

Attachment 1



TOWN COUNCIL FIRST READING

Concurrent Applications Related to Property Commonly Referred to University Investments, LLC Consisting of a Total of 65.592 Acres, More or Less, Located at Southwest Corner of the Buckwalter Parkway and Lake Point Drive Intersection and to the West of the Retreat at Grande Oaks, and Bearing Beaufort County Tax Map Nos. R600-029-000-0014-0000 (Portion) and R600-029-000-2410-0000

Presentation to Town Council
Kevin Icard, AICP
September 10, 2024

Applications for Consideration



- a. Amendment to the Town of Bluffton Comprehensive Plan "Blueprint Bluffton" to Amend the Said Property's Future Land Use Designation from Suburban Living to Neighborhood Center;
- b. Text Amendment to the Buckwalter Planned Unit Development to Create a New Land Use Tract to be Known as the Grande Oaks Commons Land Use Tract;
- c. 100% Annexation Request to Annex the Subject Properties into the Town of Bluffton Corporate Limits;
- d. Zoning Map Amendment to Rezone the Subject Properties to the Buckwalter Planned Unit Development District and Designate as the Grande Oaks Commons Land Use Tract;
- e. Amendment to the Buckwalter Development Agreement for the Subject Properties to Add Provisions Including but not Limited to their Incorporation into the Buckwalter Planned Unit Development District, Designation as the Grande Oaks Commons Land Use Tract, and Add 32 Acres of General Commercial Development Rights.
- f. Amendment to the Buckwalter Planned Unit Development Concept Plan for the Subject Properties to Add Provisions Including but not Limited to their Incorporation into the Buckwalter Planned Unit Development District, Designation as the Grande Oaks Commons Land Use Tract, and Add 32 Acres of General Commercial Development Rights; and



Introduction

On November 11, 2023 in accordance with Section 5-3-150 of the Code of Laws of South Carolina and the Town of Bluffton Annexation Policy and Procedure Manual, the property owners, University Investments, LLC and Grande Oaks II, LLC, submitted a 100% Annexation Petition Application for two parcels totaling 65.592 acres located at southwest corner of the Buckwalter Parkway and Lake Point Drive intersection and to the west of the Retreat at Grande Oaks into the Town of Bluffton's municipal boundary.



Introduction (continued)

On December 12, 2023, Town Council voted to accept the Annexation Petition and forgo referring the application to the Negotiating Committee. Pursuant to the Annexation Manual, the Applicant submitted a concurrent Zoning Map Amendment application requesting the Property's incorporation into the Buckwalter Planned Unit Development ("Buckwalter PUD") if the annexation request is accepted by Town Council.

Additional concurrent applications include amendments to the Buckwalter PUD, Development Agreement, and Concept Plan to incorporate the property, add requested development rights, add a new Grande Oaks Land Use Tract, and specify any additional terms as well as a Town of Bluffton Comprehensive Plan Future Land Use Map amendment to accommodate the request.



Introduction (continued)

On May 22, 2024, Planning Commission held a workshop on the Annexation, Zoning Map Amendment, and Comprehensive Plan Amendment Applications and also discussed the concurrent applications for Zoning Map Text Amendment, PUD Concept Plan Amendment, and Development Agreement Amendment.

Staff forwarded a list of items discussed at the Workshop and the Applicant replied via letter and resubmittals for the application materials and their responses are provided in the following slides.

Concept Plan Map Edits for Planning Commission Public Hearing



- a. Show Innovation Drive Right-of-Way and access point on Bluffton Parkway.
- b. Show the conceptual location of the access roadway to Lakepoint Drive.
- c. Show the access points and frontage roads as shown in the current Buckwalter Parkway Access Management Plan, which was last amended in 2024, or add text committing to the Plan.
- d. Show the access points and frontage roads as shown in the current Bluffton Parkway Access Management Plan or add text committing to the Plan.

All items were addressed and added to the revised illustrative Concept Plan Map.



Development Agreement/Concept Plan Language Revisions for Planning Commission Public Hearing

The new general commercial development rights allocated to the Grande Oaks Land Use Tract may not be transferred to any other piece, parcel or tract of land within the Buckwalter Tract or otherwise.

- Response: Agreed.
- Staff Note: Language needs to be incorporated into Section 3.iii of the 13th Amendment document regarding the 32 acres of general commercial needs to be expanded to identify these acres as an increase of 32 acres of general commercial development rights to the overall permitted for the Buckwalter Development Agreement and Concept Plan, that these development rights are non-transferrable and may not be utilized outside of the Grande Oaks Commons Land Use Tract, and that these development rights are vested on the Properties at time of approval of this Thirteenth (13th) Amendment to the Development Agreement and Concept Plan.



Development Agreement/Concept Plan Language Revisions for Planning Commission Public Hearing

Of the RUDs which are transferred into the Grande Oaks Land Use Tract, a minimum of 20% will be restricted to use as affordable housing pursuant to the language of the Unified Development Ordinance, Article 6.

- Response (portion): The Buckwalter PUD and its existing density are not subject to any affordable housing mandates. If our current DA and PUD Amendment submittal were asking that additional residential density be added to existing PUD density, then we could be subject to the Town's affordable housing rules for any added density...We propose no new density and no affordable housing component... Our current submittal simply allows this potential mixed use to be considered in the future by all parties.
- Staff Note: The inclusion of this requirement was discussed at the Workshop and was noted to the applicant. The application does not include a request for additional residential dwelling units to be added to the overall allowed and the applicant would instead utilize its existing holdings within Buckwalter which are 96 RDUs. The addition of this requirement is something the Commission may recommend if so desired.

Development Agreement/Concept Plan Language Revisions for Planning Commission Public Hearing



Commitment to provide and construct a frontage road with interconnectivity to adjacent properties.

- Response: Agreed. Please see Buckwalter PUD Concept Plan Amendment Application – Project Narrative, paragraph 5: “It is also important to note that this annexation and zoning will allow an additional access point, off Lake Point Drive, for existing residents of Grande Oaks PUD to reach the planned commercial area of the existing Buckwalter Commons Land Use Tract owned by University Investments. This important new access will lead to already approved access points to Bluffton Parkway, through the University Investments Area. The access points were designated by the Buckwalter Parkway Phase 4 Access Management Plan, adopted by the Town, which include signalized and unsignalized accesses.”
- Staff Note: Language detailing the frontage road and interconnectivity commitments and obligations such as land reservation, interconnectivity with the property immediately to the west identified as Beaufort County Tax Map No. R614 029 000 0595 0000 at the time of this amendment,, widths, placement of the frontage road in front of buildings along Bluffton Parkway, construction responsibility, trigger for phased construction at time of development of applicable parcels, and dedication need to be incorporated into the 13th Amendment document, the final of which will be recorded, as the application narratives only describe what they intend and does not obligate the applicant.



Development Agreement/Concept Plan Language Revisions for Planning Commission Public Hearing

Commitment to provide and construct a roadway connection to Lakepoint Drive.

- Response: Agreed. See comment immediately above.
- Staff Note: Language detailing the roadway connection to Lake Point Drive commitments and obligations such as land reservation, locations, widths, construction, trigger for construction, and dedication need to be incorporated into the 13th Amendment document, the final of which will be recorded, as the application narratives only describe what they intend and does not obligate the applicant.



Development Agreement/Concept Plan Language Revisions for Planning Commission Public Hearing

Commitment to the Buckwalter Access Management Plan, as amended, and the Bluffton Parkway Access Management Plan, as amended.

- Response: Agreed. See comment immediately above.
- Staff Note: Language committing to the applicable Bluffton Parkway Access Management Plan and Buckwalter Parkway Access Management Plan, **as amended**, need to be incorporated into the 13th Amendment document, the final of which will be recorded, as the application narratives only describe what they intend and does not obligate the applicant.

Rights of way for the three access points from Buckwalter Parkway through the Applicant's properties within Buckwalter as identified in the Bluffton Parkway Phase 4 Access Management Plan are detailed in the Agreement RE: Phase 5B Right of Way Donation. These rights-of-way should continue through the Properties to the new northern boundary of Grande Oaks after annexation. Language providing for the extensions of these rights-of-way need to be incorporated into the 13th Amendment document.

Bluffton Parkway Phase 4 Access Management Plan

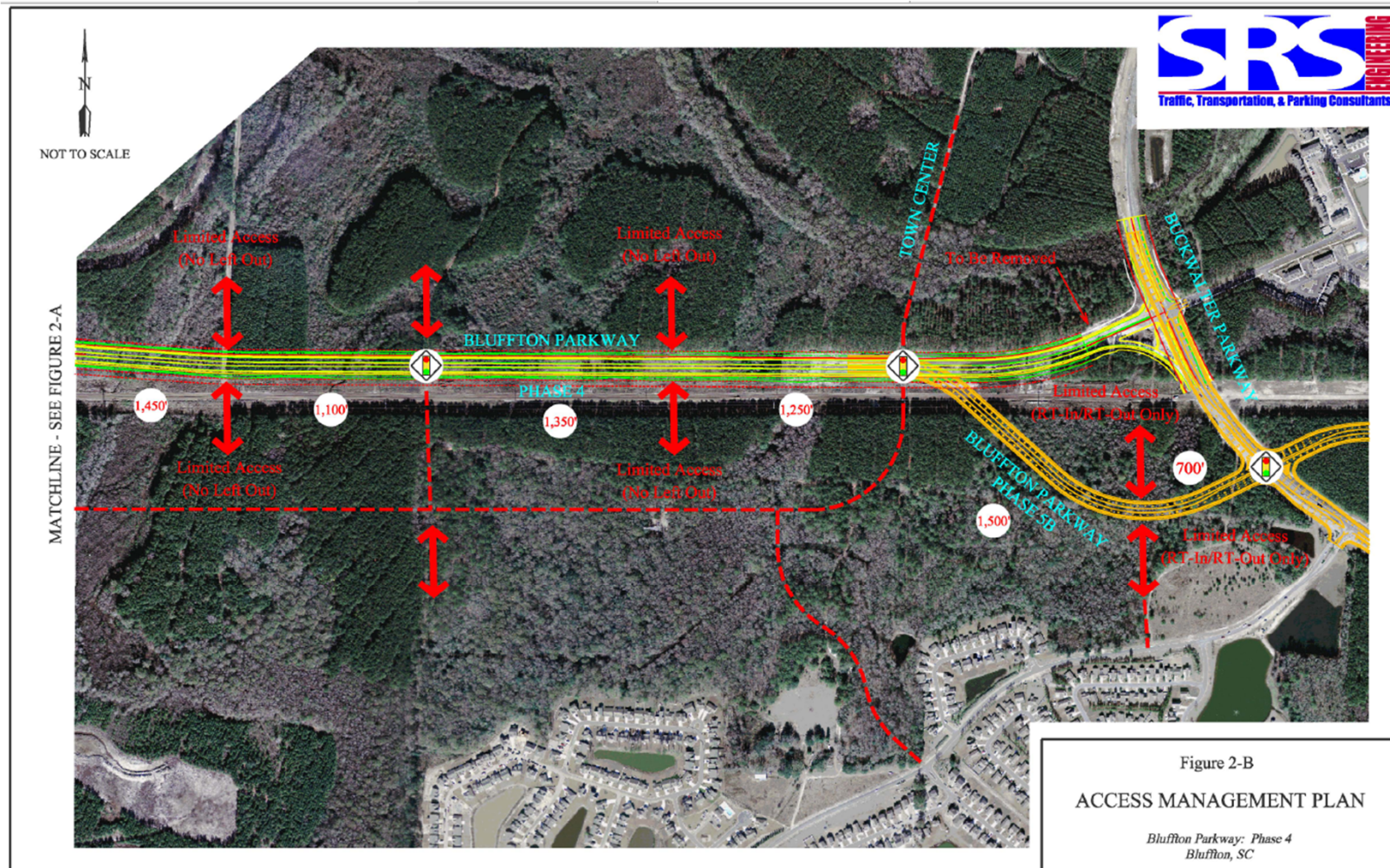
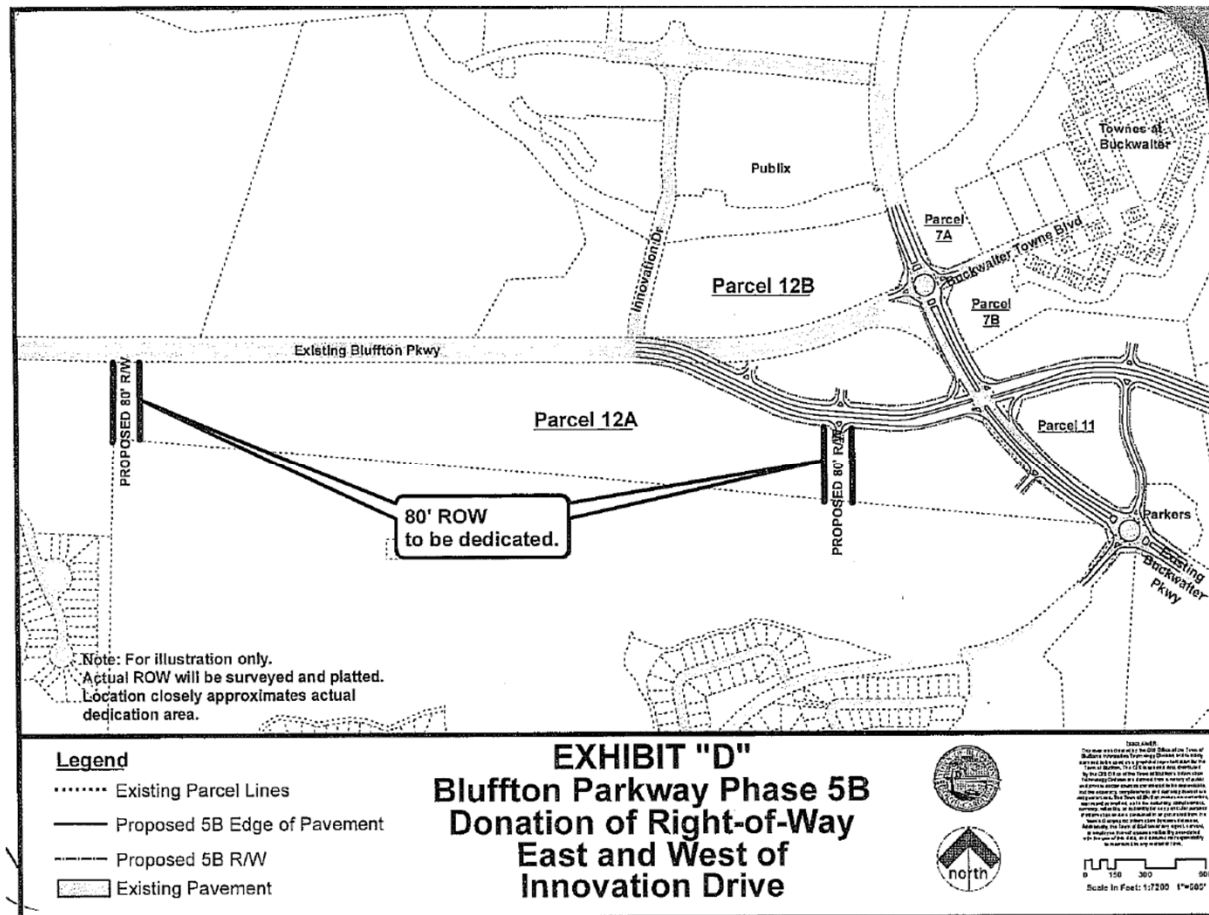


