

ESTD 1946



THOMAS & HUTTON

50 PARK OF COMMERCE WAY
SAVANNAH, GA 31405 | 912.234.5300
THOMASANDHUTTON.COM

October 31, 2023

Mr. Kevin Icard
Town of Bluffton
Planning & Community Development
20 Bridge Street
Bluffton, SC 29910

Re: Grande Oaks – Parcel Annexation
Bluffton, South Carolina
J-25312.0014

Dear Mr. Icard:

On behalf of our client, University Investments, LLC, please find enclosed the following in support of the Annexation Application:

- Annexation Application Checklists (2)
- Annexation Petition Forms (2)
- Vicinity Map
- Project Narrative
- 13th Amendment document
- Land Use Comparison Table
- Plats
- Zoning Verification Letter

In support of the Annexation Application, please find enclosed supporting documents:

- Full-size copies of the updated Concept Plan
- Pictures of the site's existing conditions

We are respectfully requesting an annexation approval into the Town of Bluffton. Simultaneously, we respectfully request that Parcels 12D and Parcels 14, 14A, and 16 of R600-029-0014-0000 are rezoned to the Buckwalter Commons Planning area of the Buckwalter PUD. The properties are presently zoned Grande Oaks PUD in Beaufort County and owned by University Investments LLC and Grande Oaks II, LLC. Please do not hesitate to contact me should you have any questions related to the submittal at (912) 234-5400 or at long.n@tandh.com.

Sincerely,

THOMAS & HUTTON

Nathan B. Long, PE

APPLICATION FOR 13TH AMENDMENT TO
BUCKWALTER TRACT DEVELOPMENT
AGREEMENT AND CONCEPT PLAN

PROJECT NARRATIVE

The Applicant, University Investments, LLC ("University Investments"), seeks approval of an amendment to the Buckwalter Tract Development Agreement and Concept Plan. The purpose of the amendment is to add 65.592 acres of land, which is being annexed herewith, to the Buckwalter Development Agreement and Concept Plan, to be designated as 65.592 acres of Grande Oaks Commons. This 13th Amendment has the effect of adding an additional 32 acres of General Commercial acreage to the previously existing allowance for General Commercial acreage under the Concept Plan and Development Agreement, together with an additional 65.592 acre allowance of all other uses allowed within Grande Oaks Commons under the Concept Plan and Development Agreement. No additional residential density is being added to the Buckwalter PUD under this annexation.

The land being added is a portion of the existing Grande Oaks PUD, under Beaufort County law, and this particular portion of the Grande Oaks PUD is currently designated as a Village Center (VC) land use area under the Grande Oaks PUD. This planning area is very similar to the Buckwalter Commons Land Use Area under the Buckwalter Concept Plan. Under the VC (Village Center) land use area of Grande Oaks, all residential uses are allowed, including single family and multifamily. A very broad range of commercial uses is also allowed under the VC designation, including virtually all types of retail uses, institutional/Church uses, and a broad range of civic office and facility uses. Again, these allowed uses under the Grande Oaks PUD are very similar to the allowed uses under the newly created Grande Oaks Commons Land Use Area of the Buckwalter Concept Plan. A comparison chart of allowed uses is submitted with this Application. This request is actually a down zoning regarding many uses allowed under the Beaufort County zoning.

The parcels being annexed into Bluffton as the Grande Oaks Commons Area of the Buckwalter Concept Plan are located along the northern border of the Grande Oaks PUD, immediately to the south of, and adjacent to, the Buckwalter Commons Area of the Buckwalter Tract. University Investments is the current owner of the 12.86-acre parcel, parcel 12D, and is under contract to purchase the remaining parcels being annexed from Grande Oaks II, LLC. University Investments is also the current owner of a substantial portion of the undeveloped part of Buckwalter Commons, immediately adjacent to the north of this Grande Oaks property.

This annexation and zoning to Grande Oaks Commons Planning Area will allow University Investments and the Town to expand their coordinated planning at this important location near the corner of Buckwalter Parkway and Bluffton Parkway. Current preliminary planning for this expanded area contemplates a mixed use, village style, development, perhaps built with residential above commercial (much like the Promenade), and including extensive medical services and commercial establishments. Planning and developing this combined area under Bluffton review and development standards will greatly enhance the quality of the future development. Again, no additional residential density is being added to the Buckwalter PUD under this annexation.

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 Area owned by University Investments. This important new access will lead to already approved access points to Bluffton Parkway, through the University Investments Area. Those already approved access points meet the Access Management Plan of Beaufort County, adopted by the Town, which include signalized and unsignalized accesses.

This Application presents an opportunity for Bluffton to enhance its current planning role for this important planned commercial/mixed use area, enhance the tax base of the Town, enhance vehicular access for present and future development, and do so by adding no additional development intensity to the area beyond that already allowed by existing Bluffton zoning and existing Beaufort County zoning. In fact, many uses will be down zoned.

This Narrative will now address the following Application Review Criteria, as established under Article 3, Section 3.8.3 of the Unified Development Ordinance:

A. Promotion of and consistency with land use goals, environmental objectives and overall intent of the policies within the Comprehensive Plan. The Town has previously approved the Buckwalter Concept Plan, as amended, as being consistent with these primary goals of the Town. This requested change simply brings additional property into the Town's planning and permitting jurisdiction, while supplementing vehicular access to existing Town property as well as adjacent County controlled property. This Application is consistent with all of these primary goals of the Town.

B. Consistency with the intent of the Planned Unit Development Zoning District as prescribed in Article 4. This application simply makes a small change to the boundary of an existing Town PUD Zoning District, to facilitate the goals mentioned above, while staying consistent with the pre-existing applicable County Zoning Standards.

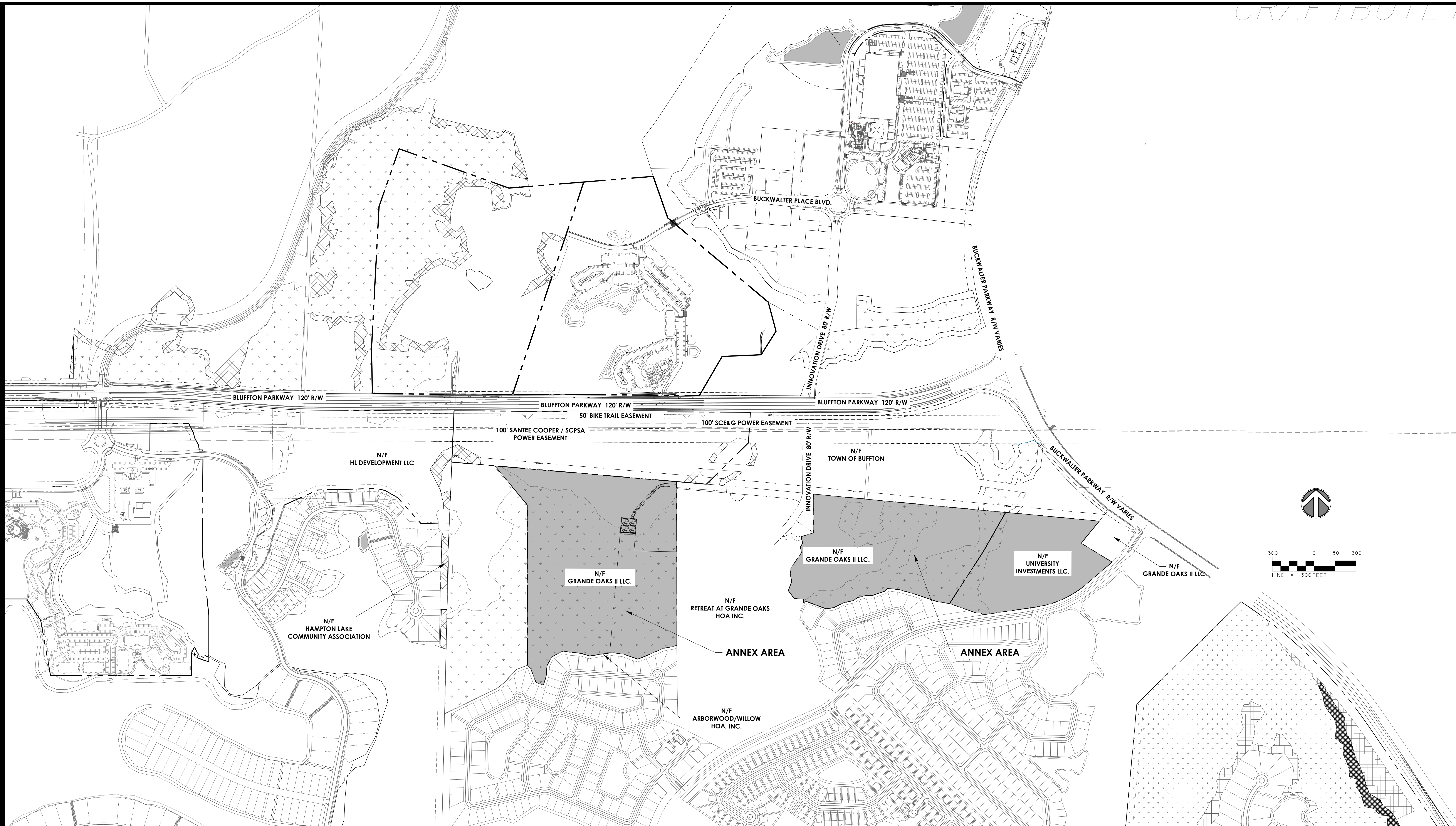
C. **Demonstration of innovative site planning techniques that improve the standards in other allowable Town Zoning Districts.** Again, this Application is a small extension of an existing Town PUD Zoning District, consistent with the goals and standards of the Town's existing PUD Zoning, while providing innovative opportunities to enhance planning of the adjacent Buckwalter Commons Land Use Area, and provide innovative new access options to enhance traffic circulation.

