

Attachment 1



TOWN OF BLUFFTON ANNEXATION APPLICATION

Growth Management Customer Service Center
20 Bridge Street
Bluffton, SC 29910
(843)706-4500
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

Applicant	Property Owner
Name: Beaufort County School District	Name: Same
Phone: 843-422-0783	Phone:
Mailing Address: PO Drawer 309 Beaufort SC 29901-0309	Mailing Address:
E-mail: robert.oetting@beaufort.k12.sc.us	E-mail:
Town Business License # (if applicable): N/A	
Project Information	
Project Name: River Ridge Academy Early Childhood Center	Acreage: 24.1 acres
Project Location: Bluffton Parkway & River Ridge Drive	
Existing Zoning: Beaufort County T2R	Proposed Zoning: Residential General
Tax Map Number(s): R600 029 000 0034 0000 & R600 029 000 011A 0000	
Project Description: New early childhood school to serve Bluffton	
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 type="checkbox"/> 1. Completed Annexation Petition(s). <input type="checkbox"/> 2. Mandatory Application Check-In Meeting scheduled. <input type="checkbox"/> 3. Narrative per the attached Annexation Application Checklist. <input type="checkbox"/> 4. Parcel Information per the attached Annexation Application Checklist. <input type="checkbox"/> 5. Concurrent Applications per the attached Annexation Application Checklist. <input type="checkbox"/> 6. 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: 2/18/25
Applicant Signature:	Date: 2/18/25
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 Unified Development Ordinance (UDO) 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 UDO. The Town of Bluffton's Mission and Vision Statements help navigate staff to ensure that the goals outlined by Town Council are being met. As each project is being reviewed, Town staff will use the Mission Statement, Vision Statement, The Covenant for Bluffton and the current Strategic Plan to guide their review. 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. Call 843-706-4500 to schedule.	
Step 3. Review by UDO Administrator	Staff
If the UDO Administrator or designee 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
 AMENDED

Growth Management Customer Service Center
 20 Bridge Street
 Bluffton, SC 29910
 (843)706-4500
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

Applicant		Property Owner	
Name: Beaufort County School District		Name:	
Phone: 843-422-0783		Phone:	
Mailing Address: PO Box 309 Beaufort SC 29901-0309		Mailing Address:	
E-mail: robert.oetting@beaufort.k12.sc.us		E-mail:	
Town Business License # (if applicable):			
Project Information			
Project Name: River Ridge Academy Early Childhood Center		Acreage: 24.12 acres	
Project Location: Bluffton Parkway & River Ridge Drive			
Existing Zoning: Beaufort County T2R		Proposed Zoning: Preserve with UDO Text Amendment to permit School use	
Tax Map Number(s): R600 0229 000 0034 0000, R600 029 000 011A 0000, R600 029 000 1736 0000			
Project Description: New early childhood school to serve Bluffton			
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 type="checkbox"/> 1. Completed Annexation Petition(s). <input type="checkbox"/> 2. Mandatory Application Check-In Meeting scheduled. <input type="checkbox"/> 3. Narrative per the attached Annexation Application Checklist. <input type="checkbox"/> 4. Parcel Information per the attached Annexation Application Checklist. <input type="checkbox"/> 5. Concurrent Applications per the attached Annexation Application Checklist. <input type="checkbox"/> 6. 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>Francisco J. Rodriguez</i>		Date: 3/19/25	
Applicant Signature:		Date:	
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 Unified Development Ordinance (UDO) 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 UDO. The Town of Bluffton's Mission and Vision Statements help navigate staff to ensure that the goals outlined by Town Council are being met. As each project is being reviewed, Town staff will use the Mission Statement, Vision Statement, The Covenant for Bluffton and the current Strategic Plan to guide their review. 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. Call 843-706-4500 to schedule.	
Step 3. Review by UDO Administrator	Staff
If the UDO Administrator or designee determines that the Annexation Application is complete, the application shall advance as prescribed in the Town of Bluffton's Annexation Policy and Procedure Manual .	

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT) THE TOWN OF BLUFFTON, SOUTH CAROLINA

PETITION FOR ANNEXATION
TO

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: **See attached Exhibit A.**

The property is designated as follows on the County tax maps:

R600 029 000 0034 0000 – Zoned Rural T2R

R600 029 000011A 0000 – Zoned Rural T2R

It is requested that the property be zoned as follows: **Residential General**

Beaufort County School District

By: 
Frank Rodriguez, Superintendent

2/18/25, 2025
Date

PO Drawer 309, Beaufort, SC 29901
Street Address, City, Zip

FOR MUNICIPAL USE:

Petition received by _____, Date _____

Description and Ownership verified by _____, Date _____

Recommendation: _____

By: _____, Date _____, 2025

STATE OF SOUTH CAROLINA) AMENDED PETITION FOR ANNEXATION
) TO
COUNTY OF BEAUFORT) THE TOWN OF BLUFFTON, SOUTH CAROLINA

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: **See attached Exhibit A.**

The property is designated as follows on the County tax maps:

R600 029 000 0034 0000 – Zoned Rural T2R

R600 029 000 011A 0000 – Zoned Rural T2R

R600 029 000 1736 0000 – Zoned Rural T2R

It is requested that the property be zoned as follows: **Preserve with UDO Text Amendment to permit School use**

Beaufort County School District

By: Francisco J. Rodriguez March 19, 2025
Frank Rodriguez, Superintendent Date

PO Drawer 309, Beaufort, SC 29901
Street Address, City, Zip

FOR MUNICIPAL USE:

Petition received by _____, Date _____

Description and Ownership verified by _____, Date _____

Recommendation: _____

By: _____, Date _____, 2025

EXHIBIT A

Legal Description

ALL that certain piece, parcel or lot of land, situate, lying and being in Bluffton Township, Beaufort County, South Carolina, said parcel containing twenty-five (25) acres, said twenty-five (25) acre parcel being in the westernmost twenty-five (25) acres of a forty-four (44) acre parcel, as more specifically shown and described on a Plat thereof entitled "Survey for Manfred Raich", said Plat dated January 8, 1962 and recorded in the Office of the Register of Mesne Conveyances for Beaufort County, South Carolina in Plat Book 30 at Page 36.

SAVE AND EXCEPT from such twenty-five (25) acre parcel all that certain five (5.00) acre parcel, said parcel more specifically shown and described on a Plat thereof entitled "A Map of a Five (5.00) Acres Parcel Cut from Lands Now Formerly of George F. and Christine Niesar" as recorded in the Office of the Register of Mesne Conveyances for Beaufort County, South Carolina, said Plat dated June 27, 1994 in Plat Book 50 at Page 32.

AND ALSO ALL that certain piece, parcel or lot of land situate, lying and being in Bluffton Township, Beaufort County, South Carolina, being a five (5) acre parcel as shown on that certain plat prepared by Richard Kesselring, R.L.S. #8105, dated June 27, 1994, entitled "A Map of A 5.00 Acres Parcel cut From Lands N/F of George F. and Christine Niesar As Recorded in the Office of the Recorder for Mesne Conveyance for Beaufort County, S.C." Said plat is recorded in the Office of the Register of Mesne Conveyances for Beaufort County, South Carolina in Plat Book 50 at Page 32. For a more detailed description of the property, reference is craved to said plats.

AND ALSO ALL that piece, parcel and strip of land situate, lying and being in Bluffton Township, Beaufort County, South Carolina more particularly known as a "50' Foot Right of Way for Ingress and Egress of 0.881 Acres" on a plat prepared by Thomas & Hutton Engineering Co., certified by Boyce L. Young, SCPLS No. 11079 for Resource Development Group, LLC dated April 1, 2008, and recorded in the Office of the Beaufort County Register of Deeds in Plat Book 124 at Page 128. For a more particular description of the courses, metes, bounds and distances of said property, reference is hereby made to said plat of record.

AND ALSO ALL that certain piece, parcel and or lot of land situate, lying and being shown and described as 0.030 Acres, more or less, said property having dimensions, metes and bounds as shown on the plat entitled "A Boundary Plat of 0.030 Acres, Being a Portion of Tom Zinn Property, Town of Bluffton Beaufort County, South Carolina," on a plat by Thomas & Hutton Engineering Co., certified by Boyce L. Young, SCPLS No. 11079 for Resource Development Group, LLC, dated July 31, 2008, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 126 at Page 11. For a more particular description of the courses, metes, bounds, and distances of said property, reference is hereby made to said plats of record (together, the "Easement Property").

AND ALSO ALL that certain piece, parcel or tract of land, with improvements thereon, located in Beaufort County, South Carolina shown and depicted as "Turn Radius Parcel" containing 0.02

Acre, more or less, on that certain plat entitled "Plat of Turn Radius Parcel and Stormwater Retention Pond Easement, a Portion of Parcels 011A & 0034", Town of Bluffton, Beaufort County, South Carolina", dated May 29, 2014, prepared by Surveying Consultants, certified by Terry G. Hatchell, RLS (SC No. 11059), and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 139 at Page 9 (the "Property"). For a more detailed description as to courses, distances, metes and bounds of the Property, reference may be had to the above described plat of record.

SAVE AND EXCEPT:

ALL that piece, parcel and strip of land situate, lying and being in Bluffton Township, Beaufort County, South Carolina more particularly known as a "50' Foot Right of Way for Ingress and Egress of 0.881 Acres" on a plat prepared by Thomas & Hutton Engineering Co., certified by Boyce L. Young, SCPLS No. 11079 for Resource Development Group, LLC dated April 1, 2008, and recorded in the Office of the Beaufort County Register of Deeds in Plat Book 124 at Page 128. For a more particular description of the courses, metes, bounds and distances of said property, reference is hereby made to said plat of record.

EXHIBIT A

Legal Description

ALL that certain piece, parcel or lot of land, situate, lying and being in Bluffton Township, Beaufort County, South Carolina, said parcel containing twenty-five (25) acres, said twenty-five (25) acre parcel being in the westernmost twenty-five (25) acres of a forty-four (44) acre parcel, as more specifically shown and described on a Plat thereof entitled "Survey for Manfred Raich", said Plat dated January 8, 1962 and recorded in the Office of the Register of Mesne Conveyances for Beaufort County, South Carolina in Plat Book 30 at Page 36.

SAVE AND EXCEPT from such twenty-five (25) acre parcel all that certain five (5.00) acre parcel, said parcel more specifically shown and described on a Plat thereof entitled "A Map of a Five (5.00) Acres Parcel Cut from Lands Now Formerly of George F. and Christine Niesar" as recorded in the Office of the Register of Mesne Conveyances for Beaufort County, South Carolina, said Plat dated June 27, 1994 in Plat Book 50 at Page 32.

AND ALSO ALL that certain piece, parcel or lot of land situate, lying and being in Bluffton Township, Beaufort County, South Carolina, being a five (5) acre parcel as shown on that certain plat prepared by Richard Kesselring, R.L.S. #8105, dated June 27, 1994, entitled "A Map of A 5.00 Acres Parcel cut From Lands N/F of George F. and Christine Niesar As Recorded in the Office of the Recorder for Mesne Conveyance for Beaufort County, S.C." Said plat is recorded in the Office of the Register of Mesne Conveyances for Beaufort County, South Carolina in Plat Book 50 at Page 32. For a more detailed description of the property, reference is craved to said plats.

AND ALSO ALL that piece, parcel and strip of land situate, lying and being in Bluffton Township, Beaufort County, South Carolina more particularly known as a "50' Foot Right of Way for Ingress and Egress of 0.881 Acres" on a plat prepared by Thomas & Hutton Engineering Co., certified by Boyce L. Young, SCPLS No. 11079 for Resource Development Group, LLC dated April 1, 2008, and recorded in the Office of the Beaufort County Register of Deeds in Plat Book 124 at Page 128. For a more particular description of the courses, metes, bounds and distances of said property, reference is hereby made to said plat of record.

AND ALSO ALL that certain piece, parcel and or lot of land situate, lying and being shown and described as 0.030 Acres, more or less, said property having dimensions, metes and bounds as shown on the plat entitled "A Boundary Plat of 0.030 Acres, Being a Portion of Tom Zinn Property, Town of Bluffton Beaufort County, South Carolina," on a plat by Thomas & Hutton Engineering Co., certified by Boyce L. Young, SCPLS No. 11079 for Resource Development Group, LLC, dated July 31, 2008, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 126 at Page 11. For a more particular description of the courses, metes, bounds, and distances of said property, reference is hereby made to said plats of record (together, the "Easement Property").

SAVE AND EXCEPT:

ALL that certain piece, parcel or tract of land, with improvements thereon, located in Beaufort County, South Carolina shown and depicted as "Turn Radius Parcel" containing 0.02 Acre, more or less, on that certain plat entitled "Plat of Turn Radius Parcel and Stormwater Retention Pond Easement, a Portion of Parcels 011A & 0034", Town of Bluffton, Beaufort County, South Carolina", dated May 29, 2014, prepared by Surveying Consultants, certified by Terry G. Hatchell, RLS (SC No. 11059), and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 139 at Page 9 (the "Property"). For a more detailed description as to courses, distances, metes and bounds of the Property, reference may be had to the above described plat of record.

AND

ALL that piece, parcel and strip of land situate, lying and being in Bluffton Township, Beaufort County, South Carolina more particularly known as a "50' Foot Right of Way for Ingress and Egress of 0.881 Acres" on a plat prepared by Thomas & Hutton Engineering Co., certified by Boyce L. Young, SCPLS No. 11079 for Resource Development Group, LLC dated April 1, 2008, and recorded in the Office of the Beaufort County Register of Deeds in Plat Book 124 at Page 128. For a more particular description of the courses, metes, bounds and distances of said property, reference is hereby made to said plat of record.

Said five (5.00) acre parcel excluded from the within conveyance is more specifically described as to metes and bounds as follows, to with: Commencing at a point on the northwest corner of said five (5.00) acre parcels adjoining the lands now or formerly of T. J. Davis, thence north 89 degrees 42 minutes 58 seconds east for a distance of 192.02 feet to a point; thence north 57 degrees 16 minutes 43 seconds east for a distance of 56.68 feet to a point; thence north 89 degrees 20 minutes 39 seconds east for a distance of 210 feet to a point; thence south 00 degrees, 39 minutes 21 seconds east for a distance of 498.13 feet to a point; thence south 89 degrees 20 minutes 39 seconds west for a distance of 450.05 feet to a point; thence north 00 degrees 39 minutes 21 seconds west for a distance of 469.29 feet to a point, said point being the point of beginning.

Together with all right, title and interest in and to that certain "right-of-way easement" to Bull Tomb Road, said easement recorded in the Office of the Register of Mesne Conveyances for Beaufort County, South Carolina in Deed Book 339 at Page 1187.

