



TOWN OF BLUFFTON ANNEXATION APPLICATION

Attachment 1

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: Hilton Head Medical Center, LLC		Name: Hilton Head Medical Center, LLC	
Phone: 704-316-4351		Phone: 704-316-4351	
Mailing Address: 25 Hospital Center Blvd, Hilton Head, SC 29926		Mailing Address: 25 Hospital Center Blvd, Hilton Head, SC 29926	
E-mail:		E-mail: mhstiene@novanthealth.org	
Town Business License # (if applicable):			
Project Information			
Project Name: Novant Health Bluffton Medical Center		Acreage: 1.58	
Project Location: Buckwalter Parkway			
Existing Zoning: Grande Oaks PUD within Beaufort Co.		Proposed Zoning: Buckwalter PUD within Town of Bluffton	
Tax Map Number(s): R600 029 000 2409 0000			
Project Description: Expansion of parking for proposed Novant Hospital, near the intersection of Bluffton Pkwy and Buckwalter Pkwy.			
Select Annexation Method (see Annexation Policy and Procedures Manual):			
☒ 100 Percent Petition and Ordinance Method ☐ 75 Percent Petition and Ordinance Method ☐ 25 Percent Elector Petition and Election Method			
Minimum Requirements for Submittal			
☒ 1. Completed Annexation Petition(s). ☒ 2. Mandatory Application Check-In Meeting scheduled. ☒ 3. Narrative per the attached Annexation Application Checklist. ☒ 4. Parcel Information per the attached Annexation Application Checklist. ☒ 5. Concurrent Applications per the attached Annexation Application Checklist. ☒ 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: 08/28/2025 1:15:42 PM EDT	
Applicant Signature:		Date: 08/28/2025 1:15:42 PM EDT	
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 POLICY & PROCEDURES MANUAL

APPENDICES

100 Percent Petition Form

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:

The property is designated as follows on the County tax maps: R600 029 000 2409 0000

It is requested that the property be zoned as follows: Buckwalter PUD within the Town of Bluffton

DocuSigned by:
Matt Stiene
Signature

05/28/2025 | 2:55:13 PM EDT

Date

Matthew H. Stiene
Print Name

2085 Frontis Plaza, Winston Salem, NC 27103
Street Address, City, Zip

=====
FOR MUNICIPAL USE:

Petition received by _____, Date _____

Description and Ownership verified by _____, Date _____

Recommendation: _____

By: _____, Date _____

**RESOLUTIONS OF
THE BOARD OF TRUSTEES OF NOVANT HEALTH, INC.
GRANTING SIGNATURE AUTHORITY**

June 20, 2022

The undersigned, on behalf of Novant Health, Inc., a North Carolina not-for-profit corporation (“Novant Health”), hereby certifies that the following is a true and correct copy of the resolutions duly adopted at a meeting of the Board of Trustees (the “Board”) duly held and convened on the date hereof, at which a quorum of the Board was present and voting throughout, and that such resolutions have not been modified, rescinded, or revoked, and are at present in full force and effect.

Signature Authority for Certain Tax and Real Property Matters

WHEREAS, various employees of Novant Health provide tax, real property, and related administrative support and compliance services for Novant Health and its wholly and partially-owned, direct and indirect subsidiaries (“Affiliates”);

WHEREAS, the Board desires explicitly to grant signature authority to certain Novant Health employees for the purposes of approving, executing, and filing various tax reports, statements, returns, and similar documents with federal, state, and local tax authorities on behalf of Novant Health and any of its Affiliates as may be required or appropriate; and

WHEREAS, the Board desires explicitly to grant signature authority to certain Novant Health employees for the purposes of approving, executing, and filing any and all real property related agreements, documents, certificates, and instruments on behalf of Novant Health and any of its Affiliates as may be required or appropriate, including without limitation, all purchase, sale, lease, environmental, regulatory, property management, and financing related agreements, documents, certificates, instruments, and such further ancillary documents reasonably related thereto.

NOW, THEREFORE, BE IT RESOLVED, that, after careful consideration of the facts and circumstances, the Board does hereby grant signature authority to: (i) the Chief Financial Officer, the Vice President of Tax, and the Director of Tax (or to similar titles for equivalent positions, as titles may change) for the purposes of approving, executing, and filing various tax reports, statements, returns, and similar documents with federal, state, and local tax authorities on behalf of Novant Health and any of its Affiliates as may be required or appropriate; and (ii) the Senior Vice President of Construction and Facilities and the Senior Vice President of Finance (or to similar titles for equivalent positions, as titles may change) for the purposes of approving, executing, and filing any and all real property related agreements, documents, certificates, and instruments on behalf of Novant Health and any of its Affiliates as may be required or appropriate, including without limitation, all purchase, sale, lease, environmental, regulatory, property management, and financing related agreements, documents, certificates, instruments, and such further ancillary documents reasonably related thereto; and

FURTHER RESOLVED, that all actions heretofore taken by or on behalf of Novant Health or any of its Affiliates with respect to the foregoing resolutions and all other matters contemplated thereby, are hereby in all respects, approved, adopted, ratified, and confirmed.