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 areas.** As explained above, this requested annexation and zoning into Buckwalter Commons is consistent and completely compatible with adjacent land uses within the Town, as well as consistent and compatible with existing land uses within the County. The larger plans for these new properties are consistent with the Town's goal of encouraging mixed use development in appropriate areas, just as the proposal remains consistent with the Beaufort County zoning for this and adjacent property within the Grande Oaks PUD.

E. **Ability to be served by adequate public services, utilities, etc.** The properties will become part of the existing Buckwalter Tract PUD, and has been a part of the pre-existing Grande Oaks PUD. Public services and utilities are and have been previously certified as adequate for the proposed uses. The only change will be that the newly added properties will now fall within the Town's policing authority, and of course, pay Town taxes to cover any additional cost to the Town, and any applicable Development Fees.

F. **Conformance with adopted or accepted plans, policies, and practices of the Town.** As explained above in this Narrative, and in the accompanying 13th Amendment To The Development Agreement and Concept Plan for the Buckwalter Tract, this proposal is for a relatively small change to the boundaries of an existing Town PUD, and under the terms of the Buckwalter Concept Plan and Development Agreement, will conform to all adopted plans, policies, and practices which have been established for this Area, while remaining consistent with previously enacted zoning by Beaufort County.

The Applicant respectfully requests that the Town Planning Commission and Town Council approve this request for the 13th Amendment to the Buckwalter Tract Development Agreement and Concept Plan.



VICINITY MAP
UNIVERSITY INVESTMENTS
 BLUFFTON, SOUTH CAROLINA

October 31, 2023



50 Park of Commerce Way
 Savannah, GA 31405 • 912.234.5300

www.thomasandhutton.com

This map illustrates a general plan of the development which is for discussion purposes only, does not limit or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accurate survey and property description.

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COUNTY COUNCIL OF BEAUFORT COUNTY

Beaufort County Planning & Zoning

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

November 1, 2022

Kathryn Oppenheimer
Thomas & Hutton
50 Park of Commerce Way
Savannah, GA 31405

Re: Zoning Verification Letter
District 600, Map 029, Parcel 0014
District 600, Map 029, Parcel 2410

Dear Ms. Oppenheimer:

This is to certify that the referenced properties, located in the Bluffton District, are zoned Grande Oaks Planned Unit Development (PUD). All uses and development parameters can be found on the County's Web Page at www.beaufortcountysc.gov - Department – Planning - Archives.

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

Sincerely,

Hillary A. Austin
Zoning & Development Administrator

Comparison of Current Beaufort County and Proposed Town of Bluffton Zoning District Land Uses

Legend: Permitted (P), Conditional (C), Not included as a specific use for the jurisdiction (---)

Downzoning (11)

Upzoning (10)

Land Use Type	Jurisdiction/ Zoning District		
	Beaufort County	Town of Bluffton	Annex Request
	Grande Oaks PUD - Village Center (VC 1 & 2) Land Use Tract	Buckwalter PUD - Buckwalter Commons Land Use Tract	Grande Oaks Commons - Land Use Tract
Agriculture			
Tree farm, timber area, or forest management area.	---	P	---
Silviculture.	---	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	---
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

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	Grande Oaks PUD - Village Center (VC 1 & 2) Land Use Tract	Buckwalter PUD - Buckwalter Commons Land Use Tract	Grande Oaks Commons - Land Use Tract
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.	---	P	P
Cold storage plant	---	C	C
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
Computers, computer components, and computer accessories including, but not limited to: printed circuit boards, semiconductors, terminals, printers, storage devices, 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
Contractor's office	---	C	C
Convenience store	P	P	P
Customary home occupations	P	C	C
Delicatessen, restaurant, soda fountain or other eating and/or drinking establishments	P	C	P
Dressmaker, seamstress, tailor	P	P	P
Drug store or pharmacy	P	P	P
Dry cleaning establishment for pick up and drop off service only (excluding dry cleaning on the premises).	---	C	C
Dry 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
Dry cleaning self-service and/or laundry self- service facility.	---	P	P
Eating 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 products; electron tubes manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Florist shop	P	P	P
Fruit, nut and/or vegetable store	P	P	P
Games, toys, dolls, figurines, and stuffed animals; small curios, novelty items, and tourist 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
Hobby 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

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Downzoning (11)

Upzoning (10)

Land Use Type	Jurisdiction/ Zoning District		
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	Grande Oaks PUD - Village Center (VC 1 & 2) Land Use Tract	Buckwalter PUD - Buckwalter Commons Land Use Tract	Grande Oaks Commons - Land Use Tract
Junk yards, auto salvage yards, and outdoor storage of vehicles	---	C	---
Laboratory for research, development, experimentation or testing; or biotechnology operation provided there is no activity exceeding Biosafety Level II and no 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 marking implements manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Locksmith or gunsmith	P	P	P
Magnetic 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
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

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Downzoning (11)

Upzoning (10)

Land Use Type	Jurisdiction/ Zoning District		
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	Grande Oaks PUD - Village Center (VC 1 & 2) Land Use Tract	Buckwalter PUD - Buckwalter Commons Land Use Tract	Grande Oaks Commons - Land Use Tract
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	P	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 stationery 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
Telegraph office	P	P	P
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
Temporary storage of construction materials during the construction process provided the materials are removed within 30 days after project completion.	---	P	P
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 bocci, 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 includingb barns, paddocks, stables, riding rinks, bridle trails, and equestrian learning/teaching facilities, Leisure Trails and Bike Trails	P	P	P

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Downzoning (11)

Upzoning (10)

Land Use Type	Jurisdiction/ Zoning District		
	Beaufort County	Town of Bluffton	Annex Request
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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
Landscaped 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			
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

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Legend: Permitted (P), Conditional (C), Not included as a specific use for the jurisdiction (---)

Downzoning (11)

Upzoning (10)

Land Use Type	Jurisdiction/ Zoning District		
	Beaufort County	Town of Bluffton	Annex Request
	Grande Oaks PUD - Village Center (VC 1 & 2) Land Use Tract	Buckwalter PUD - Buckwalter Commons Land Use Tract	Grande Oaks Commons - Land Use Tract
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



TOWN OF BLUFFTON ANNEXATION APPLICATION

Growth Management Customer Service Center
20 Bridge Street
Bluffton, SC 29910
(843)706-4522
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

Applicant		Property Owner	
Name: University Investments, LLC		Name: Grande Oaks II, LLC	
Phone: 843-836-7920		Phone: 912-224-4845	
Mailing Address: 1278 May River Road, Suite 400 Bluffton, SC 29910		Mailing Address: Pamela Murk, 8828 Copenhaver Drive Potomac, MD 28054	
E-mail: jreed@reedgroupsc.com		E-mail: murk5@mac.com	
Town Business License # (if applicable):			
Project Information			
Project Name: BUCKWALTER TRACT ANNEXATION		Acreage: 53.244	
Project Location: NW CORNER OF INTERSECTION OF BUCKWALTER PKWY AND LAKE POINT DR. ALONG NORTHERN BORDER OF GRANDE OAKS PUD.			
Existing Zoning: PUD		Proposed Zoning: PUD	
Tax Map Number(s): R600-029-000-0014-0000			
Project Description: Annexation and Rezoning of 3 parcels (14A, 14, and 16), Part of the Grande Oaks Property at the NW corner of the intersection of Buckwalter Pkwy and Lake Point Dr., into the Buckwalter PUD.			
Select Annexation Method (see Annexation Policy and Procedures Manual):			
<input checked="" type="checkbox"/> 100 Percent Petition and Ordinance Method		<input type="checkbox"/> 75 Percent Petition and Ordinance Method	
		<input type="checkbox"/> 25 Percent Elector Petition and Election Method	
Minimum Requirements for Submittal			
<input checked="" type="checkbox"/> 1. Completed Annexation Petition(s). <input checked="" type="checkbox"/> 2. Narrative per the attached Annexation Application Checklist. <input checked="" type="checkbox"/> 3. Parcel Information per the attached Annexation Application Checklist. <input checked="" type="checkbox"/> 4. Concurrent Applications per the attached Annexation Application Checklist. <input checked="" type="checkbox"/> 5. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.			
Note: A Pre-Application Meeting is required prior to Application submittal.			
Disclaimer: The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.			
I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.			
Property Owner Signature:		Date: 11/1/2023	
Applicant Signature:		Date: 10/31/2023	
<div style="text-align: center;"> <small>DocuSigned by:</small> <small>1E38384622844AF...</small> <small>DocuSigned by:</small> <small>96AA05728734412...</small> </div> For Office Use			
Application Number:		Date Received:	
Received By:		Date Approved:	



TOWN OF BLUFFTON ANNEXATION APPLICATION PROCESS NARRATIVE

The following Process Narrative is intended to provide Applicants with an understanding of the respective application process, procedures and applicable ordinance requirements for obtaining application approval in the Town of Bluffton. While intended to explain the process, it is not intended to repeal, eliminate or otherwise limit any requirements, regulations or provisions of the Town of Bluffton's ordinances, policies and procedures. Compliance with these procedures will minimize delays and assure expeditious application review.

