

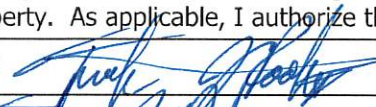
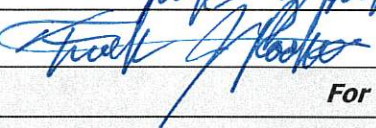
Beaufort County School District Annexation Applicationn Package

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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 .	

STATE OF SOUTH CAROLINA) PETITION FOR ANNEXATION
)
COUNTY OF BEAUFORT) TO
) 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 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

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.

Dvt
SFR/Smh

ADD DMP Record 1/12/2023 11:42:58 AM
BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R600	029	000	0034	0000	00

CHANGE DMP Record 1/12/2023 11:43:20 AM
BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R600	029	000	011A	0000	00

BEAUFORT COUNTY SC - ROD
BK 4195 Pgs 2674-2678
2022060820 RED
11/04/2022 12:20:35 PM
RCPT# 1110756
RECORDING FEES 15.00
County Tax County 974.60
State Tax State 2,303.60

RECORDED
2023 Jan -13 08:16 AM


BEAUFORT COUNTY AUDITOR

STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT)

TITLE TO REAL ESTATE
(General Warranty)

KNOW ALL MEN BY THESE PRESENTS, that Christine Nemeth f/k/a Christine Niesar, hereinafter referred to as "Grantor," in the State aforesaid, for and in consideration of the sum of Eight Hundred Eighty-Six Thousand and 00/100 Dollars (\$886,000.00) to Grantor in hand paid by

Beaufort County School District
PO Drawer 309
Beaufort, SC 29901

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

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.

Said parcel is further described by reference to adjoining properties, on the north by lands now or formerly of R. J. Davis; on the east by lands now or formerly of Union Bag and Paper Corporation; on the south by lands now or formerly of Union Bag and Paper Corporation; and on the west by lands now or formerly of the heirs of Tobby Jones, Jr.

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.

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]

WITNESS my Hand and Seal this 29th day of October, 2022.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

(2) [Signature]
Signature of 1st Witness

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

(1) [Signature] (SEAL)
Christine Nemeth f/k/a Christine Niesar

STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT)

