

# Attachment 1



Consideration of the Acceptance of University Investments, LLC's One Hundred Percent (100%) Annexation Petition to Annex Certain Real Property Contiguous to the Town of Bluffton's Corporate Boundaries Consisting of a Total of 65.592 Acres, More or Less, Located at the 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, and Referral to the Town of Bluffton Negotiating Committee if Deemed Necessary

Presentation to Town Council  
Kevin Icard, AICP  
Department of Growth Management  
December 12, 2023



# 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. (PLAN # ANNEX-11-23-018624)



# Introduction (continued)

Pursuant to the Annexation Manual, the Applicant will submit 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)

Town Council considered an initial application “Intent to Annex” for the annexation of 13.993 acres of the Grande Oaks PUD at their October 13, 2020 meeting.

Council advised the applicant to expand the proposed annexation area for consideration and did not take action on the request.

As a result, the applicant revised the request to a 86.36 acre portion of the Grande Oaks Planned Unit Development with the creation of a new Buckwalter Land Use Tract and the addition of development rights totaling 53 residential dwelling units and 86.36 acres of general commercial for consideration.

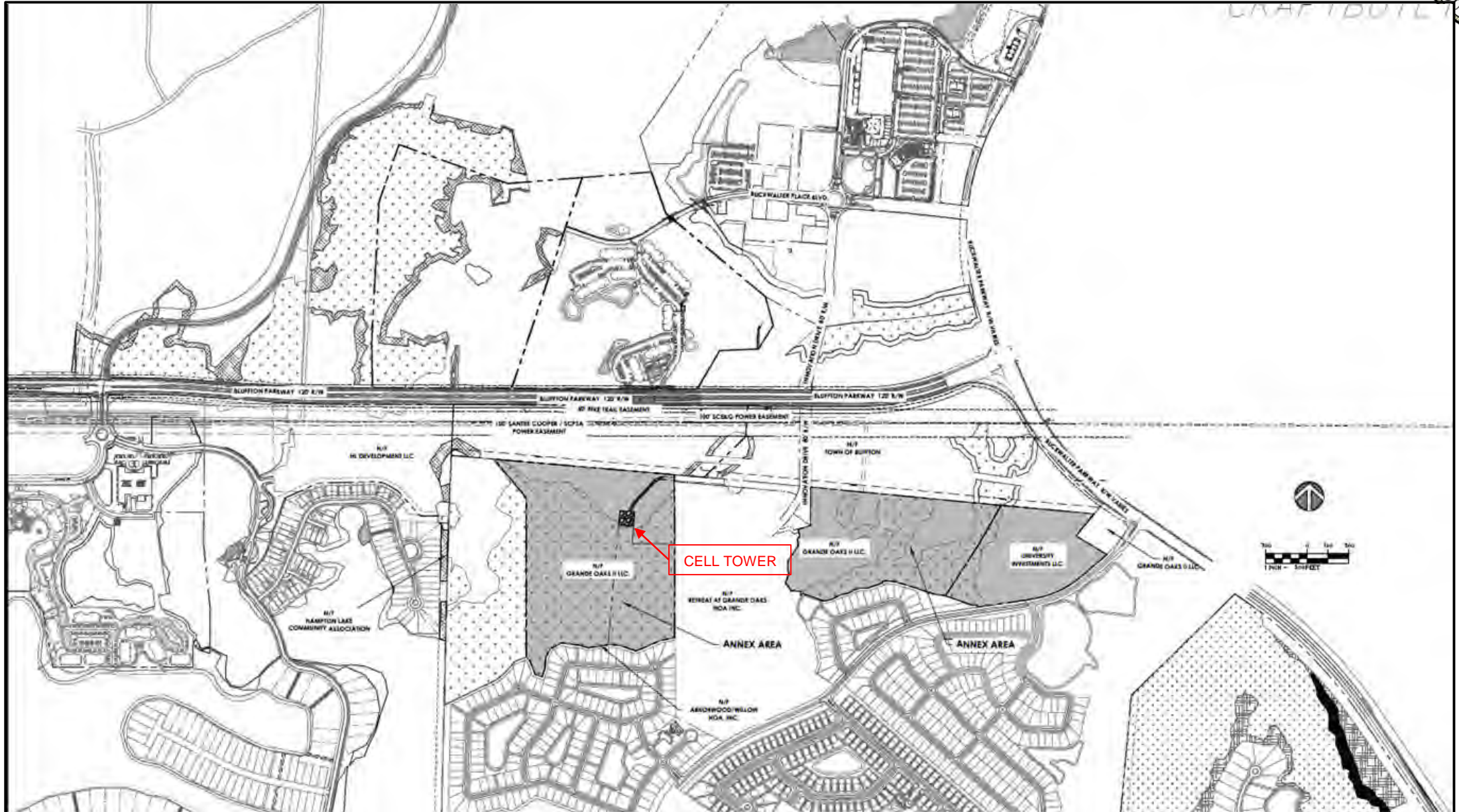




# Background

- 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





# Aerial Map

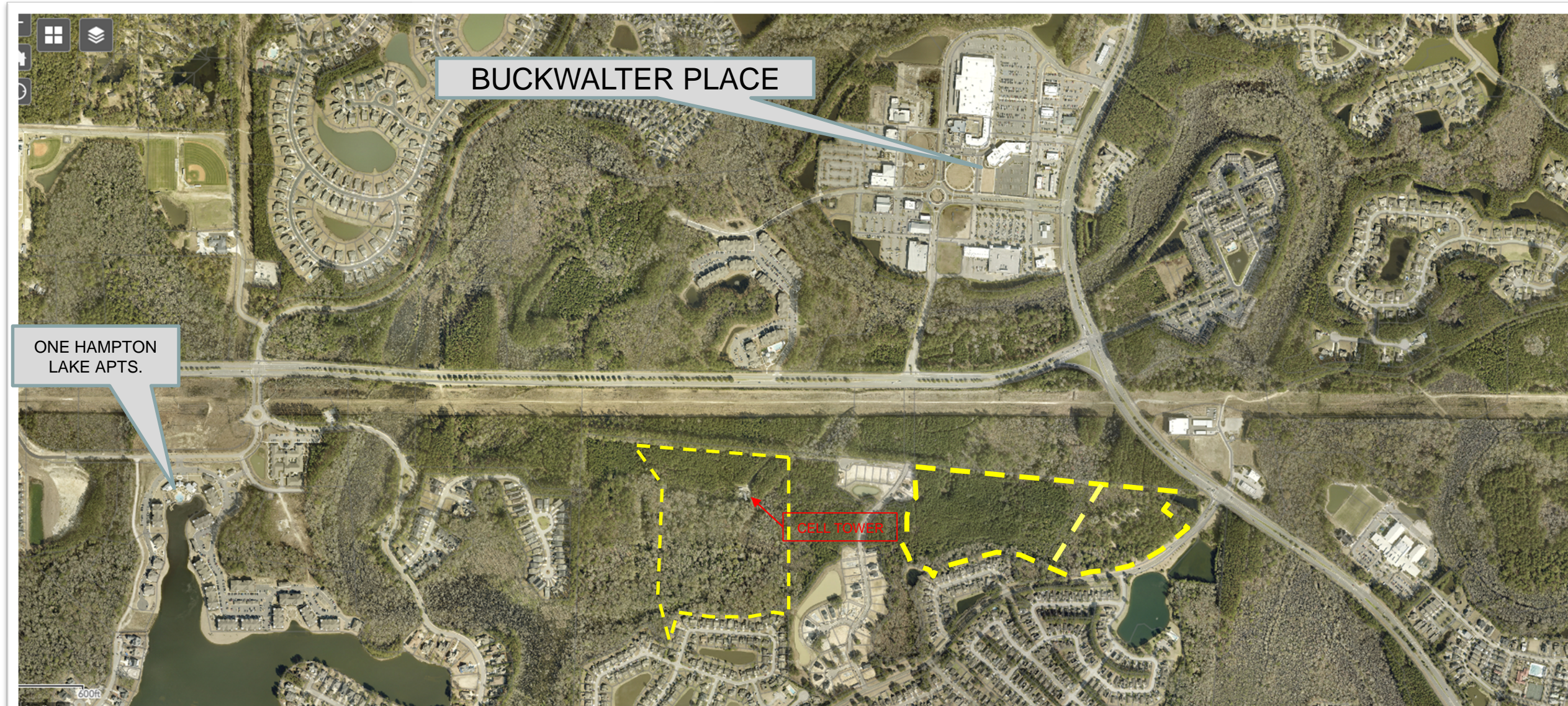


BUCKWALTER PLACE

ONE HAMPTON  
LAKE APTS.

