



COUNTY COUNCIL OF BEAUFORT COUNTY

Beaufort County Community Development

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

April 15, 2026

Mr. Nate Broman
Taft-Mills Group, LLC
631 Dickinson Avenue
Greenville, NC 27834

Re: Zoning Verification Letter
4809 Bluffton Parkway, Bluffton
District 600, Map 039, Parcel 1481

Dear Mr. Broman:

This is to certify that the referenced property, located at 4809 Bluffton Parkway, and further defined as being in Bluffton Township is zoned T4-Hamlet Center Open (T4HCO). This zoning district allows Dwelling: Multi-Family Units as permitted uses. Please refer to the Community Development Code Division 3.2.100 for all other use information/development parameters.

Zoning designations of abutting Properties: North – C5-Regional Center Mixed Use, South – Bluffton Parkway, East – T4-Hamlet Center Open, West – T4-Hamlet Center Open.

Setbacks: Front: 10' min, 25' max, Side Street: 10' min, 20' max. Side: Main Building: 5' min, Side Ancillary Building: 5' min, Rear: 5' min.

Allowed Building Types can be found in Division 5.1: Building Type Standards.

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

To the best of my knowledge there were no variances, special use permits, or special conditions granted to this site.

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

Sincerely,


Hillary A. Austin
Zoning & Development Administrator