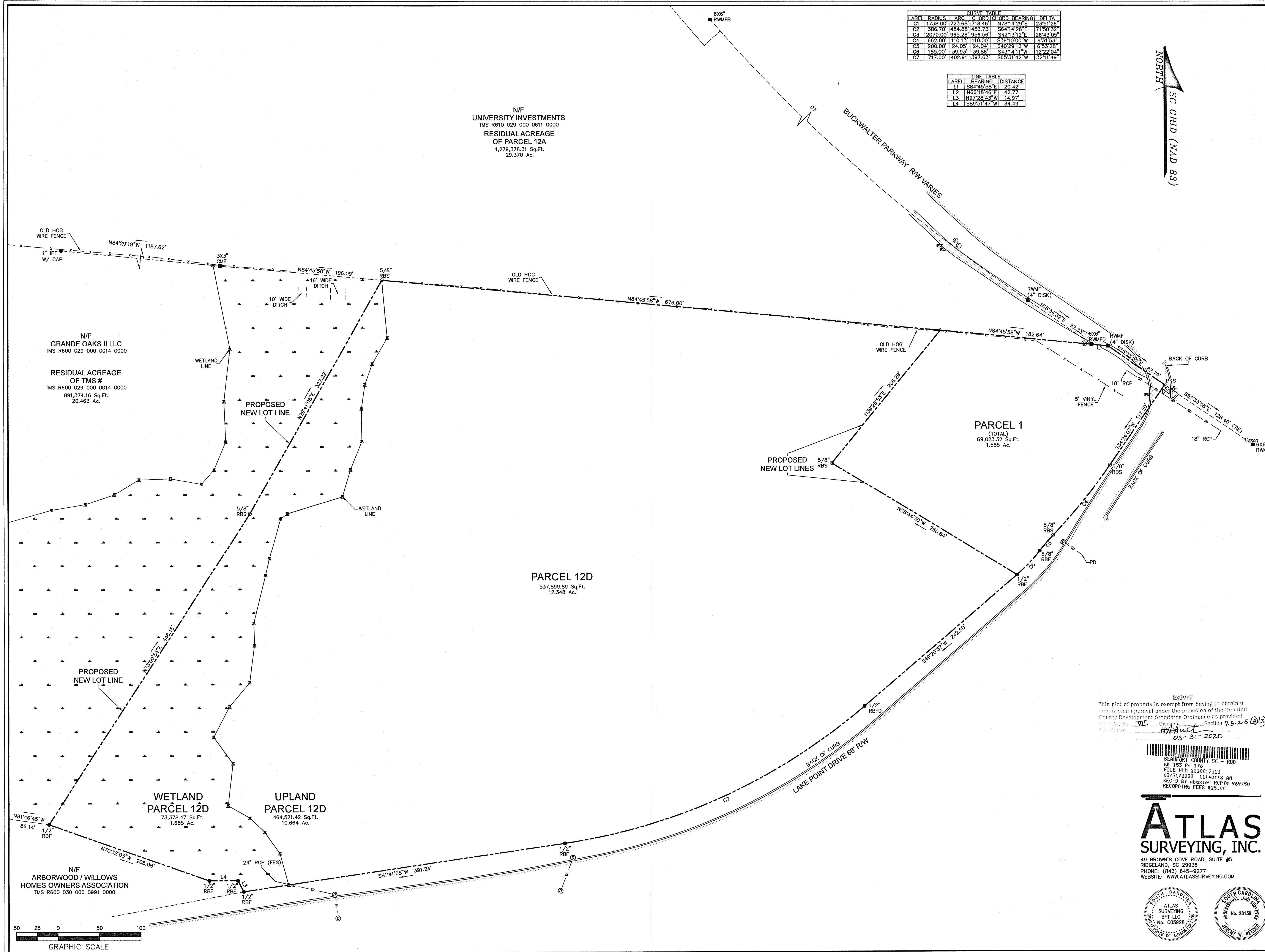
[SIGNATURE PAGE FOLLOWS]

THIS IS TO CERTIFY, that the above resolutions of the Board of Trustees of Novant Health, Inc. were duly adopted by the Board of Trustees at a meeting duly called and held on the date first written above.

By: _____

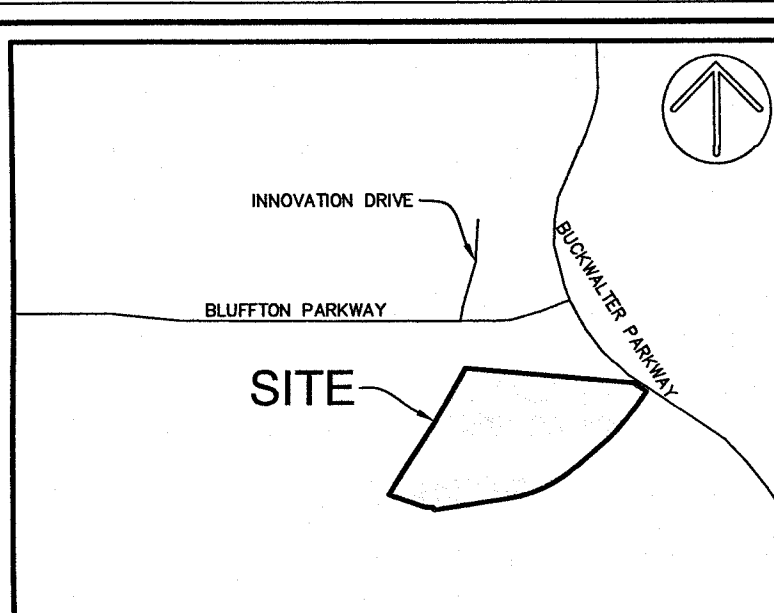
Name: Robert M. Barr, MD

Title: Chair



CURVE TABLE					
LABEL	RADIUS	ARC LENGTH	CHORD BEARING	DELTA	
C1	1738.00'	723.68'	N78°14'29"E	23°51'26"	
C2	386.70'	484.88'	S64°14'26"E	71°50'32"	
C3	2070.00'	965.28'	S42°31'12"E	26°43'08"	
C4	662.00'	110.13'	S39°10'00"W	9°31'53"	
C5	200.00'	24.05'	S40°29'12"W	6°53'28"	
C6	185.00'	39.93'	S43°14'11"W	12°22'04"	
C7	717.00'	402.91'	S65°31'42"W	32°11'49"	