The property described herein being the same property conveyed by Raymond E Jimison and Sandra H. Jimison to George F. Niesar and Christine Niesar by deed recorded in Book 874 at Page 1144, Beaufort County Records on July 18, 1996 and to Christine Niesar by that certain Death Certificate for George F. Niesar recorded in Book 4195 at Page 2118, Beaufort County Records on November 3, 2022.

Tax Map No. R600 029 000 011A 0000

AND

ALL that certain piece, parcel or lot of land situate, lying and being in Bluffton Township, Beaufort County, South Carolina, being a five (5) acre parcel as shown on that certain plat prepared by Richard Kesselring, R.L.S. #8105, dated June 27, 1994, entitled "A Map of A 5.00 Acres Parcel cut From Lands N/F of George F. and Christine Niesar As Recorded in the Office of the Recorder for Mesne Conveyance for Beaufort County, S.C." Said plat is recorded in the Office of the Register of Mesne Conveyances for Beaufort County, South Carolina in Plat Book 50 at page 32. For a more detailed description of the property, reference is craved to said Plat.

TOGETHER with all right, title and interest to that certain right of way easement to Bull Tomb Road as referenced in said RMC Office in Deed Book 339 at Page 1187.

TOGETHER with a non-exclusive perpetual easement for pedestrian and vehicular access, ingress and egress in, to, over, across and through the following property:

ALL that piece, parcel and strip of land situate, lying and being in Bluffton Township, Beaufort County, South Carolina more particularly known as a "50'

Foot Right of Way for Ingress and Egress of 0.881 Acres” on a plat prepared by Thomas & Hutton Engineering Co., certified by Boyce L. Young, SCPLS No. 11079 for Resource Development Group, LLC dated April 1, 2008, and recorded in the Office of the Beaufort County Register of Deeds in Plat Book 124 at Page 128. For a more particular description of the courses, metes, bounds and distances of said property, reference is hereby made to said plat of record.

AND ALSO ALL that certain piece, parcel and or lot of land situate, lying and being shown and described as 0.030 Acres, more or less, said property having dimensions, metes and bounds as shown on the plat entitled “A Boundary Plat of 0.030 Acres, Being a Portion of Tom Zinn Property, Town of Bluffton Beaufort County, South Carolina,” on a plat by Thomas & Hutton Engineering Co., certified by Boyce L. Young, SCPLS No. 11079 for Resource Development Group, LLC, dated July 31, 2008, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 126 at Page 11. For a more particular description of the courses, metes, bounds, and distances of said property, reference is hereby made to said plats of record (together, the “Easement Property”).

TOGETHER WITH the right for Grantee to (a) maintain and repair one (1) driveway for access from the Easement Property to the Benefitted Property; and (b) install, maintain, and repair a mailbox within the Easement Property (the “Encroachment”).

SUBJECT TO THE limitation that Grantee shall access the Benefitted Property from the Easement Property only at the location of the Encroachment.

SAVE AND EXCEPT:

ALL that certain piece, parcel or tract of land, with improvements thereon, located in Beaufort County, South Carolina shown and depicted as “Turn Radius Parcel” containing 0.02 Acre, more or less, on that certain plat entitled “Plat of Turn Radius Parcel and Stormwater Retention Pond Easement, a Portion of Parcels 011A & 0034”, Town of Bluffton, Beaufort County, South Carolina”, dated May 29, 2014, prepared by Surveying Consultants, certified by Terry G. Hatchell, RLS (SC No. 11059), and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 139 at Page 9 (the “Property”). For a more detailed description as to courses, distances, metes and bounds of the Property, reference may be had to the above described plat of record.

AND

ALL that piece, parcel and strip of land situate, lying and being in Bluffton Township, Beaufort County, South Carolina more particularly known as a “50’ Foot Right of Way for Ingress and Egress of 0.881 Acres” on a plat prepared by Thomas & Hutton Engineering Co., certified by Boyce L. Young, SCPLS No. 11079 for Resource Development Group, LLC dated April 1, 2008, and recorded

in the Office of the Beaufort County Register of Deeds in Plat Book 124 at Page 128. For a more particular description of the courses, metes, bounds and distances of said property, reference is hereby made to said plat of record.

The property described herein being the same property conveyed by Raymond E Jimison and Sandra H. Jimison to George F. Niesar and Christine Niesar by deed recorded in Book 716 at Page 505, Beaufort County Records on June 30, 1994 and to Christine Niesar by that certain Death Certificate for George F. Niesar recorded in Book 4195 at Page 2118, Beaufort County Records on November 3, 2022.

Tax Map No. R600 029 000 0034 0000

This Deed was prepared by C. Russell Keep, III, Esquire, Post Office Drawer 5877, Hilton Head Island, South Carolina 29938 without the benefit of a title examination and without opinion as to the application of the development standards ordinance or similar ordinances or regulations.

THIS CONVEYANCE IS MADE SUBJECT TO all other easements and restrictions of record and otherwise 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, 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 herself and her heirs, executors, administrators and assigns to warrant and forever defend all and singular the said premises unto Grantee, its successors and assigns, against Grantor and her heirs and assigns, and all persons whomsoever lawfully claiming or to claim the same, or any part thereof.

[Signatures on Following Page]

1982 000036

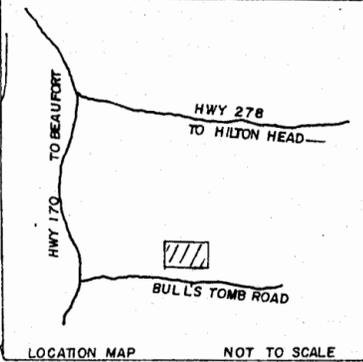
N/F DAVIS

S 87°-35'-48" E
724.43

N 89°-39'-44" E
658.26

N 57°31'-01" E
567.75

963.81'



N/F HRS. OF TOBY JONES

N 00°-38'-40" W
558.60'

N 00°-32'-49" E
210.06'

DCMF

AXLE FOUND

OWELL

GARAGE



25.0 ACRES

7740'

S 00°-38'-40" E

N/F BANKERS TRUST

872.81'

1434.35'
N 89°-56'-44" W

UNION BAG & PAPER CO. (RYAN TRACT)

SURVEY FOR

MANFRED RAICH

30/36

BLUFFTON TOWNSHIP

BEAUFORT COUNTY SOUTH CAROLINA

1/8/82

SCALE 1" = 100'
DECEMBER 16, 1981

THIS PROPERTY IS NOT LOCATED IN ANY SPECIAL FLOOD HAZARD ZONE AS PER HUD MAP H & I -04.

Rod C. Spann
 ROD C. SPANN, PLS 6273
 P. O. BOX 1557
 BEAUFORT, SC 29902

Book 30 Page 36
1/8/82

600-29-001-000
600-29-001-000

0300036

m-232 Bful. 89-11

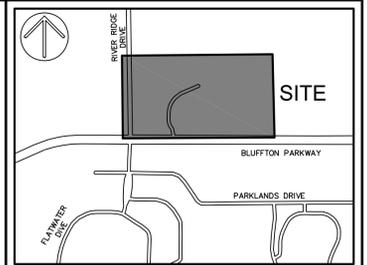
NORTH
SC CRJD (NAD 83)
(2011)

LINE TABLE			LINE TABLE		
LABEL	BEARING	DISTANCE	LABEL	BEARING	DISTANCE
L1	N31°07'02" W	10.26	L27	S05°53'40" W	31.33
L2	N89°58'32" W	14.34	L28	S03°08'46" W	33.84
L3	N00°34'04" E	34.47	L29	S08°25'18" E	17.23
L4	N57°30'33" E	56.68	L30	S06°48'43" W	33.21
L5	N89°57'27" W	21.96	L31	S27°49'00" W	34.90
L6	N89°57'27" W	23.39	L32	S53°55'13" W	20.70
L7	S44°38'50" E	60.80	L33	S53°55'13" W	21.65
L8	S54°58'55" E	19.12	L34	S47°15'02" W	33.42
L9	S44°51'59" E	11.04	L35	S64°53'59" W	43.49
L10	N89°58'32" W	42.26	L36	S45°09'00" W	33.20
L11	S34°04'43" W	34.42	L37	S57°13'52" W	23.97
L12	S87°38'54" W	4.05	L38	S22°47'25" E	21.06
L13	N37°41'37" E	25.32	L39	S54°46'24" E	22.83
L14	N87°41'23" W	50.03	L40	S68°21'17" E	17.44
L15	S38°33'19" E	21.52	L41	S43°04'56" E	27.13
L16	S27°09'34" E	32.94	L42	S38°55'26" E	28.69
L17	S30°40'59" E	18.93	L43	S39°11'45" E	30.40
L18	S16°48'31" E	32.86	L44	S54°09'51" E	33.99
L19	S08°32'21" E	41.13	L45	S61°34'06" E	32.03
L20	S21°19'22" E	28.36	L46	S66°38'29" E	30.25
L21	S01°51'03" E	31.52	L47	S78°07'15" E	31.09
L22	S02°22'52" W	30.62	L48	S08°41'24" W	7.53
L23	S22°13'17" W	29.82	L49	S12°18'17" W	10.09
L24	S09°45'12" W	22.02	L50	S53°06'18" E	14.88
L25	S39°59'25" W	37.02	L51	N13°08'05" E	7.75
L26	S21°50'38" W	36.98	L52	S65°50'38" E	1.20

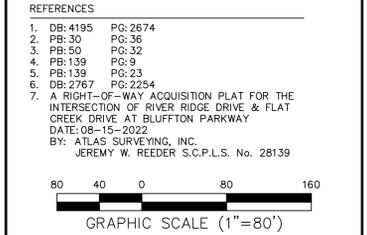
ACREAGE CHART

	PARCEL A	PARCEL B	TOTAL
UPLANDS (AREA INCLUDES POND)	436,855 SF 10.029 AC	178,765 SF 4.104 AC	615,620 SF 14.133 AC
WETLANDS	397,352 SF 9.122 AC	37,656 SF 0.864 AC	435,008 SF 9.986 AC
TOTAL	834,207 SF 19.151 AC	216,421 SF 4.968 AC	1,050,628 SF 24.119 AC
STORMWATER RETENTION POND EASEMENT	394,140 SF 9.048 AC	54,087 SF 1.242 AC	448,227 SF 10.290 AC

- LEGEND
- ▲ CALC POINT - CORNER NOT SET
 - CMF ■ CONC. MONUMENT FOUND
 - IPF ● IRON PIPE FOUND
 - OTF ● OPEN TOP PIPE
 - OTPD ● OPEN TOP PIPE DISTURBED
 - RBF ● IRON REBAR FOUND
 - RBFDD ● IRON REBAR FOUND DISTURBED
 - RWMF ■ RIGHT-OF-WAY CONC. MONUMENT FOUND
 - XF X SCRIBED X FOUND
 - ☐ AIR CONDITIONING UNIT
 - BOLLARD
 - ⊠ CURB INLET
 - ☐ CONTROL PANEL
 - ☐ ELECTRIC JUNCTION BOX
 - ⊙ ELECTRIC METER
 - ⊙ ELECTRIC MANHOLE
 - ⊙ ELECTRIC STUBOUT
 - ☐ FIBER OPTIC BOX
 - ☐ FIRE HYDRANT
 - ⊠ GRATE INLET
 - × GUY WIRE
 - ☐ IRRIGATION CONTROL VALVE
 - ☐ LIGHT POLE
 - ☐ MAIL BOX
 - ☐ PIPELINE MARKER
 - ☐ POWER POLE
 - ☐ SANITARY SEWER MANHOLE
 - ☐ SON
 - ×12.9 SPOT ELEVATION
 - ☐ STORM DRAIN MANHOLE
 - ☐ TELEPHONE JUNCTION BOX
 - ☐ TRAFFIC SIGNAL BOX
 - ☐ TRAFFIC SIGNAL POLE
 - ☐ TRANSFORMER-ELECTRIC
 - ☐ UNDERGROUND ELECTRIC MARKER
 - ☐ UNDERGROUND FIBER OPTICS MARKER
 - WATER METER
 - WATER PUMP
 - WATER VALVE
 - ▲ WETLANDS
 - ▲ WETLAND FLAG
 - BAY BAY
 - BG BLACK GUM
 - CED CEDAR
 - CH CHERRY
 - G SWEET GUM
 - HIC HICKORY
 - HOL HOLLY
 - LA LAUREL OAK
 - LO LIVE OAK
 - MAP RED MAPLE
 - MAG MAGNOLA
 - MIM MIMOSA
 - PA PALMETTO
 - P PINE
 - PO POST OAK
 - RO RED OAK
 - TO TURKEY OAK
 - WHO WHITE OAK
 - WO WATER OAK
 - WXM WAX MYRTLE
 - YP YELLOW POPLAR
 - BOC BACK OF CURB
 - CNA COULD NOT ACCESS/ACQUIRE
 - DWS DETECTABLE WARNING SURFACE
 - DYL DOUBLE YELLOW LINE (SOLID)
 - FFE FINISHED FLOOR ELEVATION
 - IE INVERT ELEVATION
 - PIN PARCEL ID NUMBER
 - PD PIPE DIRECTION
 - PVC POLYVINYL CHLORIDE PIPE
 - RCP REINFORCED CONCRETE PIPE
 - SBA STOP BAR
 - SDWL SINGLE DASHED WHITE LINE
 - SWL SINGLE WHITE LINE (SOLID)
 - SYL SINGLE YELLOW LINE (SOLID)
 - WSE WATER SURFACE ELEVATION
 - CLB BERM - CENTERLINE
 - TOE BERM - TOE
 - BB BOTTOM OF BANK
 - S CONTOUR LINE
 - EDW EDGE OF WATER
 - X FENCE LINE
 - OHP OVERHEAD POWER LINE
 - TB TOP OF BANK
 - SD UNDERGROUND DRAINAGE LINE
 - UE UNDERGROUND ELECTRIC LINE
 - UFG UNDERGROUND FIBER OPTICS LINE
 - UG UNDERGROUND GAS LINE
 - UT UNDERGROUND TELEPHONE
 - W UNDERGROUND WATER LINE
 - WET WETLAND LINE
 - BRICK
 - CONCRETE
 - DETECTABLE WARNING SURFACE
 - DIRT ROAD/PATH
 - DOCK
 - EDGE OF PAVEMENT
 - GRAVEL
 - RIP-RAP



- NOTES
- FULL LEGEND, LINE & CURVE TABLES, AND ACREAGE CHART ARE LOCATED ON COVER SHEET.
 - THESE PARCELS APPEAR TO LIE IN FLOOD ZONE X. DUAL COMMUNITIES 450025 (BEAUFORT COUNTY) AND 450251 (TOWN OF BLUFFTON), MAP NUMBER 4501300265G.
 - CONTOURS ARE IN ONE FOOT INTERVALS. TREE SIZES SHOWN ARE IN INCHES OF DIAMETER.
 - VERTICAL DATUM IS NAVD 88.
 - BUILDING SETBACK REQUIREMENTS ARE TO BE DETERMINED BY THE PROPER AUTHORITIES AND MUST BE VERIFIED PRIOR TO DESIGN AND CONSTRUCTION.
 - HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE GRID (NAD 83).
 - UNLESS ONE IS IDENTIFIED HEREON, NO TITLE PACKAGE PROVIDED PRIOR TO THE DATE SHOWN ON THIS SURVEY. ALL EASEMENTS AND APPURTENANCES AFFECTING THIS PROPERTY NOT NECESSARILY SHOWN.
 - THE EXISTENCE AND LOCATION OF THE SURFACE AND SUB-SURFACE UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE RECORDS AND SURFACE VISIBLE FEATURES ALONG WITH ELECTRONIC AND ACUSTICAL EVIDENCE AS OF DECEMBER 9, 2024. THE EXTENT AND LIABILITY OF THIS INFORMATION IS LIMITED TO THE STANDARDS OF CARE FOR A SPECIFIC UTILITY INVESTIGATION AS DEFINED BY THE AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) PUBLICATION 38-02. THE EXACT LOCATION AND DEPTH OF UNDERGROUND UTILITIES CANNOT BE DETERMINED WITHOUT EXPOSING THEM IN SOME WAY. PRIOR TO CONSTRUCTION OR EXCAVATION, IT IS REQUIRED BY LAW TO CONTACT THE STATE 811 UTILITY PROTECTION CENTER.
 - WETLANDS SHOWN HEREON WERE FLAGGED BY NEWKIRK ENVIRONMENTAL INC. ON NOVEMBER 18, 2024.



