

# Attachment 1



Consideration of the Acceptance of University Investments, LLC  
and Grande Oaks II, LLC's One Hundred Percent (100%)  
Annexation Petitions to Annex Certain Real Properties  
Contiguous to the Town of Bluffton's Corporate Boundaries  
Consisting of a Total of 86.36 Acres, More or Less, and Bearing  
Beaufort County Tax Map Nos. R600 029 000 0014 0000 and  
R600 029 000 2410 0000, and Referral to the Town of Bluffton  
Negotiating Committee if Deemed Necessary

Presentation to Town Council  
Kevin Icard, AICP  
Department of Growth Management  
February 14, 2023



# Introduction

On November 15, 2022, in accordance with Section 5-3-150 of the Code of Laws of South Carolina and the Town of Bluffton Annexation Policy and Procedure Manual, the property owners, University Investments, LLC and Grande Oaks II, LLC, submitted a 100% Annexation Petition Applications for two parcels totaling 86.36 acres located at southwest corner of the Buckwalter Parkway and Lake Point Drive Intersection and to the west of the Retreat at Grande Oaks into the Town of Bluffton's municipal boundary



# Introduction (continued)

Pursuant to the Annexation Manual, the Applicant also submitted a concurrent Zoning Map Amendment application requesting the Property's incorporation into the Buckwalter Planned Unit Development ("Buckwalter PUD"). Additional concurrent applications include amendments to the Buckwalter PUD, Development Agreement, and Concept Plan to incorporate the property, add requested development rights, add a new Grande Oaks Land Use Tract, and specify any additional terms



# Introduction (continued)

Town Council considered an initial application for the annexation of 13.993 acres of the Grande Oaks PUD at their October 13, 2020 meeting. Council advised the applicant to expand the proposed annexation area for consideration and did not take action on the request. As a result, the applicant revised the request to the 86.36 acre portion of the Grande Oaks Planned Unit Development for consideration



# Background

- The Property contains approximately 86.38 acres consisting of 35.215 upland acres and 51.165 wetland acres located within Unincorporated Beaufort County
- The Property contains a cellular tower and is otherwise vacant



