY, SOUTH CAROLINA
PROPOSED ZONING/DEVELOPMENT AMENDMENT

To: The Chairman and Members, Beaufort County Council

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

1. This is a request for a change in the: (Check as appropriate)
 Zoning Map Designation Zoning/Development Text

2. Give exact information to locate the property for which you propose a change: Tax District No. 560 800 600
Tax Map No. 22 Parcel No. B 15 A
Square feet or acres of subject property: 19.5 AC

3. How is this property presently zoned? (Check one.)
 CPD RAD DD GR-4 GR-8
 GR-20 NPD-1 NPD-2 NPD-3
 NPD-4 NCD GCD RAD RCD
 ID PUD

4. What new zoning do you propose for this property? P.U.D.
____ (Under Item 8 explain why this area should be rezoned as your propose.)

5. Do you own all of the property proposed for this zoning change? Yes No
If NO, give location of the property involved which applicant does not own and name and address of the/those owner(s): N.A.

6. If this request also involves a proposed change in the Zoning/Development Ordinance Text, which section(s) will be affected: Sections N.A.

7. Explain proposed text change and reasons therefore in Item 8.

8. Explanation: N.A.

(Continue on separate sheet)

(Over to back)

9. Is this property subject to an Overlay District? Check those which may apply:

() BDOD () FHCD () AOD () HPOD () HCOD

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 applicant.

Roger Gump
Signature of applicant

13 NOV. 90
Date

Printed Name ROGER GUMP

Address STAR RTE BOX 80, BLUFFTON, S.C. 29910

Telephone Number 803-757-3931

- BDOD - Beach Development Overlay District
- FPOD - Flood Hazard Overlay District
- AOD - Airport Overlay District
- HPOD - Historic Preservation Overlay District
- HCOD - Highway Corridor Overlay District

FOR AMENDMENT REQUESTS WHICH AFFECT DISTRICT ZONING, A POSTING NOTICE MUST BE PLACED ON THE AFFECTED PROPERTY AT LEAST FIFTEEN (15) DAYS PRIOR TO SCHEDULED REVIEW BY THE PLANNING BOARD. THE NOTICE WILL BE PROVIDED BY THE ZONING/DEVELOPMENT OFFICE BUT YOU ARE RESPONSIBLE FOR ITS PLACEMENT ON THE PROPERTY.