Figure 2-B
ACCESS MANAGEMENT PLAN

Bluffton Parkway: Phase 4
Bluffton, SC

Agreement RE: Bluffton Parkway 5B ROW Donation Exhibit D





Development Agreement/Concept Plan Language Revisions for Planning Commission Public Hearing

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- Response: Agreed.
- Staff Note: Language needs to be incorporated into Section 3.iii of the 13th Amendment document regarding the 32 acres of general commercial needs to be expanded to identify these acres as an increase of 32 acres of general commercial development rights to the overall permitted for the Buckwalter Development Agreement and Concept Plan, that these development rights are non-transferrable and may not be utilized outside of the Grande Oaks Commons Land Use Tract, and that these development rights are vested on the Properties at time of approval of this Thirteenth (13th) Amendment to the Development Agreement and Concept Plan.



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- Response (portion): The Buckwalter PUD and its existing density are not subject to any affordable housing mandates. If our current DA and PUD Amendment submittal were asking that additional residential density be added to existing PUD density, then we could be subject to the Town's affordable housing rules for any added density...We propose no new density and no affordable housing component... Our current submittal simply allows this potential mixed use to be considered in the future by all parties.
- Staff Note: The inclusion of this requirement was discussed at the Workshop and was noted to the applicant. The application does not include a request for additional residential dwelling units to be added to the overall allowed and the applicant would instead utilize its existing holdings within Buckwalter which are 96 RDUs. The addition of this requirement is something the Commission may recommend if so desired.



Development Agreement/Concept Plan Language Revisions for Planning Commission Public Hearing

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- Response: Agreed. Please see Buckwalter PUD Concept Plan Amendment Application – Project Narrative, paragraph 5: “It is also important to note that this annexation and zoning will allow an additional access point, off Lake Point Drive, for existing residents of Grande Oaks PUD to reach the planned commercial area of the existing Buckwalter Commons Land Use Tract owned by University Investments. This important new access will lead to already approved access points to Bluffton Parkway, through the University Investments Area. The access points were designated by the Buckwalter Parkway Phase 4 Access Management Plan, adopted by the Town, which include signalized and unsignalized accesses.”
- Staff Note: Language detailing the frontage road and interconnectivity commitments and obligations such as land reservation, interconnectivity with the property immediately to the west identified as Beaufort County Tax Map No. R614 029 000 0595 0000 at the time of this amendment,, widths, placement of the frontage road in front of buildings along Bluffton Parkway, construction responsibility, trigger for phased construction at time of development of applicable parcels, and dedication need to be incorporated into the 13th Amendment document, the final of which will be recorded, as the application narratives only describe what they intend and does not obligate the applicant.



Development Agreement/Concept Plan Language Revisions for Planning Commission Public Hearing

Commitment to provide and construct a roadway connection to Lakepoint Drive.

- Response: Agreed. See comment immediately above.
- Staff Note: Language detailing the roadway connection to Lake Point Drive commitments and obligations such as land reservation, locations, widths, construction, trigger for construction, and dedication need to be incorporated into the 13th Amendment document, the final of which will be recorded, as the application narratives only describe what they intend and does not obligate the applicant.



Development Agreement/Concept Plan Language Revisions for Planning Commission Public Hearing

Commitment to the Buckwalter Access Management Plan, as amended, and the Bluffton Parkway Access Management Plan, as amended.

- Response: Agreed. See comment immediately above.
- Staff Note: Language committing to the applicable Bluffton Parkway Access Management Plan and Buckwalter Parkway Access Management Plan, **as amended**, need to be incorporated into the 13th Amendment document, the final of which will be recorded, as the application narratives only describe what they intend and does not obligate the applicant.

Rights of way for the three access points from Buckwalter Parkway through the Applicant's properties within Buckwalter as identified in the Bluffton Parkway Phase 4 Access Management Plan are detailed in the Agreement RE: Phase 5B Right of Way Donation. These rights-of-way should continue through the Properties to the new northern boundary of Grande Oaks after annexation. Language providing for the extensions of these rights-of-way need to be incorporated into the 13th Amendment document.



Introduction (continued)

On July 24, 2024, Planning Commission held a Public Hearing and voted to forward several recommendations to Town Council for the Concept Plan Amendment and Development Agreement Amendment and the Applicant replied via letter and resubmittals for the application materials and their responses are provided below:

1. Approval of the following as presented:
2. Amendment to the Town of Bluffton Comprehensive Plan “Blueprint Bluffton” to Amend the Said Property’s Future Land Use Designation from Suburban Living to Neighborhood Center;
3. Text Amendment to the Buckwalter Planned Unit Development to Create a New Land Use Tract to be Known as the Grande Oaks Commons Land Use Tract;
4. 100% Annexation Request to Annex the Subject Properties into the Town of Bluffton Corporate Limits; and
5. Zoning Map Amendment to Rezone the Subject Properties to the Buckwalter Planned Unit Development District and Designate as the Grande Oaks Commons Land Use Tract.

Development Agreement/Concept Plan Language Revisions for Town Council First Reading



Add Approximately 65.592 Acres, More or Less, Located at Southwest Corner of the Buckwalter Parkway and Lake Point Drive Intersection and to the West of the Retreat at Grande Oaks, and Bearing Beaufort County Tax Map Nos. R600-029-000-2484-0000, R600-029-000-2486-0000, R600-029-000-0014-0000, and R600-029-000-2410-0000;

- *Response:* We have incorporated this comment into the updated draft of the 13th Amendment.
- *Findings:* The appropriate language has been incorporated into the updated draft of the 13th Amendment.

Development Agreement/Concept Plan Language Revisions for Town Council First Reading



Increase the Total Allowed Development Rights by
32 Acres of General Commercial;

- Response: We have incorporated this comment into the updated draft of the 13th Amendment.
- Findings: The appropriate language has been incorporated into the updated draft of the 13th Amendment.

Development Agreement/Concept Plan Language Revisions for Town Council First Reading



Incorporation of language into Section 3.iii of the 13th Amendment document regarding the 32 acres of general commercial needs to be expanded to identify these acres as an increase of 32 acres of general commercial development rights to the overall permitted for the Buckwalter Development Agreement and Concept Plan, that these development rights are non-transferrable and may not be utilized outside of the Grande Oaks Commons Land Use Tract, and that these development rights are vested on the Properties at time of approval of this Thirteenth (13th) Amendment to the Development Agreement and Concept Plan.

- Response: We have incorporated this comment into the updated draft of the 13th Amendment.
- Findings: The appropriate language has been incorporated into the updated draft of the 13th Amendment.

Development Agreement/Concept Plan Language Revisions for Town Council First Reading



Incorporation of language detailing the frontage road and interconnectivity commitments and obligations such as land reservation, interconnectivity with the property immediately to the west identified as Beaufort County Tax Map No. R614 029 000 0595 0000 at the time of this amendment, widths, placement of the frontage road in front of buildings along Bluffton Parkway, construction responsibility, trigger for phased construction at time of development of applicable parcels, and dedication.

- Response: We have incorporated this comment into the updated draft of the 13th Amendment.

Development Agreement/Concept Plan Language Revisions for Town Council First Reading



- Findings: The commitment to the future connector road with the immediately adjacent property to the west is included in the 13th Amendment, however provisions such as land reservation, widths, placement of the frontage road in front of buildings along Bluffton Parkway, construction responsibility, trigger for phased construction at time of development of applicable parcels, and dedication are lacking. The 13th Amendment consolidates the provisions for all roadway connectors and access to Buckwalter Parkway into Section 3.iv without subsections for each of the roads identified in items d, e, and g of these Planning Commission recommendations. The language needs to be revised for clarification by identifying and detailing each of these roadway commitments in separate subsections.

Further, the document provides that those lacking provisions identified above will be those of the Buckwalter 11th Amendment, Section 2.B.iii as follows:

“...This system will be built as development progresses, consistent with the guidelines and requirements previously established for the Connector tract under the 11th Amendment to Buckwalter DA and PUD”

These guidelines and requirements need to be incorporated into the 13th Amendment for clarity.

Development Agreement/Concept Plan Language Revisions for Town Council First Reading



Incorporation of language detailing the roadway connection to Lake Point Drive commitments and obligations such as land reservation, locations, widths, construction, trigger for construction, and dedication.

- *Response:* We have incorporated this comment into the updated draft of the 13th Amendment.
- *Findings:* The commitment to the future connector road from Bluffton Parkway to Lake Point Drive is included in the 13th Amendment, however provisions such as land reservation, locations, widths, construction, trigger for construction, and dedication are lacking. The 13th Amendment consolidates the provisions for all roadway connectors and access to Buckwalter Parkway into Section 3.iv without subsections for each of the roads identified in items d, e, and g of these Planning Commission recommendations. The language needs to be revised for clarification by identifying and detailing each of these roadway commitments in separate subsections.

Further, the document provides that those lacking provisions identified above will be those of the Buckwalter 11th Amendment, Section 2.B.iii as follows:

“...This system will be built as development progresses, consistent with the guidelines and requirements previously established for the Connector tract under the 11th Amendment to Buckwalter DA and PUD”

These guidelines and requirements need to be incorporated into the 13th Amendment for clarity.

Development Agreement/Concept Plan Language Revisions for Town Council First Reading



Incorporation of language committing to the applicable Bluffton Parkway Access Management Plan and Buckwalter Parkway Access Management Plan, as amended.

- *Response:* We have incorporated this comment into the updated draft of the 13th Amendment.
- *Findings:* The language omits the Buckwalter Access Management Plan which includes its realigned intersection with the Bluffton Parkway and therefore needs to be incorporated into the 13th Amendment. Further, the language “as amended” was not added to the document and needs to be incorporated to avoid any future confusion that the current adopted Plans are applicable to the Plans.

Development Agreement/Concept Plan Language Revisions for Town Council First Reading



Incorporation of language committing to the extension of rights of way for the three access points from Buckwalter Parkway through the Applicant's properties to the new northern boundary of Grande Oaks after annexation.

- *Response:* We have incorporated this comment into the updated draft of the 13th Amendment.
- *Findings:* The commitment to provide connector road in the three locations identified in the Agreement RE: Phase 5B Right of Way Donation from Grande Oaks Commons to Buckwalter Parkway is included in the 13th Amendment, however provisions such as land reservation, locations, widths, construction, trigger for construction, and dedication are lacking. The 13th Amendment consolidates the provisions for all roadway connectors and access to Buckwalter Parkway into Section 3.iv without subsections for each of the roads identified in items d, e, and g of these Planning Commission recommendations. The language needs to be revised for clarification by identifying and detailing each of these roadway commitments in separate subsections..

Further, the document provides that those lacking provisions identified above will be those of the Buckwalter 11th Amendment, Section 2.B.iii as follows:

"...This system will be built as development progresses, consistent with the guidelines and requirements previously established for the Connector tract under the 11th Amendment to Buckwalter DA and PUD"

These guidelines and requirements need to be incorporated into the 13th Amendment for clarity.



Development Agreement/Concept Plan Language Revisions for Town Council First Reading

Incorporation of language confirming and committing to the location of the realignment as shown on the draft plat titled “ A Boundary Survey of the Future Bluffton Parkway Right-of-Way through the Lands of University Investments, LLC, Formerly a Portion of Parcels 5, 11, 12-A, and 12-B of the , Buckwalter Tract” prepared by Surveying Consultants, January 15, 2015, which shall be incorporated as an exhibit and reaffirm the requirement for donation of the Bluffton Parkway Phase 5B right-of-way through the properties owned by University Investments, LLC and third-party owned properties in which John Reed holds an interest upon request.