PREPARED FOR:
BEAUFORT COUNTY SCHOOL DISTRICT
A BOUNDARY, AS-BUILT, TREE AND TOPOGRAPHIC SURVEY OF
#1105 BLUFFTON PARKWAY
TAX PARCEL Nos.
R600 029 000 011A 0000 & R600 029 000 0034 0000
TOWN OF BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK: TNW
FIELD CHECK: JMR
DRAWN BY: JMR
FIELD DATE: 12-06-2024
PLAT DATE: 12-17-2024
SCALE: 1"=80'
PROJECT No.: BFT-24320
PLG: BFT-24320 ATLWGW

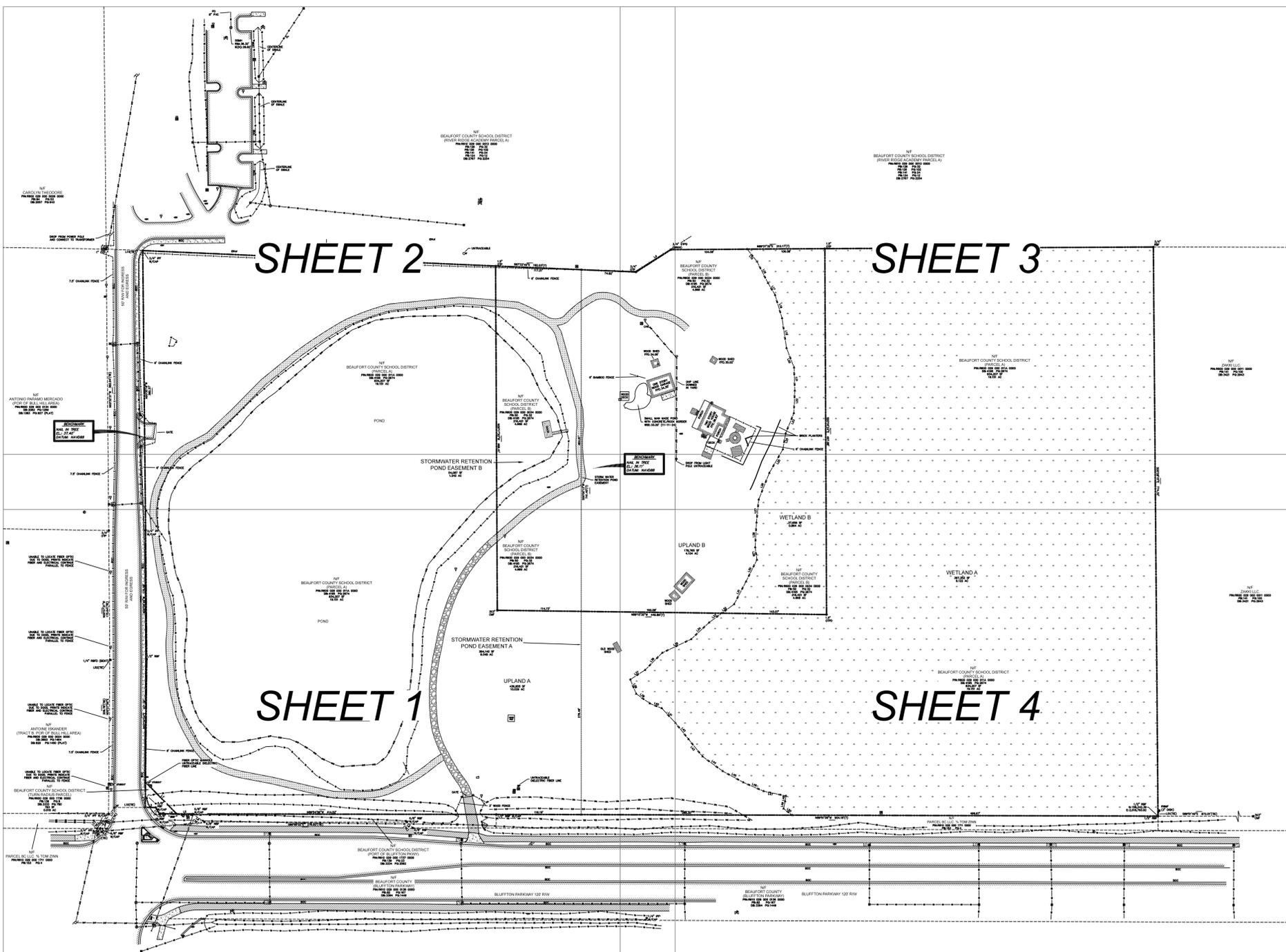
COVER SHEET

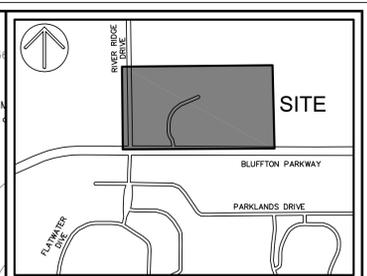
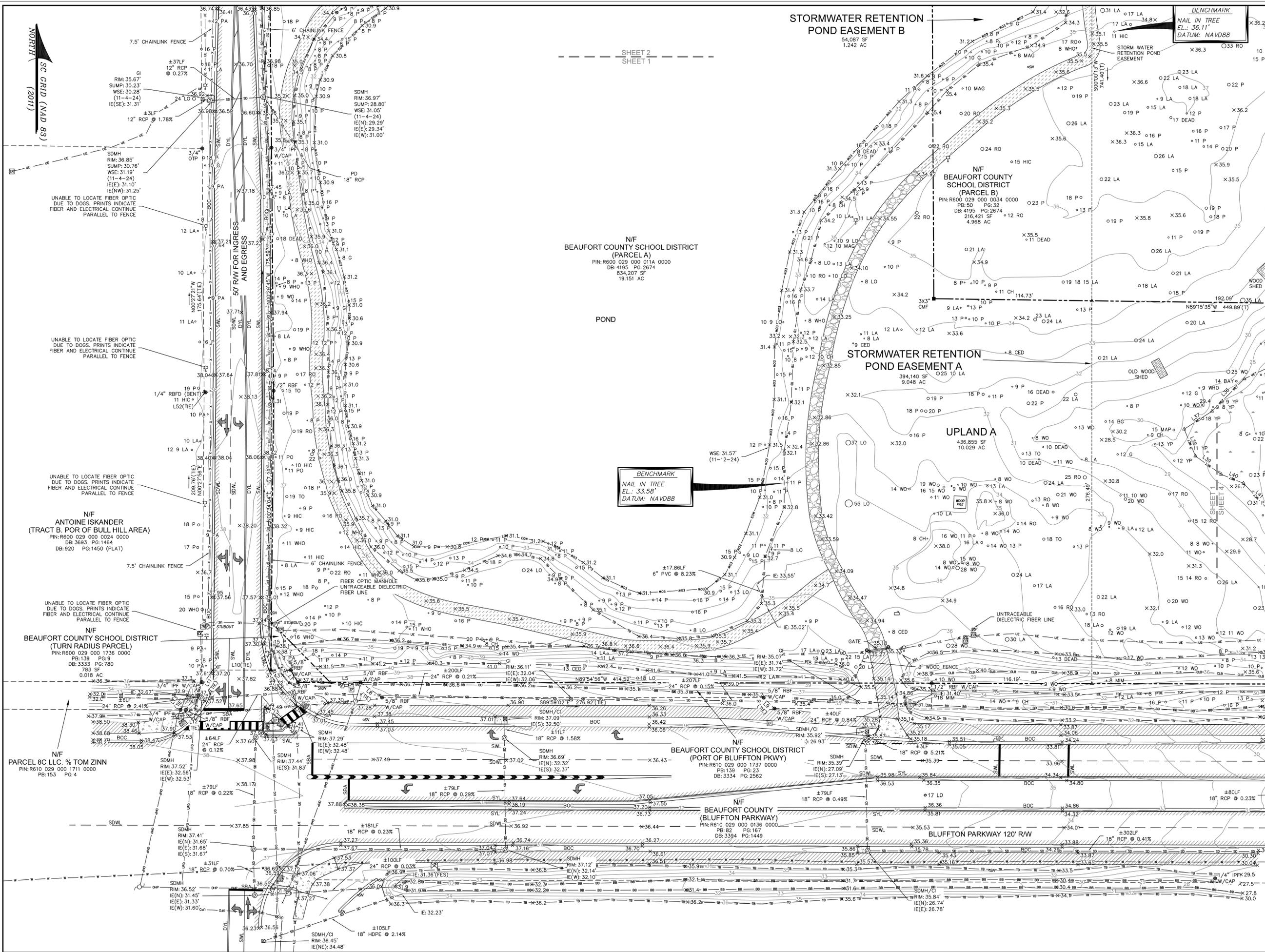
ATLAS SURVEYING, INC.
168 BOARDWALK DRIVE, SUITE A.
RIDGELAND, SC 29936.
PHONE: (843) 645-9277
WEBSITE: WWW.ATLASSURVEYING.COM



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 AS SPECIFIED THEREIN.

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





VICINITY MAP NOT TO SCALE

- NOTES
1. FULL LEGEND, LINE & CURVE TABLES, AND ACREAGE CHART ARE LOCATED ON COVER SHEET.
 2. THESE PARCELS APPEAR TO BE IN FLOOD ZONE X. DUAL COMMUNITIES 450225 (BEAUFORT COUNTY) AND 450251 (TOWN OF BLUFFTON), MAP NUMBER 4501300265G.
 3. CONTOURS ARE IN ONE FOOT INTERVALS. TREE SIZES SHOWN ARE IN INCHES OF DIAMETER.
 4. VERTICAL DATUM IS NAVD 88.
 5. BUILDING SETBACK REQUIREMENTS ARE TO BE DETERMINED BY THE PROPER AUTHORITIES AND MUST BE VERIFIED PRIOR TO DESIGN AND CONSTRUCTION.
 6. HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE GRID (NAD 83).
 7. UNLESS ONE IS IDENTIFIED HEREON, NO TITLE PACKAGE PROVIDED PRIOR TO THE DATE SHOWN ON THIS SURVEY. ALL EASEMENTS AND APPURTENANCES AFFECTING THIS PROPERTY NOT NECESSARILY SHOWN.
 8. THE EXISTENCE AND LOCATION OF THE SURFACE AND SUB-SURFACE UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE RECORDS AND SURFACE VISIBLE FEATURES ALONG WITH ELECTRONIC AND ACoustical EVIDENCE AS OF DECEMBER 9, 2024. THE EXTENT AND LIABILITY OF THIS INFORMATION IS LIMITED TO THE STANDARDS OF CARE FOR A SPECIFIC UTILITY INVESTIGATION AS DEFINED BY THE AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) PUBLICATION 38-02. THE EXACT LOCATION AND DEPTH OF UNDERGROUND UTILITIES CANNOT BE DETERMINED WITHOUT EXPOSING THEM IN SOME WAY PRIOR TO CONSTRUCTION OR EXCAVATION. IT IS REQUIRED BY LAW TO CONTACT THE STATE 811 UTILITY PROTECTION CENTER.
 9. WETLANDS SHOWN HEREON WERE FLAGGED BY NEWKIRK ENVIRONMENTAL INC. ON NOVEMBER 18, 2024.

- REFERENCES
1. DB: 4195 PG: 2674
 2. PB: 30 PG: 36
 3. PB: 50 PG: 32
 4. PB: 139 PG: 9
 5. PB: 139 PG: 23
 6. DB: 2767 PG: 2254
 7. A RIGHT-OF-WAY ACQUISITION PLAT FOR THE INTERSECTION OF RIVER RIDGE DRIVE & FLAT CREEK DRIVE AT BLUFFTON PARKWAY. DATE: 08-15-2022. BY: ATLAS SURVEYING, INC. JEREMY W. REEDER S.C.P.L.S. No. 28139



PREPARED FOR:
BEAUFORT COUNTY SCHOOL DISTRICT
 A BOUNDARY, AS-BUILT, TREE AND TOPOGRAPHIC SURVEY OF
#1105 BLUFFTON PARKWAY
 TAX PARCEL No.
 R600 029 000 011A 0000 & R600 029 000 0034 0000
 TOWN OF BLUFFTON
 BEAUFORT COUNTY, SOUTH CAROLINA
 FIELD WORK: JWR
 FIELD CHECK: JWR
 DRAWN BY: JWR
 FIELD DATE: 12-06-2024
 DATE: 12-17-2024
 SCALE: 1"=30'
 PROJECT No.: BPT-24326
 FILE: BPT-2439 AT10WG
 SHEET 1 OF 4

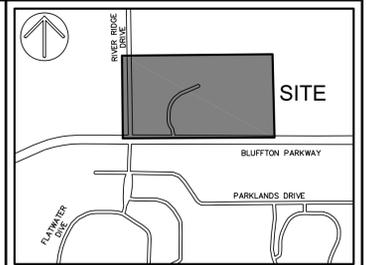
ATLAS SURVEYING, INC.
 168 BOARDWALK DRIVE, SUITE A.
 RIDGELAND, SC 29936.
 PHONE: (843) 645-9277
 WEBSITE: WWW.ATLASSURVEYING.COM



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 AS SPECIFIED THEREIN.