Consistent with South Carolina law, the Town of Bluffton regards annexation as a voluntary process and does not initiate annexation. Annexation of privately owned property is authorized in the following methods:

1. 100 percent freeholder petition and ordinance method [§5-3-150(3)];
2. 75 percent freeholder petition and ordinance method [§5-3-150(1)]; and
3. 25 percent elector petition and election method [§5-3-300 to 5-3-315].

Step 1. Pre-Application Meeting	Applicant & Staff
Prior to the filing of an Annexation Application, the Applicant is required to consult with the UDO Administrator or their designee at a Pre-Application Meeting for comments and advice on the appropriate application process and the required procedures, specifications, and applicable standards required by Town of Bluffton applicable ordinances.	
Step 2. Application Check-In Meeting	Applicant & Staff
Upon receiving input from Staff at the Pre-Application Meeting, the Applicant shall submit the Annexation Application and required submittal materials during a mandatory Application Check-In Meeting where the UDO Administrator or designee will review the submission for completeness.	
Step 3. Review by UDO Administrator	Staff
If the UDO Administrator determines that the Annexation Application is complete, the application shall advance as prescribed in the Town of Bluffton's Annexation Policy and Procedure Manual.	



TOWN OF BLUFFTON ANNEXATION APPLICATION CHECKLIST

In accordance with the Town of Bluffton Annexation Policies & Procedures Manual, the following information shall be included as part of an Annexation application submitted for review. This checklist is intended to assist in the provision of the minimum documentation necessary to demonstrate compliance with Town of Bluffton policies and procedures. Upon review of the submitted application by Town Staff, additional information may be required. The use of this checklist by Town Staff or the Applicant shall not constitute a waiver of any requirement contained in the Annexation Policies & Procedures Manual. Applicants are encouraged to work closely with Town Staff in preparing any application prior to submittal.

Narrative.
1. Contact information for property owner(s), applicant, attorney and any other applicable consultant/firm.
2. If the applicant is not the property owner, a letter of agency from the property owner authorizing the applicant to act on behalf of the property owner.
3. Reason for annexation request and anticipated benefits.
4. Parcel numbers and acreage of each.
5. Existing structure(s).
6. Current Special Districts (overlay, tax, and/or conservation).
7. Current Beaufort County Zoning District(s) and Land Use(s).
8. Proposed Zoning District(s) and Land Use(s).
9. Current versus Proposed Zoning District and Land Use Comparison.
10. Consistency with the Town of Bluffton Comprehensive Plan, Future Annexation Area Map, and Future Land Use Map.
11. Estimate of current population of Annexation Area.
12. Current utility service providers.
Parcel Information.
1. Deed(s) recorded with the Beaufort County Register of Deeds.
2. Plat(s) recorded with the Beaufort County Register of Deeds.
3. Covenants and Restriction(s) recorded with the Beaufort County Register of Deeds.
4. Easement(s) recorded with the Beaufort County Register of Deeds.
5. Agreement(s) recorded with the Beaufort County Register of Deeds.
6. Any other Document(s) recorded with the Beaufort County Register of Deeds.
7. Location Map of proposed Annexation Area showing: <ul style="list-style-type: none"> a) Existing Structures; b) Current Beaufort County Zoning District(s); and c) Adjacent Property Owners.
8. Zoning verification letter from Beaufort County providing: <ul style="list-style-type: none"> a) Current Beaufort County Zoning; and b) Special Districts such as Overlays.
9. Parcel History letter from Beaufort County providing: <ul style="list-style-type: none"> a) Special Districts such as, but not limited to, Tax Increment Finance District, Assessment District, and Multi-County Industrial Park; b) Any application(s) submitted for the past 10 years and the current status of the application; and c) Any zoning, land development, building, or county code violation(s) for the past 10 years and the current status of the violation.
10. Photographs of: <ul style="list-style-type: none"> a) Existing Structures and Land Use; and b) Adjacent Property.



TOWN OF BLUFFTON ANNEXATION APPLICATION CHECKLIST

Concurrent Applications.

1. Zoning Map Amendment application and required submittal items.
2. Other concurrent applications, as applicable:
 - a) Comprehensive Plan Amendment application and required submittal items;
 - b) Development Agreement application and required submittal items;
 - c) Concept Plan application and required submittal items; and/or
 - d) Master Plan application and required submittal items.

SIGN AND RETURN THIS CHECKLIST WITH THE APPLICATION SUBMITTAL ALL SUBMITTALS MUST BE COLLATED AND FOLDED TO 8-1/2" X 11"

By signature below I certify that I have reviewed and provided the minimum submittal requirements listed above, including any additional items requested by the Town of Bluffton Staff. Any items not provided have been listed in the project narrative with an explanation as to why the required submittal item has not been provided or is not applicable. Further, I understand that failure to provide a complete, quality application or erroneous information may result in the delay of processing my application(s).

DocuSigned by:

Pamela Murk

11/1/2023

Signature of Property Owner or Authorized Agent

Date

Pam Murk

Printed Name



TOWN OF BLUFFTON

ANNEXATION POLICY & PROCEDURES MANUAL

APPENDICES

100 Percent Petition Form

TO THE MAYOR AND COUNCIL OF THE TOWN OF BLUFFTON:

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

The territory to be annexed is described as follows:

The property is designated as follows on the County tax maps: Recorded plat in book 3093 on page 104 attached to
application

It is requested that the property be zoned as follows: PUD

DocuSigned by:
Pamela Murk 11/1/2023
Signature 1E38384622844AF... Date

Pam Murk
Print Name

Street Address, City, Zip

=====
FOR MUNICIPAL USE:

Petition received by _____, Date _____

Description and Ownership verified by _____, Date _____

Recommendation: _____

By: _____, Date _____

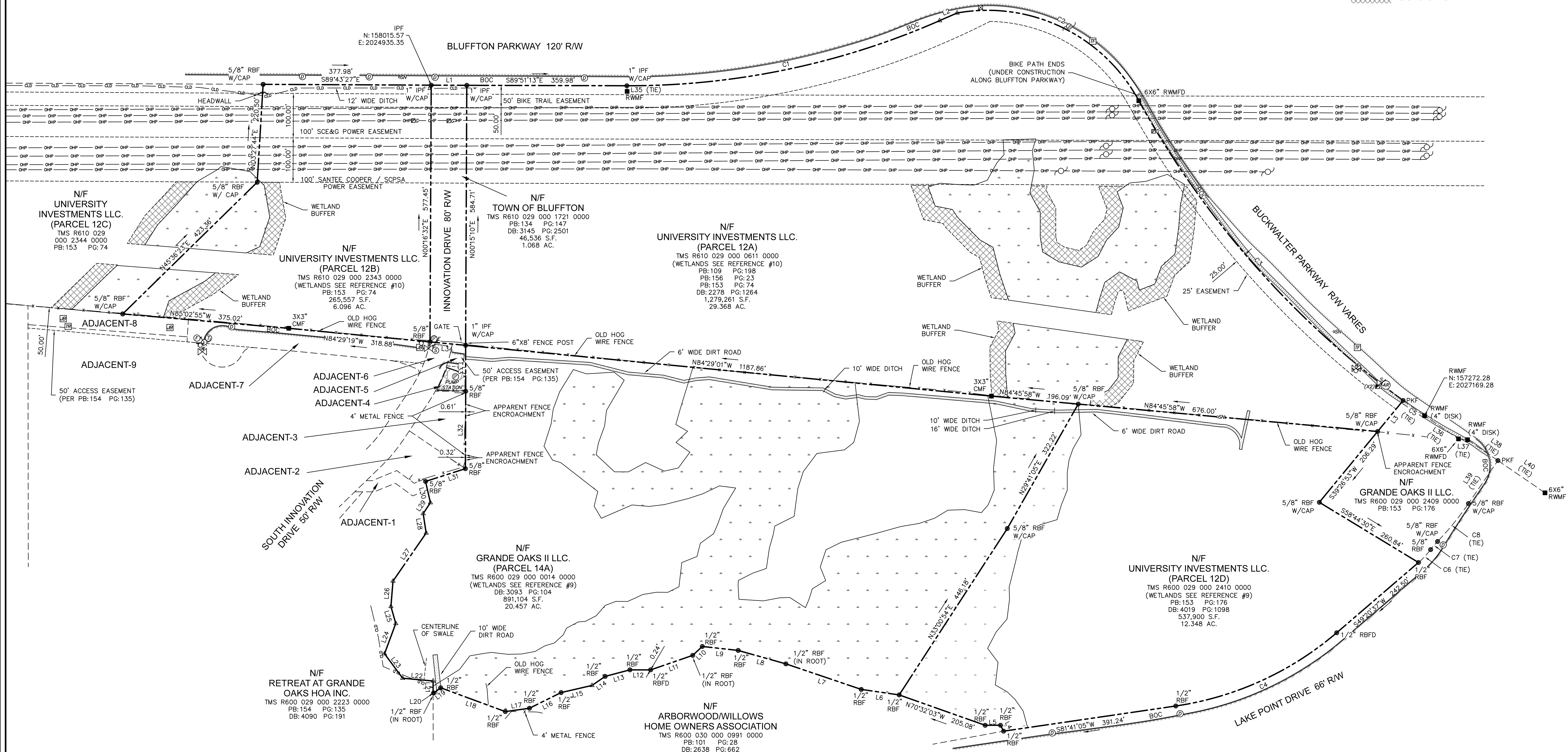
NORTH
SC GRID (NAD 83)
(2011)

