

ORDINANCE NO. 2024 - \_\_\_\_\_

TOWN OF BLUFFTON, SOUTH CAROLINA

**AN ORDINANCE TO APPROVE A ZONING MAP AMENDMENT TO REZONE TO A MIX OF AGRICULTURAL (AG) AND RURAL MIXED USE (RMU) ZONING DISTRICTS ON CERTAIN PROPERTIES OWNED BY CORNERSTONE CHURCH OF BLUFFTON AND LALIE ANN MOLE. THE SAME CONTAINING APPROXIMATELY 43.31 ACRES, MORE OR LESS, LOCATED, RESPECTIVELY, AT 11 GRASSEY LANE AND 21 LAKE LANE, AND BEARING BEAUFORT COUNTY TAX MAP NUMBERS R610-036-000-0014-0000 and R610-036-000-014B-0000**

**WHEREAS**, on October 11, 2011, the Town of Bluffton Town Council (the "Town Council") approved the Town's Official Zoning Map through the adoption of Ordinance 2011-16, as amended; and

**WHEREAS**, on January 31, 2024, Nathan Sturre of Sturre Engineering submitted a Zoning Map Amendment application on behalf of his clients, Cornerstone Church of Bluffton and Lalie Ann Mole, to rezone Properties to Agricultural (AG) and Rural Mixed Use (RMU) Zoning Districts in accordance with the provisions of the Town of Bluffton Unified Development Ordinance; and

**WHEREAS**, Town of Bluffton Staff and Planning Commission have reviewed the Zoning Map Amendment application in accordance with the procedures established in state law and the Town's Unified Development Ordinance; and

**WHEREAS**, on March 27, 2024, the Planning Commission held a Public Hearing and voted to forward Town Council a recommendation of approval for the Zoning Map Amendment request to rezone the Properties to Agricultural (AG) and Rural Mixed Use (RMU) Zoning Districts in accordance with the provisions of the Town of Bluffton Unified Development Ordinance, as amended; and

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

**WHEREAS**, for the reasons stated herein, the Town Council of the Town of Bluffton finds it to be in the Town's best interest to approve the Zoning Map Amendment for those certain Properties owned by Cornerstone Church at Bluffton and Lalie Ann Mole.

**NOW, THEREFORE, BE IT ENACTED BY THE TOWN COUNCIL OF THE TOWN OF BLUFFTON, SOUTH CAROLINA:**

**Section 1. Zoning Map Amendment.** The Town of Bluffton's Official Zoning Map is hereby amended by establishing the zoning classification of those certain Properties owned by Cornerstone Church at Bluffton and Lalie Ann Mole, the same consisting of 43.31 acres, more or less, located at 11 Grassey

Lane and 21 Lake Lane, being described, respectively, as Beaufort County Tax Map Numbers R610-036-000-0014-0000 and R610-036-000-014B-0000, which is hereby rezoned to the Agricultural (AG) and Rural Mixed Use (RMU) Zoning Districts in accordance with the provisions of the Town of Bluffton Unified Development Ordinance, as amended.

**Section 2. Ordinance in Full Force and Effect.** This Ordinance shall take full force and effect upon adoption.

DONE, RATIFIED AND ENACTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

This Ordinance was read and passed at First Reading on April 9, 2024.

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Larry C. Toomer, Mayor  
Town of Bluffton, South Carolina

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Marcia Hunter, Town Clerk  
Town of Bluffton, South Carolina

A Public Hearing was held on this Ordinance on May 14, 2024.

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Larry C. Toomer, Mayor  
Town of Bluffton, South Carolina

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Marcia Hunter, Town Clerk  
Town of Bluffton, South Carolina

This Ordinance was passed at Second and Final Reading held on May 14, 2024.

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Larry C. Toomer, Mayor  
Town of Bluffton, South Carolina

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Marcia Hunter, Town Clerk  
Town of Bluffton, South Carolina