- Response: University Investments, LLC cannot dedicate R/W for a potential future roadway, without a commitment the roadway will occur. Any commitment to dedicate R/W would need to be based on a commitment from Beaufort County related to final road design, funding and construction of the road. The County would also need to agree to dedicate the abandoned R/W, used for the current Bluffton Parkway alignment, back to University Investments, LLC.
- Findings: The Buckwalter Development Agreement and Concept Plan 9th Amendment, executed February 25, 2008, Section 14 (b) provides for the following:

Development Agreement/Concept Plan Language Revisions for Town Council First Reading



“Upon final determination of the route for 5B of the Bluffton Parkway, University Investments will enter into a good faith of negotiations with the Town of Bluffton and Beaufort County regarding compensation for the 5B right-of-way. It is understood and agreed that if the final routing of 5B of the Bluffton Parkway is acceptable to the Town, County and affected property owners (specifically University Investments), the right-of-way will be donated.”

As stated in the Findings presented to Planning Commission at their Public Hearing, the realignment of the Bluffton Parkway 5B/Buckwalter Parkway intersection was approved by the Town and County in the fall of 2013. This realignment was supported by adjacent property owners Douglas and Luellen Robertson, initial developer of the Grande Oaks PUD, after lengthy negotiations resulting in the Agreement RE: Phase 5B Right of Way Donation. The Bluffton Parkway Phase 5B studies, reports, and engineering were then revised to accommodate the realignment and the Plat of the Bluffton Parkway 5B right-of-way was prepared with the input of University Investments, LLC.

Development Agreement/Concept Plan Language Revisions for Town Council First Reading



Despite the intended location of the Bluffton Parkway Phase 5B right-of-way having been acknowledged by all, the required donations of the underlying land have not been completed as required by the Development Agreement. Since then certain properties subject to the 9th Amendment which are affected by the Bluffton Parkway Phase 5B right-of-way acquisition area have been conveyed to 3rd parties. However, the provisions of the 9th Amendment are still applicable to these successors and assigns.

Given the Development Agreement's explicit requirement of land donation in the 9th Amendment and concerns over such obligations remaining unmet, and the need to confirm with finality the location of the realignment for appropriate land planning, the Planning Commission may consider recommending that the 13th Amendment additionally confirm the location of the realignment as shown on the above-referenced plat and reaffirm the requirement for donation of the Bluffton Parkway Phase 5B right-of-way through the properties owned by University Investments, LLC and third-party owned properties in which John Reed holds an interest.

Development Agreement/Concept Plan Language Revisions for Town Council First Reading



Revising the prohibited land use list as follows:

- i. Remove “Tree farm, timber area or forest management area”;
 - ii. Add “outdoor” to “go-cart racing facilities”;
 - iii. Remove “wastewater/sewage facilities”.
- Response: We have incorporated this comment into the updated draft of the 13th Amendment.
 - Findings: The appropriate language has been incorporated into the updated draft of the 13th Amendment.

Development Agreement/Concept Plan Language Revisions for Town Council First Reading



Incorporation of language stating that previously approved Variances are null and void.

- *Response:* We have incorporated this comment into the updated draft of the 13th Amendment.
- *Findings:* The appropriate language has been incorporated into the updated draft of the 13th Amendment.

Development Agreement/Concept Plan Language Revisions for Town Council First Reading



Incorporation of the Land Use Comparison Chart as an Exhibit.

- *Response:* The 13th Amendment discusses the uses allowed as Buckwalter Commons with the exceptions listed therein. The chart was intended to explain the differences between uses allowed in Grande Oaks and Buckwalter Commons.
- *Findings:* The Land Use Comparison Table must be incorporated as an Exhibit of the 13th Amendment document as there are several land uses which are “Conditional” for the Buckwalter Commons Land Use Tract which are “Permitted” for the Grande Oaks Commons Land Use Tract.

Development Agreement/Concept Plan Language Revisions for Town Council First Reading



Incorporation of language committing to the 20% affordable housing requirement for any residential development rights utilized within the Grande Oaks Commons Land Use Tract.

- Response: The Buckwalter PUD and its existing density are not subject to any affordable housing mandates. If our current DA and PUD Amendment submittal were asking that additional residential density be added to existing PUD density, then we could be subject to the Town's affordable housing rules for any added density.

Our original submittal to Council included a request to add 53 units to the PUD, and apply the affordable housing rules to that additional density. At the request of Council, we took those additional units out of our submittal. Based on that change, and many others, the Council voted to accept our request and move it forward without the need for the Negotiating Committee to revisit these issues.

Development Agreement/Concept Plan Language Revisions for Town Council First Reading



We propose no new density and no affordable housing component. We left open the possibility that some of our existing residential density might be used in the newly annexed area, as part of a possible mixed use concept, which Council seemed to prefer. Any development within the newly annexed Grande Oaks area will have to go through a lengthy IMP process which would go through staff, the Planning Commission, and ultimately Town Council. Our current submittal simply allows this potential mixed use to be considered in the future by all parties.

Development Agreement/Concept Plan Language Revisions for Town Council First Reading



- Findings: University Investments, LLC retains 92 RDUs which could be utilized on the Properties, any of their other land holdings, or sold to another entity with land holdings within Buckwalter. Town Council may vote to condition the First Reading Approval of the Ordinance for the Concept Plan Amendment and Development Agreement Amendment requiring the addition of appropriate language requiring the 20% affordable housing provision for RDUs utilized on the Properties, or choose to forgo this provision at their discretion.

Additional Items for Consideration



The draft 13th Amendment document includes a list of the following list of prohibited land uses within the new Grande Oaks Commons Land Use Tract in Section 3.ii.1.2:

Staff proposes the following revisions for Planning Commission's consideration:

1. Remove "Tree farm, timber area or forest management area" as the South Carolina Code Of Laws permits forestry and silviculture throughout the state without restriction.
2. Add "outdoor" to "go-cart racing facilities" which would permit indoor facilities like Indy Karting & Amusement located within Belfair Town Village.
3. Remove "wastewater/sewage facilities" as pump stations would fall within this land use which are regularly required for new development.

Additional Items for Consideration



Bluffton Parkway Phase 5B Right-of-Way Donation. The Buckwalter Development Agreement and Concept Plan 9th Amendment, executed February 25, 2008, Section 14 (b) provides for the following:

Upon final determination of the route for SB of the Bluffton Parkway, University Investments will enter into a good faith of negotiations with the Town of Bluffton and Beaufort County regarding compensation for the SB right-of-way. It is understood and agreed that if the final routing of SB of the Bluffton Parkway is acceptable to the Town, County and affected property owners (specifically University Investments), the right-of-way will be donated.

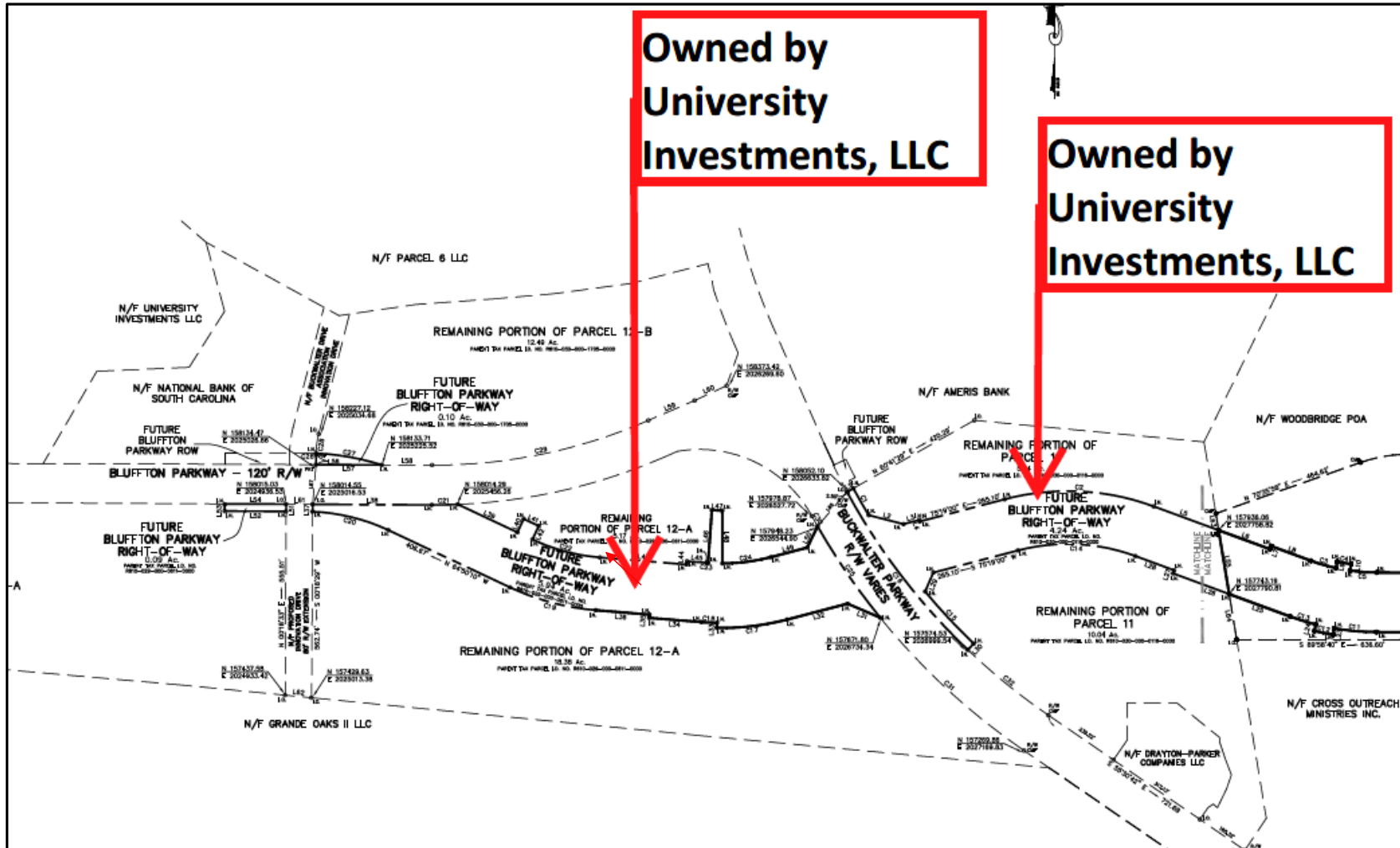
- Realignment of the Bluffton Parkway 5B/Buckwalter Parkway intersection was approved by the Town and County in the fall of 2013 and supported by adjacent property owners Douglas and Luellen Robertson, initial developer of the Grande Oaks PUD, after lengthy negotiations resulting in a formal Agreement RE: Phase 5B Right of Way Donation.
- With the realignment approved, a plat of the Bluffton Parkway 5B right-of-way was prepared with the input of University Investments, LLC.

Additional Items for Consideration

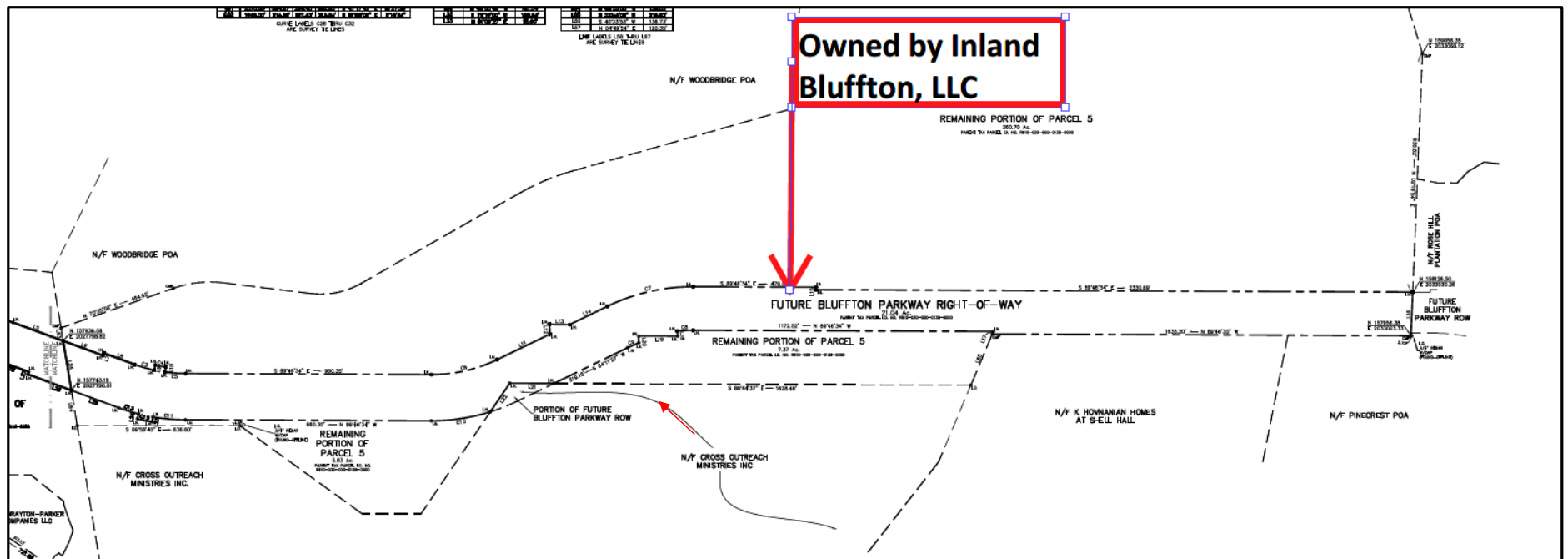


- Despite the intended location of the Bluffton Parkway Phase 5B right-of-way having been acknowledged by all, the required donations of the underlying land have not been completed as required by the Development Agreement.
- Since then certain properties subject to the 9th Amendment which are affected by the Bluffton Parkway Phase 5B right-of-way acquisition area have been conveyed to 3rd parties. However, the provisions of the 9th Amendment are still applicable to these successors and assigns.
- Given the Development Agreement's explicit requirement of land donation in the 9th Amendment and concerns over such obligations remaining unmet, and the need to confirm with finality the location of the realignment for appropriate land planning, the Planning Commission may consider recommending that the 13th Amendment additionally confirm the location of the realignment as shown on the above-referenced plat and reaffirm the requirement for donation of the Bluffton Parkway Phase 5B right-of-way through the properties owned by University Investments, LLC and third-party owned properties in which John Reed holds an interest.