CELL TOWER

600ft





# Boundary Map



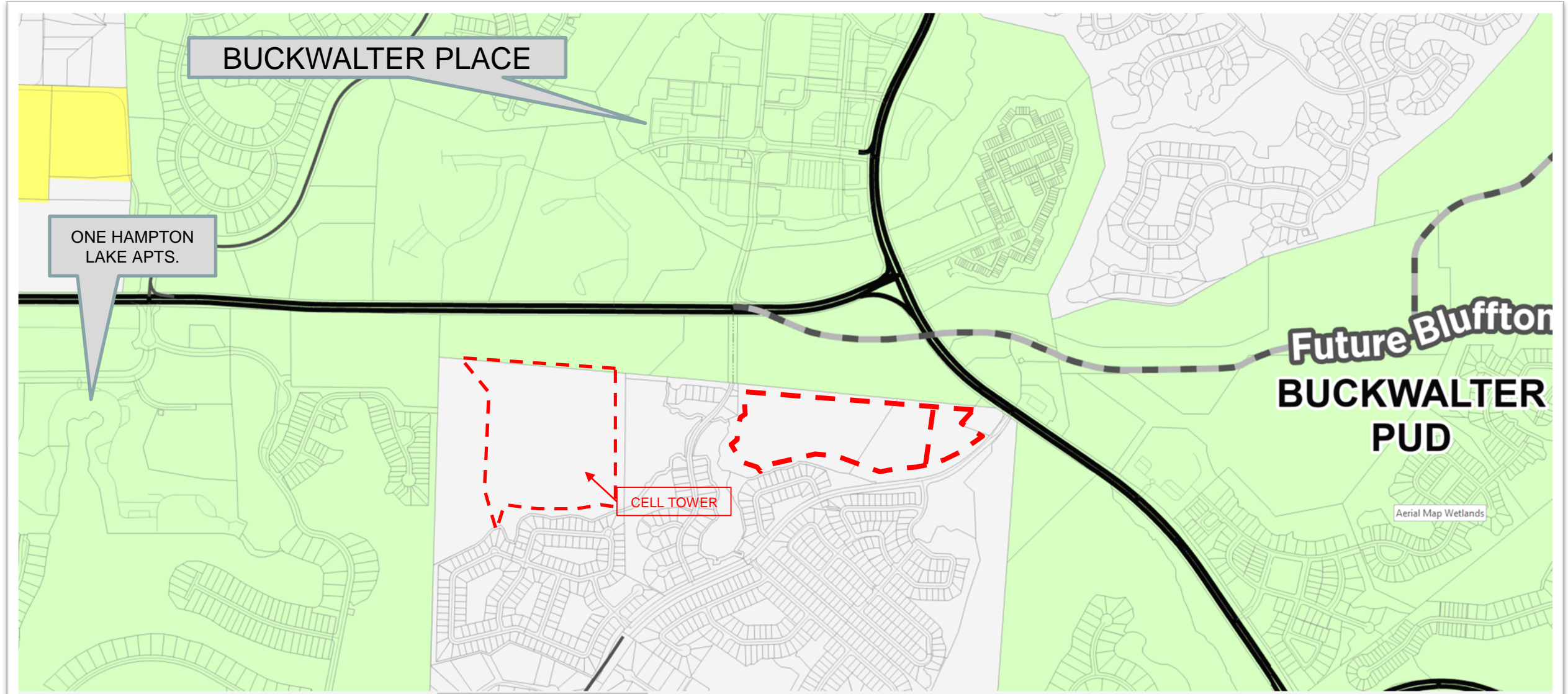
BUCKWALTER PLACE

ONE HAMPTON  
LAKE APTS.

