

TOWN COUNCIL

STAFF REPORT

Growth Management Department



MEETING DATE:	July 13, 2021
PROJECT:	Consideration of the Acceptance of the Town of Bluffton's One Hundred Percent (100%) Annexation Petition to Annex Certain Real Property Contiguous to the Town of Bluffton's Corporate Boundaries Consisting of a Total of 9.27 Acres, More or Less, and Bearing Beaufort County Tax Map No. R601 039 000 0050 0000, and referral to the Town of Bluffton Negotiating Committee if Deemed Necessary
PROJECT MANAGER:	Heather Colin, AICP Director of Growth Management

REQUEST: Town Staff requests that Town Council consider the following:

1. Acceptance of the Town of Bluffton's One Hundred Percent (100%) Annexation Petition to Annex Certain Real Property Contiguous to the Town of Bluffton's Corporate Boundaries Consisting of a Total of 9.27 Acres, More or Less, and Bearing Beaufort County Tax Map No. R601 039 000 0050 0000; and
2. Referral of the request to the Town of Bluffton Negotiating Committee if deemed necessary.

INTRODUCTION: On April 13, 2021, the Town of Bluffton Town Council considered and provided direction regarding the annexation and zoning of the Town owned parcel consisting of 9.27 acres, identified as Beaufort County TMS. No. R600 039 000 0050 0000, located at 115 Bluffton Road ("Property") into the Town of Bluffton's municipal boundary. Council directed Staff to prepare the necessary Annexation application and concurrent Zoning Map Amendment application requesting rezoning of the Property to General Mixed Use (GM) pursuant to the Town of Bluffton's Unified Development Ordinance.

On June 29, 2021, 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* ("Annexation Manual") and Council's direction, Town of Bluffton Staff, on behalf of the property owner the Town of Bluffton, submitted a 100% Annexation Petition Application requesting annexation of the Property into the Town of Bluffton's municipal boundary.

Pursuant to the Annexation Manual, the Applicant also submitted a concurrent Zoning Map Amendment application requesting the Property's zoning designation as General Mixed Use (GM)

subject to the Town of Bluffton Unified Development Ordinance which permits a variety of land uses, including but not limited to, residential, commercial, and civic as shown in the comparative table provided in the application package provided as Attachment 2.

Per the revision to the Annexation Manual approved by Town Council Resolution on December 8, 2020, the initial step in the public review process is an initial briefing, or “intent to annex”, to Town Council for general discussion of the request and its associated applications such as the appropriate zoning classification and possible negotiation items. At the conclusion of the discussion, Town Council takes action to accept or decline to accept the proposed Annexation Petition by majority vote.

In the event Town Council accepts the petition, additional action by majority vote is necessary to either refer or forgo the referral of request to the Town of Bluffton Negotiating Committee if deemed necessary.

BACKGROUND: The Property contains approximately 9.27 acres located within Unincorporated Beaufort County as shown on the Location Map provided in the application submittal provided as Attachment 2. The Property is currently vacant.

The Property falls within two Beaufort County Zoning Districts which are governed by the Beaufort County Community Development Code as follows:

1. T4 Hamlet Center (T4HC) which encompasses approximately 1.5674 acres on the front portion of the parcel along Bluffton Road; and
2. T3 Neighborhood (T3N) which encompasses the remaining approximately 7.7606 acres of the parcel.

The immediately adjacent properties vary as to jurisdiction and applicable zoning as follows:

Direction	Jurisdiction	Zoning District	Current Use
North	Beaufort County	Hamlet Center Open (T4HCO)	Bluffton Tremont, LLC – 105, 109, 111 & 113 Bluffton Road – Hargray Offices and Equipment Storage
	Beaufort County	Hamlet Center Open (T4HCO)	Bluffton Parkway Holdings, LLC – No Address Available - Vacant
	Beaufort County	Hamlet Center Open (T4HCO)	2WT, LLC – 4818 Bluffton Parkway - Palmetto Medical
South	Beaufort County	Hamlet Center (T4HC)	Bonanova, LLC – Multiple Addresses - Shady Glen Mobile Home Park
	Beaufort County	Hamlet Center (T4HC)	Charles Arriola, Timothy Hall and Michael J. Payne, as Trustees for the Bluffton South Carolina Congregation of Jehovah's Witnesses – 119 Bluffton Road - Jehovah's Witnesses Church

Direction	Jurisdiction	Zoning District	Current Use
East	Beaufort County	T4 Hamlet Center (T4HC)	Carmen Properties, LLC – Multiple Addresses - Bridgepoint
West	Beaufort County	Community Center Mixed Use (C4CCMU)	114 Bluffton Road, LLC – 114 Bluffton Road - Ferguson
	Town of Bluffton	Light Industrial (LI)	BC Distillery Holdings, LLC – 120 Bluffton Road - Burnt Church Distillery and Pizza Co.

The adjacent property to the west located at 120 Bluffton Road containing the Burnt Church Distillery and Pizza Co. establishes the required contiguity for annexation as it is within the Town of Bluffton's Municipal Boundary and is zoned as Light Industrial (LI) pursuant to the Town's Unified Development Ordinance.

The Applicant does not have a specific plan for the Property to-date but may consider future development as affordable housing and/or civic building(s) as well as other suitable uses which may become available at a future date.

SCHEDULE: The proposed schedule for the applications is provided as Attachment 3.

ATTACHMENTS:

1. Presentation
2. Application Submittal
3. Draft Schedule
4. Proposed Motion



Consideration of the Acceptance of the Town of
Bluffton's One Hundred Percent (100%) Annexation
Petition to Annex Certain Real Property Contiguous to
the Town of Bluffton's Corporate Boundaries Consisting
of a Total of 9.27 Acres, More or Less, and Bearing
Beaufort County Tax Map No. R601 039 000 0050
0000, and referral to the Town of Bluffton Negotiating
Committee if Deemed Necessary

Presentation to Town Council
Heather Colin, AICP
Department of Growth Management
July 13, 2021



Introduction

On April 13, 2021, the Town of Bluffton Town Council considered and provided direction regarding the annexation and zoning of the Town owned parcel consisting of 9.27 acres, identified as Beaufort County TMS. No. R600 039 000 0050 0000, located at 115 Bluffton Road (“Property”) into the Town of Bluffton’s municipal boundary. Council directed Staff to prepare the necessary Annexation application and concurrent Zoning Map Amendment application requesting rezoning of the Property to General Mixed Use (GM) pursuant to the Town of Bluffton’s Unified Development Ordinance.



Introduction (continued)

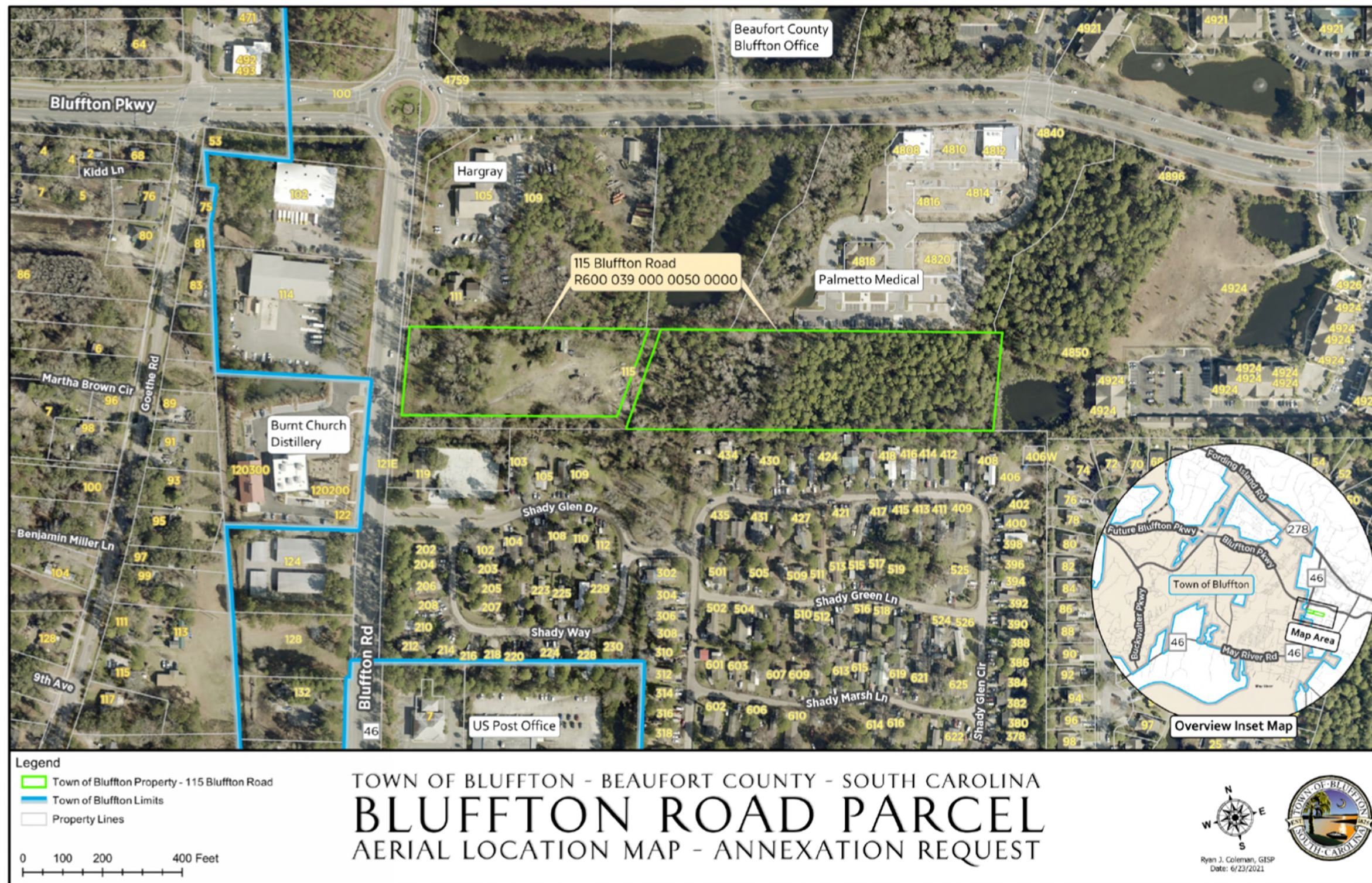
On June 29, 2021, in accordance with Section 5-3-150 of the Code of Laws of South Carolina and the Town of Bluffton Annexation Policy and Procedure Manual (“Annexation Manual”) and Council’s direction, Town of Bluffton Staff, on behalf of the property owner the Town of Bluffton, submitted a 100% Annexation Petition Application requesting annexation of the Property into the Town of Bluffton’s municipal boundary.



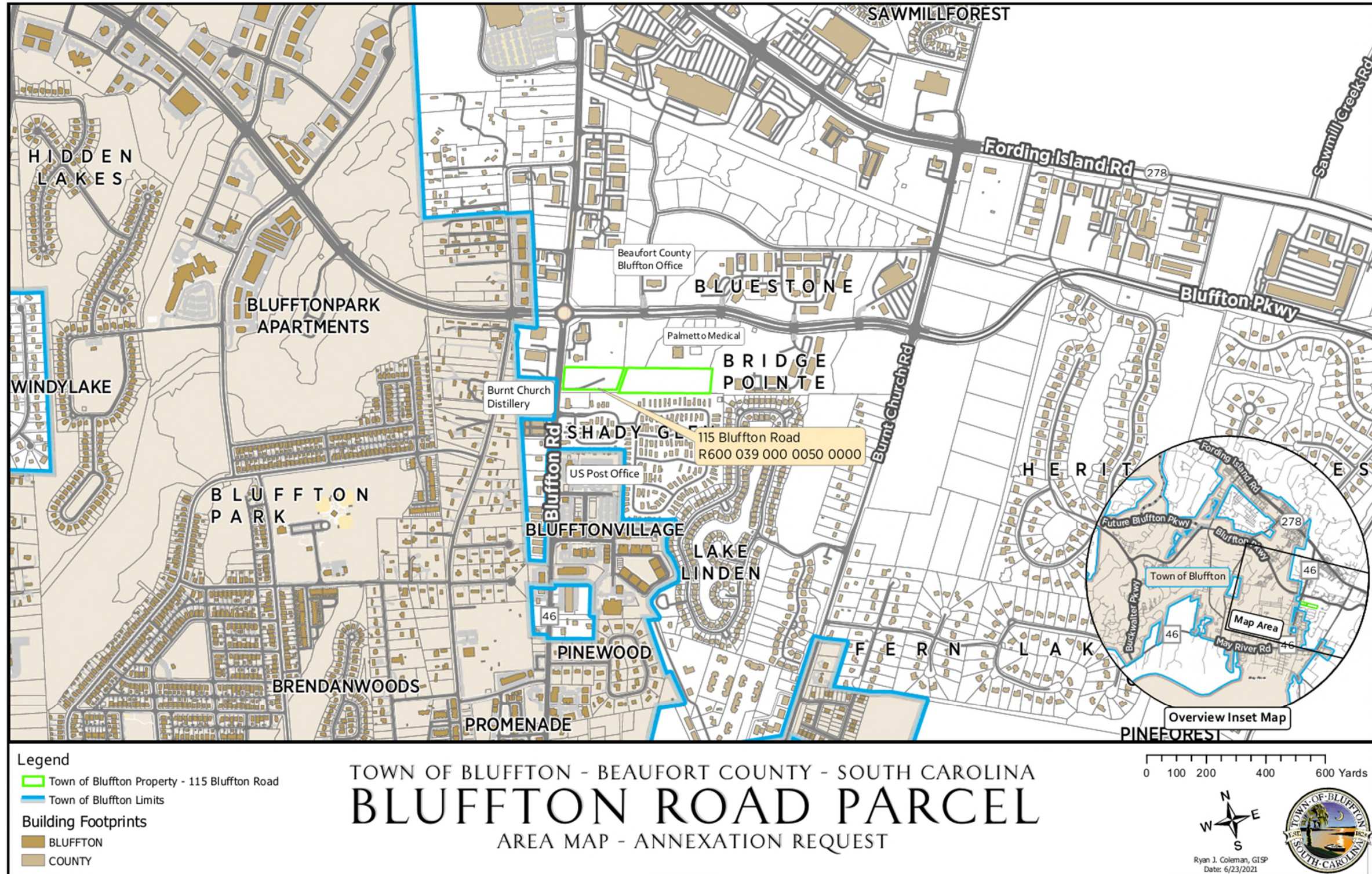
Introduction (continued)

- Pursuant to the Annexation Manual, the Applicant also submitted a concurrent Zoning Map Amendment application requesting the Property's zoning designation as General Mixed Use (GM) subject to the Town of Bluffton Unified Development Ordinance which permits limited uses.
- The Annexation Manual was revised on October 13 to include an initial step as an initial briefing or acceptance of the application.