LINE TABLE		
LABEL	BEARING	DISTANCE
L1	S89°43'40"E	79.97'
L2	N66°18'46"E	42.77'
L3	S39°26'53"W	90.27'
L4	N27°28'43"W	14.97'
L5	S89°51'47"W	34.49'
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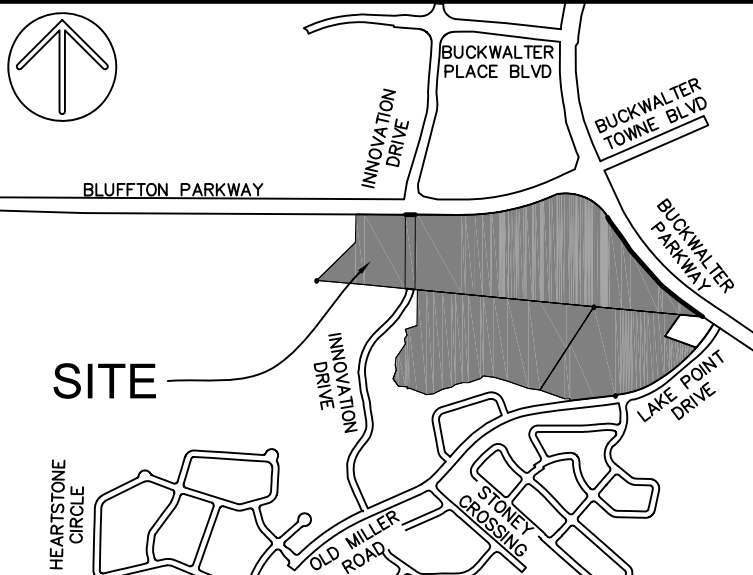
ACREAGE CHART

	PARCEL 12A	PARCEL 12B	PARCEL 12D	PARCEL 14A	INNOVATION DRIVE	TOTAL
UPLAND	1,093,739 S.F. 25.109 AC.	229,281 S.F. 5.264 AC.	464,478 S.F. 10.663 AC.	462,512 S.F. 10.618 AC.	46,536 S.F. 1.068 AC.	2,306,546 S.F. 52.722 AC.
UPLAND WITH BUFFER	1,148,330 S.F. 26.362 AC.	241,204 S.F. 5.537 AC.	N/A	N/A	N/A	1,389,534 S.F. 31.899 AC.
BUFFER	54,591 S.F. 1.253 AC.	11,923 S.F. 0.273 AC.	N/A	N/A	N/A	66,514 S.F. 1.526 AC.
WETLAND	130,931 S.F. 3.006 AC.	24,353 S.F. 0.559 AC.	73,422 S.F. 1.685 AC.	428,592 S.F. 9.839 AC.	N/A	657,298 S.F. 15.089 AC.
TOTAL	1,279,261 S.F. 29.368 AC.	265,557 S.F. 6.096 AC.	537,900 S.F. 12.348 AC.	891,104 S.F. 20.457 AC.	46,536 S.F. 1.068 AC.	3,020,358 S.F. 69.337 AC.

CURVE TABLE				
LABEL	RADIUS	ARC	CHORD	CHORD BEARING
C1	1738.00'	723.68'	718.46'	N78°14'29"E
C2	386.70'	144.88'	143.73'	S64°14'28"E
C3	2070.00'	906.06'	898.94'	S41°24'01"E
C4	717.00'	402.91'	397.63'	S65°31'42"W
C5	2070.00'	59.22'	59.22'	S54°45'34"E
C6	185.00'	39.83'	39.86'	N43°14'11"E
C7	200.00'	24.05'	24.04'	N40°29'12"E
C8	662.00'	110.13'	110.00'	N39°10'00"E



- LEGEND
- ▲ CALC POINT - CORNER NOT SET
 - CMF ■ CONC. MONUMENT FOUND
 - IPF ● IRON PIPE FOUND
 - PKF ● PK NAIL FOUND
 - RBF ● IRON REBAR FOUND
 - RBFd ● IRON REBAR FOUND DISTURBED
 - RWMF ■ RIGHT-OF-WAY CONC. MONUMENT FOUND
 - RWMFd ■ RIGHT-OF-WAY CONC. MONUMENT FOUND DISTURBED
 - ⊙ AIR RELEASE VALVE MANHOLE
 - ⊙ ELECTRIC STUBOUT
 - ⊙ FIRE HYDRANT
 - ⊙ FIBER OPTIC MANHOLE
 - ⊙ GRATE INLET
 - ⊙ GUY WIRE
 - ⊙ JUNCTION BOX
 - ⊙ POWER POLE
 - ⊙ STORM DRAIN MANHOLE
 - ⊙ SIGN
 - ⊙ SANITARY SEWER MANHOLE
 - ⊙ SANITARY SEWER VALVE
 - ⊙ SANITARY SEWER VALVE MARKER
 - ⊙ TRAFFIC SIGNAL BOX
 - ⊙ TRAFFIC SIGNAL POLE
 - ⊙ TELEPHONE MANHOLE
 - ⊙ TRANSFORMER-ELECTRIC
 - ⊙ UNDERGROUND GAS MARKER
 - ⊙ WATER VALVE
 - ⊙ WETLANDS
 - ⊙ BACK OF CURB
 - ⊙ CENTERLINE OF DITCH
 - ⊙ FENCE LINE
 - ⊙ OVERHEAD POWER LINE
 - ⊙ CONCRETE
 - ⊙ EDGE OF PAVEMENT
 - ⊙ GRAVEL
 - ⊙ WETLAND BUFFER



VICINITY MAP NOT TO SCALE

- NOTES
- THESE PARCELS APPEAR TO LIE IN FLOOD ZONE X, DUAL COMMUNITIES 450025 (BEAUFORT COUNTY UNINCORPORATED AREAS) AND 450251 (TOWN OF BLUFFTON), MAP NUMBER 450130270G.
 - BUILDING SETBACK REQUIREMENTS MUST BE VERIFIED WITH THE PROPER AUTHORITIES PRIOR TO DESIGN AND CONSTRUCTION.
 - HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE GRID (NAD 83).
 - 50' BIKE TRAIL EASEMENT, 100' SCE&G POWER EASEMENT, AND 100' Santee Cooper / SCPSA POWER EASEMENT ARE PER REFERENCE #11.
 - PRECISION OF PLAT CLOSURE: 1:1,463,672
 - WETLANDS WERE NOT SURVEYED AT THE TIME OF FIELD WORK AND ARE SHOWN FROM REFERENCES #9 & #10.

- REFERENCES
- PB:153 PG:74
 - PB:134 PG:147
 - PB:109 PG:198
 - PB:153 PG:23
 - PB:153 PG:176
 - DB:2278 PG:1264
 - DB:3093 PG:104
 - DB:4019 PG:1098
 - A BOUNDARY SURVEY OF TMS# R600-029-000-0014-0000, 34.356 AC, BLUFFTON TOWNSHIP, BEAUFORT COUNTY SC. DATE: 4/8/2019 FROM COASTAL SURVEYING CO. INC.
 - A WETLAND CAD FILE BY THOMAS AND HUTTON, PROVIDED BY REED GROUP ON JULY 5, 2022.
 - PB:134 PG:147

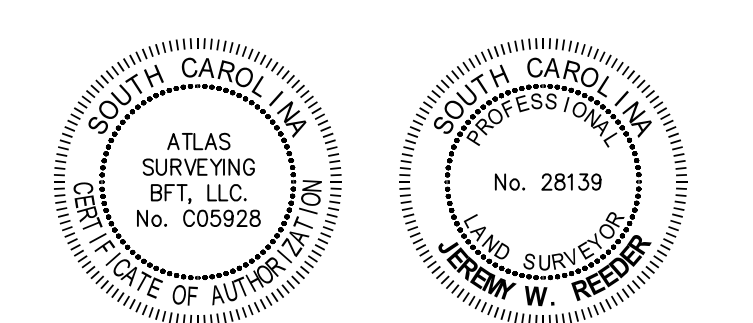
GRAPHIC SCALE (1"=120')