LINE TABLE		
LABEL	BEARING	DISTANCE
L1	S84°45'58"E	20.42'
L2	N66°18'46"E	42.77'
L3	N27°28'43"W	14.97'
L4	S89°51'47"W	34.49'



- LEGEND
- ▲ CALC POINT - CORNER NOT SET
 - CMF ■ CONC. MONUMENT FOUND
 - IPF ● IRON PIPE FOUND
 - RWMF ■ RIGHT-OF-WAY CONC. MONUMENT FOUND
 - RWMFD ■ R.O.W. CONC. MONUMENT FOUND DISTURBED
 - RBS ○ 5/8" IRON REBAR SET
 - PKS ○ PK NAIL SET
 - ⊙ AIR RELEASE VALVE MANHOLE
 - ⊙ SANITARY SEWER VALVE MARKER
 - ⊙ SANITARY SEWER VALVE
 - ⊙ STORM DRAIN MANHOLE
 - ⊙ WETLAND FLAG
 - WETLANDS
 - SD — UNDERGROUND DRAINAGE LINE
 - EDGE OF PAVEMENT

- NOTES
- THIS PARCEL APPEARS TO LIE IN FLOOD ZONE C, FIRM PANEL 0085-D COMMUNITY 450025.
 - HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE GRID (NAD 83).
 - WETLAND DELINEATION IS PER REFERENCE #4.
 - RESIDUAL ACRES OF PARCEL 12A WAS CALCULATED PER REFERENCES #1 & #2.
 - RESIDUAL ACRES OF TMS #R600 029 000 0014 0000 IS PER REFERENCE #4.
- REFERENCES
- PB:134 PG:147
 - PB:109 PG:198
 - DB:2278 PG:1264
 - A BOUNDARY SURVEY OF TMS# R600-029-000-0014, 34.356 AC, BLUFFTON TOWNSHIP, BEAUFORT COUNTY, SC. DATE: 4/8/2019 FROM COASTAL SURVEYING CO. INC.

PREPARED FOR:
UNIVERSITY INVESTMENTS, LLC.

A SUBDIVISION PLAT OF
PARCEL 12A &
TMS# R600 029 000 0014 0000

TAX PARCEL No.'s
R610 029 000 0611 0000 &
R600 029 000 0014 0000

THE TOWN OF BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK: NCM
FIELD CHECK: JWR
DRAWN BY: TSU
DATE: 03-09-2020
SCALE: 1"=50'
PROJECT No.: BFT-19285
FILE: BFT-19285 SUB5.DWG

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

Jeremy W. Reeder
JEREMY W. REEDER
S.C.P.L.S. No. 28139
NOT VALID UNLESS COUNTERED WITH SEAL

EXEMPT
This plot of property is exempt from having to obtain a subdivision approval under the provision of the Beaufort County Development Standards Ordinance as provided for in Article VII, Division 1, Section 7.5.2.5 (b)(3) of the Beaufort County Ordinance.

03-31-2020

BEAUFORT COUNTY SC - ROD
BK 153 Pg 176
FILE NUM 2020017012
U3/31/2020 11:14:48 AM
REC'D BY PBOOKLEY RCP# 969/SU
RECORDING FEES \$25.00

ATLAS SURVEYING, INC.
49 BROWN'S COVE ROAD, SUITE #5
RIDGELAND, SC 29936
PHONE: (843) 645-9277
WEBSITE: WWW.ATLASSURVEYING.COM

SOUTH CAROLINA
ATLAS SURVEYING
BFT LLC
No. C05928

SOUTH CAROLINA
JEREMY W. REEDER
No. 28139

ADD DMP Record 4/25/2025 11:22:34 AM
 BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R600	029	000	2409	0000	00

BEAUFORT COUNTY SC - ROD
 BK 4419 Pgs 1031-1036
 2025015014 RED
 04/03/2025 02:21:58 PM
 RCPT# 1200726
 RECORDING FEES 15.00
 County Tax County 1,072.50
 State Tax State 2,535.00

STATE OF SOUTH CAROLINA)
)
 COUNTY OF BEAUFORT)

TITLE TO REAL ESTATE
(SPECIAL WARRANTY DEED)

KNOW ALL MEN BY THESE PRESENTS, that **Grande Oaks II, LLC, a South Carolina limited liability company**, hereinafter referred to as “Grantor,” in the State aforesaid, for and in consideration of the sum of NINE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 (\$975,000.00) to Grantor in hand paid by

Hilton Head Medical Center, LLC, a South Carolina limited liability company
 c/o Novant Health, Inc.
 3334 Healy Drive
 Winston-Salem, NC 27103

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, the following described property:

See Exhibit “A” attached hereto and made part hereof.

This being a portion of the same property conveyed to the within Grantor by Deed from Robertson Real Estate Partnership dated September 14, 2011, recorded October 25, 2011 in Deed Book 3093 at Page 104 in the Beaufort County Records.

This Deed was prepared by Law Offices of Burr & Forman LLP, Post Office Drawer 3, Hilton Head Island, SC 29938 by Walter J. Nester, III without the benefit of title examination.