Aerial Location Map



Area Map



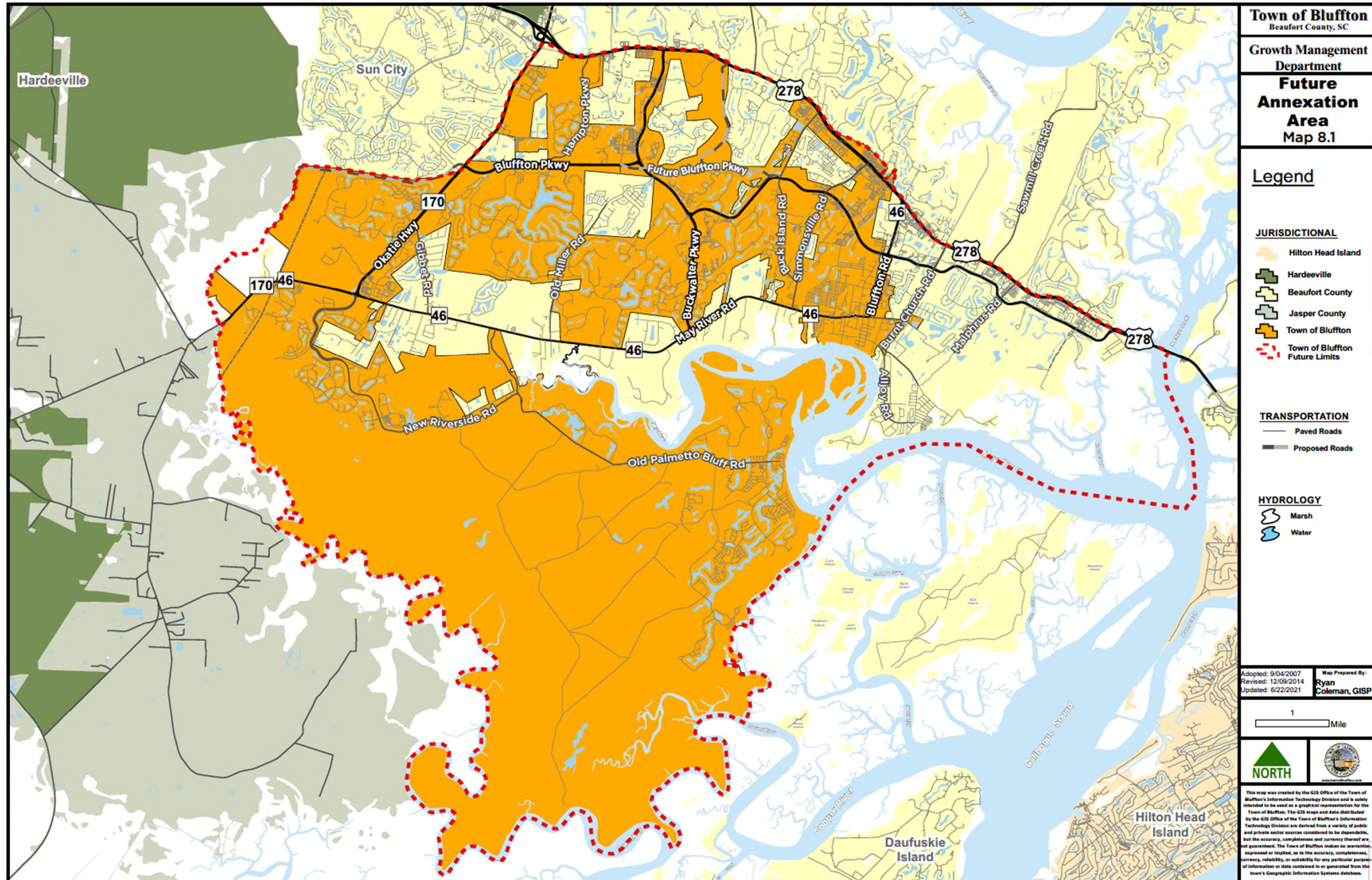


Request

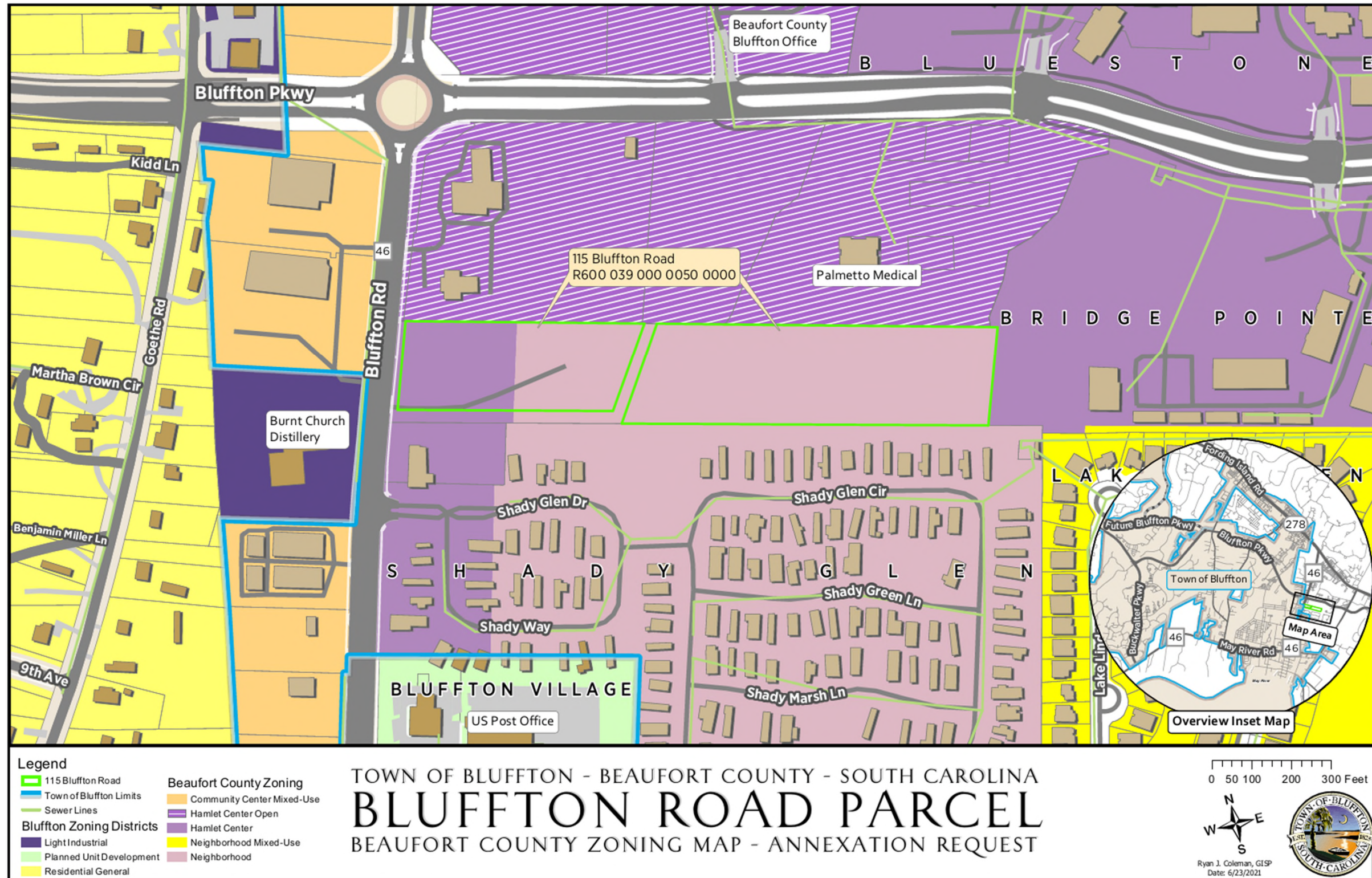
Town Council provide direction to staff for the annexation and designation of the appropriate Town of Bluffton zoning district for the parcel located at 115 Bluffton Road (TMS No. R601 039 000 0050 0000) owned by the Town of Bluffton.

The Property contains a total of 9.27 acres consisting of 7.36 upland acres and 1.91 Wetland Acres.

Future Annexation Area



Beaufort County Zoning Map





Zoning - Current

Current Beaufort County Zoning Districts:

1. T4 Hamlet Center (T4HC) – approx. 1.5674 acres along Bluffton Road
2. T3 Neighborhood (T3N) – remaining approx. 7.7606 acres

Land Use Type	T3N	T4HC	Land Use Type	T3N	T4HC	Land Use Type	T3N	T4HC
Agricultural			Residential (cont.)			Offices & Services (cont.)		
Agricultural Support Services	—	P	Community Residence (dorms, convents, assisted living, temporary shelters)	P	P	Day Care: Commercial Center (9 or more clients)	—	C
Forestry	P	P	Home Office	C	C	Lodging: Short-Term Housing Rental (STHR)	S	S
Residential			Home Business	C	C	Lodging: Inn (up to 24 rooms)	—	P
Dwelling: Single-Family Detached	P	P	Live/Work	—	P	Medical Service: Clinics/Offices	—	P
Dwelling: Single-Family Attached	—	P	Retail & Restaurants			Recreation, Education, Safety, Public Assembly		
Dwelling: Two-Family Unit (Duplex)	P	P	General Retail: 3,500 SF or less	—	P	Community Public Safety	P	—
Dwelling: Multi-Family Unit	P	P	Gas Station/Fuel Sales	—	C	Facility		
Dwelling: Group Home	P	P	Restaurant, Café, Coffee Shop	—	P	Meeting Facility/Place of Worship (less than 15,000 SF)	C	—
Community Residence (dorms, convents, assisted living, temporary shelters)	P	P	Offices & Services			Park, Playground, Outdoor Recreation Areas	P	—
Home Office	C	C	General Offices & Services 3,500 SF or less	—	P	Infrastructure, Transportation, Communications		
Home Business	C	C	Animal Services: Clinic/Hospital	—	P	Infrastructure and Utilities: Regional (Major) Utility	C	—
Live/Work	—	P	Day Care: Family Home (up to 8 clients)	P	P			



Zoning - Proposed

Proposed Zoning District – General Mixed Use (GM)

Land Use	GM	Land Use	GM	Land Use	GM	Land Use	GM	Land Use	GM
Residential		Commercial Services (cont.)		Office		Recreation/ Entertainment (cont.)		Industrial (cont.)	
Single-family Detached	P	Restaurant	C	Home Occupation	P	Theaters and Auditoriums	P	Concrete and Asphalt Plants	-
Single-family Attached	P	Motor Vehicle Sales and Service	P	Professional Offices	P	Civic/Institutional		Contractor's Office	C
Multi-Family	P	Fueling/ Service Station including fuel pumps/ Convenience Store	P	Health/Human Care		Cemetery	P	Junk and Salvage Operations	-
Accessory Dwelling Unit	C	Car Wash	P	Family Day Care Home (6 or less children)	P	Club, Lodge, Union Hall, or Social Center	P	Light Assembly/Fabrication	C
Agriculture/Conservation		Tattoo/Body Art Parlor	P	Group Day Care Home (7 to 12 children)	P	Conference or Exhibition Center	P	Manufacturing	-
Agricultural Use and Structures	P	Adult Oriented Business	SE	Child Care Center (13 or more children)	P	Government Building	P	Manufacturing Storefront	C
Animal Hospital, Veterinary Clinic, Kennel	SE	Low Speed Recreational Vehicle Sales	-	Hospitals	P	Parks	P	Manufacturing Storehouse	C
Horse Riding School, Horse Training Facility and/or Commercial Stables	P	Lodging		Medical Offices and Clinics	P	Museum	P	Research and Laboratory	P
Seafood/Shellfish Packaging/ Processing	SE	Short-term rental	C	Nursing Homes and Long-term Care	P	Religious Assembly	P	Solid Waste Transfer Facility/ Recycling Center	-
Commercial Services		Homestay Rental (1-bedroom)	P	Recreation/Entertainment		School	P	Telecommunication Towers	C
Outdoor Sales	C	Bed and Breakfast (2-5 bedrooms)	P	Campgrounds and Recreational Vehicle Parks	-	Utilities	P	Warehouse or Distribution Operation	-
Retail Businesses	P	Inns (6-12 bedrooms)	P	Golf Course	P	Industrial		Other	
Personal Service Establishments	P	Hotel (13 or more bedrooms)	P	Recreation Facility	C	Artisan Workshop	P	Public and Private Parking Structures and Stand Alone Parking Lots	-

Review Process and Next Steps



Meeting	Date	Task Description/ Application(s) for Review
Town Council “Intent to Annex”, Acceptance of Petition	July 13, 2021	Annexation Petition
Planning Commission Workshop	TBD	Annexation Petition Zoning Map Amendment
Planning Commission Public Hearing & Recommendation to Town Council	TBD	Annexation Petition Zoning Map Amendment
Town Council Ordinance 1 st Readings	TBD	Annexation Petition Zoning Map Amendment
Town Council Public Hearing & Ordinance 2 nd and Final Readings	TBD	Annexation Petition Zoning Map Amendment



QUESTIONS



Proposed Motion

Annexation Petition Acceptance

“I move to **[accept / decline to accept]**
the Town of Bluffton’s One Hundred Percent
(100%) Annexation Petition to Annex Certain Real
Property Contiguous to the Town of Bluffton’s
Corporate Boundaries Consisting of a Total of 9.27
Acres, More or Less, and Bearing Beaufort County
Tax Map No. R601 039 000 0050”



Proposed Motion (continued)

Referral To The Negotiating Committee

If accepted, Town Council will then need to vote to refer or forgo referral of the annexation petition and concurrent applications to the Town of Bluffton Negotiating Committee

“I move to [refer / forgo referral of] the Town of Bluffton’s One Hundred Percent (100%) Annexation Petition to the Town of Bluffton Negotiating Committee”



Proposed Motion (continued)

“I move to


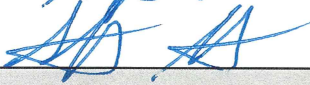
[refer / forgo referral of]

the Town of Bluffton’s One Hundred Percent (100%)
Annexation Petition to the Town of Bluffton Negotiating
Committee.”



TOWN OF BLUFFTON ANNEXATION APPLICATION

Attachment 2
Growth Management Customer Service Center
20 Bridge Street
Bluffton, SC 29910
(843) 706-4522
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

Applicant		Property Owner	
Name: Town of Bluffton (Stephen Steese)		Name: Town of Bluffton	
Phone: (843) 706-4520		Phone: (843) 706-4520	
Mailing Address: PO Box 386 Bluffton SC, 29910		Mailing Address: PO Box 386 Bluffton, SC 29910	
E-mail: ssteese@townofbluffton.com		E-mail: ssteese@townofbluffton.com	
Town Business License # (if applicable): N/A			
Project Information			
Project Name: 115 Bluffton Road Annexation & ZMA		Acreage: 9.27	
Project Location: 115 Bluffton Road			
Existing Zoning: Beaufort County Community Development Code T4 Hamlet Center (T4HC); T3 Neighborhood (T3N)		Proposed Zoning: General Mixed Use (GMU)	
Tax Map Number(s): R601-039-000-0050-0000			
Project Description: Annexation of the 9.27 acre Town owned property located at 115 Bluffton Road via the 100% Petition and Ordinance Method with a concurrent Zoning Map Amendment requesting a rezoning from the current T4 Hamlet Center (T4HC) and T3 Neighborhood (T3N) Zoning Districts pursuant to the Beaufort County Community Development Code to General Mixed Use (GMU) pursuant to the Town of Bluffton Unified Development Ordinance.			
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 checked="" type="checkbox"/> 1. Completed Annexation Petition(s) and digital files. <input checked="" type="checkbox"/> 2. Project Narrative and digital file per the attached Annexation Application Checklist. <input checked="" type="checkbox"/> 3. Parcel Information and digital file per the attached Annexation Application Checklist. <input checked="" type="checkbox"/> 4. Concurrent Applications and digital files per the attached Annexation Application Checklist. <input checked="" type="checkbox"/> 5. All information required on the attached Application Checklist. <input checked="" 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: 6/29/21	
Applicant Signature: 		Date: 6/29/21	
For Office Use			
Application Number:		Date Received:	
Received By:		Date Approved:	

Town of Bluffton
115 Bluffton Road
TMS No. 600 039 000 0050 0000
Annexation Application Narrative and Supporting Information

A. Narrative

The Town of Bluffton is seeking annexation of the Town owned property located at 115 Bluffton Road, Beaufort County TMS. No. R600 039 000 0050 0000 (the "Property"), via the 100% Petition and Ordinance Method. The Petition and plat of the Property is provided as Exhibit 1.