PREPARED FOR:
REED GROUP
A BOUNDARY SURVEY OF
#655 OLD MILLER ROAD, AND
INTERSECTION OF BLUFFTON PARKWAY
AND BUCKWALTER PARKWAY

TAX PARCEL No's:
R610 029 000 2343 0000,
R610 029 000 1721 0000,
R610 029 000 0611 0000,
R600 029 000 2410 0000,
&
R600 029 000 0014 0000
BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK: NCH
FIELD CHECK: JHJ
DRAWN BY: JHJ
DATE: 07-19-2022
SCALE: 1"=120'
PROJECT No.: BFT-2215
FILE: BFT-2215 B12WG

ATLAS
SURVEYING, INC.
168 BOARDWALK DRIVE, SUITE A.
RIDGELAND, SC 29936.
PHONE: (843) 645-9277
WEBSITE: WWW.ATLASSURVEYING.COM



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

Jeremy W. Reeder
S.C.P.L.S. No. 28139
NOT VALID UNLESS CRIMPED WITH SEAL



TOWN OF BLUFFTON ANNEXATION APPLICATION

Growth Management Customer Service Center
20 Bridge Street
Bluffton, SC 29910
(843)706-4522
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

Applicant		Property Owner	
Name: University Investments, LLC		Name: University Investments, LLC	
Phone: 843-836-7920		Phone: 843-836-7920	
Mailing Address: 1278 May River Road, Suite 400 Bluffton, SC 29910		Mailing Address: 1278 May River Road, Suite 400 Bluffton, SC 29910	
E-mail: jreed@reedgroupsc.com		E-mail: jreed@reedgroupsc.com	
Town Business License # (If applicable):			
Project Information			
Project Name: BUCKWALTER TRACT ANNEXATION		Acreage: 12.86	
Project Location: PARCEL 12D NW CORNER OF INTERSECTION OF BUCKWALTER PKWY AND LAKE POINT DR.			
Existing Zoning: PUD		Proposed Zoning: PUD	
Tax Map Number(s): R600-029-000-2410-0000			
Project Description: Annexation and Rezoning of parcel 12D, Part of the Grande Oaks Property at the NW corner of the intersection of Buckwalter Pkwy and Lake Point Dr., into the Buckwalter PUD.			
Select Annexation Method (see Annexation Policy and Procedures Manual):			
<input checked="" type="checkbox"/> 100 Percent Petition and Ordinance Method <input type="checkbox"/> 75 Percent Petition and Ordinance Method <input type="checkbox"/> 25 Percent Elector Petition and Election Method			
Minimum Requirements for Submittal			
<input checked="" type="checkbox"/> 1. Completed Annexation Petition(s). <input checked="" type="checkbox"/> 2. Narrative per the attached Annexation Application Checklist. <input checked="" type="checkbox"/> 3. Parcel Information per the attached Annexation Application Checklist. <input checked="" type="checkbox"/> 4. Concurrent Applications per the attached Annexation Application Checklist. <input checked="" type="checkbox"/> 5. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.			
Note: A Pre-Application Meeting is required prior to Application submittal.			
Disclaimer: The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.			
I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.			
Property Owner Signature: <i>John P. Reed</i>		Date: 10/31/23	
Applicant Signature: <i>John P. Reed</i>		Date: 10/31/23	
For Office Use			
Application Number:		Date Received:	
Received By:		Date Approved:	



TOWN OF BLUFFTON ANNEXATION APPLICATION PROCESS NARRATIVE

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TOWN OF BLUFFTON ANNEXATION APPLICATION CHECKLIST

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TOWN OF BLUFFTON ANNEXATION APPLICATION CHECKLIST

Concurrent Applications.

1. Zoning Map Amendment application and required submittal items.
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**SIGN AND RETURN THIS CHECKLIST WITH THE APPLICATION SUBMITTAL
ALL SUBMITTALS MUST BE COLLATED AND FOLDED TO 8-1/2" X 11"**

By signature below I certify that I have reviewed and provided the minimum submittal requirements listed above, including any additional items requested by the Town of Bluffton Staff. Any items not provided have been listed in the project narrative with an explanation as to why the required submittal item has not been provided or is not applicable. Further, I understand that failure to provide a complete, quality application or erroneous information may result in the delay of processing my application(s).



Signature of Property Owner or Authorized Agent

Date

10/31/23

Printed Name

John P REED



TOWN OF BLUFFTON
ANNEXATION POLICY & PROCEDURES MANUAL

APPENDICES

100 Percent Petition Form

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The territory to be annexed is described as follows:

The property is designated as follows on the County tax maps: Recorded plat in book 153 on page 176 attached to
application

It is requested that the property be zoned as follows: PUD

John P. Reed 10/31/30
 Signature Date

John P. Reed
 Print Name

1278 May River Rd Suite 400
 Street Address, City, Zip Bluffton SC 29910

=====
 FOR MUNICIPAL USE:

Petition received by _____, Date _____

Description and Ownership verified by _____, Date _____

Recommendation: _____

By: _____, Date _____

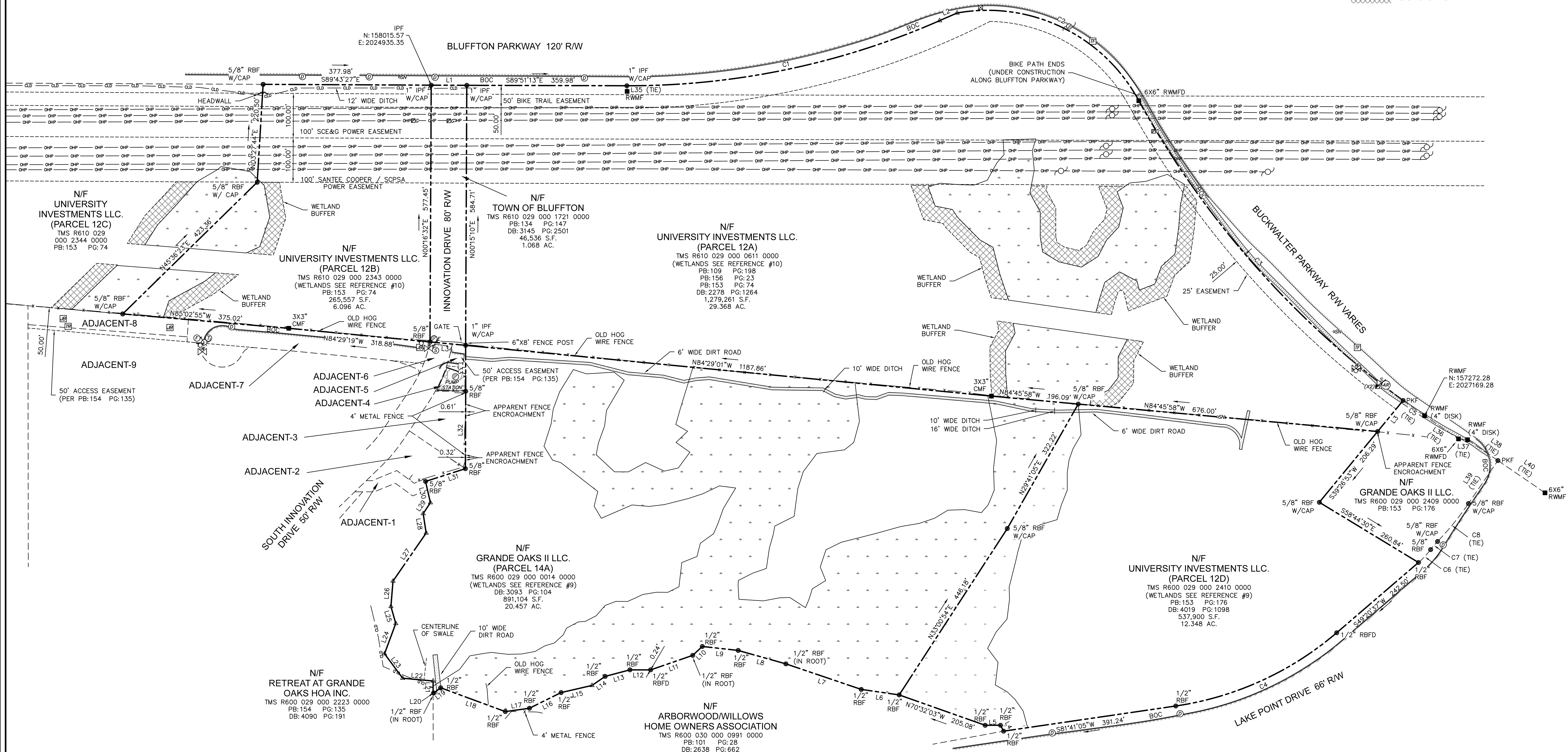
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L39	N34°24'03"E	117.20'
L40	S55°33'55"E	128.40'