Bluffton Parkway 5B Plat



Bluffton Parkway 5B Plat





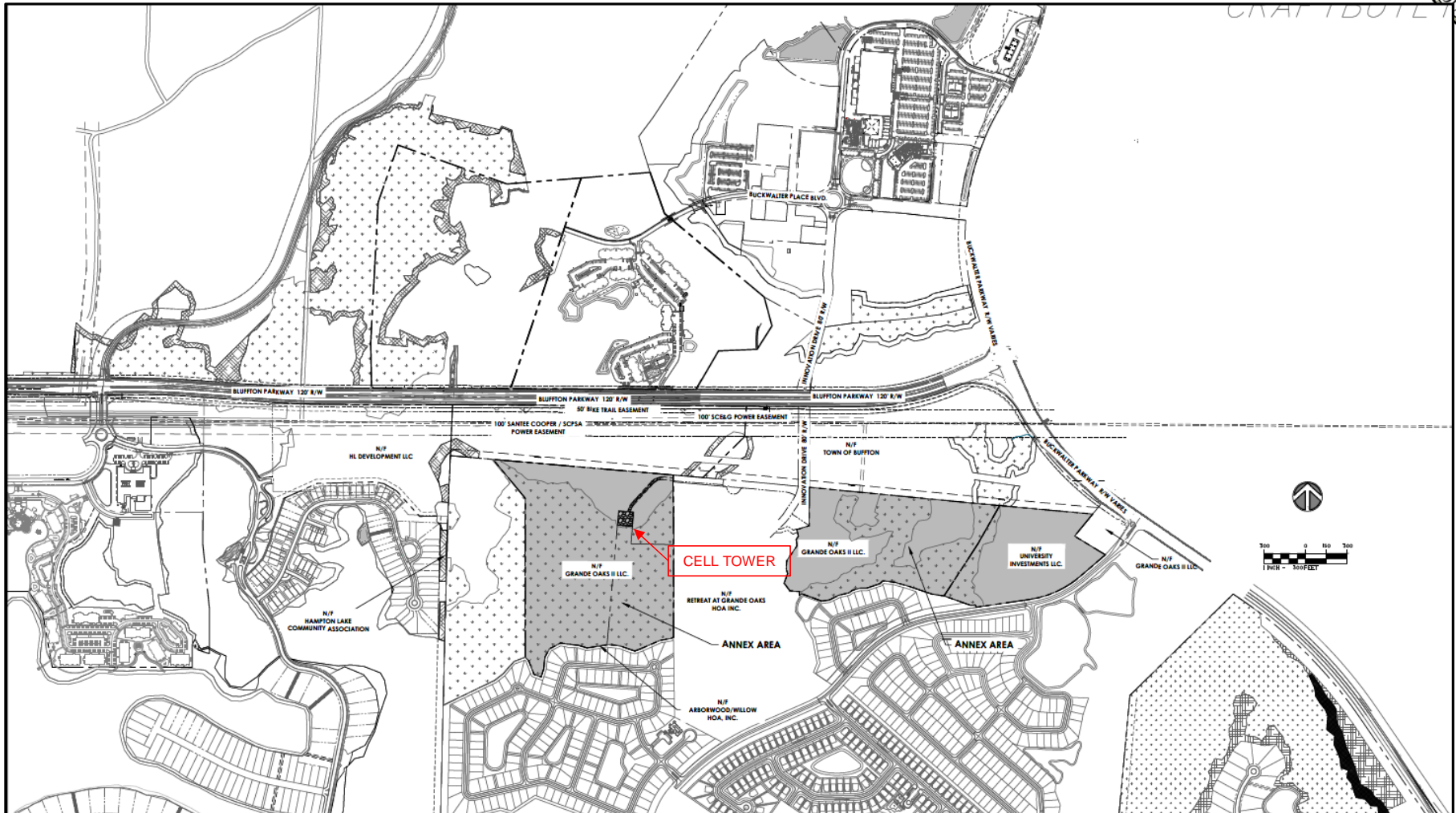
Background

- The Property contains approximately 65.592 acres consisting of 27.436 upland acres and 38.156 wetland acres located within Unincorporated Beaufort County.
- The Property contains a cellular tower and is otherwise vacant.

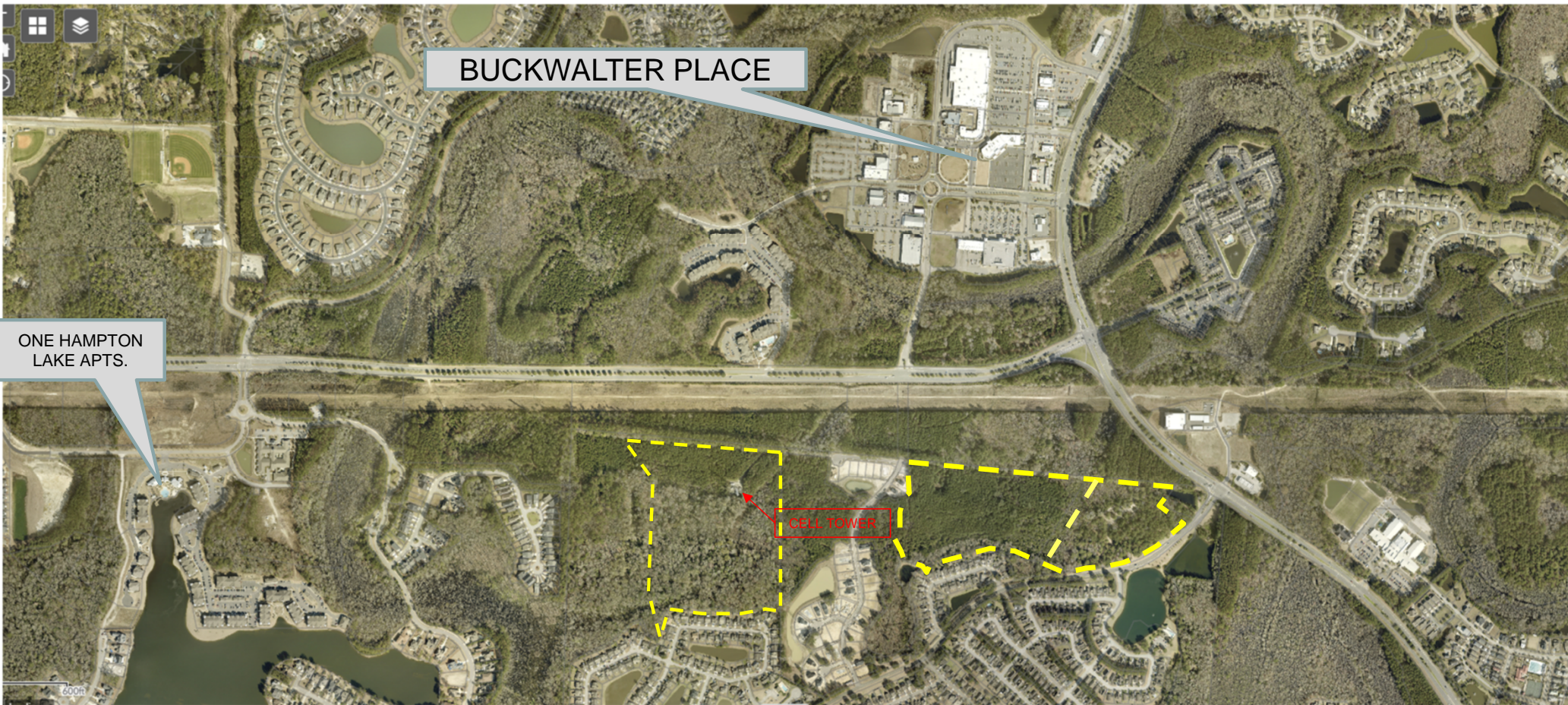
Vicinity Map



CRAFT BOUTIQUE



Aerial Map



Boundary Map



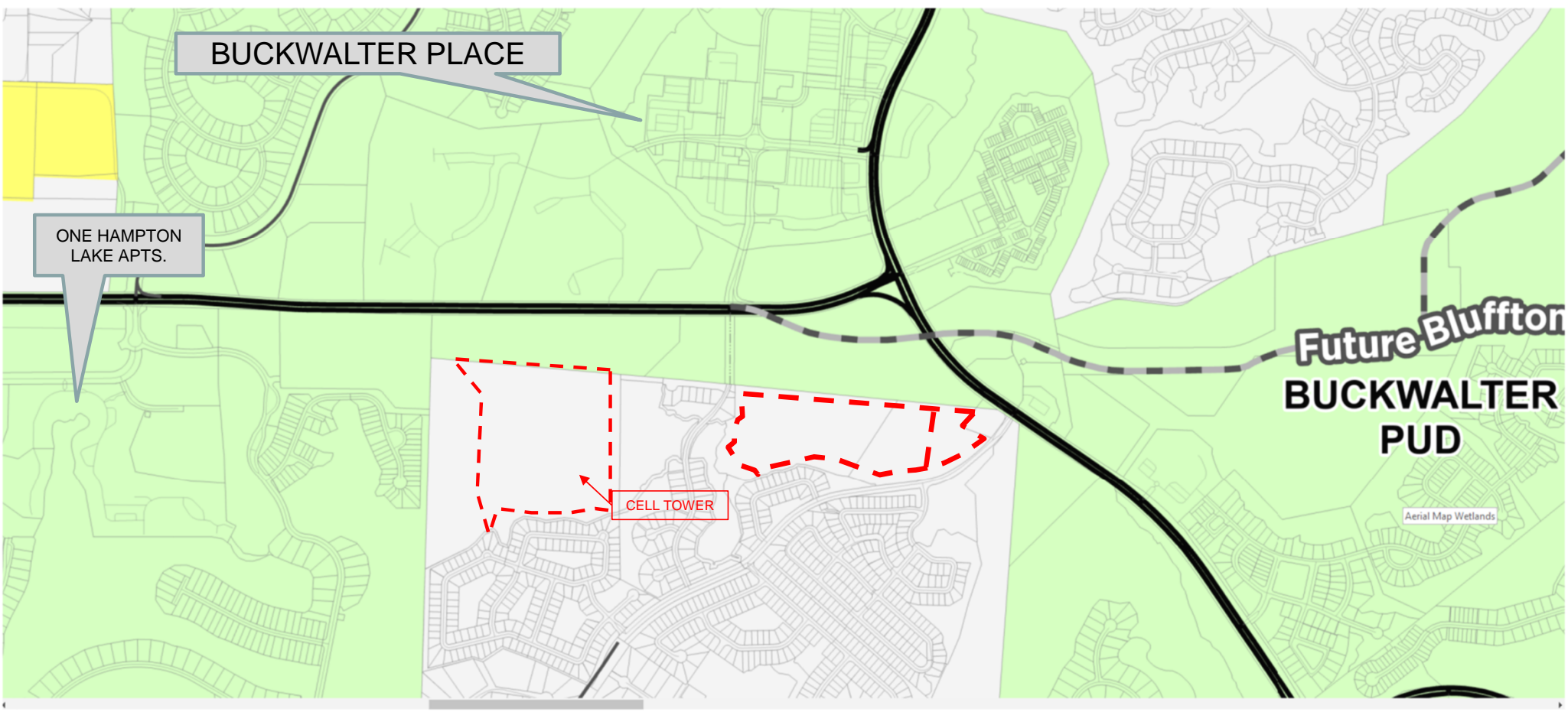
BUCKWALTER PLACE

ONE HAMPTON
LAKE APTS.