The Property is located on Bluffton Road, near the SC Hwy 46/Bluffton Parkway Roundabout and between the Hargray office and storage yard property and the Shady Glen residential mobile home park (both properties are in unincorporated Beaufort County). The Town acquired the Property on March 16, 1949 from C.E. Ulmer for \$250.00, and at that time the Property contained 9.98 total acres, consisting of 3.99 wetland acres and 6.0 upland acres. On October 17, 2008, the Town sold a 0.658 acre portion of the parcel to the South Carolina Department of Transportation ("SCDOT") for \$146,300.00. The Town ordered a new boundary, wetland and topographic survey in 2018 resulting in an increase in upland area of 7.36 acres and 1.91 acres of freshwater wetlands for a total of 9.27 acres. Further, a Preliminary Jurisdictional Determination for the Property's revised wetlands was issued by the United States Army Corps of Engineers on July 19, 2019.

The history of the property includes landfill activities on the Property began in the mid-1950s through approximately 1981. During its time as a landfill, the site accepted construction debris, vegetation debris, and household garbage without much oversight. After the closure of the landfill, the Bluffton Police Department utilized the Property as a firing range. As a result, high levels of lead were found in the Property's soil in and around the earthen berm used as a backstop. The Town then moved forward with an assessment and voluntary cleanup of lead and lead contaminated soil in and around the firing range berm. To remediate the contamination, the berm was removed and the lead pieces and surrounding soil were separated through sifting so each contaminate could be disposed of properly. The Town received a Certificate of Completion from South Carolina Department of Health and Environmental Control (SCDHEC) in 2007 for the work to remove the lead contaminants from the site and former use as a landfill. The Property's lead remediation costs to-date total \$197,721.62 which was paid for by the Town (\$168,721.62) and SCDHEC (\$29,000.00).

As part of the Property's recent due diligence efforts, the Town ordered a Geotechnical Sub-Surface Report as well as a Phase 1 Environmental Study and a limited Phase 2 Environmental Study. All Reports returned normal findings with no additional remediation necessary as detailed in the Report's Executive Summaries. Upon development, the debris remaining underground from the Property's former use as a landfill will need to be removed prior to development and construction on the Property.

The Property is under Beaufort County's jurisdiction and is classified as Commercial Vacant by the Beaufort County Assessor's Office. The Property falls within two Beaufort County Zoning Districts which are governed by the Beaufort County Community Development Code as follows:

1. T4 Hamlet Center (T4HC) which encompasses approximately 1.5674 acres on the front portion of the parcel along Bluffton Road; and
2. T3 Neighborhood (T3N) which encompasses the remaining approximately 7.7606 acres of the parcel.

The immediately adjacent properties vary as to jurisdiction and applicable zoning as follows:

Direction	Jurisdiction	Zoning District	Current Use
North	Beaufort County	Hamlet Center Open (T4HCO)	Bluffton Tremont, LLC – 105, 109, 111 & 113 Bluffton Road – Hargray Offices and Equipment Storage
	Beaufort County	Hamlet Center Open (T4HCO)	Bluffton Parkway Holdings, LLC – No Address Available - Vacant
	Beaufort County	Hamlet Center Open (T4HCO)	2WT, LLC – 4818 Bluffton Parkway - Palmetto Medical
South	Beaufort County	Hamlet Center (T4HC)	Bonanova, LLC – Multiple Addresses - Shady Glen Mobile Home Park
	Beaufort County	Hamlet Center (T4HC)	Charles Arriola, Timothy Hall and Michael J. Payne, as Trustees for the Bluffton South Carolina Congregation of Jehovah's Witnesses – 119 Bluffton Road - Jehovah's Witnesses Church
East	Beaufort County	T4 Hamlet Center (T4HC)	Carmen Properties, LLC – Multiple Addresses - Bridgepoint
West	Beaufort County	Community Center Mixed Use (C4CCMU)	114 Bluffton Road, LLC – 114 Bluffton Road - Ferguson

Direction	Jurisdiction	Zoning District	Current Use
	Town of Bluffton	Light Industrial (LI)	BC Distillery Holdings, LLC – 120 Bluffton Road - Burnt Church Distillery and Pizza Co.

The Town of Bluffton approved the 100% Annexation Petition for 120 Bluffton Road and its classification of Light Industrial zoning pursuant to the Town of Bluffton Unified Development Ordinance (UDO) by Ordinances 2019-03 and 2019-04 on February 12, 2019. This created an opportunity for the Town to pursue annexation of the Property as 120 Bluffton Road establishes the required contiguity with the Town’s municipal boundary. A concurrent Zoning Map Amendment application is required per the Town of Bluffton Annexation Policy and Procedures Manual.

Following are specific responses to the criteria identified in the Annexation Application Checklist:

1. Contact information for property owner(s), applicant, attorney and any other applicable consultant/firm.

Town of Bluffton
Stephen Steese, Town Manager
PO Box 386
Bluffton, SC 296910
(843) 706-4520
ssteese@townofbluffton.com

2. If the applicant is not the property owner, a letter of agency from the property owner authorizing the applicant to act on behalf of the property owner.

Stephen Steese, Town of Bluffton Town Manager, is authorized to submit this annexation application.

3. Reason for annexation request and anticipated benefits.

The Town’s annexation of the property located at 120 Bluffton Road via Ordinance 2019-03 on February 12, 2019 provided the requisite contiguity allowing the opportunity for the Town to seek annexation of the Property.

The annexation of the Property into the Town’s municipal boundary will enable the Town to explore options and carry out development under the Town of Bluffton’s

Unified Development Ordinance (“UDO”) instead of Beaufort County’s Community Development Code. This will allow greater control over future development of the Property and allow for the application of Town specific regulations and programs such as available incentives for sustainable development and/or affordable housing identified in Article 6 of the UDO.

4. Parcel numbers and acreage of each.

The Property located at 115 Bluffton Road is identified as Beaufort County TMS. No. R601 039 000 0050 000 and consists of 7.36 upland acres and 1.91 wetland acres for a total of 9.27 acres.

5. Existing structure(s).

There are no existing structures on the Property as shown on the Aerial Location Map provided as Exhibit 2.

6. Current Special Districts (overlay, tax, and/or conservation).

Pursuant to the current Beaufort County Assessors Data provided as Exhibit 3 and the email provided as Exhibit 4, the Property is not within a Special District.

7. Current Beaufort County Zoning District(s) and Land Use(s).

As shown on the Beaufort County Zoning Map provided as Exhibit 5, the Property is subject to the following Beaufort County Zoning Districts pursuant to the Beaufort County Community Development Code:

- i. T4 Hamlet Center (T4HC) which encompasses approximately 1.5674 acres on the front portion of the parcel along Bluffton Road; and
- ii. T3 Neighborhood (T3N) which encompasses the remaining approximately 7.7606 acres of the parcel.

8. Proposed Zoning District(s) and Land Use(s).

The Town proposes to zone the Property as General Mixed Use (GM) pursuant to the Town of Bluffton Unified Development Ordinance.

9. Current versus Proposed Zoning District and Land Use Comparison.

A comparison of land uses is provided as Exhibit 6.

10. Consistency with the Town of Bluffton Comprehensive Plan, Future Annexation Area Map, and Future Land Use Map.

The Property is within the future annexation area boundary identified in the Town of Bluffton Comprehensive Plan Map 8.1 - Future Annexation Area as shown in the map provided as Exhibit 7.

The Town of Bluffton's Comprehensive Plan Map 8.3 – Future Land Use categorizes the property as Medium Intensity Commercial as shown in the map provided as Exhibit 8. The Town of Bluffton's Comprehensive Plan Section 8.2 defines Medium Intensity Commercial as follows:

“Medium intensity commercial uses including village commercial scale uses include: moderate scale, auto-oriented, grocery stores; moderate scale gas stations; restaurants; services; light, unobtrusive, small scale manufacturing and assembly; and general retail. These uses should be integrated into surrounding residential development to serve residents of nearby neighborhoods, generally within two to five miles. Medium intensity commercial uses also include medium density residential uses.”

The Medium Intensity Commercial classification allows both residential and commercial uses which provides flexibility when exploring future development of the property.

The Property is within the Village Place Type Assembly of the Town of Bluffton's Comprehensive Plan Map 8.5 – Growth Framework, as shown in the map provided as Exhibit 9, which is defined in Section 6.1.2.C of the UDO as follows:

“Located in highly developed areas or those areas to be developed, a Village consists of a single center surrounded by compact, complete and connected neighborhoods providing support for a mixed-use area with moderate intensity. The mixed-use development occurs at the intersection of larger neighborhoods and along corridor connecting multiple neighborhoods.”

Section 6.2 of the UDO provides land use scenarios and development characteristics applicable to development and/or redevelopment within the place type designations, such as the Village Place Type Assembly, as illustrated on the Growth Framework Map. A baseline for each Place Type Assembly is provided in the table below:

Table 6.2: Design Parameters				
	Rural Crossroads	Hamlet	Village	Town Center
Activity Mix	Retail, Service, Agricultural, Community/ Civic Use	Retail, Service, Residential, Agricultural, Community/ Civic Use	Retail, Service, Residential, Community/ Civic Use	Retail, Service, Residential, Community/ Civic Use
Mix of Uses	Horizontal Mixed Use	Horizontal Mixed Use	Horizontal and Vertical Mixed Use	Horizontal and Vertical Mixed Use
Character of Buildings	Detached Residential, Agricultural Buildings, Other Detached Buildings	Detached Residential, Agricultural Buildings, Other Detached Buildings	Attached and Detached Residential Buildings, Attached and Detached Non-Residential Buildings	Mostly Attached Buildings
Place Type Scale	Size: 0.5-5 acres	Size: 6-80 acres	Size: 160+ acres	Size: 200+ acres
Zoning District Allocation	0-10% AG 20-50% RG 30-80% RMU	0-20% RMU 20-50% RG 30-70% NC	10-30% RG, NG-HD 20-60% NC, NCE-HD 10-30% GM	5-10% RG, NG-HD 30-70% NC, NCE-HD 30-70% GM

Based upon the above, the Property meets the criteria for the proposed annexation.

11. Estimate of current and build-out population of Annexation Area.

As the Property is vacant, the current estimated population is zero. Based upon an approximate estimation of 87 single family attached homes which could be permitted in the Town of Bluffton's General Mixed Use Zoning District at the median household size of 2.74 per 2019 ACS equates to an approximate population at buildout of 238.

12. Listing of current utility service providers.

Type of Service	Provider of Service	
	Current	After Annexation
General Government Services	Beaufort County	Town of Bluffton
Planning, Community Development, & Land Use Regulatory Services	Beaufort County	Town of Bluffton
Police Protection	Beaufort County	Town of Bluffton

Type of Service	Provider of Service	
	Current	After Annexation
Fire Protection	Bluffton Township Fire District	Bluffton Township Fire District
Emergency Medical Services	Beaufort County	Beaufort County
Hospitals	Private	Private
Schools	Beaufort County School District	Beaufort County School District
Parks & Recreation	Beaufort County	Beaufort County
Stormwater Maintenance	Beaufort County	Town of Bluffton
Road Maintenance	Private	Private
Garbage Service - Residential	Private	Town of Bluffton
Garbage Service - Commercial	Private	Private
Electricity	Unassigned by the State and open to negotiation	Unassigned by the State and open to negotiation
Natural Gas	Dominion Energy	Dominion Energy
Internet	Hargray	Hargray
Cable TV	Hargray	Hargray
Water & Sewer Service	Beaufort-Jasper Water & Sewer Authority	Beaufort-Jasper Water & Sewer Authority

B. Parcel Information.

1. Deed(s) recorded with the Beaufort County Register of Deeds.

- i. C.E. Ulmer to the Town of Bluffton for a 10 acre parcel, more or less, dated March 16, 1949 and recorded in the Beaufort County Register of Deeds in Official Records Book 69 at Page 558, a copy of which is provided as Exhibit 10.
- ii. Town of Bluffton to the South Carolina Department of Transportation CDOT for 0.658 acre portion of the Property dated October 17, 2008 and recorded in the Beaufort County Register of Deeds in Official Records Book 2787 at Page 1491, a copy of which is provided as Exhibit 11.

2. Legal description recorded with the Beaufort County Register of Deeds.

A copy of the Beaufort County Assessor's Data which includes the Property's legal description is provided as Exhibit 3.

3. Plat(s) recorded with the Beaufort County Register of Deeds.

There are no recorded plats for the property. However, the Town is in possession of the following unrecorded plats for the Property:

- i. Unrecorded Plat of a Tract of Land Containing 10 Acres Located on Fording Island Road Near the Town of Bluffton, and dated October 11, 1949, a copy of which is provided as Exhibit 12.
- ii. Unrecorded Boundary, Topographic, and Wetlands Plat of: Parcel 50, Highway 46, Town of Bluffton, Beaufort County, South Carolina, Prepared for Town of Bluffton and dated November 14, 2018 provided as Exhibit 13.

4. Covenants and Restriction(s) recorded with the Beaufort County Register of Deeds.

There are no Covenants and Restriction for the property recorded with the Beaufort County Register of Deeds.

5. Easement(s) recorded with the Beaufort County Register of Deeds.

There are no easements for the property recorded with the Beaufort County Register of Deeds.

6. Agreement(s) recorded with the Beaufort County Register of Deeds.

There are no agreements for the property recorded with the Beaufort County Register of Deeds.

7. Any other Document(s) recorded with the Beaufort County Register of Deeds.

There are no other documents for the property recorded with the Beaufort County Register of Deeds.

8. Any study or plan that affects the property such as, but not limited to, Access Management Plan, Environmental Study, Land Use Plan, and Capacity Study.

There have been several environmental studies for the site pertaining to remediation and recent due diligence activities performed by the Town. Due to the size of these documents, following is a list of available documents which may be downloaded by clicking on the links provided:

- a) [Environmental Solutions Group Subsurface Environmental Investigation Report of Findings August 5, 1999](#)

- b) [SCDHEC Executed Voluntary Cleanup Contract 04-5397-RP April 5, 2004](#)
 - c) [HSA Review of Files Pistol Berm and Former Landfill and Results April and August 2004](#)
 - d) [SME Revised Environmental Workplan August 18, 2005](#)
 - e) [SME Site Health and Safety Plan August 18, 2005](#)
 - f) [SME Environmental Assessment Report March 14, 2006](#)
 - g) [SCDHEC Letter July 12, 2006 - Review of Environmental Assessment Report Dated March 14, 2006 - Voluntary Cleanup Contract 04-5397-RP](#)
 - h) [SCDHEC Letter August 30, 2006 - Approval of Revised Environmental Assessment Workplan August 18, 2005 - Voluntary Cleanup Contract 04-5397-RP](#)
 - i) [SCDHEC Soil and GW Investigation Report February 9, 2007](#)
 - j) [SCDHEC Certificate of Completion Voluntary Cleanup Contract 04-5397-RP February 27, 2007](#)
 - k) [Summit Report of Subsurface Exploration - 115 Bluffton Road Property - Bluffton, SC November 20, 2018](#)
 - l) [Summit Comments Letter in Reference to 115 Bluffton Road Property Phase I ESA January 7, 2019](#)
 - m) [Summit Phase 1 Environmental Site Assessment - 115 Bluffton Road Property - Bluffton, SC January 7, 2019](#)
 - n) [Summit Limited Phase II ESA 115 Bluffton Road August 12, 2019](#)
9. **Zoning verification letter from Beaufort County providing:**
- a) **Current Beaufort County Zoning; and**
 - b) **Special Districts such as Overlays.**
- A copy of the Beaufort County letter providing zoning verification, parcel history, 10-year application history, 10-year violation history, and zoning overlay or conservation district applicability is provided as Exhibit 14.
10. **Parcel History letter from Beaufort County providing:**

- a) **Special Districts such as, but not limited to, Tax Increment Finance District, Assessment District, and Multi-County Industrial Park;**
- b) **Any application(s) submitted for the past 10 years and the current status of the application; and**
- c) **Any zoning, land development, building, or county code violation(s) for the past 10 years and the current status of the violation.**

Pursuant to the current Beaufort County Assessors Data provided as Exhibit 3 and the email provided as Exhibit 4, the Property is not within a Special District.