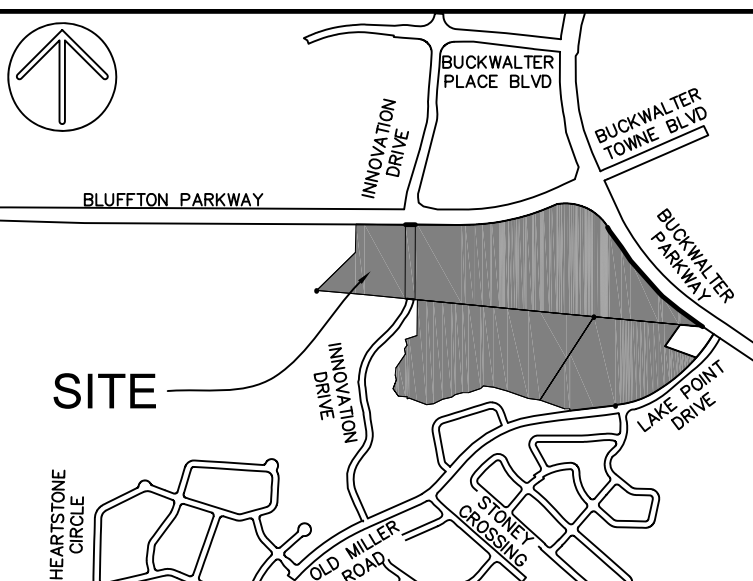
ACREAGE CHART

	PARCEL 12A	PARCEL 12B	PARCEL 12D	PARCEL 14A	INNOVATION DRIVE	TOTAL
UPLAND	1,093,739 S.F. 25.109 AC.	229,281 S.F. 5.264 AC.	464,478 S.F. 10.663 AC.	462,512 S.F. 10.618 AC.	46,536 S.F. 1.068 AC.	2,306,546 S.F. 52.722 AC.
UPLAND WITH BUFFER	1,148,330 S.F. 26.362 AC.	241,204 S.F. 5.537 AC.	N/A	N/A	N/A	1,389,534 S.F. 31.899 AC.
BUFFER	54,591 S.F. 1.253 AC.	11,923 S.F. 0.273 AC.	N/A	N/A	N/A	66,514 S.F. 1.526 AC.
WETLAND	130,931 S.F. 3.006 AC.	24,353 S.F. 0.559 AC.	73,422 S.F. 1.685 AC.	428,592 S.F. 9.839 AC.	N/A	657,298 S.F. 15.089 AC.
TOTAL	1,279,261 S.F. 29.368 AC.	265,557 S.F. 6.096 AC.	537,900 S.F. 12.348 AC.	891,104 S.F. 20.457 AC.	46,536 S.F. 1.068 AC.	3,020,358 S.F. 69.337 AC.

CURVE TABLE				
LABEL	RADIUS	ARC	CHORD	CHORD BEARING
C1	1738.00'	723.68'	718.46'	N78°14'29"E
C2	386.70'	484.88'	453.73'	S64°14'28"E
C3	2070.00'	906.06'	898.94'	S41°24'01"E
C4	717.00'	402.91'	397.63'	S65°31'42"W
C5	2070.00'	59.22'	59.22'	S54°45'34"E
C6	185.00'	39.83'	39.86'	N43°14'11"E
C7	200.00'	24.05'	24.04'	N40°29'12"E
C8	662.00'	110.13'	110.00'	N39°10'00"E



- LEGEND
- ▲ CALC POINT - CORNER NOT SET
 - CMF ■ CONC. MONUMENT FOUND
 - IPF ● IRON PIPE FOUND
 - PKF ● PK NAIL FOUND
 - RBF ● IRON REBAR FOUND
 - RBFD ● IRON REBAR FOUND DISTURBED
 - RWMF ■ RIGHT-OF-WAY CONC. MONUMENT FOUND
 - RWMFD ■ RIGHT-OF-WAY CONC. MONUMENT FOUND DISTURBED
 - ⊙ AIR RELEASE VALVE MANHOLE
 - ⊙ ELECTRIC STUBOUT
 - ⊙ FIRE HYDRANT
 - ⊙ FIBER OPTIC MANHOLE
 - ⊙ GRATE INLET
 - ⊙ GUY WIRE
 - ⊙ JUNCTION BOX
 - ⊙ POWER POLE
 - ⊙ STORM DRAIN MANHOLE
 - ⊙ SIGN
 - ⊙ SANITARY SEWER MANHOLE
 - ⊙ SANITARY SEWER VALVE
 - ⊙ SANITARY SEWER VALVE MARKER
 - ⊙ TRAFFIC SIGNAL BOX
 - ⊙ TRAFFIC SIGNAL POLE
 - ⊙ TELEPHONE MANHOLE
 - ⊙ TRANSFORMER-ELECTRIC
 - ⊙ UNDERGROUND GAS MARKER
 - ⊙ WATER VALVE
 - ⊙ WETLANDS
 - ⊙ BACK OF CURB
 - ⊙ CENTERLINE OF DITCH
 - ⊙ FENCE LINE
 - ⊙ OVERHEAD POWER LINE
 - ⊙ CONCRETE
 - ⊙ EDGE OF PAVEMENT
 - ⊙ GRAVEL
 - ⊙ WETLAND BUFFER



VICINITY MAP NOT TO SCALE

- NOTES
1. THESE PARCELS APPEAR TO LIE IN FLOOD ZONE X, DUAL COMMUNITIES 450025 (BEAUFORT COUNTY UNINCORPORATED AREAS) AND 450251 (TOWN OF BLUFFTON), MAP NUMBER 450130270G.
 2. BUILDING SETBACK REQUIREMENTS MUST BE VERIFIED WITH THE PROPER AUTHORITIES PRIOR TO DESIGN AND CONSTRUCTION.
 3. HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE GRID (NAD 83).
 4. 50' BIKE TRAIL EASEMENT, 100' SCE&G POWER EASEMENT, AND 100' Santee Cooper / SCPSA POWER EASEMENT ARE PER REFERENCE #11.
 5. PRECISION OF PLAT CLOSURE: 1:1,463,672
 6. WETLANDS WERE NOT SURVEYED AT THE TIME OF FIELD WORK AND ARE SHOWN FROM REFERENCES #9 & #10.

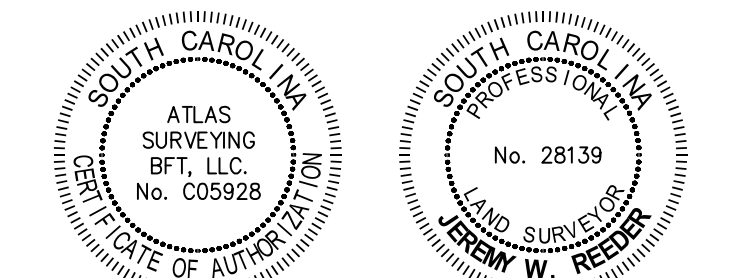
- REFERENCES
1. PB:153 PG:74
 2. PB:134 PG:147
 3. PB:109 PG:198
 4. PB:153 PG:23
 5. PB:153 PG:176
 6. DB:2278 PG:1264
 7. DB:3093 PG:104
 8. DB:4019 PG:1098
 9. A BOUNDARY SURVEY OF TMS# R600-029-000-0014-0000, 34.356 AC, BLUFFTON TOWNSHIP, BEAUFORT COUNTY SC. DATE: 4/8/2019 FROM COASTAL SURVEYING CO. INC.
 10. A WETLAND CAD FILE BY THOMAS AND HUTTON, PROVIDED BY REED GROUP ON JULY 5, 2022.
 11. PB:134 PG:147

GRAPHIC SCALE (1"=120')

PREPARED FOR:
REED GROUP
A BOUNDARY SURVEY OF
#655 OLD MILLER ROAD, AND
INTERSECTION OF BLUFFTON PARKWAY
AND BUCKWALTER PARKWAY

TAX PARCEL No's:
R610 029 000 2343 0000,
R610 029 000 1721 0000,
R610 029 000 0611 0000,
R600 029 000 2410 0000,
&
R600 029 000 0014 0000
BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA

ATLAS
SURVEYING, INC.
168 BOARDWALK DRIVE, SUITE A.
RIDGELAND, SC 29936.
PHONE: (843) 645-9277
WEBSITE: WWW.ATLASSURVEYING.COM



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

ATLAS SURVEYING, INC.
JEREMY W. REEDER
S.C.P.L.S. No. 28139
NOT VALID UNLESS CRIMPED WITH SEAL

BEAUFORT COUNTY AUDITOR

This deed was prepared in the law offices of
BURR & FORMAN LLP
23-B Shelter Cove Ln #400, Post Office Drawer 3
Hilton Head Island, SC 29928
(843) 785-2171

[illegible]

TITLE TO REAL ESTATE
(Limited Warranty)

KNOW ALL PERSONS BY THESE PRESENTS, that Grande Oaks II, LLC, hereinafter referred to as "Grantor," in the State aforesaid, for and in consideration of the sum of Six Hundred Twenty-Five Thousand and 00/100 Dollars (\$625,000.00) to Grantor in hand paid by

University Investments, LLC
P.O. Box 23767
Hilton Head Island, SC 29925

hereinafter referred to as "Grantee," the receipt of which is hereby acknowledged, has granted, bargained, sold and released and by these presents does grant, bargain, sell and release, subject to the easements, restrictions, reservations and conditions set forth in the legal description below, unto the said Grantee, the following described property:

ALL that certain piece, parcel or tract of land, situate, lying and being in Beaufort County, South Carolina and being designated as Parcel 12D as shown on that certain plat prepared by Atlas Surveying, Inc., Jeremy W. Reeder, SCPLS No. 28130, dated December 17, 2020, and recorded in the Beaufort County Records in Plat Book 156 at Page 23.