Future Bluffton  
**BUCKWALTER  
PUD**

CELL TOWER

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

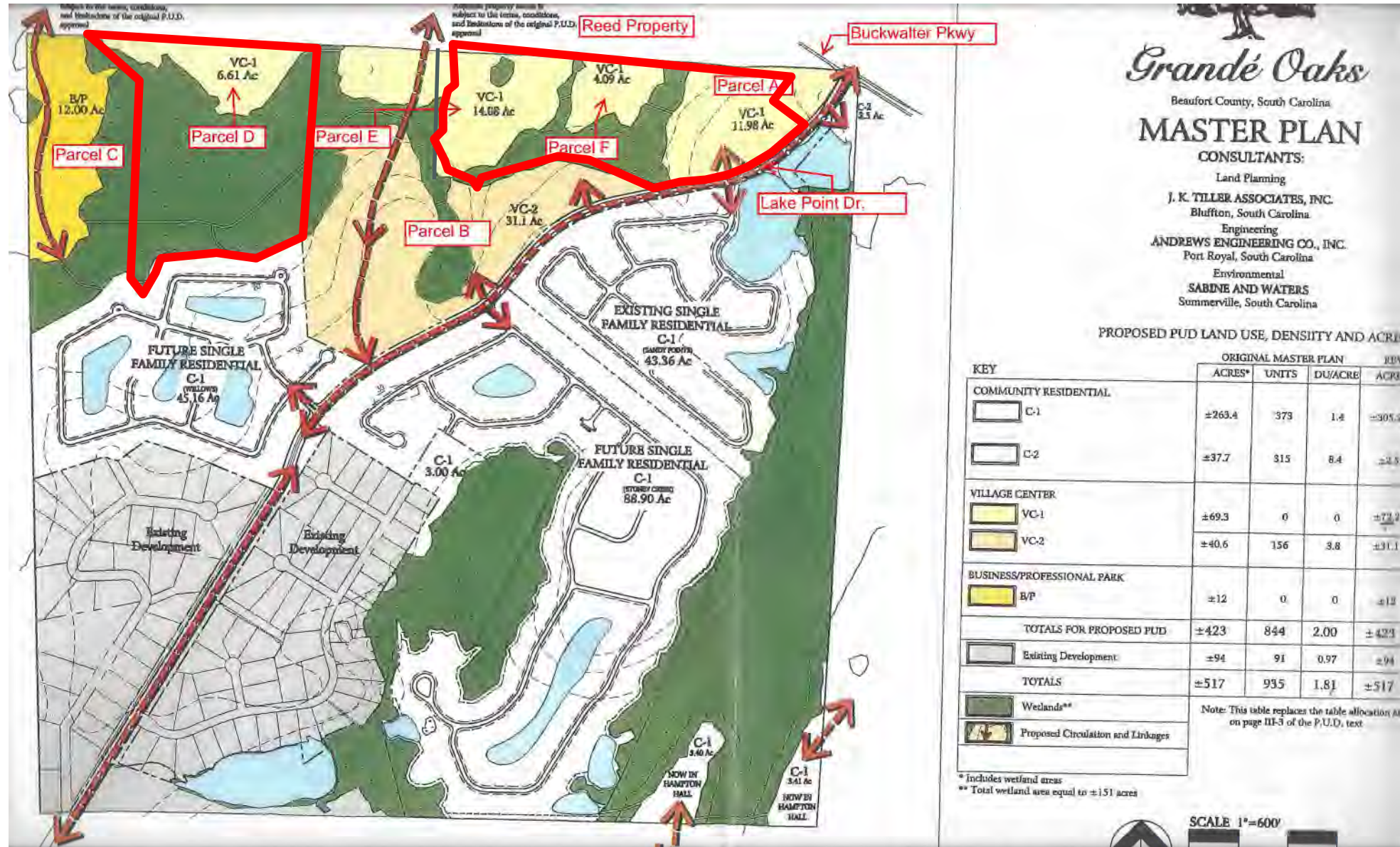
Office Use

Civic

Storage



# Grande Oaks PUD Master Plan



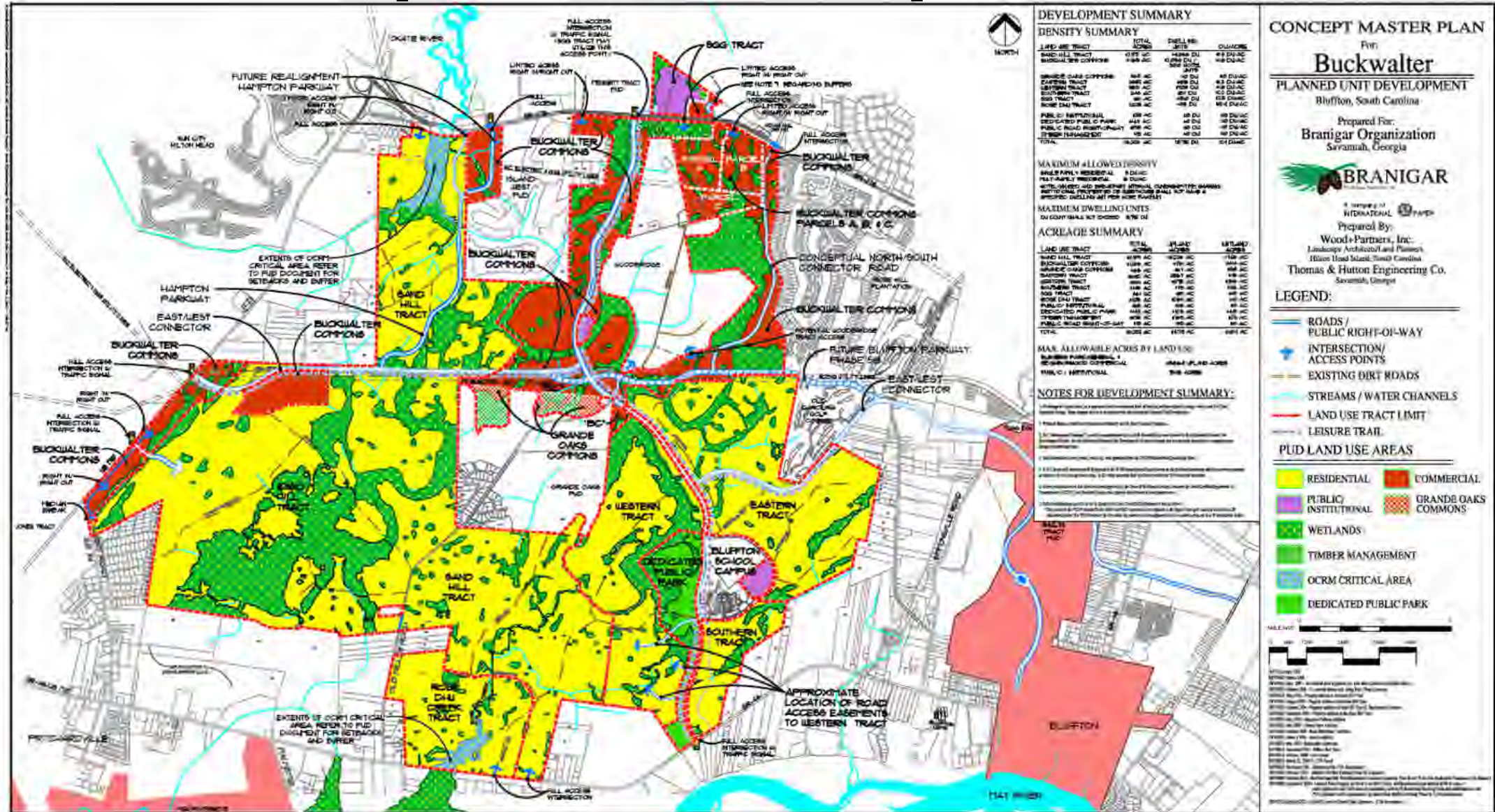


# Background (continued)

- 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

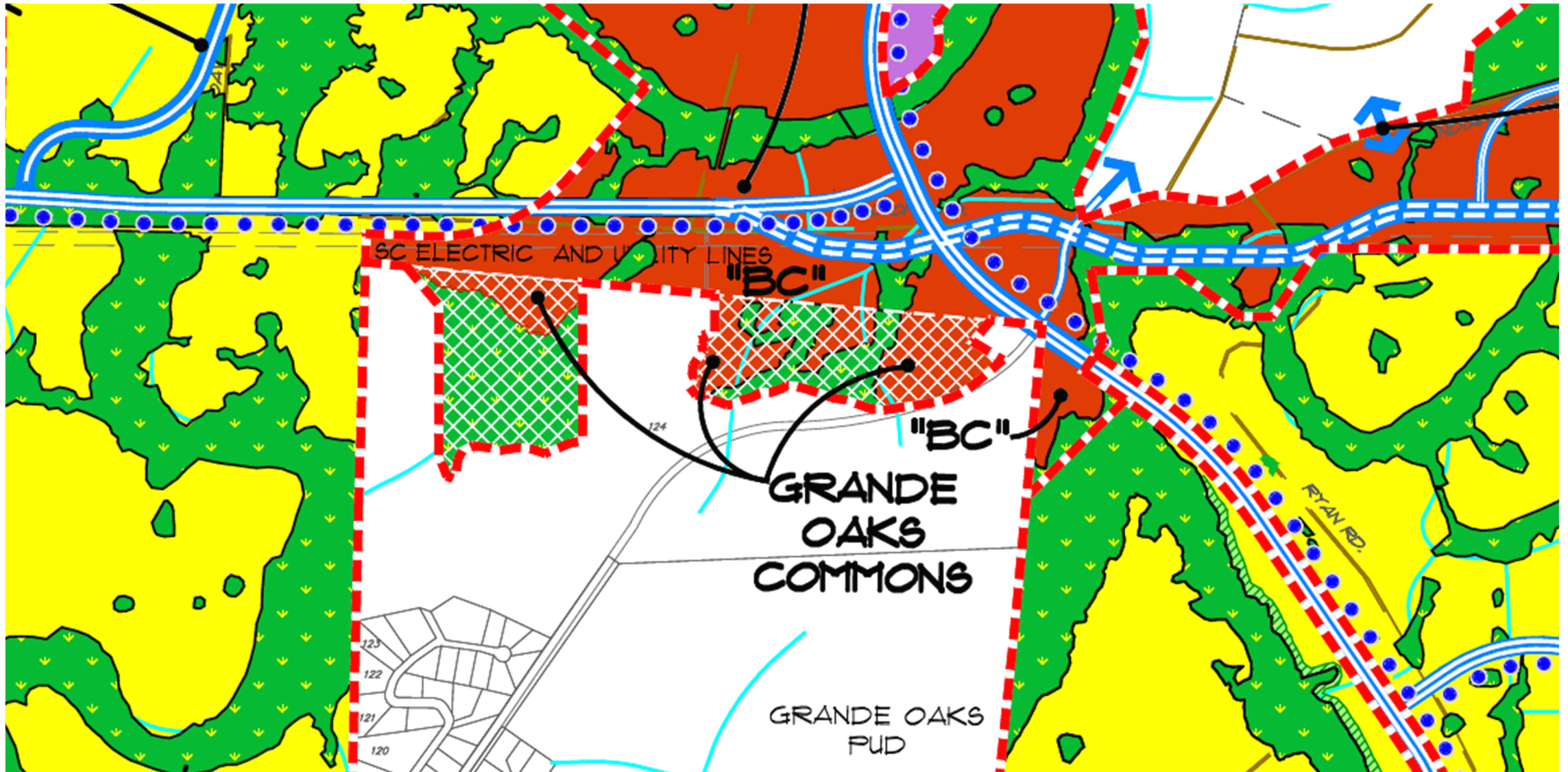


# Proposed Concept Plan





# Proposed Concept Plan



# 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
<b>TOTAL</b>	<b>±6,333 AC</b>	<b>±8,792 DU</b>	<b>±1.4 DU/AC</b>

### 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
<b>TOTAL</b>	<b>±6,333 AC</b>	<b>±4,719 AC</b>	<b>±1,614 AC</b>

### 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
<b>Town Council “Intent to Annex”, Acceptance of Petition, Referral to Negotiating Committee</b>	December 12, 2023	Annexation Petition