A copy of the Beaufort County letter providing zoning verification, parcel history, 10-year application history, 10-year violation history, and zoning overlay or conservation district applicability is provided as Exhibit 14.

11. Location Map of proposed Annexation Area showing:

- a) **North arrow, graphic scale, and legend identifying all symbology;**
- b) **Name of county, municipality, and project location;**
- c) **Adjacent Zoning Districts and jurisdiction;**
- d) **Adjacent property owners;**
- e) **Location of municipal limits or county lines, zoning, overlay or special district boundaries, if they traverse the development property, form a part of the boundary of the annexation property, or are contiguous to such boundary.**
- f) **Location, dimensions, name, and descriptions of all existing or recorded roadways, alleys, reservations, railroads, easements, or other public rights-of-way on or within 500 feet of the annexation property.**
- g) **Location, size, and type of all existing easements, rights-of-way, or utility infrastructure on or within a minimum of 500 feet of the development property.**
- h) **Location, dimensions, area, descriptions, and flow line of existing watercourses, drainage structures, ditches, one-hundred (100) year flood elevation, OCRM critical line, wetlands or riparian corridors top of bank locations, and protected lands on or within a minimum of 500 feet of the annexation property.**
- i) **Location of any existing buildings, structures, parking lots, impervious areas, public and private infra-structure, or other man made objects located on or within 500 feet of the annexation property.**

The following maps are provided to address the above list:

1. Aerial Location Map provided as Exhibit 2;
2. Beaufort County Zoning Map provided as Exhibit 5;

3. Area Map provided as Exhibit 15; and
4. Adjacent Property Owners Map and List identifying properties within a 500' radius provided as Exhibit 16.

12. Photographs of:

- a) Existing Structures and Land Use; and
- b) Adjacent Property.

Photographs of the Property and adjacent area are provided as Exhibit 17.

C. Concurrent Applications.

1. Development Agreement application and required submittal items, if applicable.
2. Comprehensive Plan Amendment application and required submittal items, if applicable.
3. Concept Plan application and required submittal items, if applicable.
4. Master Plan application and required submittal items, if applicable.
5. Zoning Map Amendment application and required submittal items.

The Town will submit the requisite Zoning Map Amendment requesting to rezone the Property General Mixed Use pursuant to the Town of Bluffton Unified Development Ordinance concurrently with this Annexation Application. The Town does not anticipate subjecting the Property to a Development Agreement at this time. Therefore, concurrent applications for Development Agreement, Concept Plan, or Planned Unit Development are not included for submittal.

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: 115 Bluffton Road consisting of 9.27 acres owned by the Town of Bluffton, South Carolina, A Municipal Corporation

The property is designated as follows on the County tax maps: R600 039 000 0050 0000

It is requested that the property be zoned as follows: General Mixed Use (GM) pursuant to the Unified Development Ordinance



Signature

6/29/21

Date

Stephen Steese, Town Manager
Print Name

20 Bridge Street, Bluffton, South Carolina 29910
Street Address, City, Zip

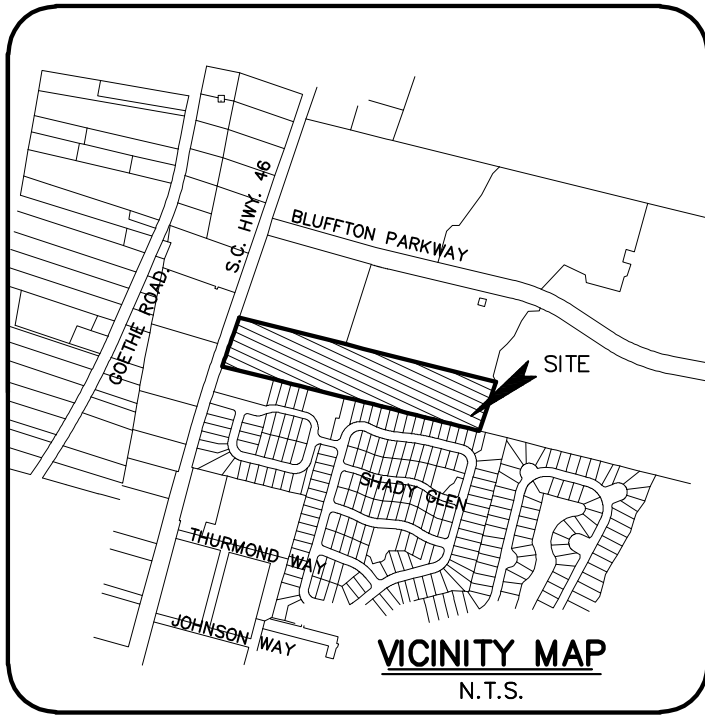
=====

Petition received by _____, Date _____

Description and Ownership verified by _____, Date _____

Recommendation: _____

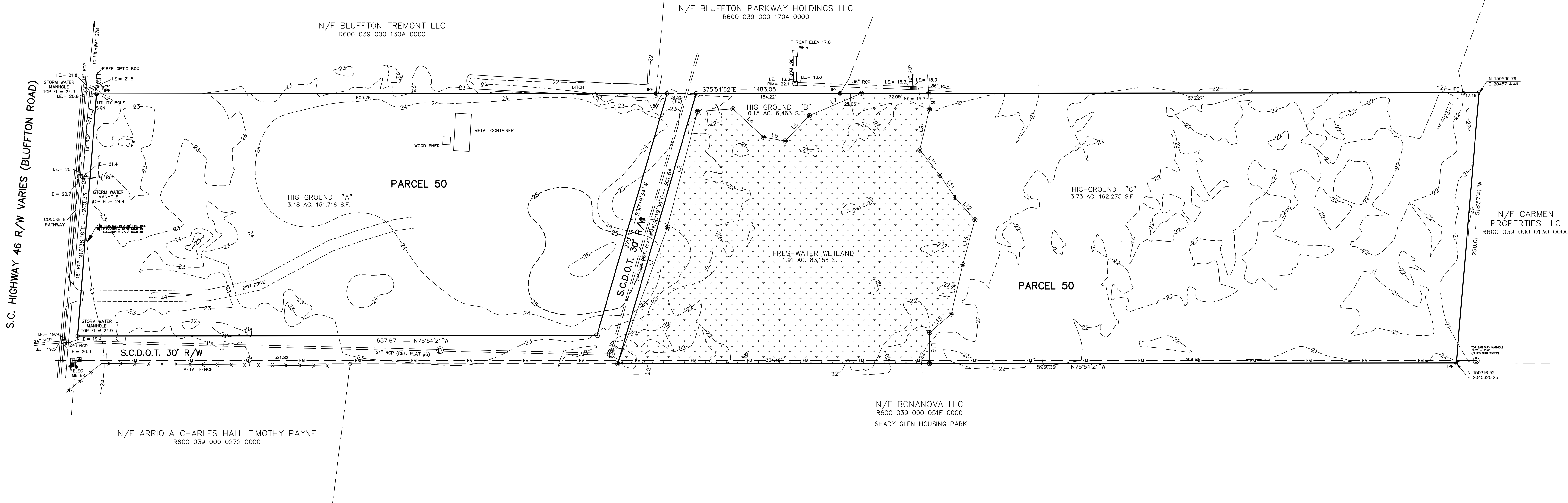
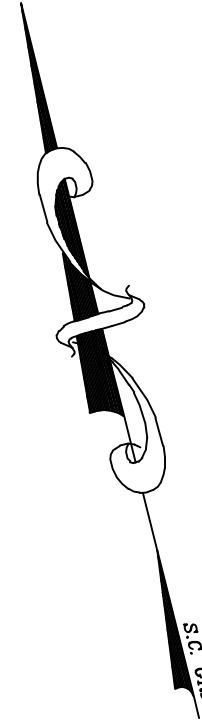
By: _____, Date _____



LINE TABLE		
LINE	LENGTH	BEARING
L1	155.04	N 34°08'39" E
L2	128.94	N 28°39'21" E
L3	38.14	S 80°00'03" E
L4	44.76	S 32°43'54" E
L5	23.90	S 66°25'34" E
L6	37.52	N 57°35'31" E
L7	60.80	N 81°01'20" E
L8	17.34	N 11°08'32" E
L9	44.99	S 27°33'11" W
L10	34.54	S 24°34'40" E
L11	28.91	S 19°45'19" E
L12	32.02	S 27°56'47" E
L13	50.02	S 29°17'32" W
L14	54.51	S 27°15'23" W
L15	30.28	S 63°56'46" W
L16	33.11	S 14°05'39" W

AREA TABLE

FRESHWATER WETLAND	1.91 AC. 83,158 S.F.
HIGHGROUND "A"	3.48 AC. 151,716 S.F.
HIGHGROUND "B"	0.15 AC. 6,463 S.F.
HIGHGROUND "C"	3.73 AC. 162,275 S.F.
TOTAL HIGHGROUND	7.36 AC. 320,454 S.F.
TOTAL	9.27 AC. 403,612 S.F.



REFERENCE PLATS

- 1) PLAT OF MYRTLE PLANTATION, A PORTION OF THE LANDS KNOWN AS H D ULMER TRACT NEAR THE TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA.
DRAWN: 02/02/2000
RECORDED IN BOOK 84, PAGE 66, DATED 01/04/02
RMC. BEAUFORT COUNTY, SC
BY: FORREST F. BAUGHMAN, SR S.C.R.L.S. # 4922
- 2) A PLAT OF A TRACT OF LAND CONTAINING 10± ACRES NEAR THE TOWN OF BLUFFTON BEAUFORT COUNTY, SOUTH CAROLINA.
DRAWN: MARCH 1949
RMC. BEAUFORT COUNTY, SC
BY: CHARLES CALVERT S.C.R.L.S.
- 3) SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION AREA OF ACQUISITION
FROM TRACT 40 FILE 7.036065A
DRAWN: 6/4/2008- 9/5/2008
- 4) BOUNDARY LINE ADJUSTMENT & PARCEL RECONFIGURATION SURVEY OF PARCEL 5A & PARCEL 5B, BLUFFTON PARKWAY, A PORTION OF MYRTLE PLANTATION, BLUFFTON TOWNSHIP, BEAUFORT COUNTY, SOUTH CAROLINA
DRAWN: 12/21/2016
RECORDED IN BOOK 145, PAGE 133, DATED 12/21/2016
RMC. BEAUFORT COUNTY, SC
BY: TERRY G. HATCHELL, SR S.C.R.L.S. # 11059
- 5) SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION AS BUILT PLANS
FROM TRACT 40 FILE 7.036065A PAGE 18
DRAWN: 9-18-08 - 12/29/08

PROPERTY AREA = 9.27 AC. 403,612 S.F.

ADDRESS: # 115 BLUFFTON ROAD (S.C. HIGHWAY 46)

DISTRICT: 601, MAP: 39, PARCEL: 50

THIS PROPERTY LIES IN F.E.M.A. ZONE C

BASE FLOOD ELEVATION = NO MINIMUM ELEVATION

COMMUNITY NO. 450251, MAP NO. 450025, PANEL 00860, DATED: 01/17/91

SYMBOLS

- ⊞ - ELECTRIC TRANSFORMER
- ☐ - TELEPHONE SERVICE
- ⊙ - STORM MANHOLE
- ⊙ - FIBER OPTIC MANHOLE
- ⊙ - WETLAND FLAG
- IPF ⊙ - IRON PIN (OLD)
- ⊞ - CATCH BASIN
- T.B.M. - TEMPORARY BENCH MARK
- I.E. - INVERT ELEVATION
- RCP - REINFORCED CONCRETE PIPE
- ⊙ - UTILITY POLE
- ⊙ - GUY
- ⊞ - TELEVISION SERVICE
- ⊙ - CONTOUR
- FM - FORCED SEWER LINE

THIS MAP IS A GENERAL REPRESENTATION OF THE LOCATIONS OF 404 WETLANDS (FRESHWATER WETLANDS) LOCATED WITHIN THE PROPERTY AS SHOWN. THESE WETLANDS ARE SUBJECT TO REVIEW AND APPROVAL BY THE U.S. ARMY CORPS OF ENGINEERS, CHARLESTON DISTRICT. THE WETLANDS HAVE BEEN LOCATED AS FLAGGED BY NEWKIRK ENVIRONMENTAL, INC.

NOTES:

- 1) UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN.
- 2) HORIZONTAL DATUM IS LOCAL. S.C. STATE PLANES (NAD 83).
- 3) BUILDING SETBACKS, WHETHER SHOWN OR NOT, SHOULD BE VERIFIED BY THE LOCAL BUILDING AUTHORITY.
- 4) THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE TITLE SEARCH AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
- 5) VERTICAL DATUM IS NAVD88.
- 6) CONTOUR INTERVAL IS 1'

THIS DOCUMENT ORIGINALLY ISSUED AND SEALED BY MARK R. RENEW S.C.R.L.S. # 25437
THIS ELECTRONIC MEDIA SHALL NOT BE CONSIDERED A CERTIFIED DOCUMENT.
A CERTIFIED HARDCOPY MAY BE OBTAINED FROM SEA ISLAND LAND SURVEY UPON REQUEST

BOUNDARY, TOPOGRAPHIC, & WETLAND PLAT OF:
PARCEL 50, HIGHWAY 46,
TOWN OF BLUFFTON,
BEAUFORT COUNTY, SOUTH CAROLINA

PREPARED FOR:
THE TOWN OF BLUFFTON

DATE: 11/14/18

SCALE: 1" = 50'



SILS Sea Island Land Survey, LLC.
4-D Mathews Court, Hilton Head Island, SC 29928 Tel (843) 681-3248
E-mail: sils@sprynet.com Fax (843) 689-3871

FILE No : 06097/3

DWG No. : 9-1748

COPYRIGHT © BY SEA ISLAND LAND SURVEY, LLC.