SAVE AND EXCEPT, ALL that certain piece, parcel or tract of land, situate, lying and being in Beaufort County, South Carolina and being designated as Parcel 1 as shown on that certain plat prepared by Atlas Surveying, Inc., Jeremy W. Reeder, SCPLS No. 28130, dated December 17, 2020, and recorded in the Beaufort County Records in Plat Book 156 at Page 23.

The property intended to be conveyed herein is a portion of the same property conveyed to the within Grantor by Deed from Robertson Real Estate Partnership, a South Carolina Partnership, dated September 14, 2011, and recorded in Book 3093 at Page 104, Beaufort County Records, on October 25, 2011.

This Deed was prepared without benefit of title examination in the Law Offices of Burr & Forman LLP, Post Office Drawer 3, Hilton Head Island, South Carolina 29938, by Walter J. Nester, III.

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

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

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

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

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name by its duly authorized officer and its seal to be hereto affixed, this 29 day of April, 2021.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

(2) [Signature]
Signature of 1st Witness

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

GRANDE OAKS II, LLC

(1) [Signature]
By: Pamela Murk, Manager

STATE OF MARYLAND)
COUNTY OF MONTGOMERY)

ACKNOWLEDGMENT

I, the undersigned Notary Public, do hereby certify that Pamela Murk as Manager of Grande Oaks II, LLC, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 29th day of April, 2021.

NOTARY SEAL
Chet Raymond, Notary Public
Montgomery County, Potomac, Maryland
My Commission Expires May 24, 2021

(4) [Signature]
Notary Public for MONTGOMERY COUNTY, MARYLAND
My Commission Expires: 05/24/2021

STATE OF SOUTH CAROLINA)	THIRTEENTH AMENDMENT TO
)	DEVELOPMENT AGREEMENT AND
COUNTY OF BEAUFORT)	CONCEPT PLAN
)	BUCKWALTER TRACT

This Thirteenth Amendment ("Thirteenth Amendment") to Development Agreement and Concept Plan is made and entered into this _____ day of _____, 2023 by and between the TOWN OF BLUFFTON, South Carolina ("Town"), Grande Oaks II, LLC. ("Grande Oaks II") a South Carolina Limited Liability Company, its successors and assigns, and University Investments, LLC. ("University Investments") a South Carolina Limited Liability Company, its successors and assigns.

WHEREAS, Town and The Branigar Organization, Inc. (Branigar) executed and approved a Development Agreement ("Development Agreement"), dated April 19, 2000, and recorded in the Office of the Register of Deeds ("ROD") for Beaufort County, South Carolina in Official Record Book 1288 at Page 1, which Development Agreement, as amended, governs the use and development of a tract of land known as the Buckwalter Tract, originally containing approximately 5,680 acres of land, more particularly described in the Development Agreement and amendments thereto; and,

WHEREAS, concurrently with the execution of the Development Agreement, the Town of Bluffton annexed the Buckwalter Tract into the Town boundaries and granted Concept Plan zoning to the Buckwalter Tract, all as more particularly described in the Annexation Petition and the Concept Plan ("Concept Plan") for Buckwalter Tract, adopted April 19, 2000; and,

WHEREAS, subsequent to the execution and approval of the original Development Agreement and Concept Plan, Town has approved Twelve(12) Amendments to the Buckwalter Development Agreement and Concept Plan as follows:

1. First Amendment, which added the 11.721 acre Robertson Tract and no additional Density to the Buckwalter Development Agreement and Concept Plan was executed on June 21, 2002 and recorded in the Beaufort County Office of the Register of Deeds in Book 1599 Page 1149; and

2. Second Amendment, which added the 43.48 acre Johnson Tracts as well as 55 Dwelling Units to the Buckwalter Development Agreement and Concept Plan was executed on February 4, 2003 and recorded in the Beaufort County Office of the Register of Deeds in Book 1709 Page 1440; and

3. Third Amendment, which added the 173.62 acre Cypress Lake Tract from the Jones Estate Development Agreement and Concept Plan as well as 600 Dwelling Units and 90 acres of General Commercial Density to the Buckwalter Development Agreement and

Concept Plan was executed on October 10, 2005 and recorded in the Beaufort County Office of the Register of Deeds in Book 2256 Page 189; and

4. Fourth Amendment, which added the 59.91 acre Rose Dhu Creek Phase III Tract as well as 18 Dwelling Units to the Buckwalter Development Agreement and Concept Plan was executed on October 10, 2005 and recorded in the Beaufort County Office of the Register of Deeds in Book 2256 Page 204; and

5. Fifth Amendment, which added the 58.85 acre Graves Tract as well as 58.85 acres of General Commercial Density to the Buckwalter Development Agreement and Concept Plan was executed on November 2, 2005 and recorded in the Beaufort County Office of the Register of Deeds in Book 2305 Page 410; and

6. Sixth Amendment, which added the 2.687 acre Jacoby Tract and no additional Density to the Buckwalter Development Agreement and Concept Plan was executed on May 10, 2006 and recorded in the Beaufort County Office of the Register of Deeds in Book 2816 Page 1746; and

7. Seventh Amendment, which added the 6.5 acre University Investments Tract and no additional Density to the Buckwalter Development Agreement and Concept Plan was executed on January 7, 2008 and recorded in the Beaufort County Office of the Register of Deeds in Book 2671 Page 2250; and

8. Eighth Amendment, which added 324 Dwelling Units through Transfer of Development Rights Permit for Buckwalter Place Initial Master Plan to the Buckwalter Development Agreement and Concept Plan was executed on November 6, 2007 and recorded in the Beaufort County Office of the Register of Deeds in Book 2823 Page 384; and

9. Ninth Amendment, which added the 163 acre Willow Run Tract, the reallocation of Land Uses for the Northern Tract, as well as 260 Dwelling Units and 162 acres of General Commercial Density to the Buckwalter Development Agreement and Concept Plan was executed on February 25, 2008 and recorded in the Beaufort County Office of the Register of Deeds in Book 2724 Page 1787; and

10. Tenth Amendment, which approved certain changes in use to the 9.18 acre Robertson Site, and related conditions, was executed on February 10, 2012 and recorded in the Beaufort County Register of Deeds in Book 3119 at page 2458; and

11. Eleventh Amendment, which changed the land use designation of a 70± acre tract within Buckwalter PUD from Sandhill Tract to Buckwalter Commons, and included certain requirements for connectivity, executed on April 10, 2013, and recorded in the Beaufort County Register of Deeds in Book 3231 at Page 3176; and

12. Twelfth Amendment, which added a certain 61.093 acre tract, on the north side of U.S. Highway 278 to the Buckwalter PUD and Development Agreement, said tract being owned by The Bishop of Charleston, with the terms and conditions of the Amendment being executed on _____, 14, and recorded in the ROD in Book _____ at Page _____;

WHEREAS, University Investments is the owner of a certain 12.348 acre tract, located adjacent to the current Buckwalter Concept Plan, and currently a part of the adjacent Grande Oaks PUD within Beaufort County, South Carolina, said tract being designated hereunder as Parcel 12D, containing 12.348 acres, and said tract being more particularly described in Exhibit A hereto; and

WHEREAS, Grande Oaks II is the owner of certain parcels of property, located adjacent to the current Buckwalter Concept Plan, and currently a part of the adjacent Grande Oaks PUD within Beaufort County, South Carolina, said tracts being designated as Parcels 14A, 14, and 16, containing a total of 53.244 acres, being more particularly described in Exhibit A hereto; and,

WHEREAS, the Exhibit A Parcels were originally designated to have allowed uses and densities as provided for the Grande Oaks PUD, under the land use designation VCI, which allows a broad range of commercial uses as well as single family and multifamily uses, all as shown in the current Beaufort County PUD approval, and

WHEREAS, it is now the desire and intention of Town, University Investments, and Grande Oaks II to effectuate this Thirteenth (13th) Amendment to the Development Agreement and Concept Plan to provide for the designation of the Exhibit A Parcels as a part of the Buckwalter PUD, as a newly defined land use area known as Grande Oaks Commons, concurrently with the annexation of said Parcels into the Town; and

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, Town, University Investments, and Grande Oaks II agree as follows:

1. **Recitals.** The above recitals are hereby incorporated herein by reference.
2. **Amendment of Development Agreement.** That certain Development Agreement, dated April 19, 2000, and recorded in Official Records Book 1288 at Page 1 in the Office of the Register of Deeds for Beaufort County, South Carolina, as previously amended, is hereby further amended, so that the Additional Property described more fully in Exhibits A hereto is included in the Legal Description of the Buckwalter Tract, and Exhibit B to the Development Agreement is hereby so amended. The effect of this Amendment is to add the Additional Property described in Exhibit A hereto, as depicted on the plat attached as Exhibit "B" hereto, to the terms and coverage of the Development Agreement, as previously amended, as fully and completely as if said property had been originally included under Exhibits A and B to the Development Agreement, including subsequent Amendments thereto, and further, to approve the Amended Concept Plan attached hereto as Exhibit "C", under the terms set forth below.