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

NORTH
SC CRID (NAD 83)
(2011)



VICINITY MAP NOT TO SCALE

- NOTES
- FULL LEGEND, LINE & CURVE TABLES, AND ACREAGE CHART ARE LOCATED ON COVER SHEET.
 - THESE PARCELS APPEAR TO LIE IN FLOOD ZONE X. DUAL COMMUNITIES 450025 (BEAUFORT COUNTY) AND 450251 (TOWN OF BLUFFTON), MAP NUMBER 4501300265G.
 - CONTOURS ARE IN ONE FOOT INTERVALS. TREE SIZES SHOWN ARE IN INCHES OF DIAMETER.
 - VERTICAL DATUM IS NAVD 88.
 - BUILDING SETBACK REQUIREMENTS ARE TO BE DETERMINED BY THE PROPER AUTHORITIES AND MUST BE VERIFIED PRIOR TO DESIGN AND CONSTRUCTION.
 - HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE GRID (NAD 83).
 - UNLESS ONE IS IDENTIFIED HEREON, NO TITLE PACKAGE PROVIDED PRIOR TO THE DATE SHOWN ON THIS SURVEY. ALL EASEMENTS AND APPURTENANCES AFFECTING THIS PROPERTY NOT NECESSARILY SHOWN.
 - THE EXISTENCE AND LOCATION OF THE SURFACE AND SUB-SURFACE UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE RECORDS AND SURFACE VISIBLE FEATURES ALONG WITH ELECTRONIC AND ACoustical EVIDENCE AS OF DECEMBER 9, 2024. THE EXTENT AND LIABILITY OF THIS INFORMATION IS LIMITED TO THE STANDARDS OF CARE FOR A SPECIFIC UTILITY INVESTIGATION AS DEFINED BY THE AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) PUBLICATION 38-02. THE EXACT LOCATION AND DEPTH OF UNDERGROUND UTILITIES CANNOT BE DETERMINED WITHOUT EXPOSING THEM IN SOME WAY. PRIOR TO CONSTRUCTION OR EXCAVATION, IT IS REQUIRED BY LAW TO CONTACT THE STATE 811 UTILITY PROTECTION CENTER.
 - WETLANDS SHOWN HEREON WERE FLAGGED BY NEWKIRK ENVIRONMENTAL INC. ON NOVEMBER 18, 2024.

- REFERENCES
- DB: 4195 PG: 2674
 - PB: 30 PG: 36
 - PB: 50 PG: 32
 - PB: 139 PG: 9
 - PB: 139 PG: 23
 - DB: 2767 PG: 2254
 - A RIGHT-OF-WAY ACQUISITION PLAT FOR THE INTERSECTION OF RIVER RIDGE DRIVE & FLAT CREEK DRIVE AT BLUFFTON PARKWAY. DATE: 08-15-2022. BY: ATLAS SURVEYING, INC. JEREMY W. REEDER S.C.P.L.S. No. 28139



PREPARED FOR:
BEAUFORT COUNTY SCHOOL DISTRICT
A BOUNDARY, AS-BUILT, TREE AND TOPOGRAPHIC SURVEY OF
#1105 BLUFFTON PARKWAY

TAX PARCEL No.
R600 029 000 011A 0000 & R600 029 000 0034 0000
TOWN OF BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK: JWR
FIELD CHECK: JWR
DRAWN BY: JWR
FIELD DATE: 12-06-2024
PLAT DATE: 12-17-2024
SCALE: 1"=30'
PROJECT No.: BFT-24320
FILE: BFT-24309 ATLW

SHEET 2 OF 4

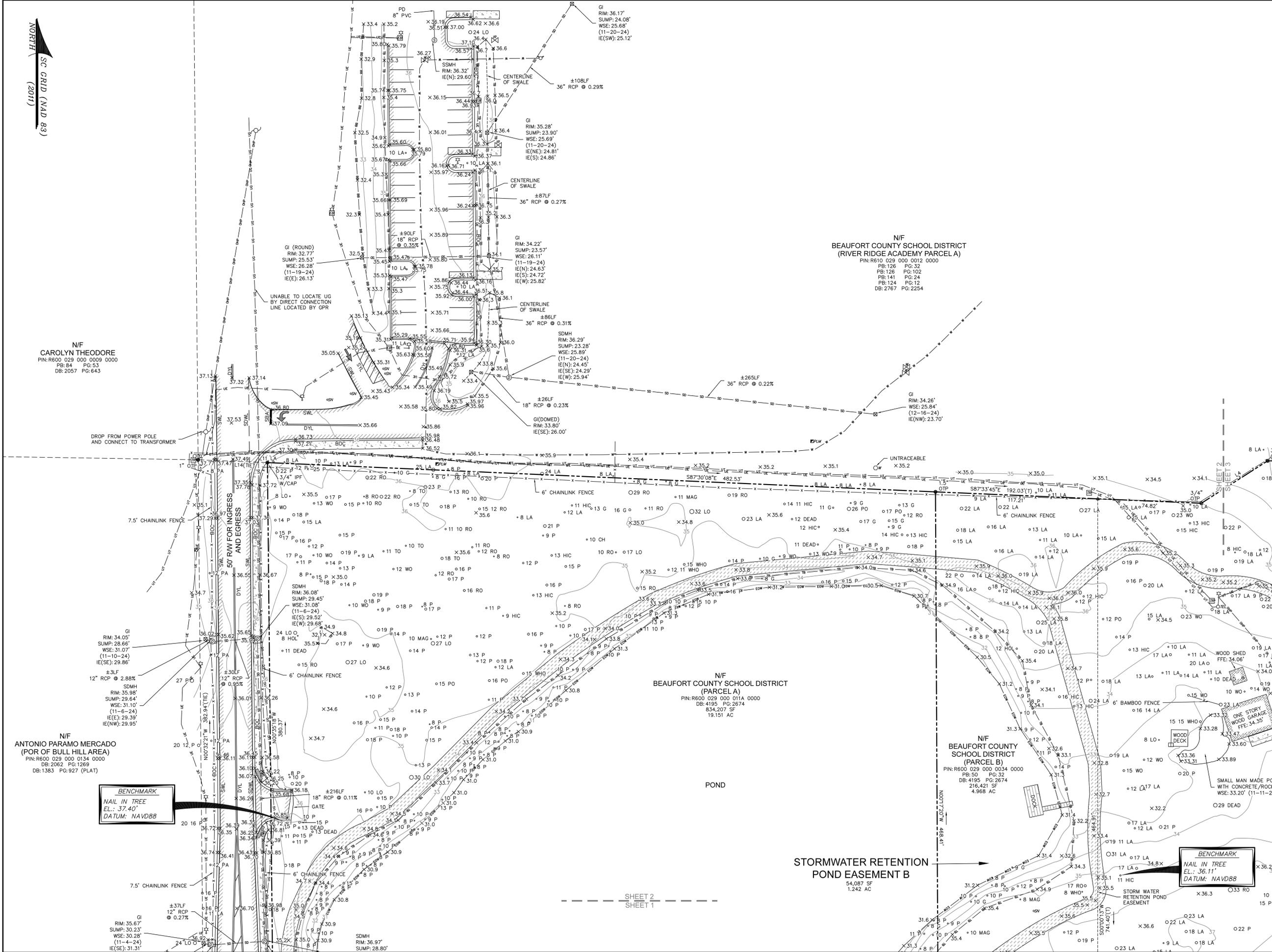
ATLAS SURVEYING, INC.

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 AS SPECIFIED THEREIN.

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



N/F
CAROLYN THEODORE
PIN: R600 029 000 0009 0000
PB: 84 PG: 53
DB: 2057 PG: 643

N/F
BEAUFORT COUNTY SCHOOL DISTRICT
(PARCEL A)
PIN: R600 029 000 011A 0000
DB: 4195 PG: 2674
834.207 SF
19.151 AC

N/F
BEAUFORT COUNTY SCHOOL DISTRICT
(PARCEL B)
PIN: R600 029 000 0034 0000
PB: 30 PG: 32
DB: 4195 PG: 2674
216,421 SF
4.968 AC

N/F
ANTONIO PARAMO MERCADO
(POR OF BULL HILL AREA)
PIN: R600 029 000 0134 0000
DB: 2062 PG: 1269
DB: 1383 PG: 927 (PLAT)

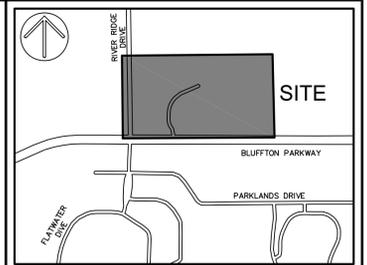
BENCHMARK
NAIL IN TREE
EL.: 37.40'
DATUM: NAVD88

BENCHMARK
NAIL IN TREE
EL.: 36.11'
DATUM: NAVD88

STORMWATER RETENTION
POND EASEMENT B
54,087 SF
1.242 AC

SHEET 2
SHEET 1

NORTH
SC CRID (NAD 83)
(2011)



VICINITY MAP NOT TO SCALE

- NOTES
- FULL LEGEND, LINE & CURVE TABLES, AND ACREAGE CHART ARE LOCATED ON COVER SHEET.
 - THESE PARCELS APPEAR TO LIE IN FLOOD ZONE X. DUAL COMMUNITIES 450025 (BEAUFORT COUNTY) AND 450251 (TOWN OF BLUFFTON), MAP NUMBER 4501300265G.
 - CONTOURS ARE IN ONE FOOT INTERVALS. TREE SIZES SHOWN ARE IN INCHES OF DIAMETER.
 - VERTICAL DATUM IS NAVD 88.
 - BUILDING SETBACK REQUIREMENTS ARE TO BE DETERMINED BY THE PROPER AUTHORITIES AND MUST BE VERIFIED PRIOR TO DESIGN AND CONSTRUCTION.
 - HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE GRID (NAD 83).
 - UNLESS ONE IS IDENTIFIED HEREON, NO TITLE PACKAGE PROVIDED PRIOR TO THE DATE SHOWN ON THIS SURVEY. ALL EASEMENTS AND APPURTENANCES AFFECTING THIS PROPERTY NOT NECESSARILY SHOWN.
 - THE EXISTENCE AND LOCATION OF THE SURFACE AND SUB-SURFACE UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE RECORDS AND SURFACE VISIBLE FEATURES ALONG WITH ELECTRONIC AND ACoustICAL EVIDENCE AS OF DECEMBER 9, 2024. THE EXTENT AND LIABILITY OF THIS INFORMATION IS LIMITED TO THE STANDARDS OF CARE FOR A SPECIFIC UTILITY INVESTIGATION AS DEFINED BY THE AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) PUBLICATION 38-02. THE EXACT LOCATION AND DEPTH OF UNDERGROUND UTILITIES CANNOT BE DETERMINED WITHOUT EXPOSING THEM IN SOME WAY. PRIOR TO CONSTRUCTION OR EXCAVATION, IT IS REQUIRED BY LAW TO CONTACT THE STATE 811 UTILITY PROTECTION CENTER.
 - WETLANDS SHOWN HEREON WERE FLAGGED BY NEWKIRK ENVIRONMENTAL INC. ON NOVEMBER 18, 2024.

- REFERENCES
- DB: 4195 PG: 2674
 - PB: 30 PG: 36
 - PB: 50 PG: 32
 - PB: 139 PG: 9
 - PB: 139 PG: 23
 - DB: 2767 PG: 2254
 - A RIGHT-OF-WAY ACQUISITION PLAT FOR THE INTERSECTION OF RIVER RIDGE DRIVE & FLAT CREEK DRIVE AT BLUFFTON PARKWAY DATE: 08-15-2022 BY: ATLAS SURVEYING, INC. JEREMY W. REEDER S.C.P.L.S. No. 28139



PREPARED FOR:
BEAUFORT COUNTY SCHOOL DISTRICT
A BOUNDARY, AS-BUILT, TREE AND TOPOGRAPHIC SURVEY OF
#1105 BLUFFTON PARKWAY

TAX PARCEL No.
R600 029 000 011A 0000 & R600 029 000 0034 0000
TOWN OF BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA

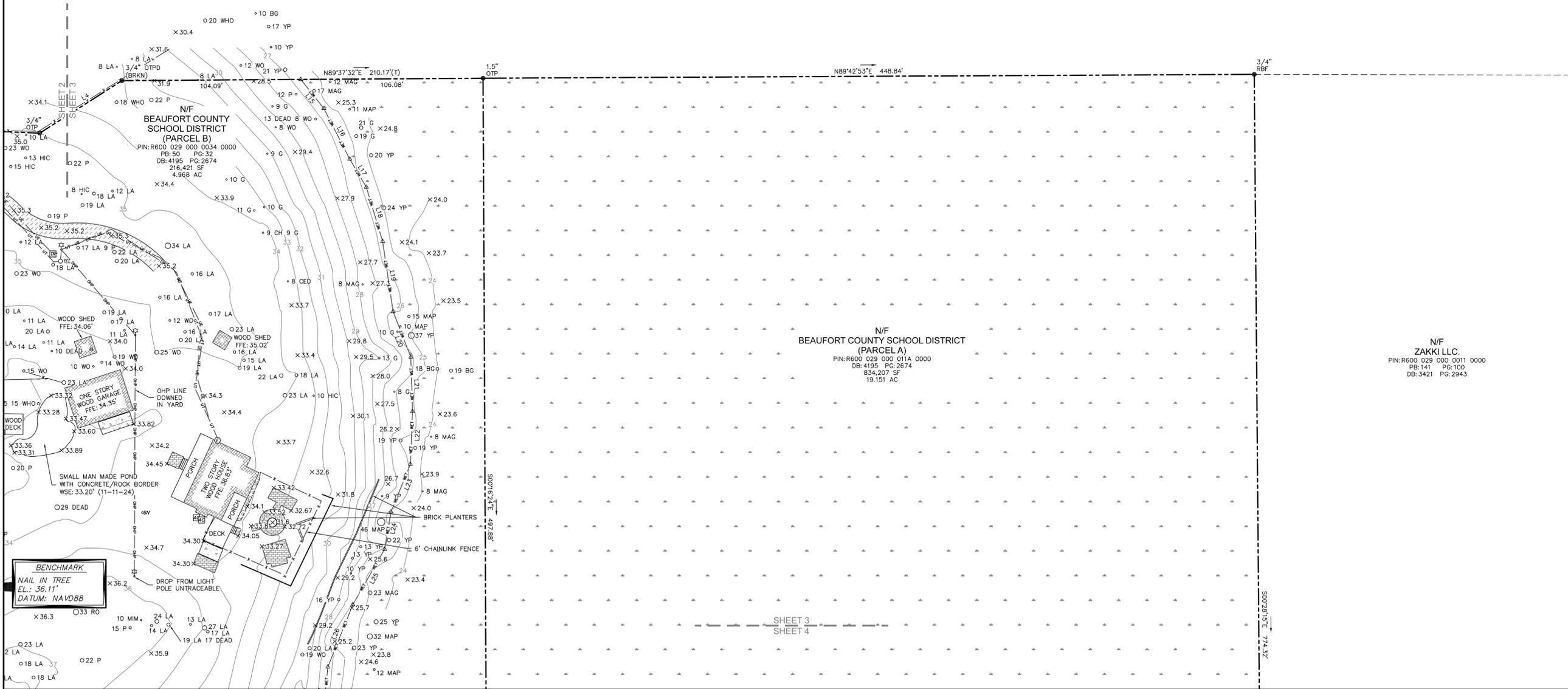
FIELD WORK: TNW
FIELD CHECK: JMR
DRAWN BY: JHJ
FIELD DATE: 12-06-2024
PLAT DATE: 12-17-2024
SCALE: 1"=30'
PROJECT No.: BFT-24320
FILE: BFT-24320 AT10WG