CAD: BA/TW, FLD: TB

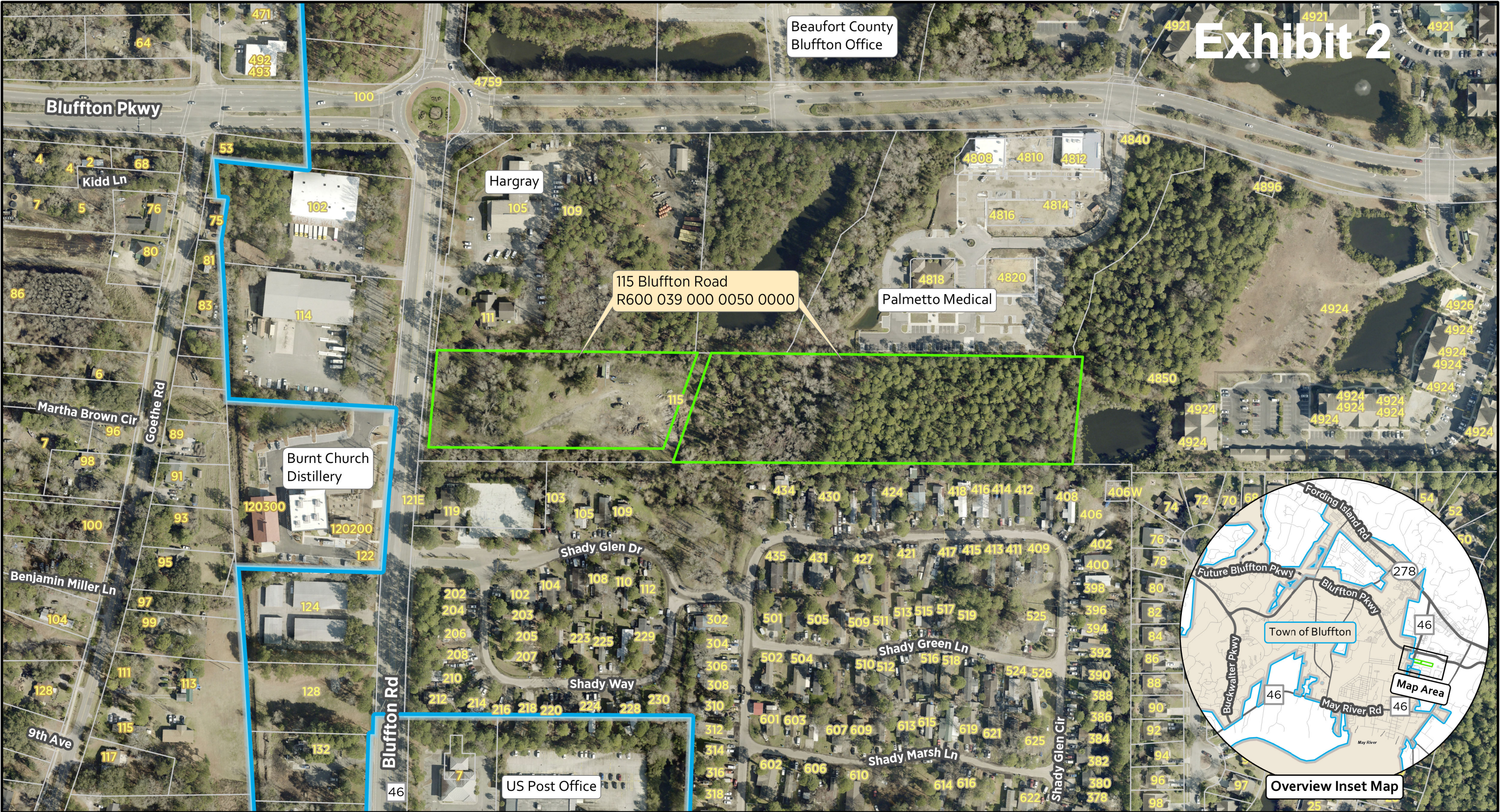


Exhibit 2

Legend

- Town of Bluffton Property - 115 Bluffton Road
- Town of Bluffton Limits
- Property Lines

0 100 200 400 Feet

TOWN OF BLUFFTON - BEAUFORT COUNTY - SOUTH CAROLINA

BLUFFTON ROAD PARCEL

AERIAL LOCATION MAP - ANNEXATION REQUEST

Ryan J. Coleman, GISP
Date: 6/23/2021



Beaufort County, South Carolina

generated on 6/22/2021 10:12:37 AM EDT

Property ID (PIN)	Alternate ID (AIN)	Parcel Address	Data refreshed as of	Assess Year	Pay Year
R600 039 000 0050 0000	00510913	115 BLUFFTON RD,	6/18/2021	2020	2020

Current Parcel Information

Owner	TOWN OF BLUFFTON	Property Class Code	CommVac
Owner Address	PO BOX 386 BLUFFTON SC 29910	Acreage	9.3400
Legal Description	03/11 0.66 AC DEEDED TO SCDOT (\$146,300)		

Historic Information

Tax Year	Land	Building	Market	Taxes	Payment
2020	\$1,374,800		\$1,374,800	\$64.00	\$64.00
2019	\$1,374,800		\$1,374,800	\$64.00	\$64.00
2018	\$1,374,800		\$1,374,800	\$57.00	\$57.00
2017	\$1,120,800		\$1,120,800	\$57.00	\$57.00
2016	\$1,120,800		\$1,120,800	\$57.00	\$57.00
2015	\$1,120,800		\$1,120,800	\$57.00	\$57.00
2014	\$1,120,800		\$1,120,800	\$203.61	\$203.61
2013	\$1,120,800		\$1,120,800	\$203.61	\$203.61
2012	\$1,868,000		\$1,868,000	\$203.61	\$203.61
2011	\$1,868,000		\$1,868,000	\$203.61	\$203.61

Sales Disclosure

Grantor	Book & Page	Date	Deed	Vacant	Sale Price
UNKNOWN OWNER 00510913		12/31/1776	Or		\$0
		12/31/1776	Or		\$0

Improvements

Building	Type	Use Code Description	Constructed Year	Stories	Rooms	Square Footage	Improvement Size
----------	------	-------------------------	---------------------	---------	-------	-------------------	---------------------



Beaufort County, South Carolina

generated on 6/22/2021 10:12:49 AM EDT

Parcel

Property ID (PIN)	Alternate ID (AIN)	Parcel Address	Data refreshed as of	Assess Year	Pay Year
R600 039 000 0050 0000	00510913	115 BLUFFTON RD,	6/18/2021	2020	2020

Owner Information

Owner	TOWN OF BLUFFTON
Owner Address	PO BOX 386 BLUFFTON SC 29910
Sale Date	
Deed Reference	

Location Information

Tax District Name		Routing No.	
Parcel Address	115 BLUFFTON RD,	Legal Description	03/11 0.66 AC DEEDED TO SCDOT (\$146,300)
Acreage	9.3400		

Parcel Information

Topography

Property Class Code	CommVac	Level	N
		High	N
		Low	N
		Rolling	N
		Swampy	N
		Flood Hazard	
		Waterfront Property Type	

Assessment Information

Prior Year	2019	Current Year	2020
Appraised Value Land	1,374,800	Appraised Value Land	1,374,800
Appraised Value Improvements	0	Appraised Value Improvements	0
Total Appraised Value	1,374,800	Total Appraised Value	1,374,800
Limited (Capped) Appraised Value Total	1,288,920	Limited (Capped) Appraised Value Total	1,288,920

Exemption Amount	77,340	Exemption Amount	77,340
Taxable Value	0	Taxable Value	0
Assessment Ratio	6%	Assessment Ratio	6%
Assessed Value	77,340	Assessed Value	77,340



Beaufort County, South Carolina

generated on 6/22/2021 10:13:05 AM EDT

Land

Property ID (PIN)	Alternate ID (AIN)	Parcel Address	Data refreshed as of	Assess Year	Pay Year
R600 039 000 0050 0000	00510913	115 BLUFFTON RD,	6/18/2021	2020	2020

Land Description

Legally Deeded Acreage 9.3400

Legal Description 03/11 0.66 AC DEEDED TO SCDOT (\$146,300)

Land Type - 70 COMMERCIAL (PRIME HWY FRONT)

Effective Frontage .0 Actual Frontage .0

Effective Depth .0

Acreage 9.34

Square Footage .00

Soil ID



Beaufort County, South Carolina

generated on 6/22/2021 10:13:21 AM EDT

Improvements

Property ID (PIN)	Alternate ID (AIN)	Parcel Address	Data refreshed as of	Assess Year	Pay Year
R600 039 000 0050 0000	00510913	115 BLUFFTON RD,	6/18/2021	2020	2020

Improvements

Type	Use Code Description	Building	ID No.	Constructed Year	Square Footage	Improvement Size
------	-------------------------	----------	--------	---------------------	-------------------	---------------------

No Records Found

Giroux, Aubrie

From: Lane, Heidi <heidil@bcgov.net>
Sent: Tuesday, June 22, 2021 1:37 PM
To: Giroux, Aubrie
Subject: RE: Special District Confirmation Letter for 115 Bluffton Road

Good afternoon,

I am not sure what kind of letter you are looking for. This is not something that I have done before. I have the same Assessor information that you attached and I do see where this parcel was part of a TIF per ordinance:

Original TIF Ordinance 1999-38

<http://www.bcgov.net/archives/county-government/administration/ordinances/1999/38.pdf>

Amendment to TIF Ordinance 2000-21

<http://www.bcgov.net/archives/county-government/administration/ordinances/2000/21.pdf>

The PIN that indicated the TIF was changed by the County from 601 to 600 for the 2017 tax year. Hope this helps.

Thank you,

Heidi Lane
Senior Information Technology Specialist
Beaufort County Auditor's Office
(843) 255-2519
Serving as the citizens advocate for transparency
In the taxation process one tax bill at a time.

The content of this email is confidential and intended for the recipient specified in message only. It is strictly forbidden to share any part of this message with any third party, without a written consent of the sender. If you received this message by mistake, please reply to this message and follow with its deletion, so that we can ensure such a mistake does not occur in the future.

From: Giroux, Aubrie <agiroux@townofbluffton.com>
Sent: Tuesday, June 22, 2021 11:34 AM
To: Lane, Heidi <heidil@bcgov.net>
Subject: Special District Confirmation Letter for 115 Bluffton Road

Heidi,

I'm putting together an annexation application for the Town of Bluffton owned property located at 115 Bluffton Road (TMS No. R600 039 000 0050 0000) to present at our July 13, 2021 Town Council Meeting. Pursuant to our Annexation Policy and Procedure Manual, could you please provide a letter identifying any Special Districts such as, but not limited to, Tax Increment Finance District, Assessment District, and Multi-County Industrial Park which are applicable to the property?

For reference, attached is the latest plat prepared in 2018, which is unrecorded, and the latest Assessors Data.

Please let me know if you have any questions.

Thank you,

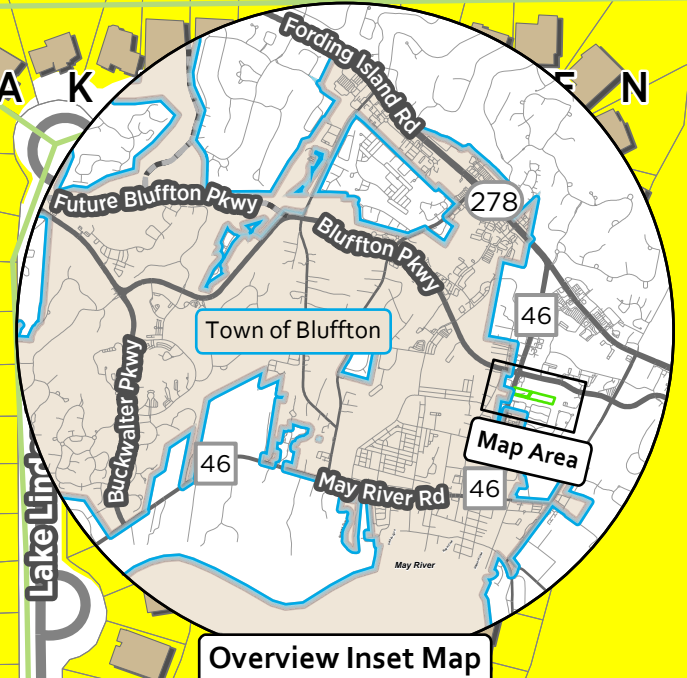
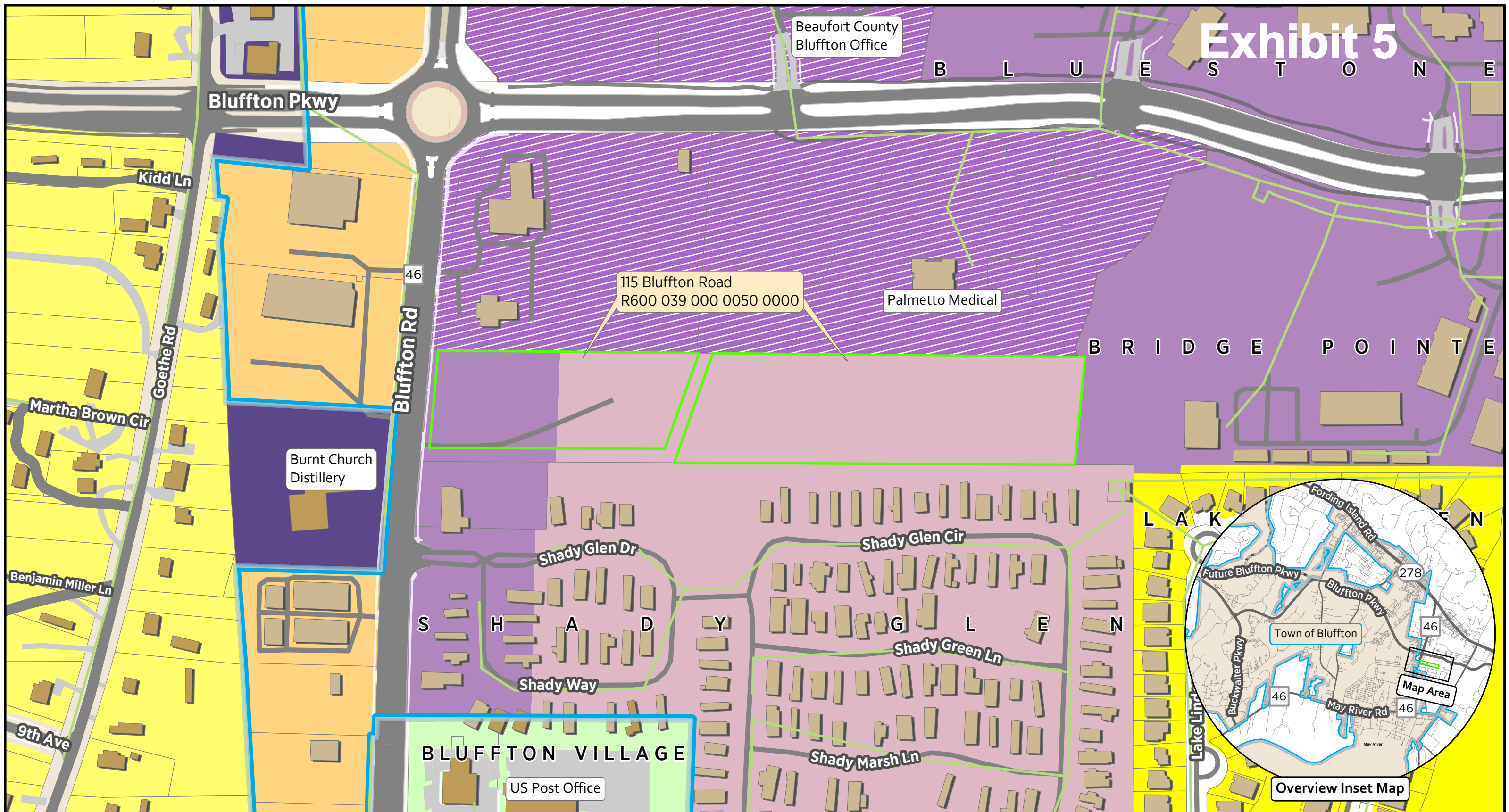
Brie Giroux
Special Projects & Programs Administrator
Office: (843) 706-4514
Mobile: (843) 298-1627

Town of Bluffton
PO Box 386
20 Bridge Street
Bluffton, SC 29910
www.townofbluffton.sc.gov



Disclaimer from Town of Bluffton: This email message (including all attachments) is intended only for the person or entity to which it is addressed. It may contain confidential and/or privileged information and material that may be protected by HIPAA, the Electronic Communications Privacy Act, and other federal and state confidentiality laws. Communications sent to or from the Town of Bluffton are subject to the SC Freedom of Information Act. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by persons or entities other than the intended recipient is strictly prohibited and punishable to the fullest extent of the law. If you are not the intended recipient, please contact the sender by return email and destroy all copies of the original message.