THIS CONVEYANCE IS MADE SUBJECT TO those matters identified in Exhibit “B” attached hereto and by this reference made a part hereof (the “**Permitted Title Exceptions**”).

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 forever.

AND Grantor does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the said premises unto Grantee, its successors and assigns, against Grantor and its successors 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 31 day of March, 2025.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

(2) *Robert J. Labeta*
Signature of 1st Witness
Print Name: ROBERT J. LABETA

Grande Oaks II, LLC, a South Carolina limited liability company

(1) *Pamela Robertson Murk* (SEAL)
By: Pamela Robertson Murk
Its: Manager

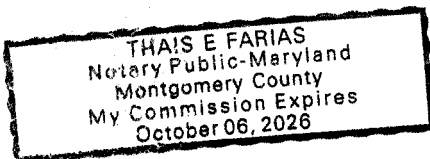
(3) *Thais Farias*
Signature of 2nd Witness/Notary Public
Print Name: Thais Farias

STATE OF Maryland)
COUNTY OF Montgomery)

ACKNOWLEDGMENT

I, the undersigned Notary Public, do hereby certify that Pamela Robertson Murk, Its Manager duly authorized officer of Grantor, by and on behalf of the Limited Liability Company personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 31 day of March, 2025.



(4) *Thais Farias*
Notary Public for Maryland
Print Name: Thais Farias
My Commission Expires: October 06, 2026

Instructions for Execution of Deed (Please Follow Carefully - and Use Blue Ink Only)

- A. Authorized corporate officer(s) sign on line numbered (1), indicating their title.
- B. Two (2) disinterested Witnesses sign on lines numbered (2) and (3).
Notary may be one of the witnesses.
- C. Notary Public signs on line numbered (4) and affixes seal and expiration date.

EXHIBIT "A" TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION OF THE PROPERTY

Parcel 1

ALL that certain piece, parcel or tract of land, situate, lying and being in Beaufort County, South Carolina and being designated as New Parcel 12A-1 as shown on that certain plat prepared by Atlas Surveying, Inc., Jeremy W. Reeder, SCPLS No. 28130, dated December 17, 2020, and recorded in the Beaufort County Records in Plat Book 156 at Page 23, in the Register of Deeds for Beaufort County, South Carolina.

Parcel 2

A PORTION OF:

All that certain piece, parcel or tract of land containing 232 acres, more or less, as shown on the Plat prepared by Rod C. Spann, R.L.S., dated November 4, 1985, and recorded in the Offices of the Clerk of Court for Beaufort County, in Plat Book 33 at Page 165. Said property being bounded and described as follows: Beginning at a point in the Northwestern most corner of the property proceeding in an Easterly direction for 5,049.94' feet, more or less, then turning South for an approximate distance of 1,667.56' feet, then turning in a Westerly direction for distance for 3,069.68' feet, more or less, then turning in a Southwesterly direction for 960' feet, then turning in a Westerly direction for 407.61' feet, then turning in a Northerly direction for 268.85' feet, then turning in a Westerly direction for 296.65' feet, then turning in a Southwesterly direction for 205.17' feet, then turning in a Westerly direction for 83.62' feet, then turning in a West-Southwesterly direction for 448.90' feet, then turning in a Northerly direction for a combined distance of 2,681.60' feet to the point of beginning.

ALSO BEING SHOWN AS:

Parcel 1 as shown on that certain plat prepared by Atlas Surveying, Inc., Jeremy W. Reeder, SCPLS No. 28130, dated March 9, 2020, and recorded in the Beaufort County Records in Plat Book 153 at Page 176, in the Register of Deeds for Beaufort County, South Carolina.

EXHIBIT B TO SPECIAL WARRANTY DEED**PERMITTED TITLE EXCEPTIONS**

1. Ad valorem real estate taxes for the year of closing and subsequent years, a lien but not yet due and payable.
2. Building restriction lines, easements and other matters shown on plat recorded in Plat Book 77, Page 74 and Plat Book 163, Page 3, Beaufort County Registry.
3. Survey by Jeremy W. Reeder, PLS, dated February 17, 2025, last revised March 31, 2025
4. Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided for in Development Agreement filed for record in Book 1288, Page 1; affected by instruments recorded in Book 1368, Page 243; Book 1599, Page 1149; Book 1709, Page 440; Book 2256, Page 189; Book 2256, Page 204; Book 2305, Page 410; Book 2671, Page 2250; Book 2724, Page 1787; Book 2816, Page 1746; Book 2823, Page 384; Book 4204, Page 1388, Beaufort County Registry. [Parcel 1 only.]
5. Conveyance of Mineral Rights by and between International Paper Company and SP Forest L.L.C. recorded in Book 1368, Page(s) 222, Beaufort County Registry. [Parcel 1 only.]
6. Partial Assignment and Assumption of Rights and Obligations Under Development Agreement recorded in Book 2278, Page(s) 1270, Beaufort County Registry. [Parcel 1 only.]
7. Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided for in Declaration of Covenants, Conditions and Restrictions for Buckwalter Property Owner's Association, Inc. filed for record in Book 1567, Page 2325, as amended in Book 2839, Page 2370; Book 2839, Page 2372, Beaufort County Registry. [Parcel 1 only.]
8. Easement(s) to South Carolina Electric and Gas Company recorded in Book 77, Page(s) 107, Beaufort County Registry. [Parcel 1 only.]
9. Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided for in Limited Warranty Indenture Deed for a portion of the Buckwalter Tract Property filed for record in Book 1368, Page 215, Beaufort County Registry. [Parcel 1 only.]
10. Notice of Agreement with Palmetto Electric Cooperative, Inc. recorded in Book 1699, Page(s) 797, Beaufort County Registry. [Parcel 1 only.]
11. Building restriction lines, easements and other matters shown on plat recorded in Plat Book 156, Page 23; Plat Book 109, Page 198; and Plat Book 86, Page 59, Beaufort County Registry. [Parcel 1 only.]
12. Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided for in Protective Covenants, Restrictive Covenants and Easements filed for record in Book 369, Page 684, Beaufort County Registry. [Parcel 2 only.]
13. Easement set forth in Title to Real Estate to the County of Beaufort recorded in Book 1477, Page(s) 796, Beaufort County Registry. [Parcel 2 only.]
14. Building restriction lines, easements and other matters shown on plat recorded in Map Book 33, Page 165; Plat Book 156, Page 23 and Plat Book 153, Page 176, Beaufort County Registry. [Parcel 2 only.]
15. Rights of others in and to the continuous and uninterrupted flow of the waters bounding or crossing the Land and riparian and/or littoral rights incident to the Land. [Parcel 2 only.]