SHEET 3 OF 4

N/F
ZAKKI LLC.
PIN: R600 029 000 0011 0000
PB: 141 PG: 100
DB: 3421 PG: 2943

N/F
BEAUFORT COUNTY SCHOOL DISTRICT
(PARCEL A)
PIN: R600 029 000 011A 0000
DB: 4195 PG: 2674
834,207 SF
19.151 AC

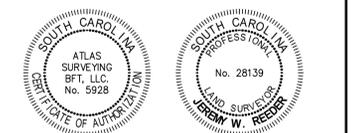
N/F
BEAUFORT COUNTY SCHOOL DISTRICT
(RIVER RIDGE ACADEMY PARCELA)
PIN: R610 029 000 0012 0000
PB: 126 PG: 32
PB: 126 PG: 102
PB: 141 PG: 24
PB: 124 PG: 12
DB: 2767 PG: 2254



BENCHMARK
NAIL IN TREE
EL.: 36.11'
DATUM: NAVD88

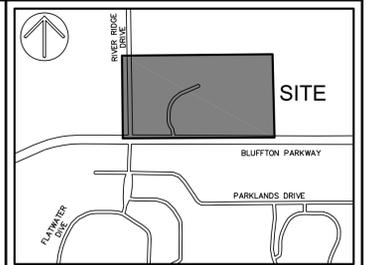
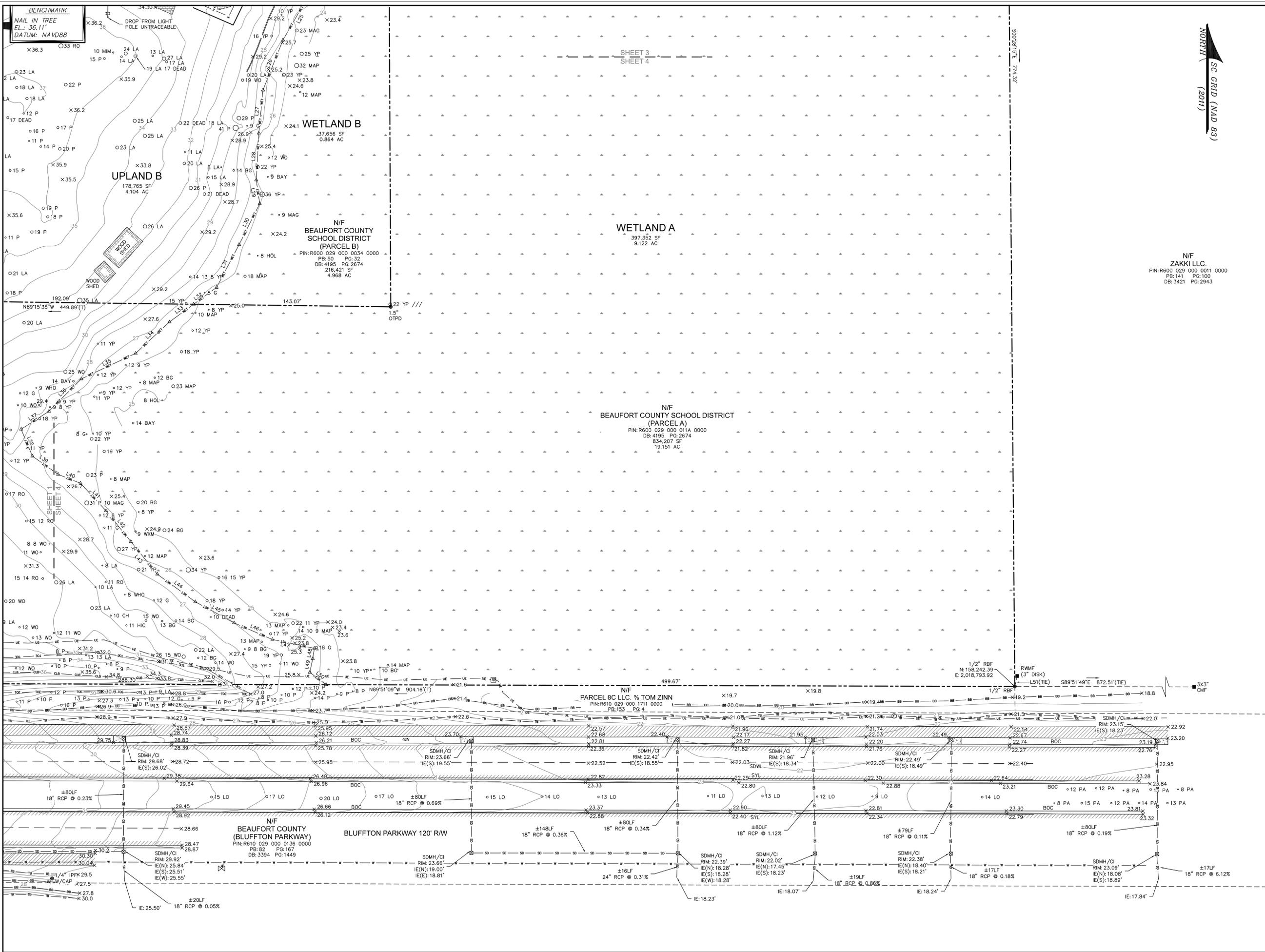
SHEET 3
SHEET 4

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 AS SPECIFIED THEREIN.

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



VICINITY MAP NOT TO SCALE

- NOTES
- FULL LEGEND, LINE & CURVE TABLES, AND ACREAGE CHART ARE LOCATED ON COVER SHEET.
 - THESE PARCELS APPEAR TO LIE IN FLOOD ZONE X. DUAL COMMUNITIES 450025 (BEAUFORT COUNTY) AND 450251 (TOWN OF BLUFFTON), MAP NUMBER 4501300265G.
 - CONTOURS ARE IN ONE FOOT INTERVALS. TREE SIZES SHOWN ARE IN INCHES OF DIAMETER.
 - VERTICAL DATUM IS NAVD 88.
 - BUILDING SETBACK REQUIREMENTS ARE TO BE DETERMINED BY THE PROPER AUTHORITIES AND MUST BE VERIFIED PRIOR TO DESIGN AND CONSTRUCTION.
 - HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE GRID (NAD 83).
 - UNLESS ONE IS IDENTIFIED HEREON, NO TITLE PACKAGE PROVIDED PRIOR TO THE DATE SHOWN ON THIS SURVEY. ALL EASEMENTS AND APPURTENANCES AFFECTING THIS PROPERTY NOT NECESSARILY SHOWN.
 - THE EXISTENCE AND LOCATION OF THE SURFACE AND SUB-SURFACE UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE RECORDS AND SURFACE VISIBLE FEATURES ALONG WITH ELECTRONIC AND ACoustICAL EVIDENCE AS OF DECEMBER 9, 2024. THE EXTENT AND LIABILITY OF THIS INFORMATION IS LIMITED TO THE STANDARDS OF CARE FOR A SPECIFIC UTILITY INVESTIGATION AS DEFINED BY THE AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) PUBLICATION 38-02. THE EXACT LOCATION AND DEPTH OF UNDERGROUND UTILITIES CANNOT BE DETERMINED WITHOUT EXPOSING THEM IN SOME WAY. PRIOR TO CONSTRUCTION OR EXCAVATION, IT IS REQUIRED BY LAW TO CONTACT THE STATE 811 UTILITY PROTECTION CENTER.
 - WETLANDS SHOWN HEREON WERE FLAGGED BY NEWKIRK ENVIRONMENTAL INC. ON NOVEMBER 18, 2024.

N/F
ZAKKI LLC.
PIN: R600 029 000 0011 0000
PB: 141 PG: 100
DB: 3421 PG: 2943

- REFERENCES
- DB: 4195 PG: 2674
 - PB: 30 PG: 36
 - PB: 50 PG: 32
 - PB: 139 PG: 9
 - PB: 139 PG: 23
 - DB: 2787 PG: 2254
 - A RIGHT-OF-WAY ACQUISITION PLAT FOR THE INTERSECTION OF RIVER RIDGE DRIVE & FLAT CREEK DRIVE AT BLUFFTON PARKWAY
DATE: 08-15-2022
BY: ATLAS SURVEYING, INC.
JEREMY W. REEDER S.C.P.L.S. No. 28139



PREPARED FOR:
BEAUFORT COUNTY SCHOOL DISTRICT
A BOUNDARY, AS-BUILT, TREE AND TOPOGRAPHIC SURVEY OF
#1105 BLUFFTON PARKWAY

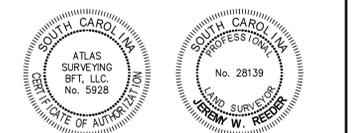
TAX PARCEL No.
R600 029 000 011A 0000 & R600 029 000 0034 0000
TOWN OF BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK: TNW
FIELD CHECK: JMR
DRAWN BY: JHR
FIELD DATE: 12-06-2024
PLAT DATE: 12-17-2024
SCALE: 1"=30'
PROJECT No.: BFT-24330
FILE: BFT-24330 ATLW

SHEET 4 OF 4

ATLAS SURVEYING, INC.

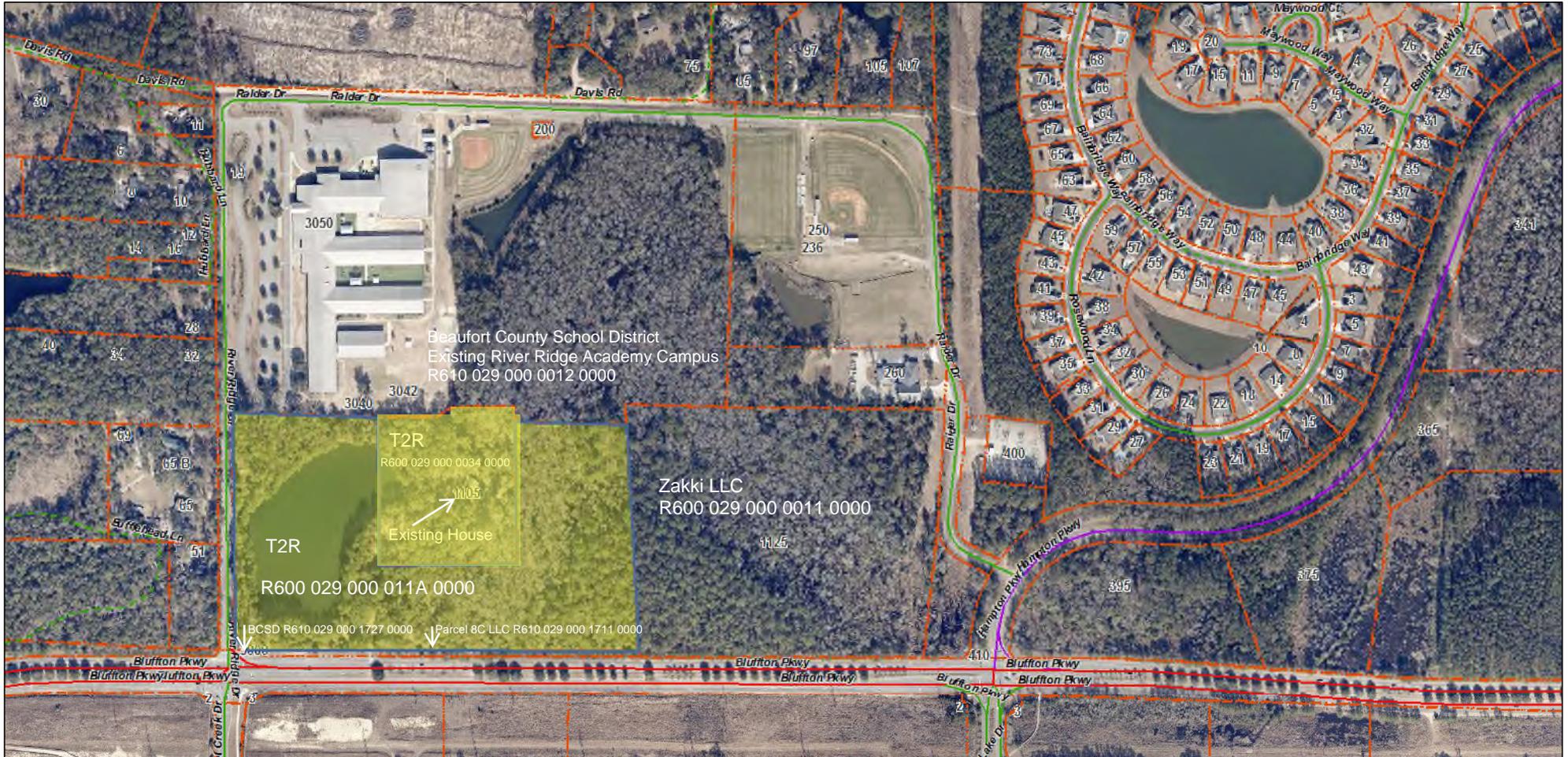
168 BOARDWALK DRIVE, SUITE A.
RIDGELAND, SC 29936.
PHONE: (843) 645-9277
WEBSITE: WWW.ATLASSURVEYING.COM



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 AS SPECIFIED THEREIN.