Exhibit 5

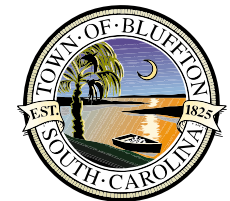
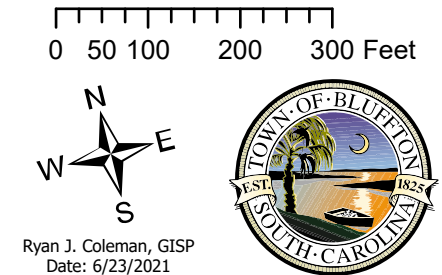


- Legend**
- 115 Bluffton Road
 - Town of Bluffton Limits
 - Sewer Lines
 - Bluffton Zoning Districts
 - Light Industrial
 - Planned Unit Development
 - Residential General
- Beaufort County Zoning**
- Community Center Mixed-Use
 - Hamlet Center Open
 - Hamlet Center
 - Neighborhood Mixed-Use
 - Neighborhood

TOWN OF BLUFFTON - BEAUFORT COUNTY - SOUTH CAROLINA

BLUFFTON ROAD PARCEL

BEAUFORT COUNTY ZONING MAP - ANNEXATION REQUEST



115 Bluffton Road Annexation and Zoning Map Amendment

Current Beaufort County vs. Proposed Town of Bluffton

Land Use Comparison

Legend: Permitted (P), Conditional (C), Special Use (S), Special Exception (SE), Permitted only as part of a Traditional Community Plan (TCP), Not Permitted (---), Not included as a specific use for the jurisdiction (N)

Land Use Type	Jurisdiction/ Zoning District		
	Beaufort County		Town of Bluffton
	Community Development Code Table 3.1.60: Consolidated Use Table		Unified Development Ordinance Table 4.3 Uses by District
	Hamlet Center (T4HC)	Neighborhood (T3N)	General Mixed Use (GM)
	1.5674 Acres	7.7026 Acres	9.27 Acres
AGRICULTURE			
Agricultural Support Services	—	P	N
Agriculture & Crop Harvesting	—	—	P
Animal Production	—	—	N
Animal Production: Factory Farming	—	—	N
Aquaponics	—	—	N
Commercial Stables	—	—	P
Forestry	P	P	P
Seafood/ Shellfish Packaging/ Processing	N	N	SE
Seasonal Farmworker Housing	—	—	N
RESIDENTIAL			
Dwelling: Single Family Detached Unit	P	P	P
Dwelling: Single Family Attached Unit	—	P	P
Dwelling: Two Family Unit (Duplex)	P	P	P
Dwelling: Multi-Family Unit	P	P	P
Dwelling: Accessory Unit	C	C	C
Dwelling: Family Compound	—	—	N/A
Dwelling: Group Home	P	P	P
Affordable Housing	—	—	P
Community Residence (dorms, convents, assisted living, temporary shelters)	P	P	N/A
Home Office	C	C	P
Home Business	C	C	P
Cottage Industry	—	—	P
Live/Work	—	P	P
Manufactured Home Community	—	—	N

115 Bluffton Road Annexation and Zoning Map Amendment

Current Beaufort County vs. Proposed Town of Bluffton

Land Use Comparison

Legend: Permitted (P), Conditional (C), Special Use (S), Special Exception (SE), Permitted only as part of a Traditional Community Plan (TCP), Not Permitted (---), Not included as a specific use for the jurisdiction (N)

Land Use Type	Jurisdiction/ Zoning District		
	Beaufort County		Town of Bluffton
	Community Development Code Table 3.1.60: Consolidated Use Table		Unified Development Ordinance Table 4.3 Uses by District
	Hamlet Center (T4HC)	Neighborhood (T3N)	General Mixed Use (GM)
	1.5674 Acres	7.7026 Acres	9.27 Acres
RETAIL AND RESTAURANTS			
General Retail 3,500 SF or less	—	P	P
General Retail 10,000 SF or less	—	—	P
General Retail 25,000 SF or less	—	—	P
General Retail 50,000 SF or less	—	—	P
General Retail greater than 50,000 SF	—	—	P
General Retail with Drive-Through Facilities	—	—	P
Adult Oriented Business	—	—	—
Bar, Tavern, Nightclub	—	—	C
Gas Station/Fuel Sales	—	C	P
Open Air Retail	—	—	C
Restaurant, Café, Coffee Shop	—	P	C
Restaurant, Café, Coffee Shop with Drive-Through Facilities	—	—	C
Vehicle Sales & Rental: Light	—	—	P
Vehicle Sales & Rental: Heavy	—	—	P
OFFICES & SERVICES			
General Offices & Services: 3,500 SF or less	—	P	P
General Offices & Services: 10,000 SF or less	—	—	P
General Offices & Services: 25,000 SF or less	—	—	P
General Offices & Services: 50,000 SF or less	—	—	P
General Offices & Services: greater than 50,000 SF	—	—	P
General Offices & Services: with Drive-Through Facilities	—	—	P

115 Bluffton Road Annexation and Zoning Map Amendment

Current Beaufort County vs. Proposed Town of Bluffton

Land Use Comparison

Legend: Permitted (P), Conditional (C), Special Use (S), Special Exception (SE), Permitted only as part of a Traditional Community Plan (TCP), Not Permitted (---), Not included as a specific use for the jurisdiction (N)

Land Use Type	Jurisdiction/ Zoning District		
	Beaufort County		Town of Bluffton
	Community Development Code Table 3.1.60: Consolidated Use Table		Unified Development Ordinance Table 4.3 Uses by District
	Hamlet Center (T4HC)	Neighborhood (T3N)	General Mixed Use (GM)
	1.5674 Acres	7.7026 Acres	9.27 Acres
Animal Services: Clinic/Hospital	—	P	SE
Animal Services: Kennel	—	—	SE
Body Branding, Piercing, Tattooing	—	—	P
Day Care: Family Home (up to 8 clients)	P	P	P
Day Care: Commercial Center (9 or more clients)	—	C	P
Lodging: Short-Term Housing Rental (STHR)	S	S	C
Lodging: Inn (up to 24 rooms)	—	P	P
Lodging: Hotel	—	—	P
Medical Service: Clinics/Offices	—	P	P
Medical Service: Hospital	—	—	P
Residential Storage Facility	—	C	P
Vehicle Services: Minor Maintenance and Repair	—	—	P
Vehicle Services: Major Maintenance and Repair	—	—	P
RECREATION, EDUCATION, SAFETY, PUBLIC ASSEMBLY			
Club, Lodge, Union Hall, or Social Center	N	N	P
Community Oriented Cultural Facility (15,000 SF or greater)	—	—	P
Community Oriented Cultural Facility (Less than 15,000 SF)	—	P	P
Community Public Safety Facility	P	P	P
Conference or Exhibition Center	N	N	P
Detention Facility	—	—	N
Ecotourism	—	—	N

115 Bluffton Road Annexation and Zoning Map Amendment

Current Beaufort County vs. Proposed Town of Bluffton

Land Use Comparison

Legend: Permitted (P), Conditional (C), Special Use (S), Special Exception (SE), Permitted only as part of a Traditional Community Plan (TCP), Not Permitted (---), Not included as a specific use for the jurisdiction (N)

Land Use Type	Jurisdiction/ Zoning District		
	Beaufort County		Town of Bluffton
	Community Development Code Table 3.1.60: Consolidated Use Table		Unified Development Ordinance Table 4.3 Uses by District
	Hamlet Center (T4HC)	Neighborhood (T3N)	General Mixed Use (GM)
	1.5674 Acres	7.7026 Acres	9.27 Acres
Government Building	N	N	P
Institutional Care Facility	—	—	N
Meeting Facility/Place of Worship (15,000 or greater)	—	C	P
Meeting Facility/Place of Worship (Less than 15,000 SF)	C	C	P
Museum	N	N	P
Park, Playground, Outdoor Recreation Areas	P	P	P
Recreation Facility: Commercial Indoor	—	P	C
Recreation Facility: Commercial Outdoor	—	—	C
Recreation Facility: Community-Based	—	—	C
Recreation Facility: Developed Campground	—	—	—
Recreation Facility: Golf Course	—	—	P
Recreation Facility: Primitive Campground	—	—	—
Recreation Facility: Semi-Developed Campground	—	—	—
School: College or University	—	S	P
School: Public or Private	—	P	P
School: Specialized Training/Studio	—	P	P
INFRASTRUCTURE, TRANSPORTATION, COMMUNICATIONS			
Airport, Aviation Services	—	—	N
Infrastructure and Utilities: Regional (Major) Utility	S	C	P
Parking Facility: Public or Commercial	—	—	—
Transportation Terminal	—	—	N
Waste Management: Community Waste Collection & Recycling	—	—	—

115 Bluffton Road Annexation and Zoning Map Amendment

Current Beaufort County vs. Proposed Town of Bluffton

Land Use Comparison

Legend: Permitted (P), Conditional (C), Special Use (S), Special Exception (SE), Permitted only as part of a Traditional Community Plan (TCP), Not Permitted (---), Not included as a specific use for the jurisdiction (N)

Land Use Type	Jurisdiction/ Zoning District		
	Beaufort County		Town of Bluffton
	Community Development Code Table 3.1.60: Consolidated Use Table		Unified Development Ordinance Table 4.3 Uses by District
	Hamlet Center (T4HC)	Neighborhood (T3N)	General Mixed Use (GM)
	1.5674 Acres	7.7026 Acres	9.27 Acres
Waste Management: Regional Waste Transfer & Recycling	—	—	—
Waste Management: Regional Waste Disposal & Resource Recovery	—	—	—
Wireless Communications Facility	—	S	C
INDUSTRIAL			
Concrete and Asphalt Plants	N	N	—
Contractor's Office	N	N	C
Manufacturing, Processing, and Packaging - Heavy	—	—	—
Manufacturing, Processing, and Packaging - Light (15,000 SF or greater)	—	—	C
Manufacturing, Processing, and Packaging - Light (Less than 15,000 SF)	—	—	C
Mining & Resource Extraction	—	—	N
Outdoor Maintenance/Storage Yard	—	—	N
Research and Laboratory	N	N	P
Salvage Operations	—	—	—
Warehousing	—	—	—
Wholesaling and Distribution	—	—	—

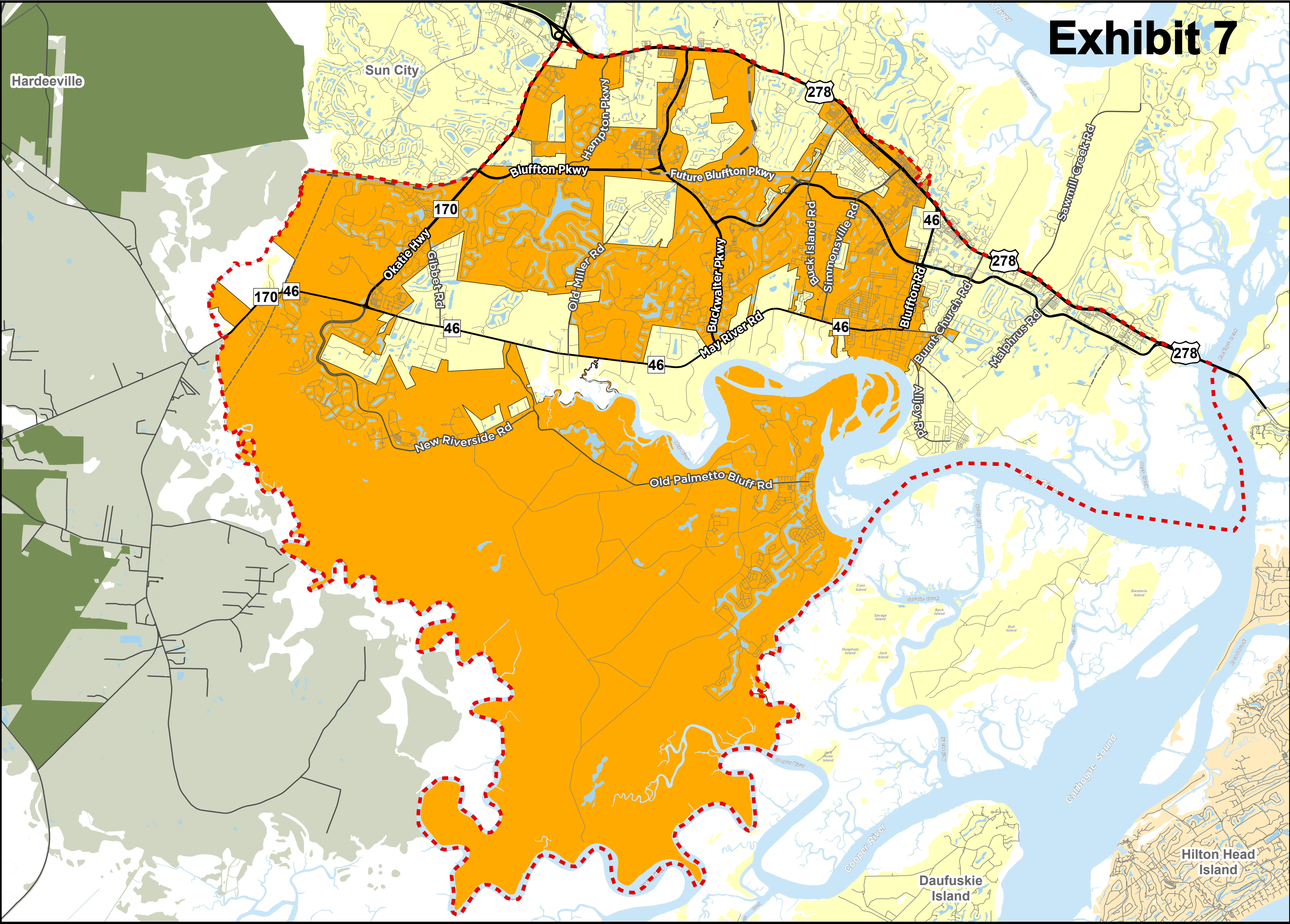


Exhibit 7

Town of Bluffton
Beaufort County, SC

**Growth Management
Department**

**Future
Annexation
Area
Map 8.1**

Legend

JURISDICTIONAL

- Hilton Head Island
- Hardeeville
- Beaufort County
- Jasper County
- Town of Bluffton
- Town of Bluffton Future Limits