16. All applicable zoning rules and regulations.

100% ANNEXATION APPLICATION
PROJECT NARRATIVE

The Applicant, Hilton Head Medical Center, LLC a.k.a. Novant Health ("Applicant"), seeks approval to annex 1.58 acres of land into the Buckwalter PUD, to be designated as part of the Grande Oaks Commons Land Use Tract. 65.59 acres were recently annexed into the Town of Bluffton, under Buckwalter Planned Unit Development ("Buckwalter PUD") zoning district, and designated Grande Oaks Commons, in which the applicant is now seeking to incorporate the adjacent adjoining property at the Corner of Buckwalter Parkway and Lake Point Drive. This 1.58-acre parcel is designated as Parcel 12A, tax map number R600 029 000 2409 0000 ("Property"). The amendment would add an additional 1.58 acres of General Commercial acreage to the total General Commercial development rights within the Buckwalter PUD under this annexation and concurrent applications. There will be no change to the total residential Development Rights within the Buckwalter PUD under this annexation application. This narrative is specific to the proposed Annexation of the Property.

The 1.58-acre parcel is currently located within the Grande Oaks PUD and is currently designated as a Village Center (VC) land use area. This planning area is very similar to the Buckwalter Commons Land Use Tract under the Buckwalter Concept Plan. Under the VC (Village Center) land use area of Grande Oaks PUD, all residential uses are allowed, including single family and multifamily. A very broad range of commercial uses is also allowed under the VC designation, including virtually all types of retail uses, institutional/Church uses, and a broad range of civic office and facility uses. These allowed uses under the Grande Oaks PUD are very similar to the allowed uses under the newly created Grande Oaks Commons Land Use Tract ("Grande Oaks Commons") of the Buckwalter PUD.

Grande Oaks Commons is located along the northern border of the Grande Oaks PUD, immediately to the south of, and adjacent to, the Buckwalter Commons. The Applicant is the current owner of Parcel R600 029 000 2409 0000, and is also the current owner of the approximate 17.91 acres immediately adjacent to the west within the Buckwalter PUD (0.15-acre Parcel 12A-1, 12.35-acre parcel 12D, 5.41-acre parcel 12E). The 1.58-acre parcel is anticipated to support the conjoining proposed Novant Health development.

The annexation and rezoning into Buckwalter PUD and designation as Grande Oaks Commons, to be created by the approval of concurrent Buckwalter PUD Development Agreement and Concept Plan Amendment will allow the applicant to expand their coordinated planning at this important location along Buckwalter Parkway. Current preliminary planning for this property includes infrastructure to support the adjacent proposed hospital, such as additional parking and stormwater drainage infrastructure. No additional residential development rights are being added to the Buckwalter PUD under this annexation.

It is important to note the surrounding adjacent parcels to the north, west, and south of the 1.58-parcel are all within the Town of Bluffton and zoned as Buckwalter PUD. Annexing Parcel R600 029 000 2409 0000 into the Town of Bluffton under the same zoning as the surrounding development should allow the Applicant more cohesive planning for the Hospital, and consistent municipal oversight by minimizing jurisdictional gaps within this area.

This Application presents an opportunity for Bluffton to enhance its current planning role for this important planned development, enhance the tax base of the Town, and do so by adding no additional development intensity to the area beyond that already allowed by existing Bluffton zoning and existing Beaufort County zoning.

The Town has previously approved the Buckwalter PUD, Development Agreement, and Concept Plan, as amended, as being consistent with these primary goals of the Town. This requested change simply brings one additional property into the Buckwalter PUD which will be subject to the Town's planning and permitting jurisdiction. This Application is consistent with all these primary goals of the Town.

The Town of Bluffton Comprehensive Plan, known as *Blueprint Bluffton*, Future Land Use Map identifies Grande Oaks Commons as Suburban Living.

The Suburban Living category is intended to include low-density single-family neighborhoods. Much of this category includes portions of large Planned Unit Developments that are under active construction or are built-out. Allowable density is up to three dwelling units per acre and must be at least one dwelling unit per acre. Community amenities such as trails, parks, and centralized swimming pools are encouraged.

To permit the uses allowed within the Grande Oaks Commons and the utilization of the requested 1.58 acres of General Commercial Development Rights, the *Blueprint Bluffton's* Future Land Use designation of the Property will need to be changed from Suburban Living to Neighborhood Center.