# Vicinity Map





# Background (continued)

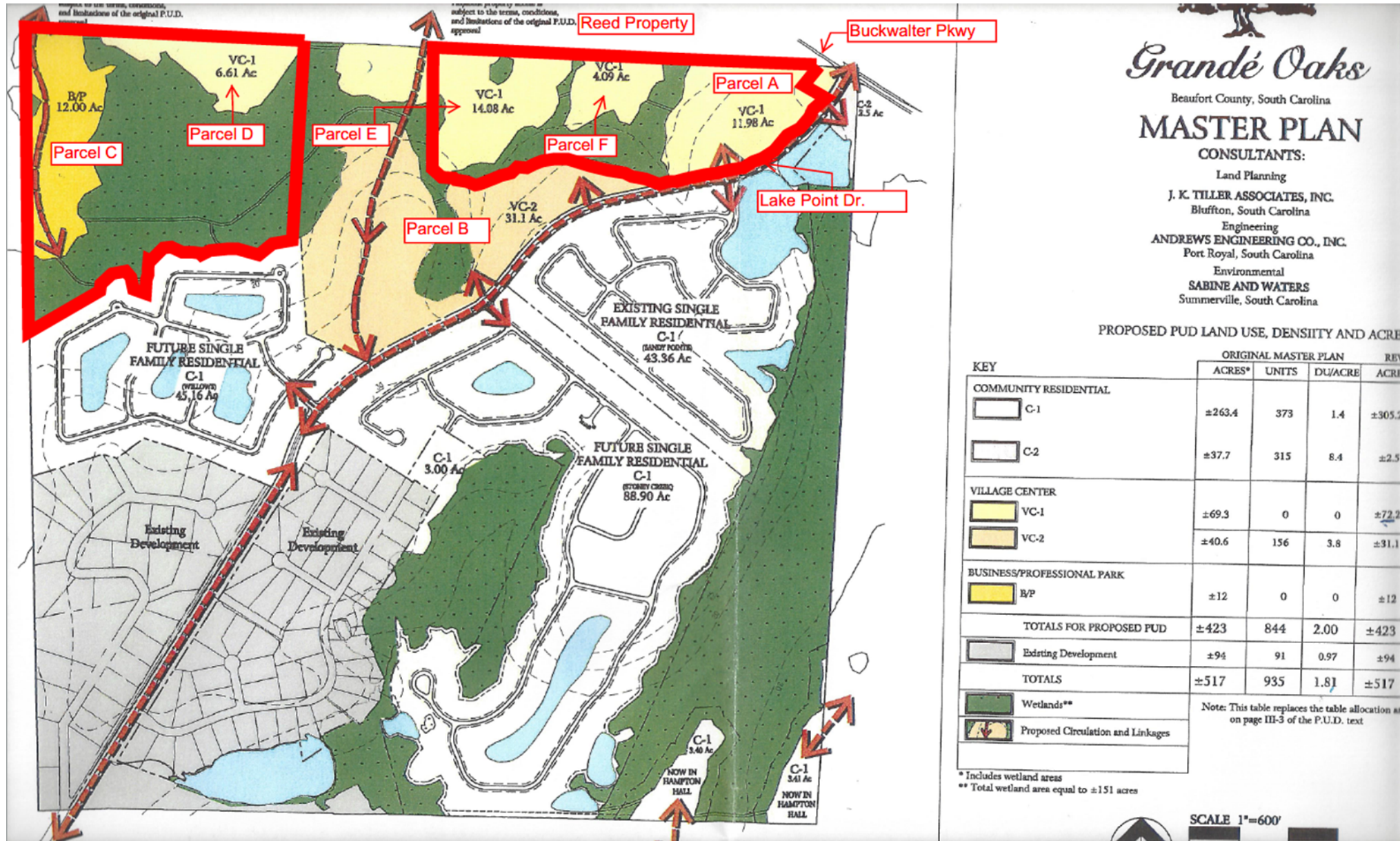
The Property is zoned as Grande Oaks PUD and designated as part of the Village Commercial V-1 and the Business/Professional Park (“BP”) Land Use Tracts as shown on the Grande Oaks Master Plan which allows a mix of residential and commercial uses such as:

Single Family Residential  
Neighborhood Commercial  
Lodging - Hotels, Motels, etc.  
Conference Center  
Gasoline Service Stations  
Restaurants  
Church  
Research/Development (BP)

Multi-Family Residential  
Bed and Breakfast  
Hospitals  
Drive Through Restaurants  
Office Use  
Civic  
Storage  
Light Industrial (BP)



# Grande Oaks PUD Master Plan







# Background (continued)

- Zoning as Buckwalter PUD
- Amendment to the Buckwalter PUD to create a new Grande Oaks Land Use Tract similar to the existing Buckwalter Commons Land Use Tract
- Amendment to the Buckwalter Development Agreement and Concept Plan to add development rights:
  - 53 residential dwelling units (will include 20% allocated for workforce/ affordable housing)
  - 86.36 acres of general commercial

# Review Process and Next Steps



Meeting	Date	Task Description/ Application(s) for Review
<b>Town Council “Intent to Annex”, Acceptance of Petition, Referral to Negotiating Committee</b>	February 14, 2023	Annexation Petition
<b>Negotiating Committee (if necessary)</b>	TBD	Annexation Petition, Zoning Map Amendment, PUD Amendment, Development Agreement Amendment, Concept Plan Amendment
<b>Planning Commission Workshop</b>	TBD	Annexation Petition, Zoning Map Amendment, PUD Amendment, Development Agreement Amendment, Concept Plan Amendment
<b>Planning Commission Public Hearing &amp; Recommendation to Town Council</b>	TBD	Annexation Petition, Zoning Map Amendment, PUD Amendment, Development Agreement Amendment, Concept Plan Amendment
<b>Town Council Ordinance 1<sup>st</sup> Readings</b>	TBD	Annexation Petition, Zoning Map Amendment, PUD Amendment, Development Agreement Amendment, Concept Plan Amendment
<b>Town Council Public Hearing &amp; Ordinance 2<sup>nd</sup> and Final Readings</b>	TBD	Annexation Petition, Zoning Map Amendment, PUD Amendment, Development Agreement Amendment, Concept Plan Amendment



# QUESTIONS