TRANSPORTATION

- Paved Roads
- Proposed Roads

HYDROLOGY

- Marsh
- Water

Adopted: 9/04/2007
Revised: 12/09/2014
Updated: 6/22/2021

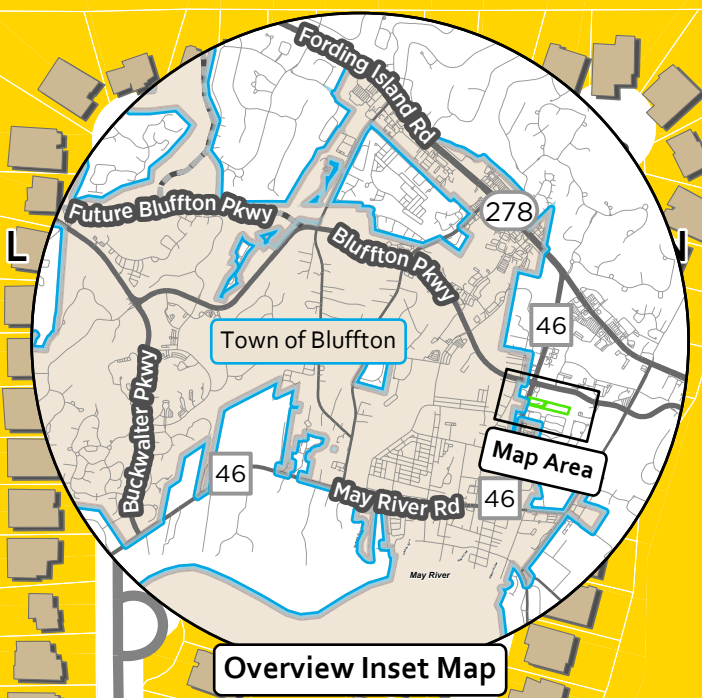
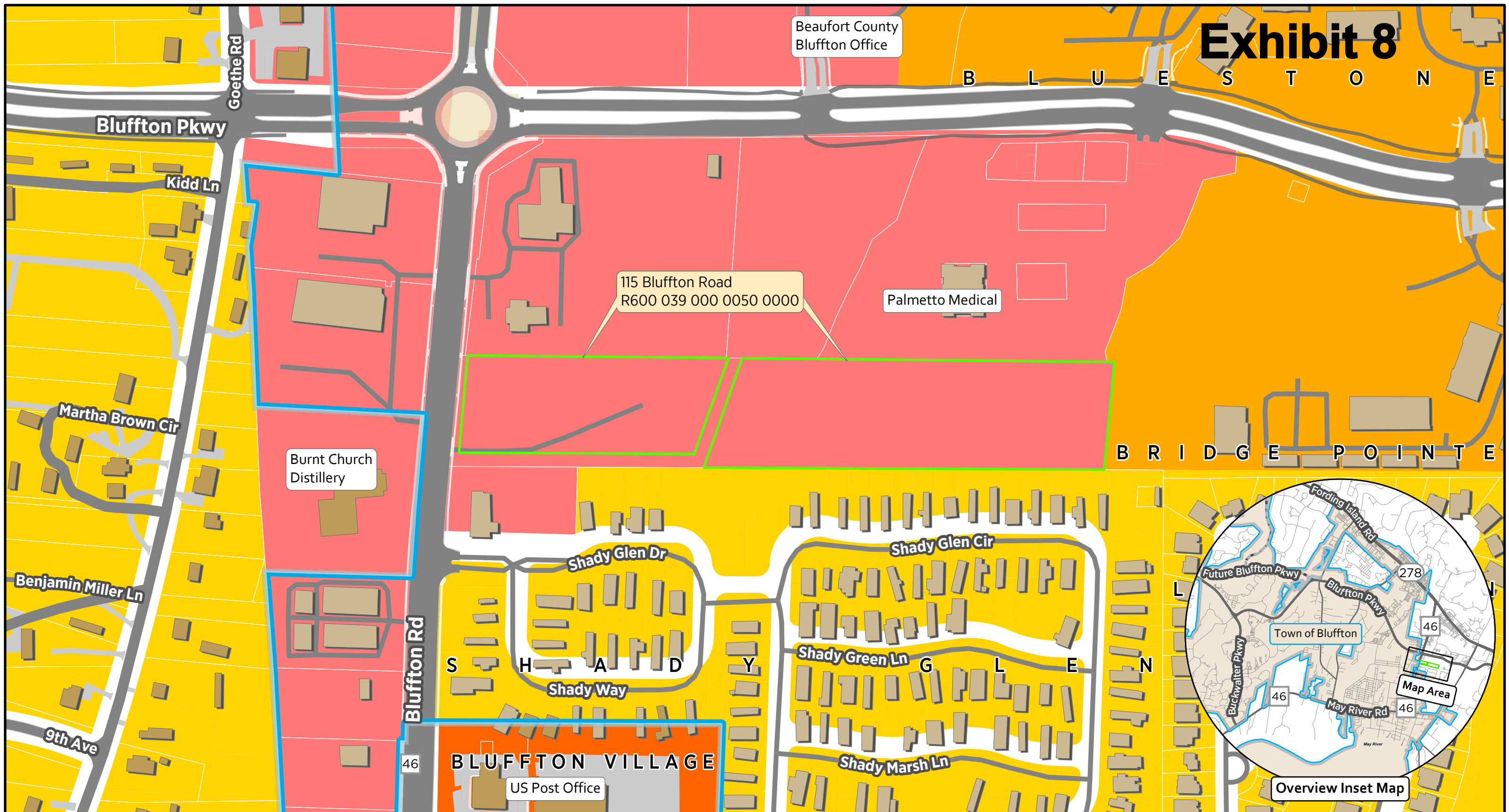
Map Prepared By:
**Ryan
Coleman, GISP**

1
Mile



This map was created by the GIS Office of the Town of Bluffton's Information Technology Division and is solely intended to be used as a graphical representation for the Town of Bluffton. The GIS maps and data distributed by the GIS Office of the Town of Bluffton's Information Technology Division are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness and currency thereof are not guaranteed. The Town of Bluffton makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the town's Geographic Information Systems database.

Exhibit 8



- Legend**
- 115 Bluffton Road
 - Town of Bluffton Limits
 - Future Land Use**
 - Medium Density Residential
 - Medium Intensity Commercial
 - Mixed Use

TOWN OF BLUFFTON - BEAUFORT COUNTY - SOUTH CAROLINA

BLUFFTON ROAD PARCEL

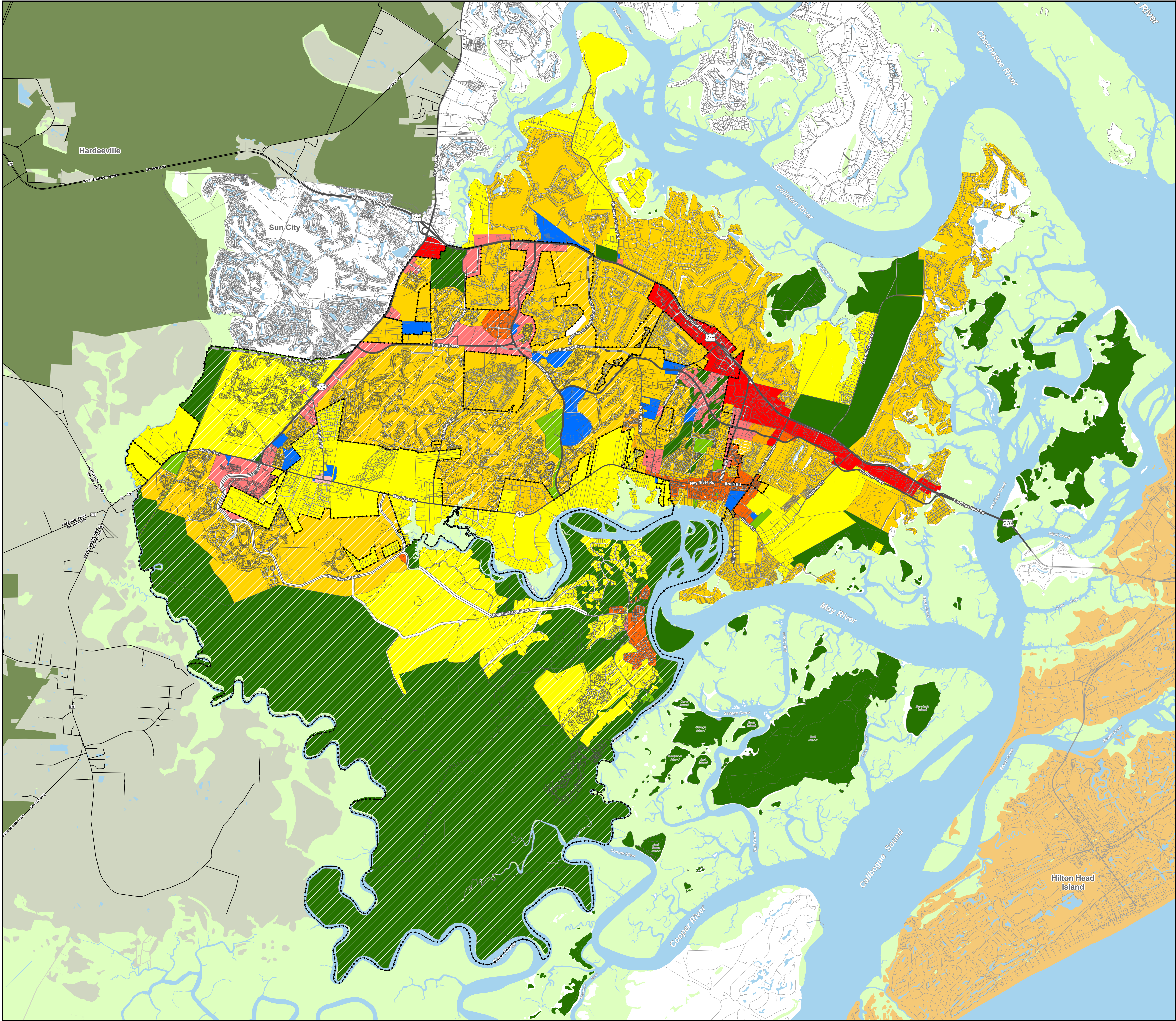
FUTURE LAND USE MAP - ANNEXATION REQUEST

0 55 110 220 330 Feet

N
W S E

TOWN OF BLUFFTON
EST. 1825
SOUTH CAROLINA

Ryan J. Coleman, GISP
Date: 6/29/2021



Town of Bluffton
Beaufort County, SC

Information
Technology Department

**FUTURE
LAND
USE**
Map 8.3

Legend

FUTURE LAND USE

- High Intensity Commercial
- Medium Intensity Commercial
- Low Intensity Commercial
- Mixed Use
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Civic/ Institutional
- Recreation/ Open Space
- Conservation/ Preservation
- In PUD

JURISDICTIONAL

- Hilton Head Island
- Hardeeville
- Beaufort County
- Jasper County
- Bluffton Town Limit

MISCELLANEOUS

- Bluffton Parcel Lines
- Beaufort County Jasper County Parcel Lines

TRANSPORTATION

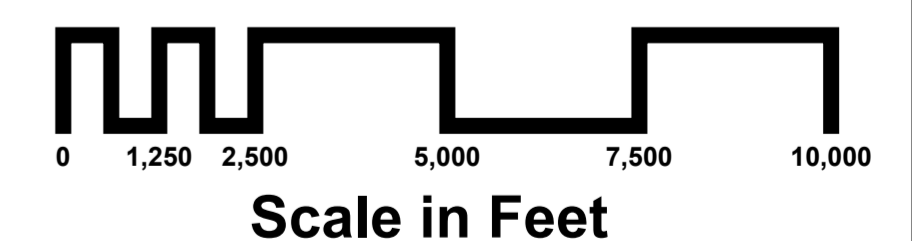
- Paved Road
- Bluffton Parkway (Proposed)

HYDROLOGY

- Marsh
- Water

Adopted: 9/04/2007
Revised: 12/09/2014
Updated: 6/22/2021

Map Prepared By:
Ryan
Coleman, GISP



DISCLAIMER:
This map was created by the GIS Office of the Town of Bluffton's Information Technology Division and is solely intended to be used as a graphical representation for the Town of Bluffton. The GIS maps and data distributed by the GIS Office of the Town of Bluffton's Information Technology Department are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness and currency thereof are not guaranteed. The Town of Bluffton makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the town's Geographic Information Systems database. Additionally, the Town of Bluffton or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

Exhibit 9

Map Legend

- Future Bluffton Limits
- Town Center Place Type Assembly
- Village Place Type Assembly
- Hamlet Place Type Assembly
- Rural Crossroad Place Type Assembly

Streets

- Major Road
- Minor Road
- Local Road
- Future Major Road
- Future Road
- Pathway

Water Type

- Water
- Marsh

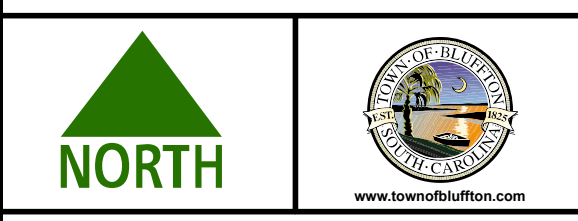
County

- Beaufort
- Jasper

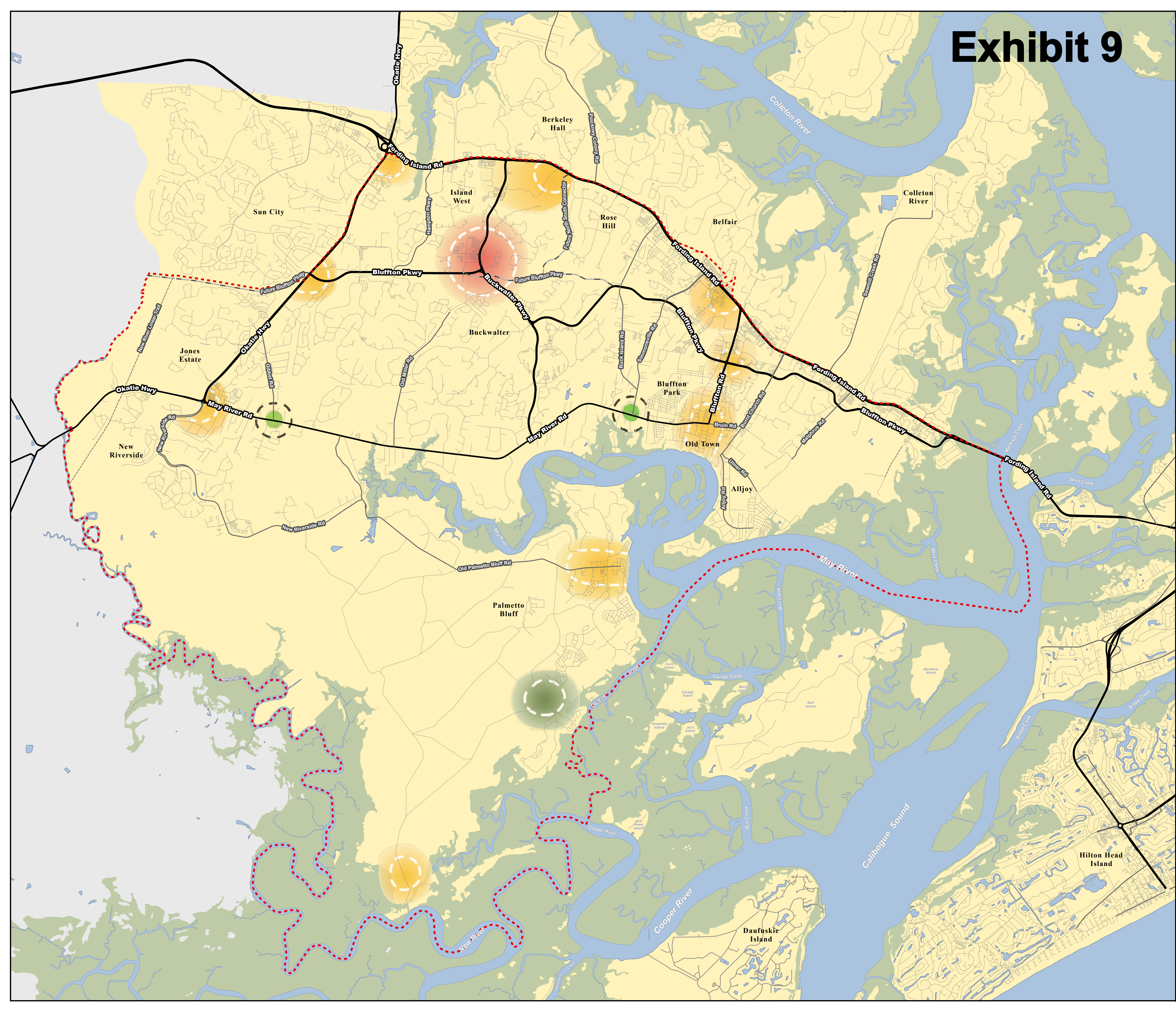
Adopted: 11/10/2011
Revised: 12/09/2014
Updated: 6/21/2021

Map Prepared By:
Ryan Coleman, GISP

0 0.25 0.5 1 Miles



This map was created by the GIS Office of the Town of Bluffton's Information Technology Division and is solely intended to be used as a graphical representation for the Town of Bluffton. The GIS maps and data distributed by the GIS Office of the Town of Bluffton's Information Technology Division are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness and currency thereof are not guaranteed. The Town of Bluffton makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the town's Geographic Information Systems database.