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

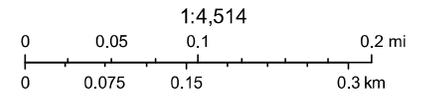
BCSD - River Ridge Annexation Location Map



2/17/2025, 2:35:09 PM

Search Results: LiveParcels

- Override 1
- LiveParcels
- MUNICIPAL, PAVED
- Red: Band_1
- Green: Band_2
- Blue: Band_3
- UNCLASSIFIED
- COUNTY, PAVED
- PRIVATE, PAVED
- PRIVATE, UNPAVED



**Beaufort County School District
River Ridge Academy Expansion
Annexation Narrative**

1. Reason for annexation request and anticipated benefits

Beaufort County School District requests annexation of Beaufort County tax map parcels R600 029 000 011A 0000 and R600 029 000 0034 0000 (the “Property”) into the Town of Bluffton. Beaufort County School Districts’ River Ridge Academy campus is located on adjacent parcels located to the north of the Property between Raider Drive and River Ridge Drive in the Town of Bluffton. Access to the Property will be over River Ridge Drive owned by Beaufort County School District. Annexation of the Property into the Town of Bluffton will permit expansion of the River Ridge Academy campus and the construction of an early childhood center school to serve the growing educational needs of the Town of Bluffton. The Town of Bluffton planning staff has recommended that the Property be annexed into the municipal limits of the Town to eliminate or reduce a Beaufort County zoning enclave and to allow for all the property owned by Beaufort County School District for River Ridge Academy to be under the same zoning category and governing jurisdiction of the Town of Bluffton.

2. Parcel numbers and acreage of each parcel

The tax map parcels and respective approximate acreage for the parcels within the Property are:

R600 029 000 011A 0000 19 acres

R600 029 000 0034 0000 5 acres

3. Contact information for property owner(s), applicant, attorney and any other applicable consultant/firm

Property Owner and Applicant:

Beaufort County School District
Robert Oetting
PO Box 309
Beaufort, SC 29901
Robert.Oetting@beaufort.k12.sc.us
843-322-0783

Attorney:

Sarah Robertson
Burr & Forman LLP
4 Clarks Summit Drive, Suite 200
Bluffton, SC 29910
srobertson@burr.com
843-815-2171

Engineer:

Conor Blaney
Ward Edwards
PO Box 381
Bluffton, SC 29910
cblaney@wardedwards.com
843-837-5250

4. Existing structures:

A vacant house is located on the Property. Any existing structures will be removed prior to construction of new school facilities.

5. Current Special Districts overlay, tax, and/or conservation

No special districts apply to the Property.

6. Current Beaufort County Zoning District and Land Use

The Property currently is zoned Beaufort County T2 Rural (“T2R”). The current land use is residential and unimproved.

7. Proposed Zoning District and Land Use

The proposed Town of Bluffton Zoning District for the Property is Residential General to match the adjacent River Ridge Academy parcels owned by Beaufort County School District. The Property will serve as an expansion of the existing River Ridge Academy campus for education land use and construction of an early childhood school. Annexation and rezoning of the property to match the existing River Ridge Academy campus parcels will permit the expansion of the school campus to occur.

8. Current versus Proposed Zoning District and Land Use Comparison

The current Beaufort County zoning of T2R does not permit education uses.

The proposed Bluffton County Residential General zoning does permit education uses.

9. Consistency with Comprehensive Plan, Future Annexation Area Map, and Future Land Use Map

Town staff have confirmed that the proposed zoning and education use for the Property are consistent with the Town’s Comprehensive Plan, Future Annexation Area Map, and Future Land Use Map. The Property is located within the boundaries of the area shown on the Town’s Future Annexation Area Map and within the areas of future Town growth shown on the Town’s Future Land Use Map. As noted above the requested Residential General zoning will match the zoning of Beaufort County School District’s adjacent parcels.

10. Estimate of current population of Annexation Area.

The Property currently is uninhabited.

11. Current utility service providers.

Water and sewer service for the Property is provided by Beaufort Jasper Water Sewer Authority.

Electrical service for the Property is provided by Palmetto Electric.

Gas service for the Property is provided by Dominion Energy.

12. Adjacent Parcels

The Property is bordered by the following four (4) tax map parcels:

1. R610 029 000 0012 0000 owned by Beaufort County School District located to the west and north located in the Town of Bluffton;

2. R600 029 000 0011 0000 owned by Zakki LLC located to the east located in Beaufort County;

3. R610 029 000 1711 0000 owned by Parcel 8C LLC located to the south; and

4. R610 029 000 1737 0000 owned by Beaufort County School District located to the south located in the Town of Bluffton.

**Beaufort County School District
River Ridge Academy Expansion
Addendum to Annexation Narrative**

This Addendum to Annexation Narrative provides additional information to the Town of Bluffton about the proposed early childhood center facility to be constructed in connection with expansion of the River Ridge Academy campus. Since the original annexation package was submitted to the Town of Bluffton, engineering analysis has indicated that another portion of the existing River Ridge campus property may be a better location for construction of the early childhood center. The early childhood center will be constructed on either (1) the Property to be annexed into the Town of Bluffton; or (2) a River Ridge campus athletic field owned by Beaufort County School District and currently within the Town of Bluffton. If the early childhood center is constructed on the existing athletic field, the athletic field will be relocated to the Property being annexed into the Town of Bluffton. The Property proposed for annexation will be a part of the River Ridge campus in some capacity.

13. When the early childhood center was approved.

The new early childhood center for Bluffton was a project approved by a public vote in the November 2023 Bond Referendum.

14. How the early childhood center is supported by the District's plans, policies, goals.

The need for a new early childhood center in Bluffton was reviewed by a Community Project Review Committee (CPRC 2.0) in Spring of 2023 and was included as one of the projects when the committee met with Dr. Rodriguez. This need has been outlined in Beaufort County School District's Facilities Master Plan published annually.

15. The programs the early childhood center will provide.

The early childhood center will be a multi-use building providing early childhood screenings and community-based early intervention services for the Bluffton community. The building will house staff that provide those services who are currently in a mobile unit on the Bluffton schools campus. It will also allow for expansion of pre-kindergarten services in the community for students who are not able to be served because of current inadequate space at the existing elementary schools.

16. Maximum attendance.

While still in design Beaufort County School District's goal is to serve no more than 300 students at the new early childhood center. However, due to the nature of the services provided those students may not all be in attendance at the same time.

17. Budgeting and funding such as if it was part of the Bond Referendum and estimated cost.

As noted above, funding for the early childhood center will be provided through the 2023 Bond Referendum. Beaufort County School District is very early in the design process, and final cost has not been determined.

18. School Board approvals for the project.

As described above, the early childhood center was approved by a CPRC in spring of 2023 and overwhelmingly by the voters of Beaufort County in November 2023. The School Board approved annexation of the Property into the Town of Bluffton at its February 18, 2025 meeting.



Rezoning Narrative

For Bluffton Early Childhood Center

Date: April 14, 2025

Owner: Beaufort County School District

P.O Drawer 309
Beaufort, SC 29901

Parcel:

Property IDs: R600 029 000 1736 0000, R600 029 000 011A 000, R600 029 000 0034 0000, R610 029 000 0012 0000, R610 029 000 0084 0000, & R610 029 000 0612 0000

Acreage: 77.9 Acres

Current Zoning: T2R, Beaufort County (being annexed into Bluffton), and RG, Town of Bluffton

Proposed Zoning: PR, Town of Bluffton

Beaufort County School District (BCSD) has acquired 24.14 acres (parcels R600 029 000 1736 0000, R600 029 000 011A 000, & R600 029 000 0034 0000), adjacent to their River Ridge Academy campus (parcels R610 029 000 0012 0000, R610 029 000 0084 0000, & R610 029 000 0612 0000), and are proposing to develop an early childhood learning center within the unimproved land. The southern 3 parcels zoned T2 Rural (T2R), restricts educational uses, and the northeastern 3 parcels zoned Residential General (RG), allows for many other uses the school district would not need. As such, all 6 parcels are proposed to be rezoned to Preserve (PR), with a text amendment to the Unified Development Ordinance (UDO) to allow school uses within the Preserve zoning district. This approach helps ensure the properties are developed in manner supportive of the community with limited allowed uses beyond the intended school use. As such, BCSD believes the proposed rezoning is compatible with the surrounding residential area and supports the long-term vision for neighborhood-focused growth and development.

In accordance with Section 3.4.3, *Application Review Criteria*, of the Unified Development Ordinance, the following responses are respectfully submitted to address each of the specified criteria as required for the evaluation of this application:

- 1. 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.***

The proposed rezoning is consistent with the Town of Bluffton Comprehensive Plan, which emphasizes the importance of community health, early education access, and the integration of supportive infrastructure within neighborhoods.

The Plan encourages the location of supportive civic/institutional services within walking or biking distance of housing. The addition of an early childhood learning center in Bluffton embodies this land use intent, providing child education, developmental intervention, and young family wellness support services to the public.

Additionally, this request aligns with emerging demographic and service trends. Bluffton's population growth has included a significant increase in young families, and with that comes increased demand for early education intervention programs and developmental resources. The proposed facility strives to help answer that need, in a location that fits well with Bluffton's community structure and land use goals.

2. *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.*

A review of the physical characteristics of the site confirms that it is suitable for the limited range of uses permitted within the PR zoning district. From a physical and environmental perspective, the unimproved portions of the sites offer favorable conditions for thoughtful, low intensity development consistent with both the proposed facility and the Town's zoning framework.

Preliminary site investigations indicate the presence of stable, well-draining soils that are conducive to construction without excessive grading or soil stabilization measures.

The subject properties will comply with applicable stormwater management regulations, and any development will include appropriate best management practices (BMPs) to ensure water quality protection and minimize runoff impacts. Proposed development will be designed with sensitivity to the surrounding natural landscape, preserving open space where feasible and integrating native vegetation into the landscaping plan.

3. *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.*

Beaufort County's Future Land Use Map illustrates the southern properties as Neighborhood / Mixed Use, as well as Neighborhood / Mixed Use surrounding the site. The Town of Bluffton Future Land Use Map identifies the River Ridge Academy properties as Community Services and the surrounding areas as Suburban Living. The community service category includes uses such as schools, administrative facilities, police, fire/EMS, parks, and government buildings. The suburban living category is intended to include low-density single-family neighborhoods. Noise, air quality, and light pollution impacts will be minimal due to the limited uses allowed under PR zoning and limited operational daytime hours. As such, BCSD believes the zoning designation of PR is compatible with the surrounding uses and zoning districts.

The presence of a high-quality educational facility is likely to have positive effects on surrounding property values, as families increasingly prioritize proximity to these services. It is expected to be a community asset by enhancing the quality of life and creating additional local access to vital services.

4. 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.

The proposed PR zoning and intended Early Childhood Learning Center represents a low-impact, easily accommodated use that leverages the Town's existing infrastructure in a cost-efficient, sustainable, and community-positive way. Public water, Sewer, and vehicular access are all readily available to the properties, and the limited uses allowed under PR zoning in turn help limit the impact to these services without compromising the public health, safety, or general welfare of the community.

5. Public need for the potential uses permitted in the requested zoning district.

PR zoning restricts uses to land preservation, camping, and civic/institutional uses. All of which would be in support of the surrounding community, rather than adding additional density to the community. BCSD specifically is pursuing the development of an Early Childhood Learning Center within the subject rezoned properties.

There is a growing public need for early childhood intervention, screening, and education services. Long travel distances, high demand, and limited capacity currently challenge families in need of developmental evaluations and early educational services for young children. The proposed facility directly supports community wellness, school readiness, and economic productivity by allowing families to access support during the most critical developmental years of their children.

6. Compliance with applicable requirements in the Applications Manual.

This application has been prepared in compliance with the Town of Bluffton's Zoning Map Amendment Application Manual, and specifically meets the procedural, technical, and content criteria established for zoning changes under the Unified Development Ordinance (UDO).

The request is consistent with the stated purpose and permitted uses of the Preserve (PR) district and does not seek to introduce increased density or development scale inconsistent with the surrounding zoning fabric.

In conclusion, Beaufort County School District respectfully submits this rezoning request in alignment with the Town of Bluffton's Comprehensive Plan. The proposed Preserve (PR) zoning, paired with the submitted UDO text amendment to allow for school uses, helps ensure proposed development will serve the community in a manner consistent with surrounding land uses, existing infrastructure, and long-term growth objectives. This initiative reflects a thoughtful, forward-looking investment in the education and well-being of Bluffton's youngest residents.

Parcels to be Annexed



R600 029 000 011A 0000



R600 029 000 0034 0000

Parcels to be Annexed



R600 029 000 011A 0000



R600 029 000 011A 0000

Beaufort County School District
Existing River Ridge Academy Parcel to the North and West



R610 029 000 0012 0000



R610 029 000 0012 0000

Beaufort County School District
Existing River Ridge Academy Parcel to the North and West



R610 029 000 0012 0000



R610 029 000 0012 0000

Beaufort County School District

Existing River Ridge Academy Parcel to the North and West



R610 029 000 0012 0000



R610 029 000 0012 0000

Zakki, LLC Property to the East



R600 029 000 0011 0000



R600 029 000 0011 0000

Parcel 8C road



Parcel 8C, LLC

R610 029 000 1711 0000

and

Beaufort County School District Property to the South

R610 029 000 1737 0000



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

February 21, 2025

Mrs. Sarah Robertson
Burr & Foreman
Post Office Drawer 3
Hilton Head Island, SC 29938

Re: Zoning Verification Letter
1105 Bluffton Parkway - District 600, Map 29, Parcel 011A, Bluffton
Bluffton Parkway - District 600, Map 29, Parcel 0034, Bluffton

Dear Mrs. Robertson:

This is to certify that the referenced properties, located at 1105 Bluffton Parkway, and Bluffton Parkway respectively, and further defined as being located in Bluffton Township are zoned T2-Rural (T2R). Please refer to the Community Development Code for all use information/development parameters.

Development Permit 5224 was issued on 05/14/2014 for the Beaufort County School District PreK-8 School Road Improvement for R600, Map 29, Parcel 011A.

If I may be of further assistance, please do not hesitate to call me at 843.255.2173.

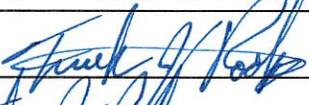
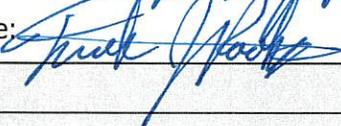
Sincerely,

Hillary A. Austin
Zoning & Development Administrator



TOWN OF BLUFFTON
ZONING MAP AMENDMENT APPLICATION

Growth Management Customer Service Center
 20 Bridge Street
 Bluffton, SC 29910
 (843) 706-4500
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

Applicant	Property Owner
Name: Beaufort County School District	Name: Same
Phone: 843-422-0783	Phone:
Mailing Address: PO Box 309 Beaufort SC 29901-0309	Mailing Address:
E-mail: robert.oetting@beaufort.k12.sc.us	E-mail:
Town Business License # (if applicable):	
Project Information	
Project Name: River Ridge Academy Early Childhood Center	Acreage: 24.1 acres
Project Location: Bluffton Parkway & River Ridge Drive	Comprehensive Plan Amendment: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Existing Zoning: Beaufort County T2R	Proposed Zoning: Residential General
Parcel Number(s): R600 0229 000 0034 0000 & R600 029 000 011A 0000	
Project Description: New early childhood school to serve Bluffton	
Minimum Requirements for Submittal	
<input type="checkbox"/> 1. Digital files of the maps and/or plans depicting the subject property. <input type="checkbox"/> 2. Project Narrative describing reason for application and compliance with the criteria in Article 3 of the UDO. <input type="checkbox"/> 3. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton. <input type="checkbox"/> 4. Recorded deed and plat showing proof of property ownership.	
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 application.	
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: 2/18/25
Applicant Signature: 	Date: 2/18/25
For Office Use	
Application Number:	Date Received:
Received By:	Date Approved:



TOWN OF BLUFFTON ZONING MAP AMENDMENT APPLICATION PROCESS NARRATIVE

The following Process Narrative is intended to provide Applicants with an understanding of the respective application process, procedures and Unified Development Ordinance (UDO) 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 Unified Development Ordinance. The Town of Bluffton's Mission and Vision Statements help navigate staff to ensure that the goals outlined by Town Council are being met. As each project is being reviewed, Town staff will use the Mission Statement, Vision Statement, The Covenant for Bluffton and the current Strategic Plan to guide their review. Compliance with these procedures will minimize delays and assure expeditious application review.