Date Notice Provided 2-22-91

Date Received 2-25-91 Date Forwarded 2-25-91

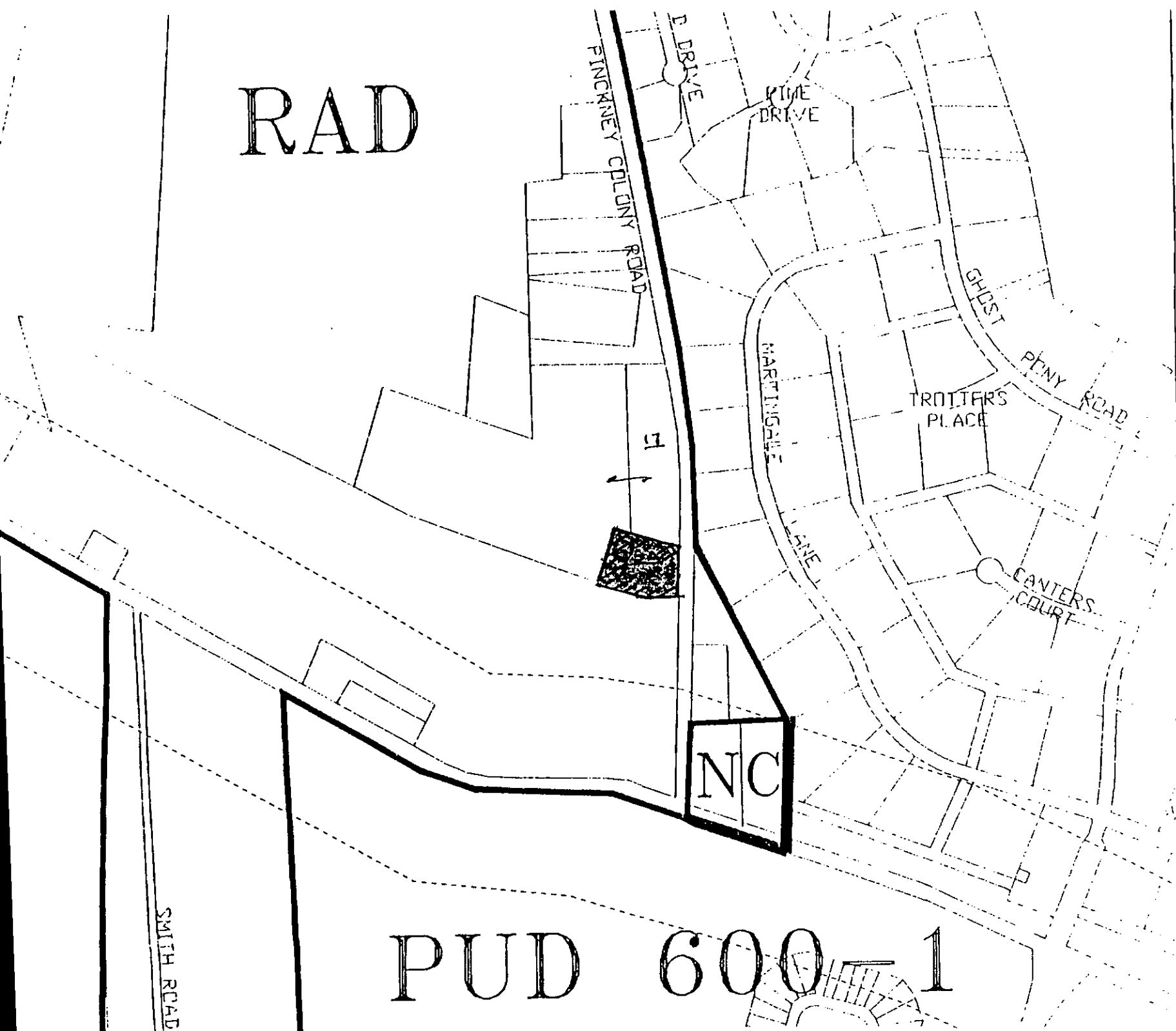
Date of Planning Board Review 6-3-91

Date of County Council Action _____

Approved _____ Disapproved _____ Modified _____

Please submit form as an original and two (2) copies.

RAD



H

NC

PUD 600-1



DON M. GUSCIO, ASLA.

LANDSCAPE ARCHITECT

ROUTE 2 BOX 197

HILTON HEAD ISLAND

SOUTH CAROLINA, 29928

PROJECT: CORNELIUS - GUMP WOODWORKS
PLANNED UNIT DEVELOPMENT
APPLICANT: ROGER M. GUMP

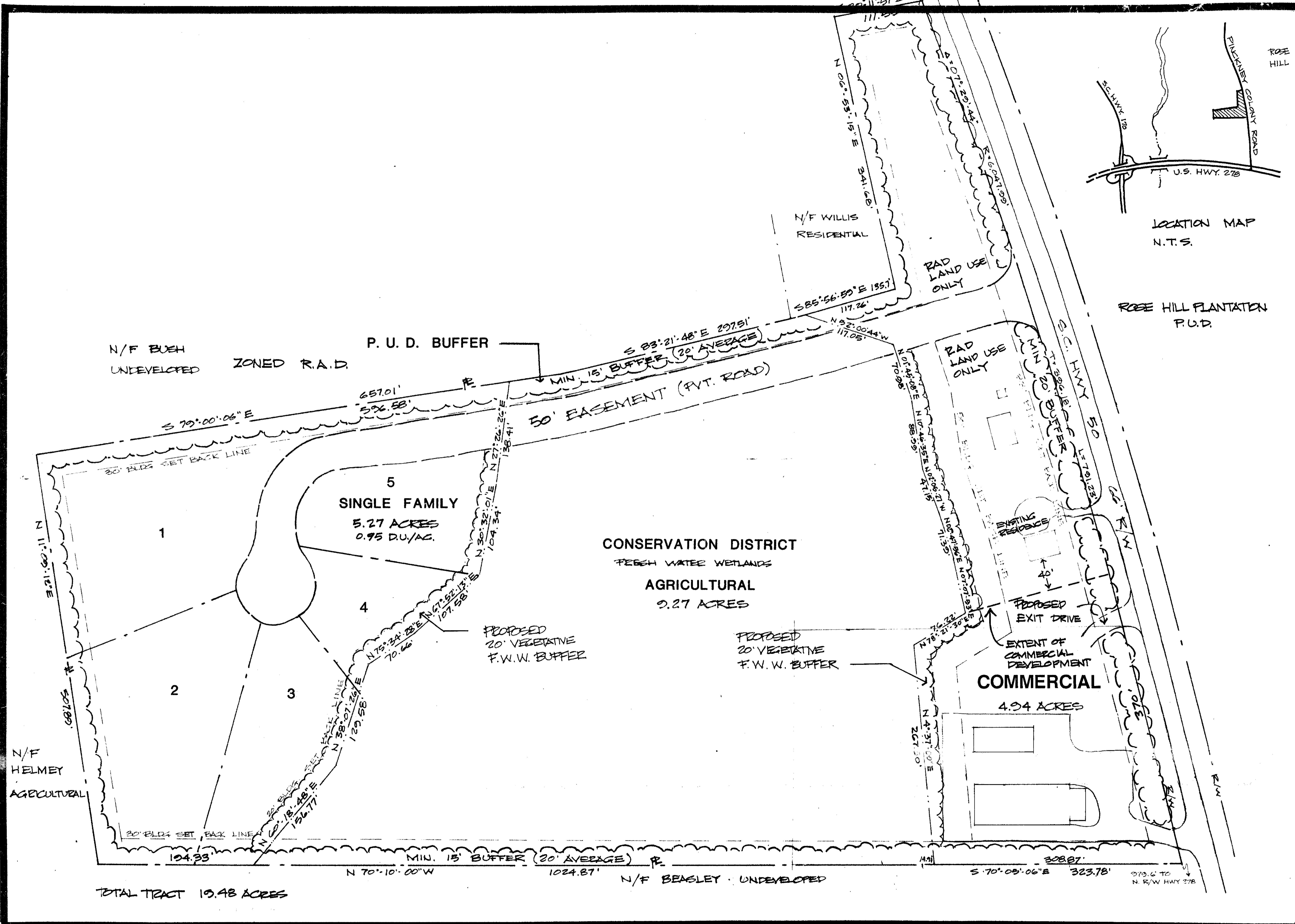
THE FOLLOWING NARRATIVE IS HEREBY
SUBMITTED TO COMPLY WITH P.S.O. SECTION
7.5.2.3 (B):