The Neighborhood Center category is intended to guide emerging neighborhood-focused retail clusters throughout the community. These centers, such as Buckwalter Place, provide the opportunity for residents to be within walking distance of grocers, restaurants, retailers, and medical offices. These centers help establish neighborhood identity and are best served when supported by a mix of middle housing and single-family residences within walking or biking distance. These centers are best designed to provide automobile access within a pedestrian-oriented environment. Inclusion of public green space is encouraged.

Neighborhood centers are based on the same foundation as the Town Center, to create a pedestrian-oriented environment, but the overall design is open for interpretation / adaptation to localized design guidance. Plentiful pedestrian connections ensure long-term health of the neighborhood and anchors the community around the public spaces within the neighborhood center. While neighborhood-serving commercial uses are predominant within the designation, appropriately scaled commercial office space is encouraged to strengthen the mix of uses within the overall community. Development within the district is pedestrian scaled. Buildings up to three stories are appropriate so long as they are properly buffered and screened from any lower intensity uses in the area. Out-lot parcel development will address the street, and parking will be consolidated to the greatest extent possible to enhance the pedestrian environment.

Further, *Blueprint Bluffton's* Figure 7.7 — Growth Framework Map shows a majority of Grande Oaks Commons within a Town Center Node which the Unified Development Ordinance, Section 6.1.2.0 defines as:

Located in the most intensely developed areas or those areas to be intensely developed, Town Centers consist of compact, complete, and highly connected neighborhoods that support a larger, most intense mixed-use development condition. Buildings within the Town Center are usually larger, attached, and may be up to five stories in height.

This area is a commercial node. The previous addition of Grande Oaks Commons to the Buckwalter PUD allowed for additional commercial properties to better serve the community and support the continuing growth of the area's population. The addition of this 1.58-acre parcel is consistent with that effort, and will support the same uses, primarily focused medical facilities.

Public services and utilities are and have been previously certified as adequate for the proposed uses. Letters of commitment to serve were included in the Grande Oaks PUD documentation. The only change will be that Grande Oaks Commons will now fall within the Town's policing authority, and of course, pay Town taxes to cover any additional cost to the Town, and any applicable Development Fees. The Applicant respectfully requests that the Town Planning Commission and Town Council approve this request for the Annexation of Grande Oaks Commons into the Buckwalter PUD.

Should Town Council approve the initial step for considering an annexation request known as "Intent to Annex", the Applicant will submit the following concurrent applications:

1. *Blueprint Bluffton* Figure 7.8 Future Land Use Plan Amendment,
2. Zoning Map Amendment,
3. Buckwalter Development Agreement Amendment, and
4. Buckwalter Concept Plan Amendment.



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

August 28, 2025

Ms. Sheila Sulak
Ward Edwards Engineering
Post Office Box 381
Bluffton, SC 29910

Re: Zoning Verification Letter
R600 029 000 2409 0000

Dear Ms. Sulak:

This is to certify that the referenced property, R600 029 000 2409 0000, is located on Buckwalter Parkway, and further defined as being in the Bluffton District and is zoned Grande Oaks Planned Unit Development (PUD). The property is subject to the Design Review Board. The PUD document designates this property as Village Center Commercial (VC-1) and permits all uses listed in the 1990 Development Standard Ordinance Neighborhood Commercial District. (See Attachment 1). Refer to the Grande Oaks Planned Unit Development Documents on the County's Web Page for all use information/development parameters.

If I may be of further assistance, please do not hesitate to call me at 843.255.2173 or email me at hillarya@bcgov.net

Sincerely,

Hillary A. Austin
Zoning & Development Administrator

Attachment (1) – Excerpt from the 1990 DSO
Attachment (2) – Excerpt from the Grande Oaks PUD Document

Section 4.10

NCD - Neighborhood Commercial District

44

Section 4.10.1

Permitted Uses

The following uses shall be permitted in the Neighborhood Commercial District:

(A) All uses permitted in the Neighborhood Preservation Districts. However, when such use is a residential use, the density of the Neighborhood Preservation District abutting or closest to the Neighborhood Commercial District shall be the standard. When two or more Neighborhood Preservation Districts are contiguous to the Neighborhood Preservation District, the Neighborhood Preservation District with the highest density shall prevail.

(B) Retail business involving the display and sale of merchandise inside stores only, provided, however, that agricultural products may be displayed and sold outside. Permitted retail businesses specifically include and may be similar to:

- (1) Antique store
- (2) Appliance, radio, television store
- (3) Art supply store
- (4) Book, magazine, newspaper shop
- (5) Candy store
- (6) Clothing store
- (7) Drug store or pharmacy
- (8) Florist shop
- (9) Fruit, nut and/or vegetable store
- (10) Gift or curio shop
- (11) Grocery store
- (12) Hardware store
- (13) Hobby and/or toy shop
- (14) Millinery or hat shop
- (15) Music store and/or record shop
- (16) Office supply and equipment store
- (17) Package liquor store
- (18) Photographic and camera supply and service store
- (19) Shoe store

(C) Business involving the rendering of a personal service or the repair and servicing of small equipment specifically including, but not limited to:

- (1) Appliance, radio, television repair shop
- (2) Bank, savings and loan associations, personal loan agency and branches.
- (3) Barber ship, beauty shop, or combination thereof.
- (4) Bicycle repair and sales shop
- (5) Dressmaker, seamstress, tailor
- (6) Dry cleaning self-service and/or laundry self-service facility.