Step 1. Pre-Application Meeting	Applicant & Staff
Prior to the filing of a Zoning Map Amendment 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 the UDO.	
Step 2. Application Check-In Meeting	Applicant & Staff
Upon receiving input from Staff at the Pre-Application Meeting, the Applicant shall submit the Zoning Map Amendment Application and required submittal materials during a mandatory Application Check-In Meeting where the UDO Administrator or designee will review the submission for completeness. Call 843-706-4500 to schedule.	
Step 3. Review by UDO Administrator	Staff
If the UDO Administrator determines that the Zoning Map Amendment Application is complete, it shall be placed on the next available Planning Commission (PC) Meeting agenda.	
Step 4. Planning Commission Workshop	Applicant, Staff & Planning Commission
The PC shall hold a Public Workshop to provide the public with information and a forum to review the preliminary application.	
Step 5. Planning Commission Meeting & Public Hearing	Applicant, Staff & Planning Commission
The PC shall hold a Public Hearing and review the Zoning Map Amendment Application for compliance with the criteria and provisions in the UDO. The PC may recommend that Town Council approve, approve with conditions, or deny the application.	
Step 6. Town Council Meeting- 1st Reading	Applicant, Staff & Town Council
Town Council shall review the Zoning Map Amendment Application for compliance with the criteria and provisions in the UDO. Town Council may approve, approve with conditions, table, or deny the application at 1 st Reading.	
Step 7. Town Council Meeting- 2nd and Final Reading & Public Hearing	Applicant, Staff & Town Council
Town Council shall hold a Public Hearing and review the Zoning Map Amendment Application for compliance with the criteria and provisions in the UDO. Town Council may approve, approve with conditions, table, or deny the application at 2 nd and Final Reading.	
Step 8. Zoning Map Amendment Approval	Staff
If Town Council approves the Zoning Map Amendment Application, the UDO Administrator shall issue an approval letter to the Applicant.	



TOWN OF BLUFFTON
ZONING MAP AMENDMENT APPLICATION
AMENDED

Growth Management Customer Service Center
 20 Bridge Street
 Bluffton, SC 29910
 (843) 706-4500
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

Applicant		Property Owner	
Name: Beaufort County School District		Name: Same	
Phone: 843-422-0783		Phone:	
Mailing Address: PO Box 309 Beaufort SC 29901-0309		Mailing Address:	
E-mail: robert.oetting@beaufort.k12.sc.us		E-mail:	
Town Business License # (if applicable):			
Project Information			
Project Name: River Ridge Academy Parcels		Acreage: 77.93 acres	
Project Location: Bluffton Parkway & River Ridge Drive		Comprehensive Plan Amendment: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Existing Zoning: Beaufort County T2R & Bluffton Residential General		Proposed Zoning: Preserve with UDO Text Amendment to permit School use	
Parcel Number(s): R600 0229 000 0034 0000, R600 029 000 011A 0000, R600 029 000 1736 0000, R610 029 000 0012 0000, R610 029 000 0084 0000, R610 029 000 1737, R610 029 000 0612			
Project Description: Existing River Ridge Academy parcels and new early childhood school to serve Bluffton			
Minimum Requirements for Submittal			
<input type="checkbox"/> 1. Digital files of the maps and/or plans depicting the subject property. <input type="checkbox"/> 2. Project Narrative describing reason for application and compliance with the criteria in Article 3 of the UDO. <input type="checkbox"/> 3. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton. <input type="checkbox"/> 4. Recorded deed and plat showing proof of property ownership.			
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 application.			
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: 3/19/25	
Applicant Signature:		Date:	
For Office Use			
Application Number:		Date Received:	
Received By:		Date Approved:	



TOWN OF BLUFFTON ZONING MAP AMENDMENT APPLICATION PROCESS NARRATIVE

The following Process Narrative is intended to provide Applicants with an understanding of the respective application process, procedures and Unified Development Ordinance (UDO) 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 Unified Development Ordinance. The Town of Bluffton's Mission and Vision Statements help navigate staff to ensure that the goals outlined by Town Council are being met. As each project is being reviewed, Town staff will use the Mission Statement, Vision Statement, The Covenant for Bluffton and the current Strategic Plan to guide their review. Compliance with these procedures will minimize delays and assure expeditious application review.

Step 1. Pre-Application Meeting	Applicant & Staff
Prior to the filing of a Zoning Map Amendment 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 the UDO.	
Step 2. Application Check-In Meeting	Applicant & Staff
Upon receiving input from Staff at the Pre-Application Meeting, the Applicant shall submit the Zoning Map Amendment Application and required submittal materials during a mandatory Application Check-In Meeting where the UDO Administrator or designee will review the submission for completeness. Call 843-706-4500 to schedule.	
Step 3. Review by UDO Administrator	Staff
If the UDO Administrator determines that the Zoning Map Amendment Application is complete, it shall be placed on the next available Planning Commission (PC) Meeting agenda.	
Step 4. Planning Commission Workshop	Applicant, Staff & Planning Commission
The PC shall hold a Public Workshop to provide the public with information and a forum to review the preliminary application.	
Step 5. Planning Commission Meeting & Public Hearing	Applicant, Staff & Planning Commission
The PC shall hold a Public Hearing and review the Zoning Map Amendment Application for compliance with the criteria and provisions in the UDO. The PC may recommend that Town Council approve, approve with conditions, or deny the application.	
Step 6. Town Council Meeting- 1st Reading	Applicant, Staff & Town Council
Town Council shall review the Zoning Map Amendment Application for compliance with the criteria and provisions in the UDO. Town Council may approve, approve with conditions, table, or deny the application at 1 st Reading.	
Step 7. Town Council Meeting- 2nd and Final Reading & Public Hearing	Applicant, Staff & Town Council
Town Council shall hold a Public Hearing and review the Zoning Map Amendment Application for compliance with the criteria and provisions in the UDO. Town Council may approve, approve with conditions, table, or deny the application at 2 nd and Final Reading.	
Step 8. Zoning Map Amendment Approval	Staff
If Town Council approves the Zoning Map Amendment Application, the UDO Administrator shall issue an approval letter to the Applicant.	



Rezoning Narrative

For Bluffton Early Childhood Center

Date: April 14, 2025

Owner: Beaufort County School District
P.O Drawer 309
Beaufort, SC 29901

Parcel:

Property IDs: R600 029 000 1736 0000, R600 029 000 011A 000, R600 029 000 0034 0000, R610 029 000 0012 0000, R610 029 000 0084 0000, & R610 029 000 0612 0000

Acreage: 77.9 Acres

Current Zoning: T2R, Beaufort County (being annexed into Bluffton), and RG, Town of Bluffton

Proposed Zoning: PR, Town of Bluffton

Beaufort County School District (BCSD) has acquired 24.14 acres (parcels R600 029 000 1736 0000, R600 029 000 011A 000, & R600 029 000 0034 0000), adjacent to their River Ridge Academy campus (parcels R610 029 000 0012 0000, R610 029 000 0084 0000, & R610 029 000 0612 0000), and are proposing to develop an early childhood learning center within the unimproved land. The southern 3 parcels zoned T2 Rural (T2R), restricts educational uses, and the northeastern 3 parcels zoned Residential General (RG), allows for many other uses the school district would not need. As such, all 6 parcels are proposed to be rezoned to Preserve (PR), with a text amendment to the Unified Development Ordinance (UDO) to allow school uses within the Preserve zoning district. This approach helps ensure the properties are developed in manner supportive of the community with limited allowed uses beyond the intended school use. As such, BCSD believes the proposed rezoning is compatible with the surrounding residential area and supports the long-term vision for neighborhood-focused growth and development.

In accordance with Section 3.4.3, *Application Review Criteria*, of the Unified Development Ordinance, the following responses are respectfully submitted to address each of the specified criteria as required for the evaluation of this application:

- 1. 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.***

The proposed rezoning is consistent with the Town of Bluffton Comprehensive Plan, which emphasizes the importance of community health, early education access, and the integration of supportive infrastructure within neighborhoods.

The Plan encourages the location of supportive civic/institutional services within walking or biking distance of housing. The addition of an early childhood learning center in Bluffton embodies this land use intent, providing child education, developmental intervention, and young family wellness support services to the public.

Additionally, this request aligns with emerging demographic and service trends. Bluffton's population growth has included a significant increase in young families, and with that comes increased demand for early education intervention programs and developmental resources. The proposed facility strives to help answer that need, in a location that fits well with Bluffton's community structure and land use goals.

2. *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.*

A review of the physical characteristics of the site confirms that it is suitable for the limited range of uses permitted within the PR zoning district. From a physical and environmental perspective, the unimproved portions of the sites offer favorable conditions for thoughtful, low intensity development consistent with both the proposed facility and the Town's zoning framework.

Preliminary site investigations indicate the presence of stable, well-draining soils that are conducive to construction without excessive grading or soil stabilization measures.

The subject properties will comply with applicable stormwater management regulations, and any development will include appropriate best management practices (BMPs) to ensure water quality protection and minimize runoff impacts. Proposed development will be designed with sensitivity to the surrounding natural landscape, preserving open space where feasible and integrating native vegetation into the landscaping plan.

3. *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.*

Beaufort County's Future Land Use Map illustrates the southern properties as Neighborhood / Mixed Use, as well as Neighborhood / Mixed Use surrounding the site. The Town of Bluffton Future Land Use Map identifies the River Ridge Academy properties as Community Services and the surrounding areas as Suburban Living. The community service category includes uses such as schools, administrative facilities, police, fire/EMS, parks, and government buildings. The suburban living category is intended to include low-density single-family neighborhoods. Noise, air quality, and light pollution impacts will be minimal due to the limited uses allowed under PR zoning and limited operational daytime hours. As such, BCSD believes the zoning designation of PR is compatible with the surrounding uses and zoning districts.

The presence of a high-quality educational facility is likely to have positive effects on surrounding property values, as families increasingly prioritize proximity to these services. It is expected to be a community asset by enhancing the quality of life and creating additional local access to vital services.

4. 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.

The proposed PR zoning and intended Early Childhood Learning Center represents a low-impact, easily accommodated use that leverages the Town’s existing infrastructure in a cost-efficient, sustainable, and community-positive way. Public water, Sewer, and vehicular access are all readily available to the properties, and the limited uses allowed under PR zoning in turn help limit the impact to these services without compromising the public health, safety, or general welfare of the community.

5. Public need for the potential uses permitted in the requested zoning district.

PR zoning restricts uses to land preservation, camping, and civic/institutional uses. All of which would be in support of the surrounding community, rather than adding additional density to the community. BCSD specifically is pursuing the development of an Early Childhood Learning Center within the subject rezoned properties.

There is a growing public need for early childhood intervention, screening, and education services. Long travel distances, high demand, and limited capacity currently challenge families in need of developmental evaluations and early educational services for young children. The proposed facility directly supports community wellness, school readiness, and economic productivity by allowing families to access support during the most critical developmental years of their children.

6. Compliance with applicable requirements in the Applications Manual.

This application has been prepared in compliance with the Town of Bluffton’s Zoning Map Amendment Application Manual, and specifically meets the procedural, technical, and content criteria established for zoning changes under the Unified Development Ordinance (UDO).

The request is consistent with the stated purpose and permitted uses of the Preserve (PR) district and does not seek to introduce increased density or development scale inconsistent with the surrounding zoning fabric.

In conclusion, Beaufort County School District respectfully submits this rezoning request in alignment with the Town of Bluffton’s Comprehensive Plan. The proposed Preserve (PR) zoning, paired with the submitted UDO text amendment to allow for school uses, helps ensure proposed development will serve the community in a manner consistent with surrounding land uses, existing infrastructure, and long-term growth objectives. This initiative reflects a thoughtful, forward-looking investment in the education and well-being of Bluffton’s youngest residents.



1 Cooperative Way

Hardeeville, SC 29927-5123

843-208-5551

April 9, 2025

Sheila Sulak
ssulak@wardedwards.com
Ward Edwards

Re: Early Childhood Learning Center (ID: R600-029-000-011A & R600-029-000-0034)

Dear Sheila,

Palmetto Electric Cooperative, Inc. ("PECI") has ample power available to serve the above-referenced project. Please provide the electrical load requirements and a detailed CAD file for the project. This information is necessary for ordering transformers, which have lead times of approximately 60 weeks. There may be "Aid-in-Construction" charges for line extensions or special grades of service as described in PECI policies.

Please have the enclosed easement information form completed and returned so that we may draft an electric utility easement. When the easement has been recorded, a copy will be forwarded to you for your file.

Thank you for your cooperation in this matter. Please contact me at (843) 208-5508 or via email nzylka@palmetto.coop if you have any questions or if I may be of further assistance.

Sincerely,

PALMETTO ELECTRIC COOPERATIVE, INC.

Nathan Zylka

Nathan Zylka
Distribution Engineer

c: Mr. Matt Loxley, PECI
Mr. Corey Tuten, PECI
Ms. Allee Williams, PECI



April 9, 2025

Conor Blaney, PE
Ward Edwards Engineering
119 Palmetto Way Unit C
Bluffton, SC. 29910

Dear Mr. Blaney:

SUBJ: Letter of Intent to Provide Service for: Bluffton Early Learning Childhood Bluffton

Hargray Engineering Services has reviewed the master plan for the above referenced project. Hargray Communications Group, Inc., has the ability and intent to serve the above-mentioned project. Please forward to our office a digital copy of the plan that has been approved by the county/town for use with Microstation or AutoCAD. Our office will then include owner/developer, conduit requirements on the approved plan and return to your office.