CELL TOWER

Future Bluffton
BUCKWALTER
PUD

Aerial Map Wetlands





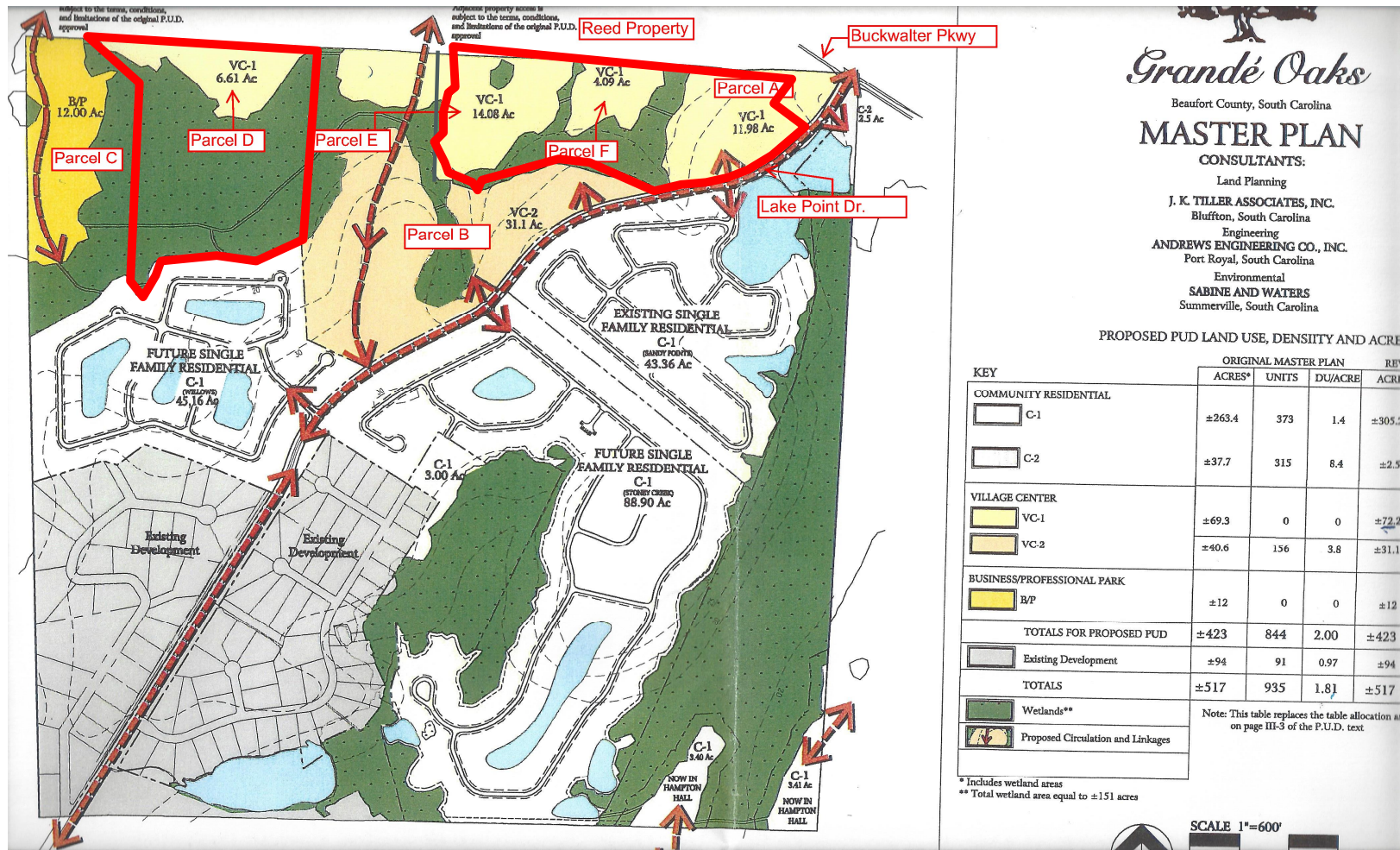
Background (continued)

The Property is zoned as Grande Oaks PUD and designated as part of the Village Commercial V-1 Land Use Tract as shown on the Grande Oaks Master Plan which allows a mix of residential and commercial uses such as:

Single Family Residential
Neighborhood Commercial
Lodging - Hotels, Motels, etc.
Conference Center
Gasoline Service Stations
Restaurants
Church

Multi-Family Residential
Bed and Breakfast
Hospitals
Drive Through Restaurants
Office Use
Civic
Storage

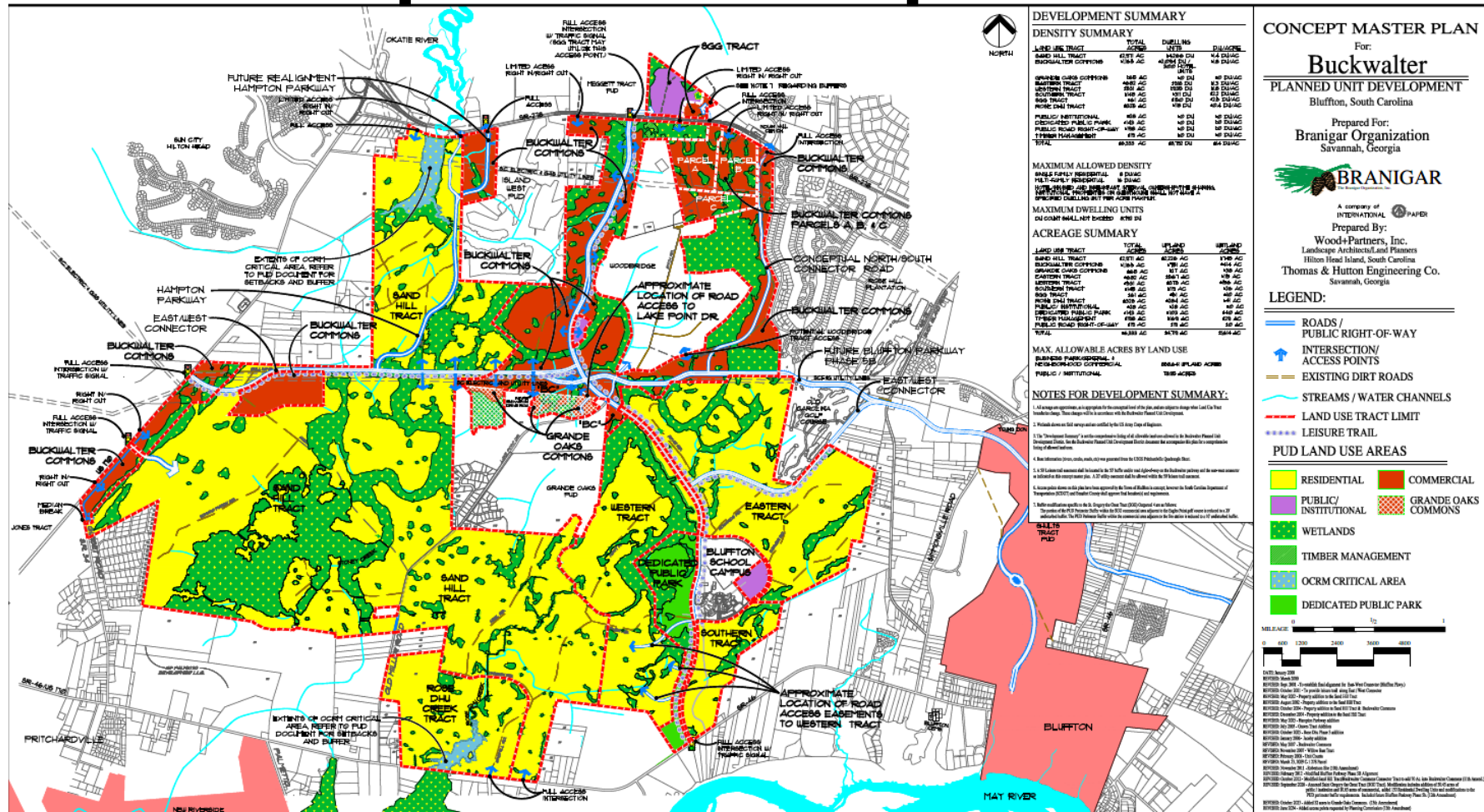
Grande Oaks PUD Master Plan



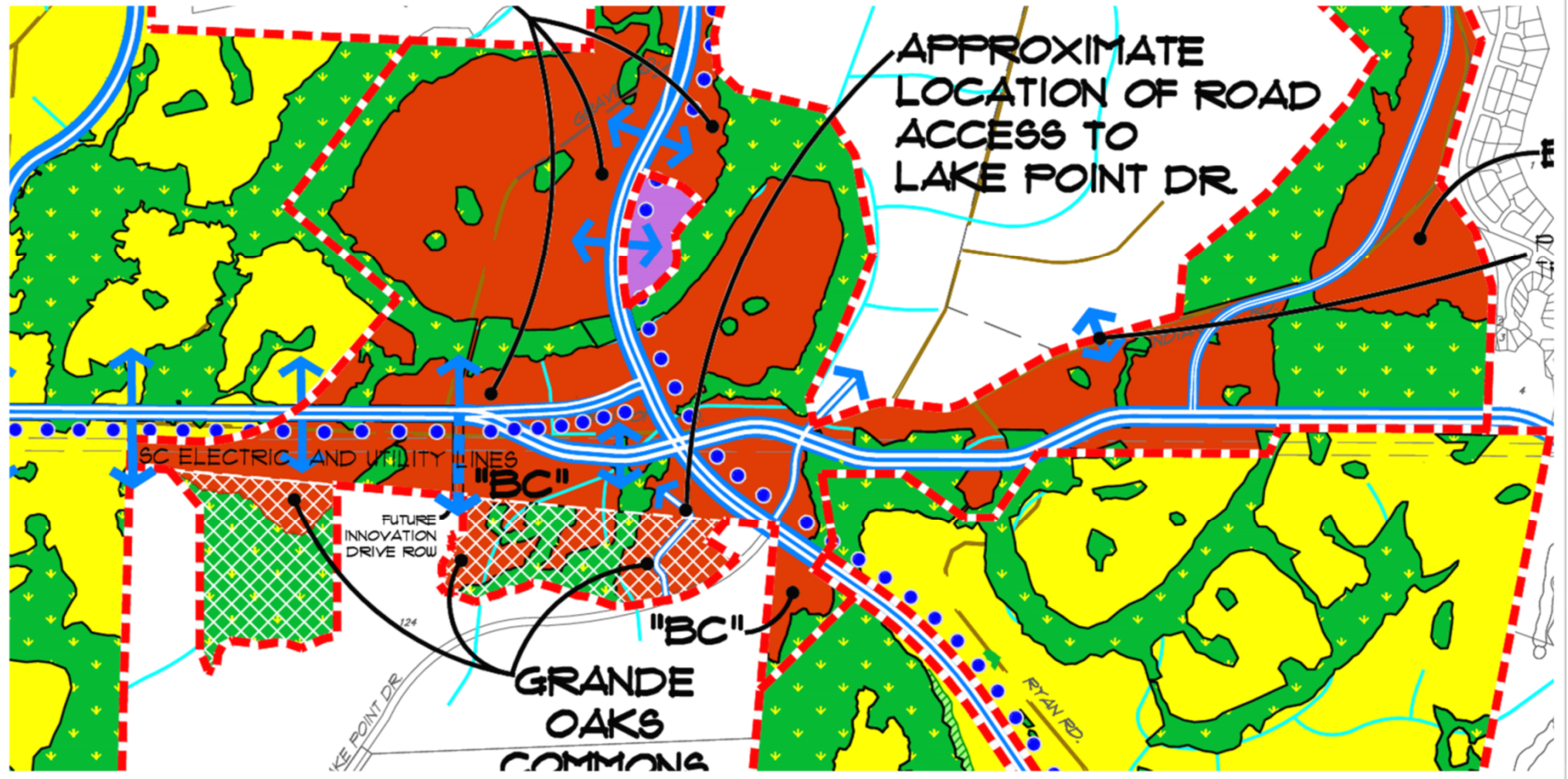


Background (continued)

- Zoning as Buckwalter PUD
- Amendment to the Buckwalter PUD to create a new Grande Oaks Land Use Tract similar to the existing Buckwalter Commons Land Use Tract *(See Attachment #5)*
- Amendment to the Buckwalter Development Agreement and Concept Plan to add 32 acres of general commercial development rights
- No additional residential development rights are proposed



Proposed Concept Plan



Proposed Concept Plan Summary



DEVELOPMENT SUMMARY

DENSITY SUMMARY

LAND USE TRACT	TOTAL ACRES	DWELLING UNITS	DU/ACRE
SAND HILL TRACT	±2,971 AC	±4,266 DU	±1.4 DU/AC
BUCKWALTER COMMONS	±1,165 AC	±2,094 DU / 300 HOTEL UNITS	±1.8 DU/AC
GRANDE OAKS COMMONS	±65 AC	±0 DU	±0 DU/AC
EASTERN TRACT	±682 AC	±918 DU	±1.3 DU/AC
WESTERN TRACT	±531 AC	±935 DU	±1.8 DU/AC
SOUTHERN TRACT	±145 AC	±311 DU	±2.2 DU/AC
SGG TRACT	±61 AC	±150 DU	±2.5 DU/AC
ROSE DHU TRACT	±325 AC	±118 DU	±0.4 DU/AC
PUBLIC/ INSTITUTIONAL	±28 AC	±0 DU	±0 DU/AC
DEDICATED PUBLIC PARK	±143 AC	±0 DU	±0 DU/AC
PUBLIC ROAD RIGHT-OF-WAY	±198 AC	±0 DU	±0 DU/AC
TIMBER MANAGEMENT	±19 AC	±0 DU	±0 DU/AC
TOTAL	±6,333 AC	±8,792 DU	±1.4 DU/AC

MAXIMUM ALLOWED DENSITY

SINGLE FAMILY RESIDENTIAL 8 DU/AC
MULTI-FAMILY RESIDENTIAL 16 DU/AC

HOTEL/INN/BED AND BREAKFAST, INTERVAL OWNERSHIP/TIME SHARING,
INSTITUTIONAL PROPERTIES OR GUESTHOUSE SHALL NOT HAVE A
SPECIFIED DWELLING UNIT PER ACRE MAXIMUM.