- (7) Insurance agency
- (8) Jewelry and watch repair shop
- (9) Locksmith or gunsmith
- (10) Medical, dental, or chiropractic office, clinic and/or laboratory
- (11) Office for government, business, professional, or general purposes.
- (12) Photographic studio
- (13) Real estate agency
- (14) School offering instruction in art, music, dancing, drama, or similar cultural activity.
- (15) Telegraph office

- (D) Radio and/or television station

- (E) Private or semiprivate club, lodge, union hall or social center.

- (F) Church

- (G) Off-street commercial parking lot

- (H) Publicly owned and operated building, facility or land.

- (I) A temporary office and/or storage building during a project involving construction but not to be used as a dwelling with the removal of same within 30 days upon project completion.

- (J) Public utility facility including substation, switching station, telephone exchange, pump station, water tower or fire tower.

Section 4.10.2

Conditional Uses

The following uses shall be permitted on a conditional basis in any Neighborhood Commercial District:

- (A) Auto accessory store provided there is no storage of wrecked automobiles or scrapped or salvaged auto parts on the premises.

- (B) Automobile service station provided operations involving major repairs, body and fender work, and painting, are not conducted on the premises; provided all pumps are set back at least twenty-five (25') feet from the right-of-way line of all abutting streets; provided all pumps are set back at least fifty (50') feet from the right-of-way line along the major thoroughfares as identified in this Ordinance; and provided parking and/or services areas are separated from adjoining residential properties by a suitable planting screen, fence, or wall at least six (6') feet in height above finished grade.

- (C) Bakery provided that goods baked on the premises are primarily sold at retail only.

(D) Contractor's office provided there is no storage of construction vehicles, equipment, or materials on the premises.

(E) Delicatessen, restaurant, soda fountain or other eating and/or drinking establishments provided no outside loud speaker systems are utilized; provided all lights or lighting arrangements used for purposes of advertising or night operations are directed away from adjoining or nearby residential properties and passing vehicular traffic by suitable planting screen, fence, or wall at least six (6') feet in height above finished grade.

(F) Dry cleaning or laundry pickup agency provided that any laundering, cleaning or pressing done on the premises involves only articles delivered to the premises by individual customers.

(G) Meat, fish, and/or poultry shop provided that no slaughtering be permitted.

(H) Pet shop, provided all animals are housed within the principal buildings so that no sound is perceptible beyond the premises.

Section 4.10.3

Other Requirements

Uses permitted in the Neighborhood Commercial District shall be required to conform to the following standards:

(A) For front, side, and rear yard setback requirements, refer to Section 5.2.9.

(B) Maximum building height: Thirty-five (35') feet above base flood elevation or finished grade, whichever is greater.

(C) The maximum building size per parcel shall be ten thousand (10,000') square feet for all uses with the exception of: residential dwelling units; churches and other places of worship; public and nonprofit schools and day care centers; clubs, lodges, union halls, social/community centers; public recreational facilities; conditional uses delineated in Section 4.10.2(I).

(D) Additional requirements: Uses permitted in the Neighborhood Commercial Zoning District shall meet all standards set forth in Section 5.2.1(E) pertaining to off-street parking, loading, and other requirements.

Section 4.11

GCD - General Commercial District

Section 4.11.2

Permitted Uses

The following uses shall be permitted in any General Commercial District:

(A) Any use permitted in any Development District, in compliance with the provisions of Section 5.2.9.

COMMUNITY RESIDENTIAL - C-1

Single Family Residential (Detached and Attached)
Community Recreation
Community Entrance/Sales Center

COMMUNITY RESIDENTIAL - C-2

Multi-Family

VILLAGE CENTER COMMERCIAL - VC-1

All uses in Neighborhood Commercial
Bed and Breakfast
Commercial Lodging - Hotels, Motels, etc.
Hospitals
Conference Center
Drive Through Restaurants
Gasoline Service Stations
Office Use
Restaurants