By accepting this letter of intent to serve, you also accept responsibility to forward the requirements and Project Application Form to the owner/developer. The Project Application Form identifies the minimum requirements to be met as follows:

- Commercial buildings – apartments – villas: Minimum 4-inch diameter conduit Schedule 40 (gray electrical) PVC with pull string buried at 24-to-30-inch depth, from the equipment room or power meter location to a point designated by Hargray at the road right-of-way or property line. **Conduits are required from each building site and multiple conduits may apply.**
- Commercial buildings with multiple "units" may require conduit(s) minimum 3/4" from main equipment entry point to termination point inside unit. Plenum type ceilings require conduits or flame retardant Teflon wiring to comply with code.
- Hotel or large commercial project requirements would be two (2) 4-inch diameter Schedule 40 PVC underground conduits.
- Equipment rooms to have 3/4 inch 4'x8" sheet of plywood mounted on wall to receive telephone equipment.
- A dedicated 110-volt, 20-amp circuit with a four-way outlet to power external equipment for the site. For Commercial Application.
- A power ground accessible at the equipment room or an insulated #6 from the service panel or power MGN to the backboard.
- Residential wiring requires CAT5E wiring (4 or 6 Pair) twisted wire for Telephone and Data. Industry Standard.
- All interior wiring should be pulled to the area immediately adjacent to the plywood backboard or power meter location. A minimum of 5' of slack is required for termination.
- CATV inside wiring will be RG6 foil wrapped 66% braided minimum, home run to each outlet.
- A 120 AC 15 A dedicated power outlet is to be located in the service yard to supply AC power to the ONU. Power to the ONU will be provided through a Pull-Out Disconnected Switch, manufactured by Square D Company, or equivalent. The Horsepower Rating for the disconnect switch is 240VAC max, 60A, not fusible.

CATV Requirements

Hargray CATV services requires you to install one 4" Schedule 40 (gray electrical) PVC pipe to a point designated to the road right of way or property line. The "service facilities" are required to be in separate pipes to ensure quality transmission and reception for both facilities.

Any Commercial or Subdivision areas installing pipe as required should extend the pipe 5' (feet) beyond any placed or planned curbed or sidewalk edge for facility access, away from the roadside.

Should there be any changes or additions to the original master plan, this letter will only cover the areas that are shown on the original master plan. All changes or additions would require another Letter of Intent to supply the service. All costs incurred by the Telephone/CATV Company resulting from any requested change or failure to comply with minimum requirements shall be borne by the Developer. **Commercial projects require pre-construction meetings with Telco/CATV Company to review requirements.** I am available to discuss these requirements in more detail at your convenience.

Non-recurring charges to offset construction costs may apply to certain projects.

Easements are required prior to installing facilities to your site.

Sincerely,

Rodney Cannon
Rodney Cannon
Manager, Facilities Engineering
843-815-1697

Requirement for Letter of Intent to Provide Service

HARGRAY COMMUNICATIONS COMPANY, INC

Engineering Services Construction Application

CONTACT INFORMATION

Project Owner Name: Beaufort County School District Phone No.:

Address: 2900 Mink Pt. Blvd. City, State, Zip Beaufort, SC 29902

Developer Name: Phone No.:

Address: City, State, Zip

Project Manager Name: Ward Edwards, Inc. / Conor Blaney, PE Phone No.: 757-814-0824

Address: PO Box 381 City, State, Zip Bluffton, SC 29910

PROJECT INFORMATION

Project Name/Location Bluffton Early Learning Childhood Center-Adjacent to River Ridge Academy(RaiderDr & River Ridge)

Proposed Start and Finish Dates TBD Lots 1

No. of Phases 1 Units Per Phase Condominium Units

Comments: Commercial Sq. Ft.

REQUIREMENTS INFORMATION

APPLICATION REQUIREMENTS

**Engineering note: Check boxes that apply to applicant.

Hargray Communications Company Inc must have copies of the following items before we can furnish a "Letter of Intent" and schedule your project.

One copy of development or site plans indicating property and/or lot lines, proposed buildings, roads, parking, water, sewer and drainage layout.

Digital copy of county/town approved plan.

PROJECT REQUIREMENTS

These must be in place before service can be provided.

- * Commercial Buildings-Apartments-Villas - Hotels
Minimum 4 inch diameter conduit Sch. 40 PVC with pull string buried at 24 to 30 inch depth, from the equipment room or power meter location to a point designated by Hargray at the road right-of-way or property line. Conduits are required from each building site & multiple conduits may apply.
- * Commercial buildings with multiple "units" may require conduit(s) minimum 3/4" from main equipment entry point to termination point inside unit. Plenum type ceilings require conduits or flame retardant Teflon wiring to comply with code.
- A dedicated 110-volt, 20 amp circuit with a four way outlet to power external equipment for the site. For Commercial Application.
- Equipment rooms to have 3/4 inch 4'X8' sheet of plywood mounted on wall to receive telephone equipment.
- A power ground accessible at equipment room or an insulated #6 from the service panel or power MGN to the backboard.
- Residential wiring requires CAT5E wiring (4 or 6 Pair) twisted wire for Telephone and Data (industry standard).
- CATV inside wiring will be RG6 foil wrapped 66% braid minimum, home run to each outlet.
- All interior wiring should be pulled to the area immediately adjacent to the plywood backboard or power meter location. A minimum of 5' of slack is required for terminations.
- A 120 AC 15 A dedicated power outlet is to be located in the service yard to supply AC power to the ONU. Power to the ONU will be provided through a Pull Out Disconnected Switch, manufactured by Square D Company, or equivalent. The Horsepower Rating for the disconnect switch is 240VAC max, 60A, not fusible.
- Easements are required.

* Commercial projects require pre-construction meeting with Telco/CATV Company to review requirements.

I understand and agree to provide or meet the application and project requirements as stated above and to inform the contractor/builder of these requirements. I understand that if the project design changes or the proposed start date is delayed by nine (9) months or more, that I must submit a new application. All costs incurred by TELCO resulting from any requested change or failure to comply with minimum requirements, shall be borne by the Developer. Aid in or Aid to Construction may apply to certain projects.

Applicant/Representative _____ Date _____

Engineering Services Representative *Rodney Cannon* Date 4/9/2025

Hargray Engineering Services; P.O. Box 3380, Bluffton, SC 29910; Bluffton (843) 815-1676, FAX 815-6201

the Property. Grantor acknowledges and agrees that Grantee shall not be responsible for maintaining, repairing and/or restoring any portion of the Conduit System, other than the Systems installed by Grantee, unless such maintenance, repair or restoration is caused by the sole negligence or intentional act of Grantee.

Grantor reserves the right to grant other easements or rights-of-ways upon, over across, through or under the easement property for utility, access or other purposes which do not unreasonably interfere with Grantee's easement hereunder. Grantor further reserves the right to construct any manner of things, including, but not limited to, roads, landscaping and signage or other items upon, over, across, through and under the Grantee's Systems, which do not unreasonably interfere with Grantee's easement hereunder.

Grantor further grants and conveys to Grantee the right, from time to time, to trim trees and underbrush on the Property that create obstructions to the non-exclusive utilization of the Easement by Grantee; provided, however, any damage to the Property of Grantor caused by Grantee in maintaining or repairing said lines shall be borne by Grantee; provided, further, however, the Grantor shall have the right to request relocation of any underground facility from time to time at Grantor's expense; provided that such relocation continues to afford Grantee the use of Conduit System(s) on the Property.

It is specifically agreed that all Systems shall be located underground, with the exception of those pedestals and other fixtures that are necessary and are designed for above-ground location.

NOW THEREFORE, Grantor hereby warrants and represents that it is the fee simple owner of the Property and has the right and authority to make this Grant of easement. Grantor further covenants, that Grantee and its affiliates, successors and assigns, subject to the terms and conditions of this instrument, shall peaceably and quietly enjoy the use of the Easement herein granted in perpetuity without hindrance, objection or molestation.

The words "Grantor" and "Grantee" shall include their respective heirs, devisees, legal representatives, affiliates, successors-in-title, successors and/or assigns.

This Easement shall be interpreted and construed in accordance with the laws of the State of South Carolina. This Easement granted in favor of Grantee shall be a perpetual easement in gross for commercial purposes and assigned to each Party's respective heirs, devisees, legal representatives, affiliates, successors-in-title, successors and/or assigns. This Easement and the rights granted hereunder shall constitute covenants and burdens running with the Property and be binding upon and shall inure to the benefit and detriment of the Parties hereto and their respective heirs, devisees, legal representatives, affiliates, successors-in-title, successors, and assigns. If any portion of this Easement shall be declared invalid or unenforceable, the remaining portions of this Easement shall continue in full force and effect. No change, modification or amendment of the Easement shall be valid or binding upon either Party unless such change, modification or assignment shall be in writing signed by the Parties hereto.

Nothing contained in this Easement and no action by the Parties hereto will be deemed or construed by the Parties or by a third person to create the relationship of principal and agent, or a partnership, or a joint venture, or any association between or among any of the Parties.

Any individual executing this Easement on behalf of Grantor represents and warrants that (i) he or she is duly authorized to execute and deliver this Easement on behalf of Grantor, (ii) that the execution and delivery of this Easement has been fully authorized by all necessary entity action of Grantor, (iii) that this Easement is valid and binding upon the Property and legally enforceable in accordance with its terms, and (iv) all necessary authorizations, consents, and approvals have been obtained to enable Grantor to enter into this Easement.

No breach of this Easement shall entitle any party to terminate this Easement as such Easement shall exist in perpetuity, but such limitations shall not affect in any manner any other rights or remedies which any Party may have hereunder by reason of any such breach of this Easement.

IN WITNESS WHEREOF, Grantor has caused this Easement to be duly executed the day and year first above written.

WITNESSES:

GRANTOR:

First Witness

By:

Its:

Second Witness

EXHIBIT "A"
Easement and Access Area

All that certain piece, parcel, or tract of land containing (fill in legal)

This being the same property, or a portion thereof, as described by Deed (fill in derivation)

(Add Tax Map number)



**COUNTY COUNCIL OF BEAUFORT COUNTY
EMERGENCY MEDICAL SERVICE
POST OFFICE DRAWER 1228
BEAUFORT, SOUTH CAROLINA 29901-1228
Phone: 843-255-5361 Fax: 843-525-4032**

SHEILA SULAK | Project Administrator
Ward Edwards Engineering
PO Box 381
Bluffton, SC 29910

Dear Ms. Sulak,

This letter is to verify ambulance service for the property at the proposed development 1105 Bluffton Parkway, Bluffton, SC 29910. Property Description: The proposed development is to include an Early Learning Childhood Center adjacent to the existing River Ridge Academy campus located between Raider Drive and River Ridge Drive, in Bluffton, SC. The project is identified as tax maps R600-029-000-011A and R600-029-000-0034. The property area is approximately 15 acres of the total 22.5 property acreage. Proposed drives, parking, landscaping, utilities, and other infrastructure will also be constructed in support of the development. The site is currently undeveloped but contains an existing pond feature.

EMS provides primary ambulance service for all areas of Beaufort County with the exception of the Town of Hilton Head Island. Our service is an Advanced Life Support Service staffed by state certified Paramedics. The closest Beaufort County EMS station to this location is at Sun City.

Beaufort County EMS has adequate services to support the proposed development.

If I can provide any further assistance please do not hesitate to call me at 843-255-5361.

Sincerely,

Donna Ownby

Donna Ownby RN- EMTA
Director of EMS



6 SNAKE ROAD, OKATIE, SC 29909-3937
Phone 843.987.8100 | Fax 843.548.0096
Customer Service 843.987.9200
Operations & Maintenance 843.987.8046
Engineering 843.987.8065
www.bjwsa.org

Our mission: Provide quality water and wastewater services to our current and future customers in the Lowcountry

VERNA ARNETTE, GENERAL MANAGER

April 10, 2025

Sheila Sulak
Ward Edwards Engineering
PO Box 381
Bluffton, SC 29910

Via email: ssulak@wardedwards.com, ahodge@wardedwards.com, cblaney@wardedwards.com

Subject: Letter of Intent - 1105 Bluffton Parkway R600 029 000 011A 0000, R600 029 000 0034 0000

Dear Ms. Sulak,

This letter is in response to the water and sewer availability request for the above referenced property. There is an existing 8" water main on the north west portion of the parcel. There is an existing 8" Gravity Sewer main approximately 305 ft north of the north west portion of the parcel, Connecting to BJWSA's existing sewer infrastructure (CP 153). Please be advised that, depending on the amount of water and sewer capacity required to serve the development, the developer may be responsible for offsite improvements or upgrades to the existing system.

If or when you wish to proceed with this development, design drawings and calculations must be submitted to BJWSA's Engineering Department for review and approval. Upon approval, capacity and project fees will be determined based on the information provided. These fees must be paid in full before a capacity commitment can be issued or a pre-construction meeting may be held. If construction on the proposed water and sewer systems has not started within twelve (12) months from the date of this letter this availability will be invalid.

Should you have questions or require additional information, please contact me at 843-987-8094 or matthew.michaels@bjwsa.org.

Sincerely,

Matthew Michaels

Matthew Michaels, Apr 11, 2025 10:11:00

Matthew Michaels
Development Program Manager

Michael A. Hanson

Michael A. Hanson, Apr 11, 2025 10:11:00

Michael Hansen, P.E.
Chief of Engineering

MM/MH/bek

GREGORY A. PADGETT
CHAIR

ANDERSON M. KINGHORN, JR.
VICE CHAIR

WILLIAM SINGLETON, Ed. D.
SECRETARY/TREASURER

JAMES E. BAKER, JR.
IMMEDIATE PAST CHAIR

JEFFERSON P. ACKERMAN, P. E.
R. THAYER RIVERS, JR.

MICHAEL L. BELL
GERALD H. SCHULZE

LORRAINE W. BOND
DAVID R. STRANGE

J. ROBERT McFEE, P. E.



Bluffton Township Fire District
Office of the Fire Marshal

357 FORDING ISLAND ROAD
BLUFFTON, SC 29910
Office: 843.757.2800

April 11, 2025

Ward Edwards
Attn: Sheila Sulak
119 Palmetto Way
Unit C
Bluffton, SC 29910

RE: River Ridge Early Learning Childhood Center

Dear Ms. Sulak -

The project location map that you have submitted to my office recently for the River Ridge Early Learning Childhood Center falls inside the boundaries of the Bluffton Township Fire District. The Bluffton Township Fire District will continue to provide fire protection for all properties located within the boundaries of the Fire District.

A more detailed set of plans will be required prior to the Fire District's approval of this site development. This letter is strictly to inform you that the Fire District will provide fire protection for the proposed development.

Should you have any other questions, please feel free to contact me at 843-757-2800 or by e-mail at wiltse@blufftonfd.com

Sincerely,

A handwritten signature in blue ink, appearing to read 'D. Wiltse', is written over a faint, larger version of the signature.

Daniel Wiltse
Fire Marshal
Bluffton Township Fire District