MAXIMUM DWELLING UNITS

DU COUNT SHALL NOT EXCEED 8,792 DU

ACREAGE SUMMARY

LAND USE TRACT	TOTAL ACRES	UPLAND ACRES	WETLAND ACRES
SAND HILL TRACT	±2,971 AC	±2,226 AC	±745 AC
BUCKWALTER COMMONS	±1,165 AC	±751 AC	±414 AC
GRANDE OAKS COMMONS	±65 AC	±27 AC	±38 AC
EASTERN TRACT	±682 AC	±567 AC	±115 AC
WESTERN TRACT	±531 AC	±375 AC	±156 AC
SOUTHERN TRACT	±145 AC	±119 AC	±26 AC
SGG TRACT	±61 AC	±51 AC	±10 AC
ROSE DHU TRACT	±325 AC	±284 AC	±41 AC
PUBLIC/ INSTITUTIONAL	±28 AC	±28 AC	±0 AC
DEDICATED PUBLIC PARK	±143 AC	±103 AC	±40 AC
TIMBER MANAGEMENT	±198 AC	±169 AC	±29 AC
PUBLIC ROAD RIGHT-OF-WAY	±19 AC	±19 AC	±0 AC
TOTAL	±6,333 AC	±4,719 AC	±1,614 AC

MAX. ALLOWABLE ACRES BY LAND USE

BUSINESS PARK/GENERAL &
NEIGHBORHOOD COMMERCIAL

858.641 UPLAND ACRES

PUBLIC / INSTITUTIONAL

18.95 ACRES

Review Process and Next Steps



Meeting	Date	Task Description/ Application(s) for Review
Town Council “Intent to Annex”, Acceptance of Petition, Referral to Negotiating Committee	December 12, 2023	Annexation Petition
Negotiating Committee (if necessary) <i>(Additional Meetings May Be Required)</i>	N/A	Annexation Petition, Zoning Map Amendment, PUD Amendment, Development Agreement Amendment, Concept Plan Amendment
Planning Commission Workshop	May 22, 2024	Annexation Petition, Zoning Map Amendment, PUD Amendment, Development Agreement Amendment, Concept Plan Amendment
Planning Commission Public Hearing & Recommendation to Town Council	July 24, 2024	Annexation Petition, Zoning Map Amendment, PUD Amendment, Development Agreement Amendment, Concept Plan Amendment
Town Council Ordinance 1st Readings	September 10, 2024	Annexation Petition, Zoning Map Amendment, PUD Amendment, Development Agreement Amendment, Concept Plan Amendment
Town Council Public Hearing & Ordinance 2nd and Final Readings	November 12, 2024	Annexation Petition, Zoning Map Amendment, PUD Amendment, Development Agreement Amendment, Concept Plan Amendment



Summary of Items for Consideration

Following is a list of items Planning Commission may want to address and/or include in the recommendation to Town Council:

1. Add language to the 13th Amendment document for the following:
 - a. Detailing the frontage road and interconnectivity commitments and obligations such as land reservation, interconnectivity with the property immediately to the west identified as Beaufort County Tax Map No. R614 029 000 0595 0000 at the time of this amendment, widths, placement of the frontage road in front of buildings along Bluffton Parkway, construction responsibility, trigger for phased construction at time of development of applicable parcels, and dedication as a separate subsection of Section 3.iv.



Summary of Items for Consideration (Continued)

- b. Detailing the roadway connection to Lake Point Drive commitments and obligations such as land reservation, locations, widths, construction, trigger for construction, and dedication as a separate subsection of Section 3.iv.
- c. Incorporating “..., as amended” to the language in Section 3.iv after “...Bluffton Parkway Access Management Plan”.
- d. Add language to Section 3.iv committing to the Buckwalter Parkway Access Management Plan, as amended.
- e. Extension of rights of way for the three access points from Buckwalter Parkway through the Applicant’s properties to the new northern boundary of Grande Oaks after annexation as a separate subsection of Section 3.iv.



Summary of Items for Consideration (Continued)

- f. Incorporation of language confirming and committing to the location of the realignment as shown on the draft plat titled “ A Boundary Survey of the Future Bluffton Parkway Right-of-Way through the Lands of University Investments, LLC, Formerly a Portion of Parcels 5, 11, 12-A, and 12-B of the , Buckwalter Tract” prepared by Surveying Consultants, January 15, 2015, which shall be incorporated as an exhibit and reaffirm the requirement for donation of the Bluffton Parkway Phase 5B right-of-way through the properties owned by University Investments, LLC and third-party owned properties in which John Reed holds an interest upon request.



Summary of Items for Consideration (Continued)

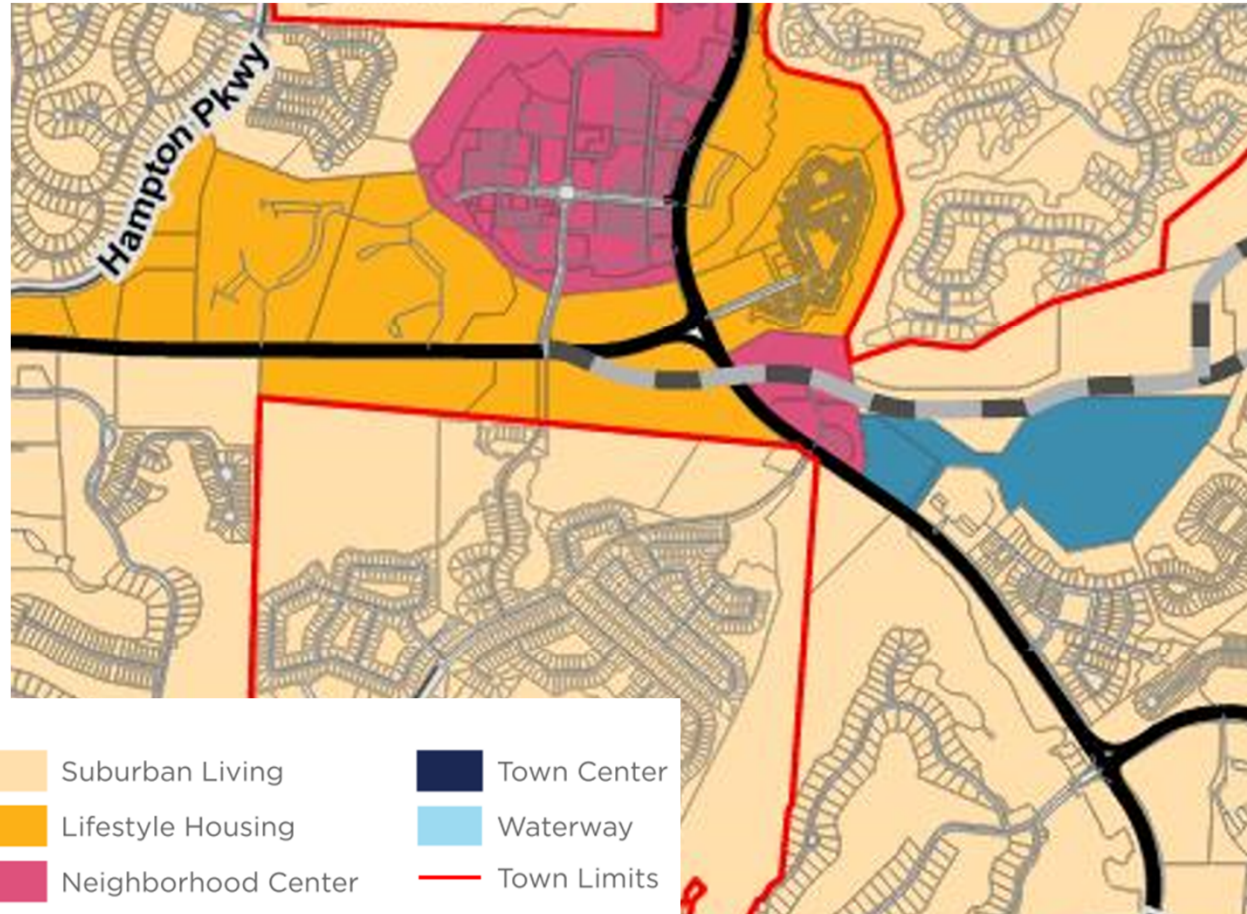
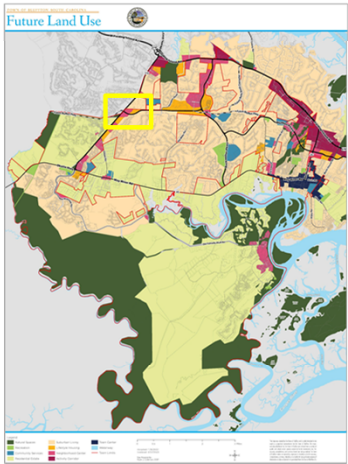
- g. Incorporating the Land Use Comparison Chart as an Exhibit of the 13th Amendment.
- h. Incorporating the requirement that any RDUs utilized on the Properties are subject to the requirement for 20% affordable housing.



QUESTIONS?



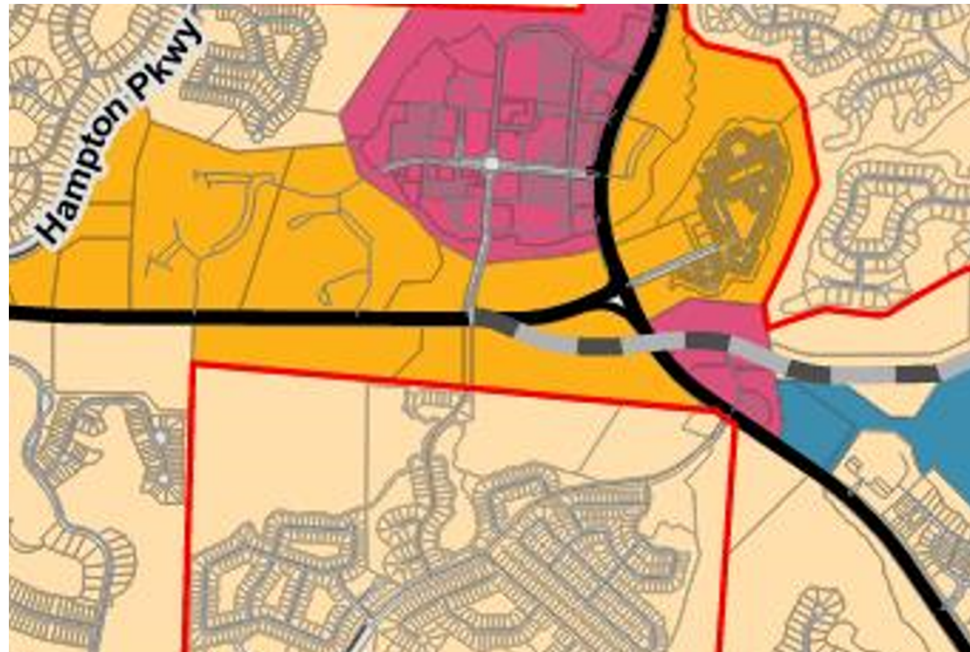
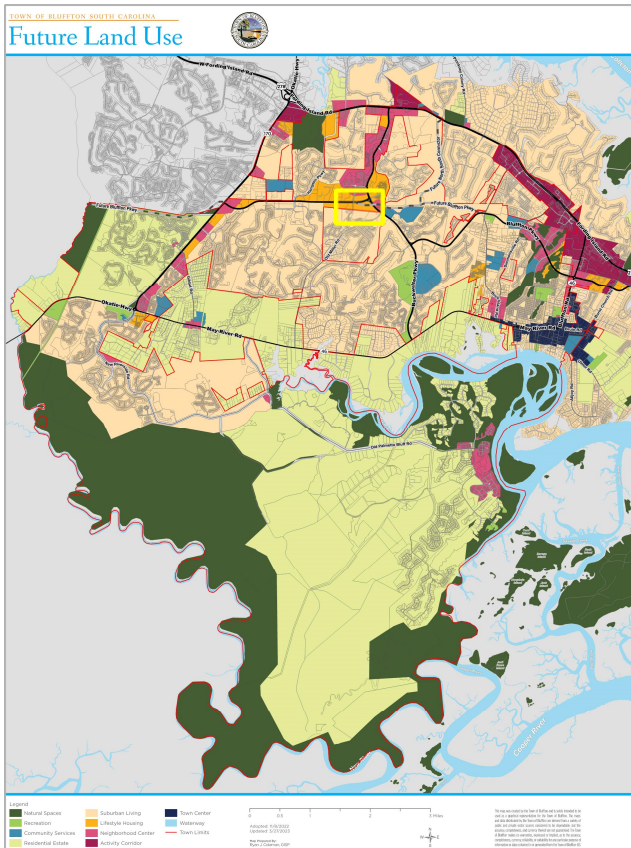
Future Land Use Map



Legend

	Natural Spaces		Suburban Living		Town Center
	Recreation		Lifestyle Housing		Waterway
	Community Services		Neighborhood Center		Town Limits
	Residential Estate		Activity Corridor		

Future Land Use Map

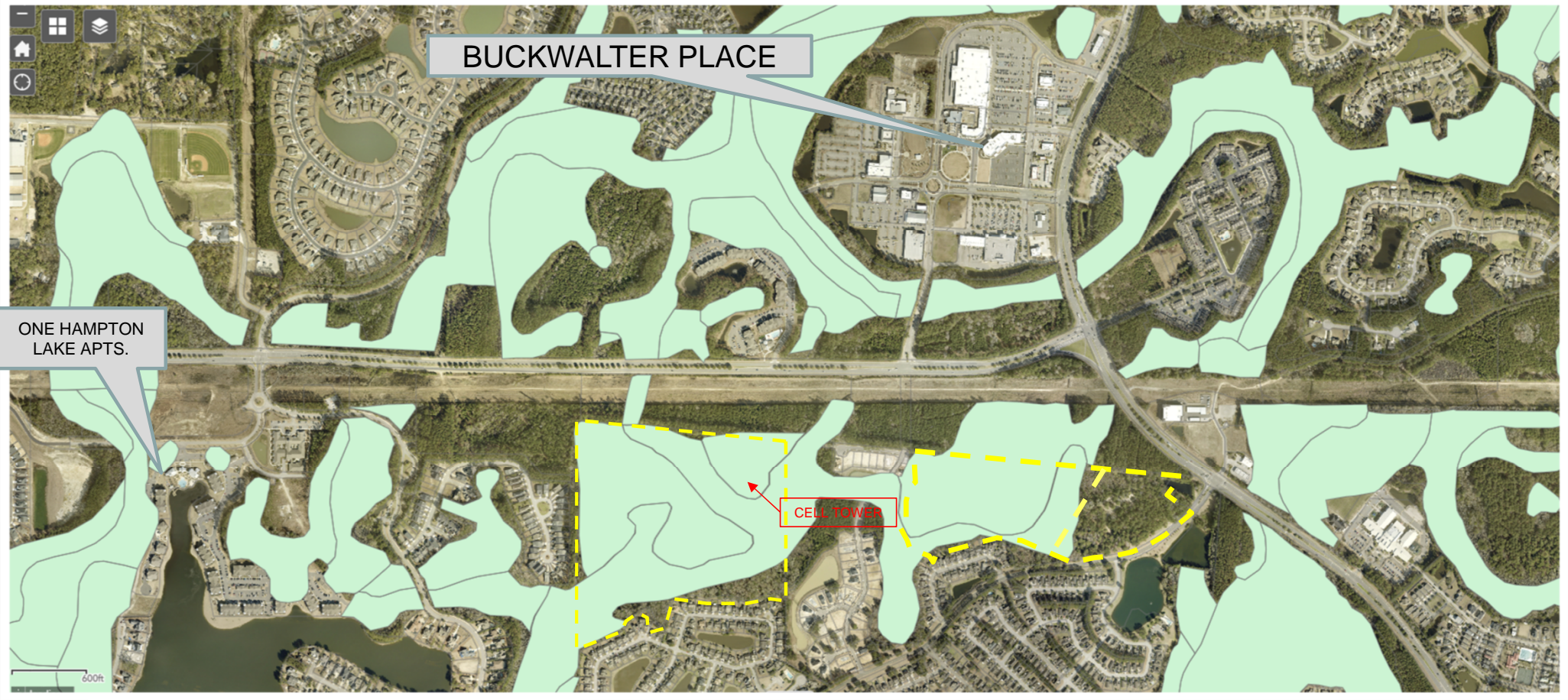


Legend

Natural Spaces	Suburban Living	Town Center
Recreation	Lifestyle Housing	Waterway
Community Services	Neighborhood Center	Town Limits
Residential Estate	Activity Corridor	

