

Attachment 2

ORDINANCE 2024-____

**AN ORDINANCE FOR AN AMENDMENT TO THE TOWN OF BLUFFTON
COMPREHENSIVE PLAN "BLUEPRINT BLUFFTON" TO AMEND THE FUTURE LAND USE
DESIGNATION FOR THAT CERTAIN PROPERTY CONTAINING 2.14 ACRES, MORE OR
LESS, OF REAL PROPERTY LOCATED AT 30 DAVIS ROAD AND BEARING BEAUFORT
COUNTY TAX MAP NO. R600-029-000-0028-0000 TO CHANGE SAID PROPERTY'S
FUTURE LAND USE DESIGNATION FROM SUBURBAN LIVING TO LIFESTYLE
HOUSING**

WHEREAS, the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 (the "Act") requires municipalities to adopt a Comprehensive Plan; and

WHEREAS, the Comprehensive Plan acts as a guide for policy concerning population needs, cultural resources, natural resources, housing, economic development, community facilities, land use, transportation and priority investment; and

WHEREAS, the Town of Bluffton, South Carolina, (the "Town") adopted its latest Comprehensive Plan "Blueprint Bluffton" on November 8, 2022 through Ordinance 2022-_____, as amended; and

WHEREAS, on March 14, 2024, Bryant Holding, LLC, (Johnnie L. Bryant, III) ("Bryant") submitted One Hundred Percent (100%) Annexation Petition to annex certain real properties contiguous to the Town of Bluffton's corporate boundaries consisting of a total of 2.14 acres, more or less, and bearing Beaufort County Tax Map No. R600-029-000-0028-0000 (the "Property"); and

WHEREAS, in conjunction with the 100% Annexation Petition, Staff initiated a Comprehensive Plan Amendment to change the Property's designation on the Future Land Use Map 8.3 from Suburban Living to Lifestyle Housing; and

WHEREAS, on July 24, 2024, the Town of Bluffton Planning Commission voted unanimously to forward Town Council a recommendation of approval for the proposed Comprehensive Plan Amendments as presented.

WHEREAS, the Town Council of the Town of Bluffton concurs with Planning Commission's recommendation; and,

**NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE TOWN
COUNCIL OF THE TOWN OF BLUFFTON, SOUTH CAROLINA:**

The Town of Bluffton Comprehensive Plan Map 8.3 - Future Land Use is hereby amended to change the designation for Beaufort County Tax Map No. R600 022 000 0125 0000 and R600 022 000 1120 0000 from Suburban Living to Lifestyle Housing.

THIS ORDINANCE SHALL BE EFFECTIVE IMMEDIATELY UPON ADOPTION.

DONE, RATIFIED AND ENACTED this _____ day of _____, 2024.

This Ordinance was read and passed at first reading on _____, 2024.

Larry Toomer, Mayor
Town of Bluffton, South Carolina

Marcia Hunter
Town of Bluffton, South Carolina

A public hearing was held on this Ordinance on _____, 2024.

Larry Toomer, Mayor
Town of Bluffton, South Carolina

Marcia Hunter, Town Clerk
Town of Bluffton, South Carolina

This Ordinance was passed at second reading held on _____, 2024.

Larry Toomer Sulka, Mayor
Town of Bluffton, South Carolina

Marcia Hunter, Town Clerk
Town of Bluffton, South Carolina