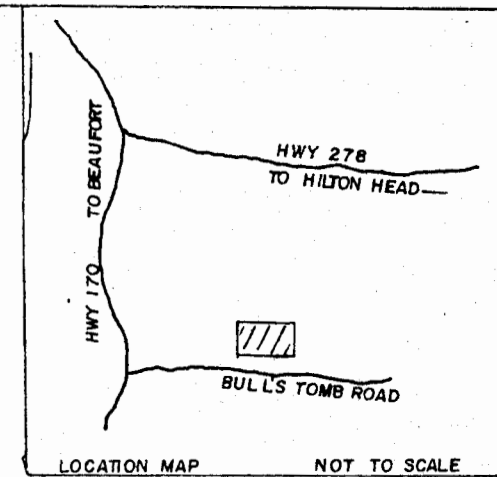
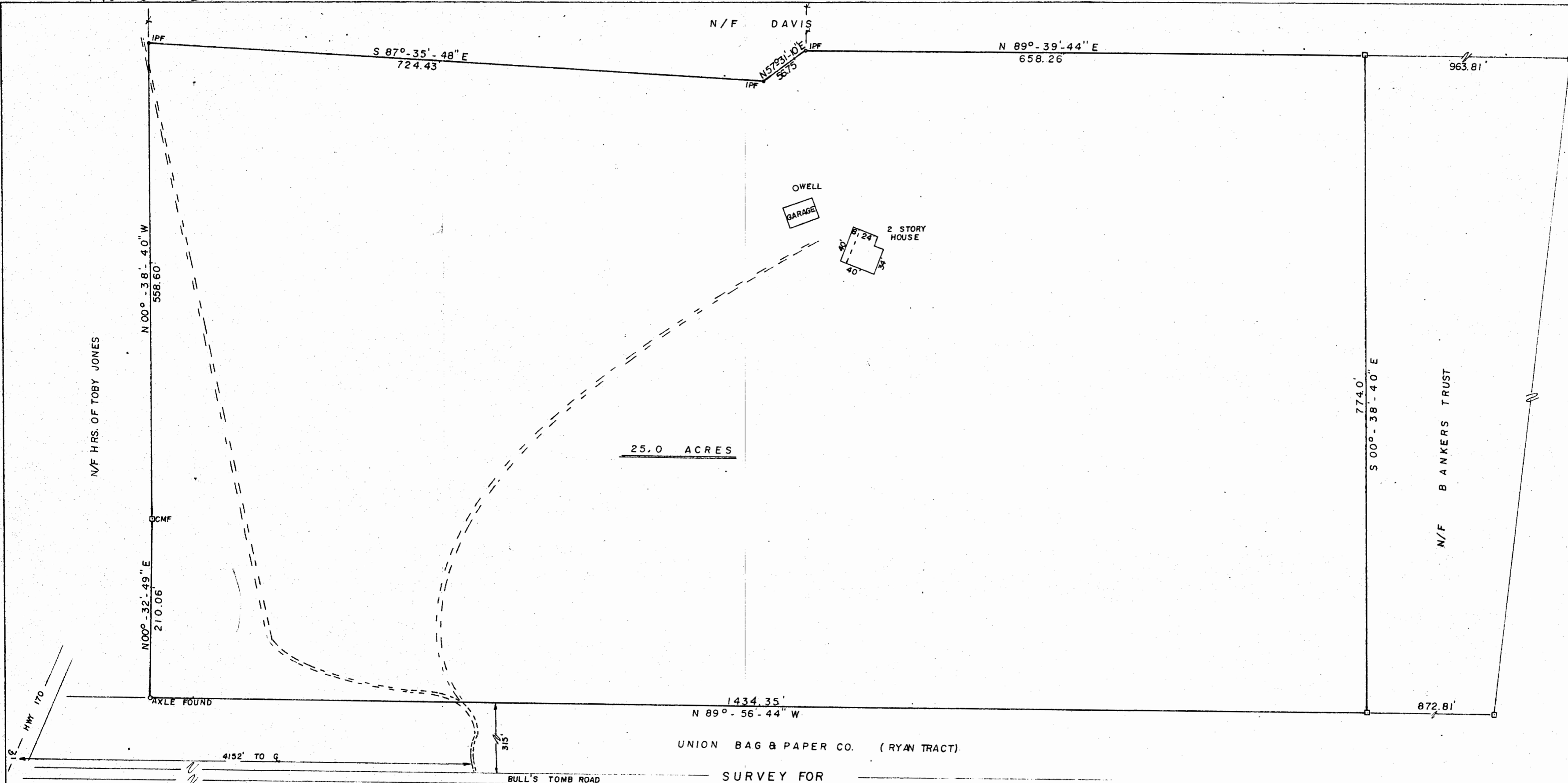
ACKNOWLEDGMENT

I, the undersigned Notary Public, do hereby certify that **Christine Nemeth f/k/a Christine Niesar**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 29th day of October, 2022.

(4) [Signature]
Notary Public for SC
Print Name: Ross Koop
My Commission Expires: 2024

1982 000036



UNION BAG & PAPER CO. (RYAN TRACT)

SURVEY FOR
MANFRED RAICH

BLUFFTON TOWNSHIP
BEAUFORT COUNTY SOUTH CAROLINA

30/36
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, RLS 6273
P.O. BOX 1557
BEAUFORT, SC 29902

Book 30 Page 36
1/8/82

m-232 Bful 29-11

03000036

600-29-001-0001
600-29-001-0001

BCSD - River Ridge Annexation Location Map



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

Search Results: LiveParcels

Override 1

Road Classifications

UNCLASSIFIED

COUNTY, PAVED

PRIVATE, PAVED

PRIVATE, UNPAVED

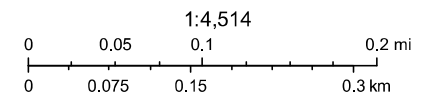
MUNICIPAL, PAVED

LiveParcels

Red: Band_1

Green: Band_2

Blue: Band_3



**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.

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.

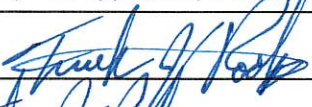
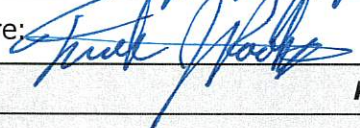
Sincerely,

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.	