Aerial Map

Wetlands



Comparison of Current Beaufort County and Current Town of Bluffton
Zoning District Land Uses and the Proposed Annexed Grande Oaks Commons Land Use Tract

LEGEND:	Permitted (P), Conditional (C), Not included as a specific use for the jurisdiction (—)		
Downzoning or Removal of Specific Use (11)	Note: The color assigned below indicates the use comparison between Grande Oaks PUD, Buckwalter PUD, and the Proposed Annexed Grande Oaks Land Use Tract. No Color indicates No Change. Green indicates a downzoning or removal of use. Orange is a new use. Yellow is modified condition to a use.		
Upzoning (0)			
Modified Condition / Requirement (11)			
Land Use Type	Jurisdiction/ Zoning District		
	Beaufort County	Town of Bluffton	Annex Request
Agriculture			
Tree farm, timber area, or forest management area.	---	P	---
Shiculture	---	P	P
Farm or establishment for the growing, care and harvesting of field crops and vegetables, but not including processing and packing of such products nor the commercial raising, care, or processing of poultry, cattle, swine, goats, or sheep	---	P	---
Game Management.	---	P	---
Civic/ Institutional			
Assisted Care Units used to establish a Certificate of Need (CON)	---	P	P
Assisted living facilities, nursing homes and congregate care facilities	---	P	P
Cemeteries provided that such use does not include a funeral home or crematorium.	P	P	---
Churches, synagogues, temple and other places of worship	P	P	P
Civic, cultural, municipal, governmental, educational (public or private), conference centers, research or other similar facilities which may include housing for staff, faculty and professionals and may include student housing and employee dormitories	P	P	P
Governmental post office	P	C	C
Library.	P	P	P
Museum.	P	P	P
Offices for governmental or institutional purposes.	P	P	P
Public emergency service facilities, library, museum, day care facilities, social/community centers, etc.	P	P	P
School	P	P	P
Commercial, Retail, Services, Offices, and Light Industrial			
Accessory uses customarily appurtenant to a permitted or conditional use	P	P	P
Animal hospital, veterinary clinic or kennel	---	C	P
Antique store	P	P	P
Appliance, radio, television store or repair shop	P	P	P
Art supply store	P	P	P
Assembly of electronic components and accessories	---	C	P
Assembly of wooden containers; household wooden furniture; wood office furniture; partitions, shelving, lockers and store fixtures; cabinet work; and custom carpentering	---	C	C
Auto accessory store	P	C	P
Automobile carwash, laundry or washateria	P	C	C
Automobile garage for the repair and servicing of vehicles	---	C	P
Automobile service station	P	C	P
Bakery provided that goods baked on the premises are primarily sold at retail only	P	C	P
Bank or financial institution	P	C	P
Barber shop, beauty shop, or combination thereof.	P	P	P
Bicycle repair and sales shop	P	P	P
Book, magazine, newspaper shop	P	P	P
Brooms, brushes, and combs; fasteners, buttons, needles and pins manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Bulk storage of petroleum or other flammable, volatile or hazardous materials	---	C	---
Business involving the rendering of personal services other than an automobile laundry, or an automobile repair garage.	P	P	P
Cameras and other photographic equipment excluding film and chemicals manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Campgrounds	---	C	---
Candy store	P	P	P
Carpentry workshop or cabinet making/wood furniture operation	---	C	P
Clothing store	P	P	P
Clothing tailoring operation including retail custom and repair work only	P	C	P
Club, lodge, union hall or social center.	---	P	P
Club, business or civic association.	---	C	P
Cold storage plant	---	P	P
Commercial parking lot for passenger automobiles excluding use of lot for overnight sleeping.	---	P	P
Commercial recreation facility, specifically including billiard parlor and theater.	---	P	P
Commercial, recreation or vocational school.	---	P	P

Comparison of Current Beaufort County and Current Town of Bluffton
Zoning District Land Uses and the Proposed Annexed Grande Oaks Commons Land Use Tract

LEGEND:	Permitted (P), Conditional (C), Not included as a specific use for the jurisdiction (—)		
Downzoning or Removal of Specific Use (11)	Note: The color assigned below indicates the use comparison between Grande Oaks PUD, Buckwalter PUD, and the Proposed Annexed Grande Oaks Land Use Tract. No Color indicates No Change. Green indicates a downzoning or removal of use. Orange is a new use. Yellow is modified condition to a use.		
Upzoning (0)			
Modified Condition / Requirement (11)			
Land Use Type	Jurisdiction/ Zoning District		
	Beaufort County	Town of Bluffton	Annex Request
Computers, computer components, and computer accessories including, but not limited to: printed circuit boards, semiconductors, terminals, printers, storage discs, peripheral equipment, and software manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Conference center, retreat house.	P	P	P
Tractor's office	---	C	C
Convenience store	P	P	P
Detached home occupations	P	C	C
Catessen, restaurant, soda fountain or other eating and/or drinking establishments	P	C	P
Cosmetologist, seamstress, tailor	P	P	P
Gift store or pharmacy	P	P	P
Cleaning establishment for pick up and drop off service only (excluding dry cleaning on the premises).	---	C	C
Cleaning or laundry pickup agency provided that any laundering, cleaning or pressing done on the premises involves only articles delivered to the premises by individual customers.	---	C	C
Cleaning self-service and/or laundry self-service facility.	---	P	P
Dining and/or drinking establishment.	P	P	P
Electrical and electronic components and systems for office and consumer use including, but not limited to: audio and video equipment, television sets, radios, telephones, telegraphs, and calculating machines manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Electronic capacitors, coils, connectors, and resistors for small office and consumer electronics; electronic tubes manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Florist shop	P	P	P
Flower, nut and/or vegetable store	P	P	P
Fur, toys, dolls, figurines, and stuffed animals; small curios, novelty items, and gift souvenirs manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Gas station	P	P	P
Gift or curio shop	P	P	P
Grocery store	P	P	P
Hand held firearms excluding ammunition manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Handicrafts workshop or fine arts studio.	P	P	P
Hardware store	P	P	P
Toy and/or toy shop	P	P	P
Horticultural nursery.	P	P	P
Insurance agency	P	P	P
Jewelry and watch repair shop	P	P	P
Kitchen, auto salvage yards, and outdoor storage of vehicles	---	C	---
Laboratory for research, development, experimentation or testing; or technology operation provided there is no activity exceeding Biosafety Level II	---	C	C
Land use of recombinant DNA.	---	C	C
Light assembly or fabrication	---	C	C
Lighting fixtures, fans, lamp bulbs and tubes manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Lightweight metal or plastic furniture; drafting equipment; writing, drawing, and engineering implements manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Machine gunsmith	P	P	P
Medical and optical recording media, audio/video tapes and disks manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Materials for fiber optic processes manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Meat, fish, and/or poultry shop	P	C	P
Medical, dental, or chiropractic office, clinic and/or laboratory.	P	P	P
Medical/ Healthcare Facility/ Hospital	P	P	P

Comparison of Current Beaufort County and Current Town of Bluffton
Zoning District Land Uses and the Proposed Annexed Grande Oaks Commons Land Use Tract

LEGEND:	Permitted (P), Conditional (C), Not included as a specific use for the jurisdiction (—)		
Downzoning or Removal of Specific Use (11)	Note: The color assigned below indicates the use comparison between Grande Oaks PUD, Buckwalter PUD, and the Proposed Annexed Grande Oaks Land Use Tract. No Color indicates No Change. Green indicates a downzoning or removal of use. Orange is a new use. Yellow is modified condition to a use.		
Upzoning (0)			
Modified Condition / Requirement (11)			
Land Use Type	Jurisdiction/ Zoning District		
	Beaufort County	Town of Bluffton	Annex Request
Medical, surgical, and dental instruments; optical and ophthalmic instruments, lenses, and eyeglasses; orthopedic and prosthetic appliances manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Millinery or hat shop	P	P	P
Mini-warehouse facilities	---	C	C
Model Home Sales Center	P	P	P
Motion picture studio and/or video commercial preparation; FAX machine services and distribution, photographic, optical goods, watches/clocks assembly and distribution	---	C	C
Music store and/or record shop	P	P	P
Needlecraft companies involved in the making of clothing from broad and narrow woven fabrics and other small wares including cotton, man-made fibers, silk and wool; knit goods, yarn, and lace goods; men's, youth's and boy's suits, coats and overcoats; men's, youth's and boy's furnishings, work clothing, and allied garments; women's, misses', juniors', girls', children's and infant's outerwear and undergarments; dress and work gloves; robes and dressing gowns; raincoats made of cloth or canvas; canvas products; curtains and draperies	---	P	P
Newspaper publishing plant	---	C	C
Office building and/or office for government, business professional or general purposes.	P	P	P
Office supply and equipment store	P	P	P
Offices for business use including, but not limited to: insurance, real estate, travel, and advertising agencies; business consulting.	P	P	P
Offices for general administrative functions including: operations management, sales and marketing, clerical service, personnel management, accounting/finance, data processing, and design/engineering.	P	P	P
Offices for professional use including, but not limited to: accounting, architecture, engineering, surveying, law, medicine, chiropractic, and dentistry.	P	P	P
Off-street commercial parking or garage.	---	P	P
Package liquor store	P	P	P
Pet shop	P	C	P
Photocopying, typesetting, or stripping operation; bindery.	---	P	P
Photographic and camera supply and service store	P	P	P
Photographic studio	P	P	P
Precision instruments and gauges used for measuring, testing, control, display, and analysis; precision instruments used for communications, search, detection, navigation, and guidance.	---	P	P
Printing, lithography, and gravure	---	C	P
Private or semiprivate club, lodge, union hall or social center.	---	P	P
Radio and/or television station	---	P	P
Radio or television studio excluding telecommunications tower.	---	P	P
Real estate agency	P	C	P
Restaurant	P	C	P
Retail, wholesale or storage business involving the sale of merchandise on the premises; except those uses which involve open yard storage.	---	P	P
School offering instruction in art, music, dancing, drama, or similar cultural activity.	P	P	P
School or day care center.	P	P	P
Seafood or shellfish packaging and processing	---	C	C
Shoe store	P	P	P
Small office supplies and machines suitable for sale in stationary store; household cooking equipment manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Sporting and athletic goods; musical instruments; hand-held tools; lawn and garden equipment manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Telecommunications tower	---	C	C
Temporary office and/or storage building during a project involving construction but not to be used as a dwelling with the removal of same within 30 days upon project completion.	P	P	P
Temporary storage of construction materials during the construction process provided the materials are removed within 30 days after project completion.	---	P	P

**Comparison of Current Beaufort County and Current Town of Bluffton
Zoning District Land Uses and the Proposed Annexed Grande Oaks Commons Land Use Tract**