VILLAGE CENTER - MIXED USE - VC-2

All uses in Community Residential (C-1 and C-2) and
Neighborhood Commercial

BUSINESS/PROFESSIONAL PARK

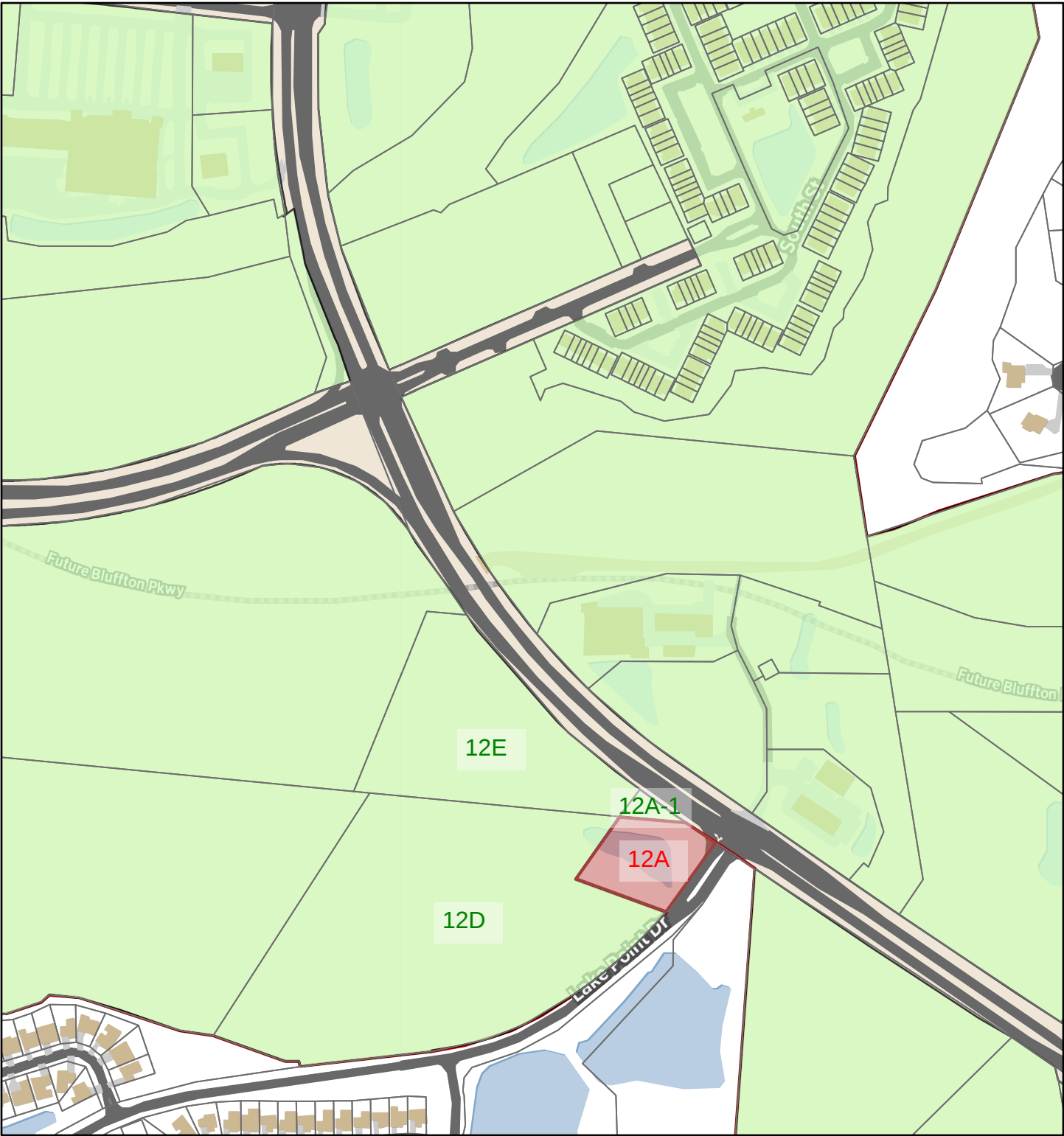
Office
Research/Development
Light Industrial
Neighborhood Commercial
Institutional

All of the above uses shall accommodate the following uses: Storage area uses, Road and Access uses, Wetland uses, Open Space, Setbacks and Buffers as required to facilitate the development of the specific subdivisions.

The plan shall be developed with a total project density not to exceed two (2) dwelling units per net acre for multi-family, attached and detached single family. A total of 844 units over the $\pm$ 423 acres.

Although it is not included in the Grande' Oaks PUD, the existing subdivision developed by this applicant if included, would reduce the overall density for the $\pm$ 517 acres to approximately 1.81 units per acre (91 units on $\pm$ 94 acres or 0.97 DU/AC).

Bluffton Zoning Map



8/4/2025, 2:00:34 PM

1:5,417

Parcel Property Lines

Bluffton Zoning Districts

PLANNED UNIT DEVELOPMENT

Parcel 12A - 1.58 Acres - R600 029 000 2409 0000
Parcel 12A-1 - 0.15 Acres - R610 029 000 2468 0000
Parcel 12D - 12.35 Acres - R600 029 000 2410 0000
Parcel 12E - 5.41 Acres - R610 029 000 2487 0000

R600 029 000 2409 0000
Site Photos



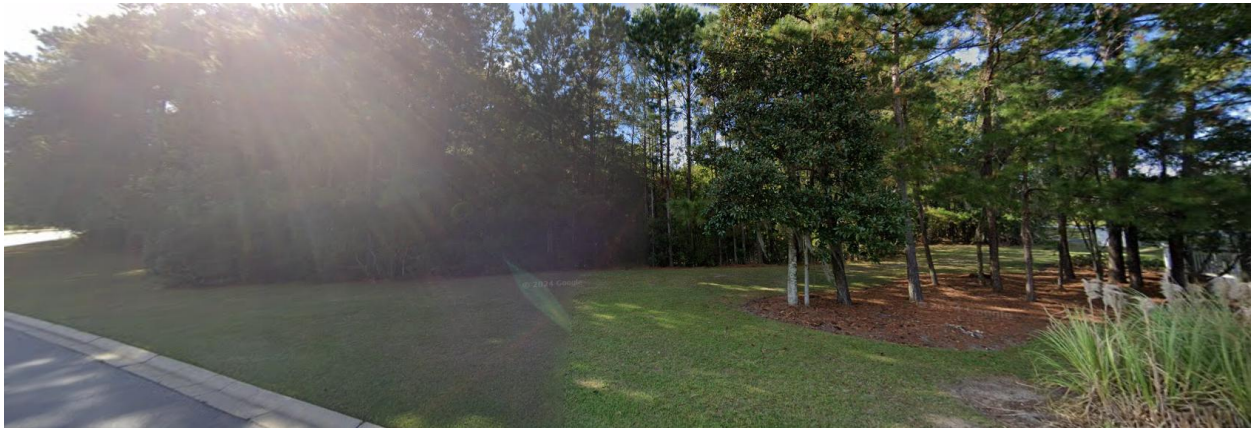
Aerial view of property from Beaufort County Public GIS.



Southbound on Buckwalter Parkway, head-on perspective of the site located along the eastern side of the roadway.



Southbound on Buckwalter Parkway, near the intersection with Lake Point Drive.



Westbound on Lake Point Drive, near the intersection with Buckwalter Parkway.