<b>Negotiating Committee (if necessary)</b> <i>(Additional Meetings May Be Required)</i>	TBD	Annexation Petition, Zoning Map Amendment, PUD Amendment, Development Agreement Amendment, Concept Plan Amendment
<b>Planning Commission Workshop</b>	TBD	Annexation Petition, Zoning Map Amendment, PUD Amendment, Development Agreement Amendment, Concept Plan Amendment
<b>Planning Commission Public Hearing &amp; Recommendation to Town Council</b>	TBD	Annexation Petition, Zoning Map Amendment, PUD Amendment, Development Agreement Amendment, Concept Plan Amendment
<b>Town Council Ordinance 1<sup>st</sup> Readings</b>	TBD	Annexation Petition, Zoning Map Amendment, PUD Amendment, Development Agreement Amendment, Concept Plan Amendment
<b>Town Council Public Hearing &amp; Ordinance 2<sup>nd</sup> and Final Readings</b>	TBD	Annexation Petition, Zoning Map Amendment, PUD Amendment, Development Agreement Amendment, Concept Plan Amendment



# QUESTIONS



# **Proposed Motion**

## **Annexation Petition Acceptance**

**“I move to **[accept / decline to accept]** the University Investments, LLC and Grande Oaks II, LLC’s One Hundred Percent (100%) Annexation Petitions to Annex Certain Real Properties Contiguous to the Town of Bluffton’s Corporate Boundaries Consisting of a Total of 65.592 Acres, More or Less, and Bearing Beaufort County Tax Map Nos. R600 029 000 0014 0000 (Portion) and R600 029 000 2410 0000.”**





# **Proposed Motion (continued)**

## **Referral To The Negotiating Committee**

**If accepted, Town Council will then need to vote to refer or forgo referral of the annexation petition and concurrent applications to the Town of Bluffton Negotiating Committee**

**“I move to [refer / forgo referral of] University Investments, LLC and Grande Oaks II, LLC’s One Hundred Percent (100%) Annexation Petition to the Town of Bluffton Negotiating Committee”**