THE APPLICATION IS FOR A PLANNED UNIT
DEVELOPMENT IN ORDER TO ALLOW FOR
THIS EXPANSION OF THE EXISTING FACILITY
MORE THAN 20%.

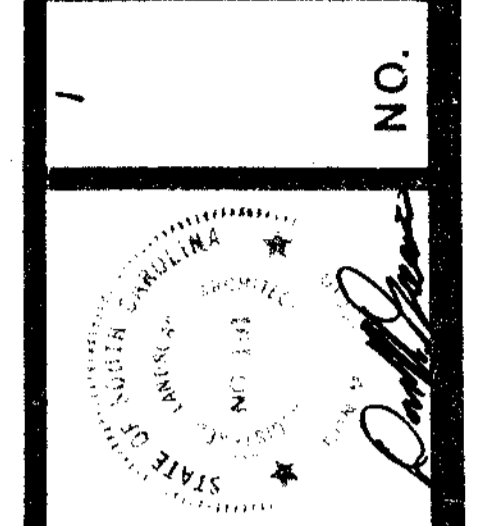
- a) THE PROPOSED MAINTENANCE OF STREETS,
DRAINAGE SYSTEMS, WATER AND SEWER
SYSTEMS, OPEN SPACE AND ANY OTHER
AMENITIES AND IMPROVEMENTS WILL BE
BY THE OWNER
- b) SINGLE PHASE FOR EXPANSION, APPROXIMATELY
10,000 SQ FT
- c) N.A.

DUE TO THE NATURE OF WORK, (CONTRACT)
THE NUMBER OF EMPLOYEES VARY SLIGHTLY.
IT IS NOT ANTICIPATED THAT AN APPRECIABLE
INCREASE OF EMPLOYEES WILL OCCUR. THE
PHYSICAL BUILD-OUT (BUILDINGS & PAVING) SHALL
BE LIMITED TO $\frac{1}{2}$ (50%) OF THE 4.9 ACRES

THE FACILITY IS BEING SERVED WITH
TELEPHONE, ELECTRICITY, EXIST WELL &
SEPTIC TANK. SOLID WASTE IS REMOVED
BY THE COMPANY. A. SITE SPECIFIC
PLAN WILL BE SUBMITTED UPON RE-ZONING



5-8-91 EXTENT OF FUTURE LINE
 6-28-93 - 20' F.W.W. BUFFER
 DAT



Land Planning
 Site Planning
 Landscape Architecture
 REVISION

PLANNED UNIT DEVELOPMENT
 COENELIUS/GUMP WORKSPACES &
 ROZIER M. GUMP
 DATE 2-7-91

Doii M. Guscio
 Landscape Architect
 ROUTE 2 BOX 197
 HILTON HEAD ISLAND, S.C.
 29926
 (803) 757-3855

SHEET
 2 OF 2
 SHEETS