3. Amendment To Concept Plan. The Buckwalter Concept Plan, as amended, is hereby further amended to provide:

- i. Land Use Designation and Development Standards. All of the additional Property is hereby added to the Buckwalter Concept Plan, and designated as a new Land Use Area to be known as Grande Oaks Commons, as depicted on the Amended Concept Plan for Buckwalter PUD, said Amended Concept Plan being attached hereto as Exhibit C and made a part hereof. Development within the 65.592 acres of the newly designated Grande Oaks Commons Land Use Tract shall be governed by the Zoning Regulations (as defined in the Development Agreement) and by the Amended Concept Plan. Specifically, the land uses and development standards applicable to the Grande Oaks Commons Land Use Tract shall control the development within the Property with the same effect as if included in the original Concept Plan and Development Agreement.
- ii. Section 2 of the Concept Plan is further hereby amended as follows:
 1. Section 2.A. Introduction. Add as a new Eleventh (11th) Planning Area the Grande Oaks Commons Land Use Tract.

2. Section 2.B. Allowed Land Uses. Add Grande Oaks Commons Land Use Tract as a new sub-section II, with the allowed land uses and definitions as provided herein. The Property being added to the Buckwalter Concept Plan and Development Agreement is adjacent and immediately to the south of the land within Buckwalter PUD, presently owned by University Investments, which is zoned for a broad range of uses as Buckwalter Commons Land Use Tract. To facilitate joint planning and development of the new Property and the adjacent Buckwalter Commons property, the new Land Use Tract of Grande Oaks Commons is hereby created. This Land Use Tract allows all uses and densities presently allowed under Buckwalter Commons Land Use Tract, with the following restrictions and modifications to use and density standards of Buckwalter Commons. Therefore, the Property is hereby designated as Grande Oaks Commons, with the land uses and standards of the existing Buckwalter Commons, with the following modifications.

The following uses, which are allowed within Buckwalter Commons, are hereby prohibited within Grande Oaks Commons Land Use Tract:

- Big Box Logistics Warehouse facilities – over 100,000 SF

- Bulk Storage of petroleum or other flammable, volatile or hazardous materials
- Manufacture of Concrete, cement, brick, plaster, gypsum, asphalt, tar or other paving or plastering materials – batch plants
- Production of food distribution
- Junk yards, auto salvage yards, and outdoor storage of vehicles
- Automobile Service Station
- Recreation Vehicle Parks
- Solid Waste transfer facility, including recycling center
- Cemeteries which do not include funeral home or crematorium
- Campgrounds
- Amusement Parks
- Tree farm, timber area or forest management area
- Farm or establishment for the growing, care & harvesting of field crops
- Go-Cart Racing Facilities
- Sexually oriented businesses
- Wastewater/sewage facilities

iii. Density. The Property is hereby added to the Buckwalter Concept Plan and designated as Grande Oaks Commons Land Use Tract, as depicted in the Amended Concept Plan, attached hereto as Exhibit C and incorporated herein. All 65.592 acres of the Grande Oaks Commons Land Use Tract may be utilized for all allowed uses of the Grande Oaks Commons Land Use Tract, as described and restricted above, with General Commercial uses limited to 32 acres. Regarding Residential density, no new density shall be added to the Buckwalter PUD. The result is that no new Residential density is added to the present vested density of Buckwalter PUD.

4. **Consistency With Comprehensive Plan.** The Town of Bluffton confirms that the matters contained herein are consistent with the Comprehensive Plan of the Town, and consistent with long-range traffic planning for the Town, wetland protection and other planning goals.
5. **Miscellaneous.** Except as expressly modified hereby, and as previously modified of record, the Development Agreement and Concept Plan for the Buckwalter Tract shall continue in full force and effect. By their signatures below, the parties hereto consent to this Amendment to the Development Agreement and to the amendment of the Concept Plan to include the Exhibit A properties, as designated in Exhibit “C” hereto.

6. **Binding Effect.** This Twelfth Amendment to the Buckwalter Development Agreement and Concept Plan shall inure to the benefit of and be binding upon the respective parties hereto, their successors and assigns.

In Witness Whereof, the parties hereto, in and through their authorized representatives, have caused these instruments to be executed on their behalf effective the date first above written.

WITNESSES:	TOWN OF BLUFFTON, SOUTH CAROLINA
_____	By: _____
_____	Its: _____
	Attest: _____

STATE OF SOUTH CAROLINA)	
)	ACKNOWLEDGMENT
COUNTY OF BEAUFORT)	

I, _____, Notary Public for South Carolina do hereby certify that _____ on behalf of Town of Bluffton, South Carolina, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this the ____ day of _____, 2023.

Notary Public for South Carolina
My Commission Expires: _____

WITNESSES:

UNIVERSITY INVESTMENTS, LLC., a
South Carolina Limited Liability Company

By: _____

Its: _____

STATE OF SOUTH CAROLINA

)

COUNTY OF BEAUFORT

)

ACKNOWLEDGMENT

)

I, _____, Notary Public for South
Carolina do hereby certify that _____ on behalf of
University Investments, LLC., personally appeared before me this day and
acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this the ___ day of _____, 2023.

Notary Public for South Carolina

My Commission Expires: _____

WITNESSES:

GRANDE OAKS II, LLC., a
South Carolina Limited Liability Company

By: _____

Its: _____

STATE OF SOUTH CAROLINA

)

COUNTY OF BEAUFORT

)

ACKNOWLEDGMENT

)

I, _____, Notary Public for South
Carolina do hereby certify that _____ on behalf of
Grande Oaks II, LLC., personally appeared before me this day and acknowledged
the due execution of the foregoing instrument.

Witness my hand and seal this the ___ day of _____, 2023.

Notary Public for South Carolina

My Commission Expires: _____

EXHIBIT A TO THE THIRTEENTH AMENDMENT

Property Description - Parcel 12D and _____

All that certain property shown and described as Parcel 12D, containing 12.348 acres, more or less, on a plat prepared by Atlas Surveying, Inc., executed by Jeremy W. Reeder, S.C.P.L.S. No. 28139, said plat being dated March 9, 2020, and recorded in Book 153 at Page 176 on March 31, 2020, in the Register of Deeds Office of Beaufort County, South Carolina.

[ADD DESCRIPTIONS OF OTHER PARCELS]

EXHIBIT B TO THE THIRTEENTH AMENDMENT

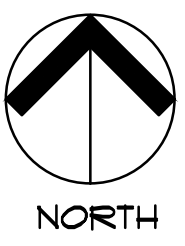
Copy of Plat of Annexed Property

Attached hereto for convenient reference is a copy of that certain plat more particularly described in Exhibit A hereto.

EXHIBIT C TO THE THIRTEENTH AMENDMENT

Amended PUD Concept Plan

Attached hereto is the Amended Buckwalter PUD Concept Plan, with changes as adopted under this Thirteenth Amendment.



DATE: January 2000
REVISED: March 2000
REVISED: Sept. 2001 - To establish final alignment for East-West Connector (Bluffton Pkwy.)
REVISED: October 2001 - To provide leisure trail along East / West Connector
REVISED: May 2002 - Property addition to the Sand Hill Tract
REVISED: August 2002 - Property addition to the Sand Hill Tract
REVISED: October 2004 - Property addition to Sand Hill Tract & Backwater Commons
REVISED: December 2004 - Property addition to the Sand Hill Tract
REVISED: May 2005 - Hampton Parkway addition
REVISED: July 2005 - Graves Tract Addition
REVISED: October 2005 - Rose Dhu Phase 3 addition
REVISED: January 2006 - Jacoby addition
REVISED: May 2007 - Backwater Commons
REVISED: November 2007 - Willow Run Tract
REVISED: February 2008 - Unit Counts
REVISED: March 23, 2009 C-1 278 Parcel
REVISED: November 2011 - Robertson Site (10th Amendment)
REVISED: February 2012 - Modified Bluffton Parkway Phase 5B Alignment
REVISED: February 2012 - Modified Sand Hill Tract/Backwater Commons Connector Tract to add 70 acres into Backwater Commons (11th Amendment)
REVISED: September 2012 - Modified Gregory the Great Tract (SGC Tract), Modified Bluffton Parkway Addition of 50.45 acres into public institution and 10.65 acres of commercial, added 150 Residential Dwellings Units and modifications to the PUD perimeter buffer requirements. Included future Bluffton Parkway Phase 5b, (12th Amendment)
REVISED: October 2023 - Added 32 acres to Grande Oaks Commons. (13th Amendment)



06/09/2020 11:38



06/09/2020 11:39



06/09/2020 11:39



06/09/2020 11:40



06/09/2020 11:41



06/09/2020 11:42



06/09/2020 11:43



06/09/2020 11:44



06/09/2020 11:49



06/09/2020 11:50



06/09/2020 11:52



06/09/2020 11:55



06/09/2020 11:56