Land Use Type	Jurisdiction/ Zoning District		
	Beaufort County	Town of Bluffton	Annex Request
	Grande Oaks PUD - Village Center (VC1, VC2 & BP) Land Use Tract	Buckwalter PUD - Buckwalter Commons Land Use Tract	Grande Oaks Commons - Land Use Tract
Textile, fabric or apparel operation specifically including woven fabric mill, knitting mill, yarn and thread mill, and cut and sew operation manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	C	C
Trade shop or tool and die shop	---	C	C
Vending machines; signs and advertising specialties manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Warehouse, wholesale, or distribution operation	---	C	C
Watches, clocks, meters, scales and other counting and timing devices manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	C	C
Workshop for building trade other than carpentry	---	P	P
Community Recreation			
Community recreation facilities including parks; Lawn Games such as bocce, croquet, volleyball, etc.; Multi-use fields; offices/administrative buildings; Golf cart storage barn and maintenance facilities; accessory structures; Golf learning and practice facilities; equestrian facilities including barns, paddocks, stables, riding rinks, bridge trails, and equestrian learning/teaching facilities; Leisure Trails and Bike Trails	P	P	P
Community Recreation service facilities including Public and/or Private Clubhouses, Pro shops, Snack Bars, Grills, Restaurants and Lounges associated with clubhouses, and ancillary uses associated with community recreation facilities such as craft centers, fitness centers, etc.	P	P	P
Neighborhood Parks	P	P	P
Playgrounds	P	P	P
Recreational Building including but not limited to uses such as indoor recreation, meeting, assembly, banquet, fitness and hobby space	P	P	P
Swimming Pools, Pool Bath Houses and Gazebos	P	P	---
Tennis Courts	P	P	P
Unlighted, regulation size or par-three golf course	---	P	P
Lodging			
Hotel, bed and breakfast inns, and motels	---	P	P
Maintenance of Buckwalter Common and Recreational properties			
Maintenance facilities specifically for the maintenance of Buckwalter common and recreational properties including offices; shops for woodwork, metalwork and painting; fuel storage; storage of chemicals and bulk materials as permitted by law; mulching facility and storage; greenhouses, plant propagation areas and holding yards; vehicle maintenance; and storage of vehicles and parts, boats, recreational vehicles and resident storage units	---	P	P
Open Space			
Boardwalks, trails, bridges and other permitted structures	P	P	P
Conservation areas	P	P	P
Disposal of reclaimed water as permitted by SCDHEC	P	P	P
Forests, wildlife preserves/corridors, conservation areas and greenbelts	P	P	P
Garden plots	P	P	P
Lagoons, ponds, impoundments, lakes and effluent disposal areas	P	P	P
Landscape areas	P	P	P
Open space and buffers	P	P	P
Passive public park	P	P	P
Pedestrian/bicycle trails	P	P	P
Perimeter buffers	P	P	P
Public or private, regulation or par three golf courses including ancillary facilities such as golf learning centers, practice facilities and support facilities	P	P	P
Recreation areas including, swimming pools, tennis courts, playgrounds, ball fields, lawn game fields, gardens, etc.	P	P	P
Saltwater and freshwater wetlands including buffers	P	P	P
Setbacks Buffers	P	P	P
Stormwater collection, treatment and detention	P	P	P
Stormwater Management Lagoons	P	P	P
Residential			
Multi-Family	P	P	P
Recreational vehicle parks	---	C	---
Single-Family Attached	P	P	P
Single-Family Detached	P	P	P
Roads			
Roads	P	P	P
Arterial streets and primary access roads	P	P	P
Utilities			

**Comparison of Current Beaufort County and Current Town of Bluffton
Zoning District Land Uses and the Proposed Annexed Grande Oaks Commons Land Use Tract**

Land Use Type	Jurisdiction/ Zoning District		
	Beaufort County	Town of Bluffton	Annex Request
	Grande Oaks PUD - Village Center (VC1, VC2 & BP) Land Use Tract	Buckwalter PUD - Buckwalter Commons Land Use Tract	Grande Oaks Commons - Land Use Tract
Broad band multi-use transmission lines	P	P	P
Cable television facilities	P	P	P
Central telephone facilities	P	P	P
Communication towers	P	P	P
Fiber-optic lines	P	P	P
Irrigation	P	P	P
Natural Gas Supply	P	P	P
Potable water supply and distribution	P	P	P
Power substations	P	P	P
Power transmission and distribution	P	P	P
Public utility facility including substation, switching station, telephone exchange, pump station, water tower or fire tower	P	P	P
Satellite antennas	P	P	P
Solid waste transfer facility, site and accessory uses, including a recycling center	---	C	C
Telephone facilities	P	P	P
Wastewater collection, treatment and disposal	P	P	P
Water Supply	P	P	P

Comprehensive Plan Review Criteria

The Planning Commission is required to consider the criteria set forth in Section 3.4.3 of the Unified Development Ordinance in assessing an application for a Comprehensive Plan Amendment.

1. Section 3.3.3.A. Consistency with the intent of the overall policies in the Comprehensive Plan;
2. Section 3.3.3.B. Consistency with demographic changes, prevailing economic trends and/or newly recognized best planning practices that would deem the proposed amendment necessary and proper for the advancement of the Town of Bluffton's goals;

Comprehensive Plan Review Criteria (continued)

3. Section 3.3.3.C. If applicable, the ability of public infrastructure and services to sufficiently accommodate the requested amendment to the Comprehensive Plan;
4. Section 3.3.3.D. Appropriate and efficient use of public funds, the future growth, development and redevelopment of its area of jurisdiction, and consideration of the fiscal impact on property owners;
5. Section 3.3.3.E. Enhancement of the health, safety, and welfare of the Town of Bluffton;

Comprehensive Plan Review Criteria (continued)

6. Section 3.3.3.F. Consistency with applicable South Carolina Planning law and consideration of case law;
7. Section 3.3.3.G. Impact of the proposed amendment on the provision of public services;
8. Section 3.3.3.H. The application must comply with applicable requirements in the Applications Manual;

Buckwalter PUD Text Amendment Review Criteria

The Planning Commission is required to consider the criteria set forth in Section 4.2.13 of the Unified Development Ordinance in assessing an application for a PUD Text Amendment

- A. Purpose and Intent. The PUD district is intended to achieve the objectives of the Town of Bluffton Comprehensive Plan and to allow flexibility in development than could otherwise be achieved through strict application of this Ordinance and that will result in improved design, character and quality of walkable mixed-use developments and preserve natural and scenic features of open spaces.
- B. Applicability. The PUD District is applicable to tracts of at least five acres of land if creation of a single master development will yield greater benefits to the general public than would otherwise occur through more conventional planning and zoning concepts.

Buckwalter PUD Text Amendment Review

Criteria (continued)

- D. Eligibility Criteria. A PUD must meet the following criteria:
1. Demonstrated Benefit. The Town encourages the PUD to provide the following:
 - a. Preservation and/or substantial enhancement of significant natural or historic features;
 - b. Preservation and/or substantial enhancement, as applicable, of significant usable open space;
 - c. Incorporation of a complementary mixture of uses or a variety of housing types;
 - d. Inclusion of creative design that allows redevelopment of a nonconforming site, bringing it into closer compliance with the Ordinance; and/or
 - e. Economic development through the creation of primary jobs consistent with the Comprehensive Plan.

Buckwalter PUD Text Amendment Review

Criteria (continued)

2. Public Services. All PUDs shall be served and/or be able to be served by adequate public services, including, but not limited to, water, sanitary sewer, roads, police, fire, and school services. For developments that have the potential for significant impact on infrastructure and services the applicant shall be required to provide an analysis of the impact on transportation, utilities, and community services.
- E. Allowed Uses. Land uses for the PUD shall be designated on the associated PUD Concept Plan and/or PUD Master Plan approved by the Town Council. The PUD will be divided into land use areas with the land uses listed as Permitted, Conditional or Special Exception, based on a land use table similar to Table 4-3. These land uses shall be incorporated into the ordinance adopting the PUD zoning for the property. Any use different from those in Table 4-3 or any uses further defined, specified or limited than provided in Table 4-3 shall be defined in the PUD Concept Plan, PUD Master Plan, and/or Ordinance adopting the PUD zoning for the property.
- F. Affordable/Workforce Housing. As of July 14, 2020 a new or amended PUD with a residential component shall include a minimum of 20% affordable/workforce housing. For amended PUD's this requirement applies only to the portion of the PUD subject to the amendment. PUD's that include more than 20% affordable/workforce housing, a density bonus of two additional market price units shall be allowed for each additional affordable/workforce housing unit. This may be utilized for a density increase of up to 20%.

Buckwalter PUD Text Amendment Review

Criteria (continued)

- G. Dimensional Requirements. A table shall be provided that details any and all deviations from the standards in Article 4, Zoning Districts, and Article 5, Design Standards.
- H. Approved Plan. No use of the parcel, nor construction, modification, or alteration of any use or structure within a PUD shall be permitted unless such construction or use complies with the terms and conditions of the approved plan. A PUD plan shall be approved subject to the procedures and criteria in Article 3, Applications.
- I. Previously Granted Variances, Null and Void. PUD approval shall supersede any previously granted variances obtained for the property, which shall become null and void.

Annexation Review Criteria

The Town of Bluffton Annexation Policy and Procedure Manual (Annexation Manual) provides the review criteria for annexation requests and an analysis of each is as follows:

1. The application meets the principals, policies and procedures set forth in the Annexation Manual.
2. The Annexation of the property is in the best interest of the Town and its citizens.
3. The Property has contiguity to the Town of Bluffton Municipal Boundary.
4. The Annexation avoids creating new enclaves (or donut holes) in the Town of Bluffton Municipal Boundary.

Annexation Review Criteria (continued)

5. The Annexation is consistent with the recommendations of the Town of Bluffton Comprehensive Plan including the Future Annexation Map.
6. The requested zoning district(s), land use regulations, development standards and environmental regulations is appropriate.
7. Consideration has been given to the costs, benefits and estimated revenues for a proposed annexations before action is taken on the petition.
8. The Annexation will not create a tax burden or measurably reduce the level of service(s) provided to existing citizens and property owners.

Annexation Review Criteria (continued)

9. The Fiscal impact of providing municipal services has been considered.
10. Consideration of the annexation area's existing condition of utilities, transportation, infrastructure and future needs for expansion improvements has been taken.
11. The full impact that annexation will have on law enforcement has been considered.
12. The application demonstrates potential for the diversification of the economic base and job opportunities.
13. Petitioners understand of all potential costs/benefits associated with annexation.
14. Input has been provided by the public and affected agencies during the review process.

Annexation Cost Benefit Analysis

Description	2023 Paid	2024 Estimated	Build Out Estimated
Appraised Value	\$3,625,600	\$8,052,575	\$79,241,132.10
Taxable Value	\$1,820	\$4,358	\$713,170.19
Beaufort County Taxes	\$443.37	\$1,185.84	\$194,075.00
Town of Bluffton Taxes	\$0	\$156.87	\$26,717.08
Stormwater Utility Fees	\$295	\$731.00	\$17,671.53
Countywide Infrastructure Cost Share Fee	\$0	\$114.84	\$114.84
Total Taxes and Fees	\$738.37	\$156.87	\$238,578.45

Annexation Cost Benefit Analysis (continued)

Property Tax Revenue/ Town Service	Rate at Time of Annexation	Estimated Town Property Tax Revenue/ Expense	
		1 st Year of Annexation ¹	Build Out ²
Estimated Annual Town Property Tax Revenue	36 Mils	\$156.87	\$26,717.08
Garbage/ Recycling Service	\$13.45 per Month Per Dwelling Unit ³	\$0	\$0
Police Service	\$66,380 per Officer	\$0	\$0
Administrative/ Growth Management/ Stormwater/ Public Works Service	\$65,018 per Employee	\$0	\$0
Total Estimated Revenue After Expenses	N/A	\$156.87	\$26,717.08

¹ Property currently has one manufactured home that will receive Garbage Service; Remaining two parcels are classified as Agricultural Property.

² Build out estimated in 5 years resulting in a total of 8 manufactured homes.

Zoning Map Amendment Review Criteria

The Planning Commission is required to consider the criteria set forth in Section 3.4.3 of the Unified Development Ordinance in assessing an application for a Zoning Map Amendment or PUD Text Amendment

1. Section 3.4.3.A. Consistency with the Comprehensive Plan or, if conditions have changed since the Comprehensive Plan was adopted, consistency with the overall intent of the Comprehensive Plan, recent development trends and the general character of the area;

Zoning Map Amendment Review Criteria (continued)

2. Section 3.4.3.B. Capability of the site's physical, geological, hydrological and other environmental features to support the breadth and intensity of uses that could be developed in the proposed zoning district.
3. Section 3.4.3.C. Compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning districts in terms of suitability of location, impacts on the environment, noise, density, nature of use, traffic impacts, aesthetics, ability to develop adjacent properties under existing zoning, and potential influence on property values;

Zoning Map Amendment Review Criteria (continued)

4. Section 3.4.3.D. Capacity of public infrastructure and services to sufficiently accommodate all potential uses allowed in the proposed district without compromising the public health, safety and welfare of the Town of Bluffton.
5. Section 3.4.3.E. Public need for the potential uses permitted in the requested zoning district; and
6. Section 3.4.3.F. Compliance with applicable requirements in the Applications Manual.

Buckwalter Concept Plan Amendment Review Criteria

Town Staff, Planning Commission and Town Council are required to consider the criteria set forth in in Section 3.8.3 of the Unified Development Ordinance (UDO) in assessing an application for a Concept Plan Amendment

1. Section 3.8.3.A. Promotion of and consistency with the land use goals, environmental objectives and overall intent of the policies within the Comprehensive Plan.

Buckwalter Concept Plan Amendment

Review Criteria (continued)

2. Section 3.8.3.B. Consistency with the intent of the Planned Unit Development Zoning District as prescribed in Article 4, Zoning Districts.
3. Section 3.8.3.C. Demonstration of innovative site planning techniques that improve upon the standards in other allowable Town of Bluffton zoning districts with the purpose of enhancing the Town of Bluffton's health, safety and welfare than which could be otherwise achieved through strict application of this Ordinance.

Buckwalter Concept Plan Amendment

Review Criteria (continued)

4. Section 3.8.3.D. Compatibility of proposed land uses, densities, traffic circulation and design with adjacent land uses and environmental features, as well as the character of the surrounding area.
5. Section 3.8.3.E. Ability to be served by adequate public services, including, but not limited to, water, sanitary sewer, roads, police, fire, and school services. For developments that have the potential for significant impact on infrastructure and services the applicant shall be required to provide an analysis and mitigation of the impact on transportation, utilities, and community services.

Buckwalter Concept Plan Amendment Review Criteria (continued)

6. Section 3.8.3.F. Conformance with adopted or accepted plans, policies, and practices of the Town of Bluffton.
7. Section 3.8.3.G. The application must comply with applicable requirements in the Applications Manual.

Buckwalter Development Agreement Amendment Review Criteria

Town Staff, Planning Commission and Town Council are required to consider the criteria set forth in Title 6, Chapter 31 South Carolina Local Government Development Agreement Act, Section 70 of the Code of Laws of South Carolina Code (1976), as amended, in assessing an application for Development Agreement Amendment.

1. Section 6-31-70. A development agreement and authorized development must be consistent with the local government's comprehensive plan and land development regulations.