The State of South Carolina,

Exhibit 10

600-39-50

\$130,000

KNOW ALL MEN BY THESE PRESENTS, That I, C.E. ULMER, of Bluffton Township, Beaufort County,

in consideration of the sum of TWO HUNDRED AND FIFTY & No/100 (\$250.00) in the State aforesaid for and to me in hand paid at and before the sealing of these Presents, by THE TOWN OF BLUFFTON and County aforesaid

INDIANS,

(the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said TOWN OF BLUFFTON, its Heirs and Assigns: All that certain piece, parcel or tract of land, situate lying and being in Bluffton Township, Beaufort County, and State of South Carolina, containing ten (10) acres more or less. And bounded as follows, on the North and East by land of C.E. Ulmer, on the South by land of E.M. Fripp, and on the West by the Fording Island Public Road, and is more particularly described as follows, starting at a cement marker on the Northwest corner of land of E.M. Fripp, and running thence North along the Fording Island road on bearing N 19° E for a distance of two-hundred and ninety (290) feet, thence East on a bearing of S 65° 30' E, for a distance of Fifteen Hundred (1500) feet, thence South on a bearing of S 19° W, a distance of Two Hundred and ninety (290) feet to Property of E.M. Fripp, thence following the Fripp property line Fifteen hundred feet to the starting point. Said 10 acres being a part of Hunting Island Plantation conveyed by deed of Sergeant S. Cran to C.E. Ulmer in 1918.

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 said TOWN OF BLUFFTON, and its Heirs and Assigns forever.

AND I do hereby bind Myself and my Heirs, Executors and Administrators, to warrant and forever defend, all and singular, the said premises unto the said TOWN OF BLUFFTON, and its Heirs and Assigns against me, my Heirs and all others lawfully claiming or to claim the same, or any part thereof.

WITNESS my Hand and Seal, this 15th day of March, in the year of our Lord one thousand nine hundred and forty-nine, and in the one hundred and seventy-third year of the

Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of:

H.E. CROSBY SR. (\$1.00 S.C. Stps.)

C.E. ULMER JR. (\$0.55 N.S. Stps.)

C.E. ULMER

(L. S.)

(L. S.)

THE STATE OF SOUTH CAROLINA,

Beaufort

County

Personally appeared before me H.E. CROSBY SR.

with that he saw the within named C.E. ULMER

his act and deed, deliver the within written Deed and that he

SWORN to before me this 16 day of March

with C.E. ULMER JR.

sign, seal and as witnessed the execution thereof.

J.H. HEYKAND (SEAL)
Notary Public

A. D. 1949

H.E. CROSBY SR.

THE STATE OF SOUTH CAROLINA,

County

RESUSCITATION OF DOWER.

I,

it may concern that Mrs.

wife of the within named

do hereby certify unto all whom

did this day appear before me, and upon being privately examined by me, did declare that she does freely, voluntarily and without any compulsion, dread or fear of any person or persons whatsoever, renounce, release and forever relinquish unto the within named

Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

Given under my hand and seal, this

day of

A. D. 19

Recorded and certified, this

8th

day of

March

Deputy

Certified

A true Copy

W. Henry Jackson
Clerk of Court

SCDOT RW 802EXHI (09-03)

THE STATE OF SOUTH CAROLINA

COUNTY OF BEAUFORT

TITLE TO REAL ESTATE

Approximate Survey Station

Road/Route..... S. C. 46
 File..... 7.036065A
 Item.....
 Project..... EM08(002)
 PIN..... 36065

BEAUFORT COUNTY SC- ROD
 BK 02787 PGS 1491-1493
 DATE: 12/01/2008 02:38:10 PM
 INST # 2008072983 RCPT# 568976

56+00 To 60+00 LT

To

To

KNOW ALL MEN BY THESE PRESENTS, That I (or we) **Town of Bluffton, Post Office Box 386, Bluffton, South Carolina 29910** in consideration of the sum of **One Hundred Forty-Six Thousand Three Hundred and No/100 Dollars (\$146,300.00)** and other valuable consideration to me (or us) in hand paid at and before the sealing and delivering thereof, by the South Carolina Department of Transportation, Columbia, South Carolina, receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release, unto the said South Carolina Department of Transportation, its successors and assigns, all that certain real property of the Grantor in fee simple absolute **from U.S. Route 278 to Southerly for 1.058 miles to existing four lane section on S.C. Route 46**, State and County aforesaid, as shown on plans prepared by the South Carolina Department of Transportation and dated **January 3, 2008**.

SPECIAL PROVISIONS: The above consideration is for all that certain parcel of land containing 0.658 acre, more or less, and all improvements thereon, if any, owned by Town of Bluffton, shown as the "Area of Acquisition" on Exhibit A, attached hereto and made a part hereof. This being a portion of the property acquired from C. E. Ulmer by deed dated March 15, 1949 and recorded March 08, 1950 in Deed Book 69, Page 558 in the records for Beaufort County and shown as Tax Map No. R601-039-000-0050-0000.

Together with, all and singular, the rights, members, hereditaments and appurtenances thereunto belonging, or in any wise incident or appertaining.

And I (or we) do hereby bind myself (or ourselves), my (or our) heirs, executor and administrators, to warrant and forever defend all and singular said premises unto said South Carolina Department of Transportation, its successors and assigns, against myself (or ourselves) and my (or our) heirs and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

TO HAVE AND TO HOLD in fee simple, absolute and singular the said property and the rights hereinbefore granted, unto the said South Carolina Department of Transportation, its successors and assigns forever.

IN WITNESS WHEREOF, I (or we) have hereunto set my (or our) hand(s) and seal(s) this 17th day of October, in the year of our Lord, Two Thousand and **Eight**.
 Signed, sealed and delivered in the presence of:

Kimberly Chapman
 2nd Witness
Catherine J. Carpenter
 1st Witness

Town of Bluffton
[Signature]
 By: (L.S.)
Town Manager
 Its: (L.S.)

NOTE: All right of way agreements must be in writing and are subject to rejection by the South Carolina Department of Transportation.

THE STATE OF South Carolina
COUNTY OF Beaufort

Personally appeared before me the undersigned witness and made oath that she/he saw the within named sign, seal and as their act and deed, deliver the within written instrument; and that she/he with the other witness whose signature appears above witnessed the execution thereof.

Catherine J. Carpenter
Kimberly Chapman
 1st Witness

SWORN to before me this 17th day of October, 2008

Kimberly Chapman
 NOTARY PUBLIC FOR South Carolina

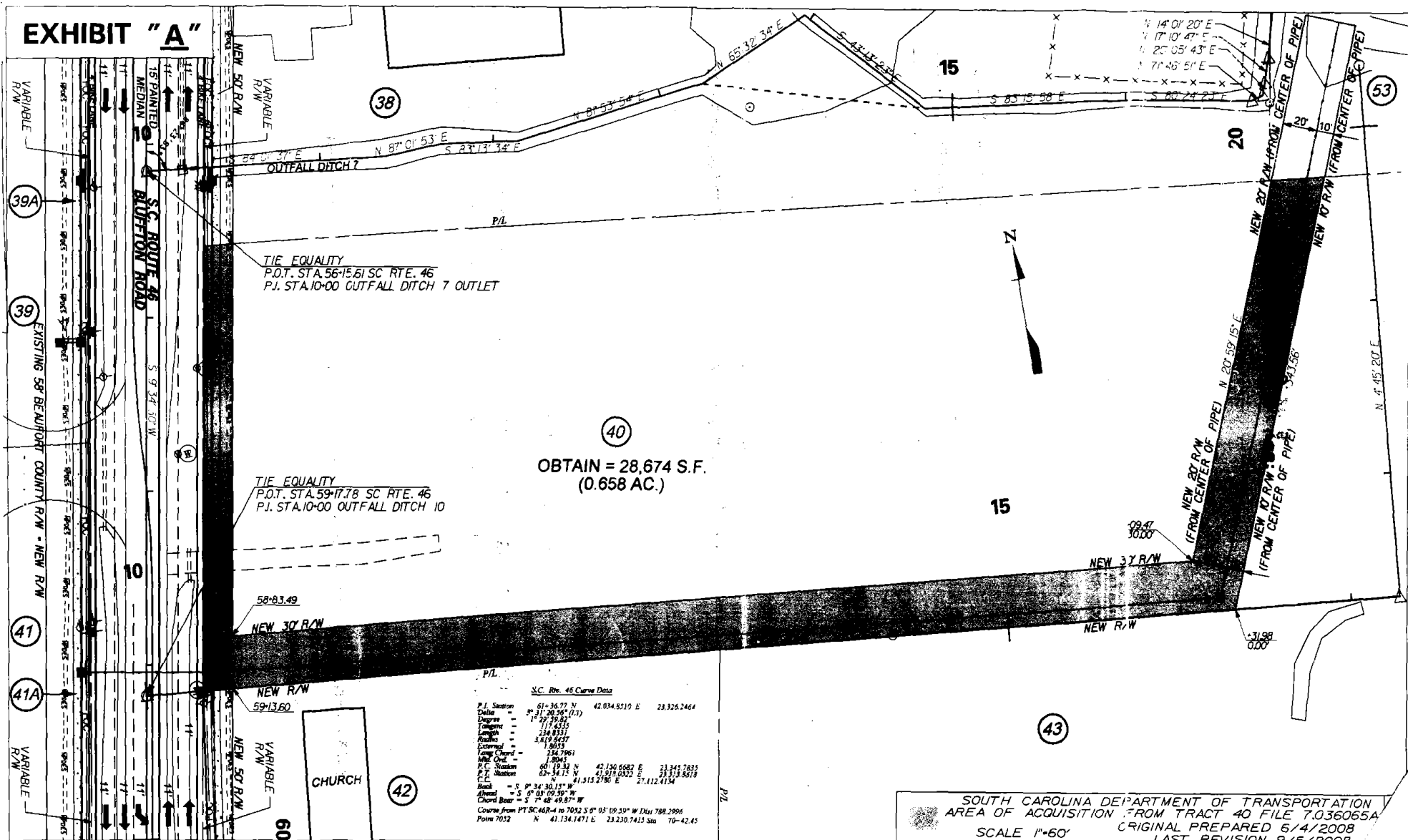
My Commission Expires: My commission expires: September 5, 2016

GRANTEE'S ADDRESS: SCDOT, Director, Rights of Way, P.O. Box 191, Columbia, SC 29202-0191

Checked 11-12-08 By [Signature]
 Recorded _____ By _____
 Project _____ File No. _____

Tract 40

EXHIBIT "A"



STATE OF SOUTH CAROLINA

COUNTY OF BEAUFORT

Road/Route **SC 46**
 File **7.036065A**
 Item
 Project **EM08(002)**
 PIN **36065**

AFFIDAVIT


PERSONALLY appeared before me the undersigned, being duly sworn, deposes and says:

Property located on the above road or route, bearing **BEAUFORT COUNTY**, was transferred by **TOWN OF BLUFFTON** to the South Carolina Department of Transportation on **OCTOBER 17, 2008**.

The above transaction is exempt, or partially exempt from the recording fee as set forth in S. C. Code Ann. Section 12-24-10 et.seq. because the deed is transferring realty to the State, its agencies and departments, and its political subdivisions, including school districts (Section 12-24-40(2).)

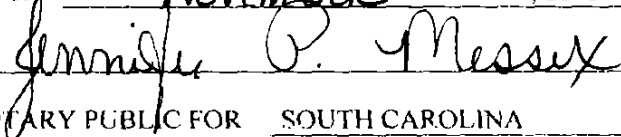
As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as Right of Way Agent for the South Carolina Department of Transportation.

I further understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.


 Responsible Person Connected with the Transaction

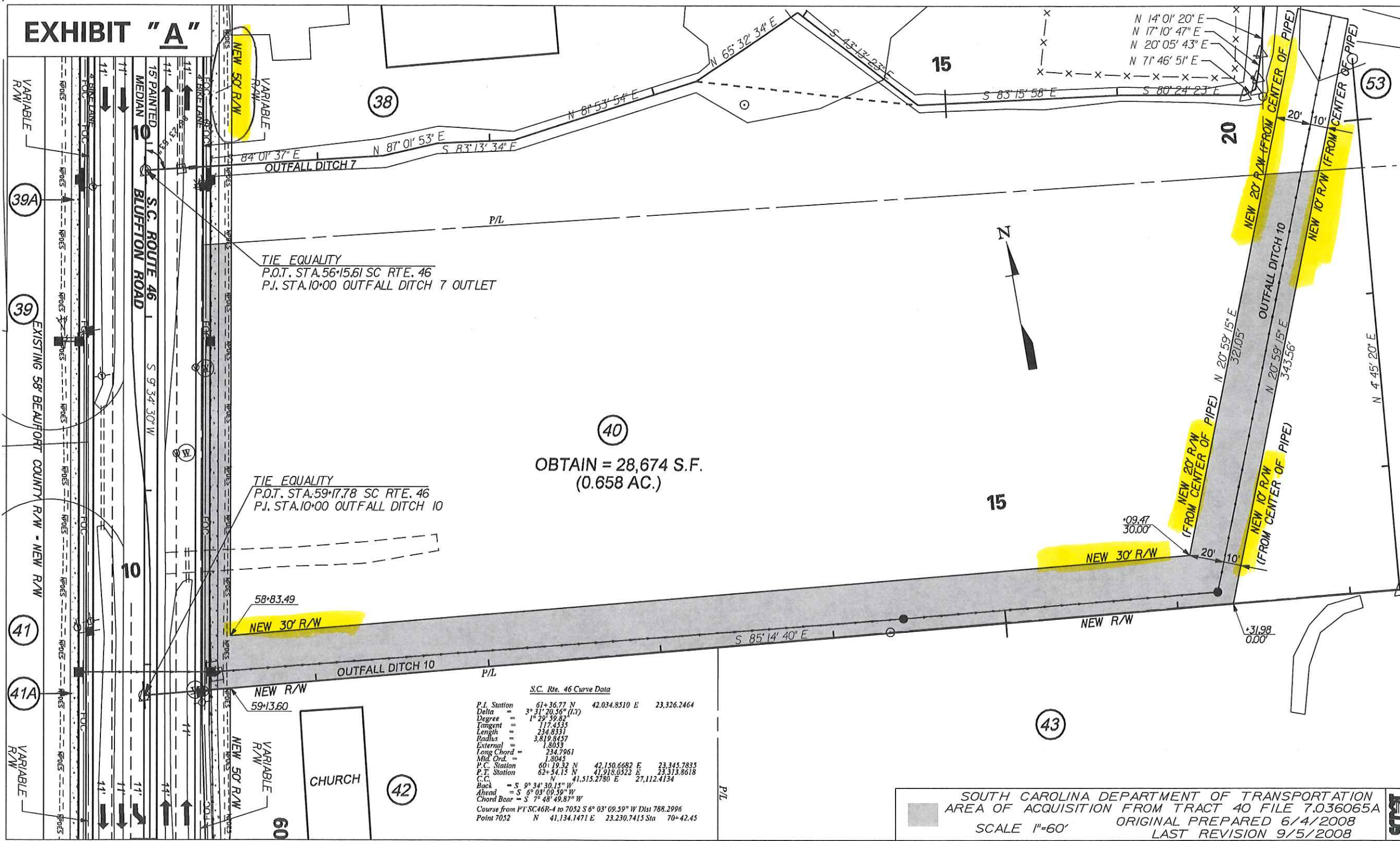
SWORN to before me this 4th

day of November, 2008


 NOTARY PUBLIC FOR SOUTH CAROLINA

My Commission Expires: 2-17-2010

EXHIBIT "A"



S.C. Rte. 46 Curve Data

P.I. Station	61+36.77 N	42,034.8510 E	23,326.2464
Delta	3° 31' 20.56" (1.17)		
Degree	1° 29' 59.82"		
Tangent	117.4535		
Length	234.8331		
Radius	3,819.8437		
External	1.8053		
Long Chord	234.7961		
Mid. Ord.	1.8045		
P.C. Station	60+19.32 N	42,150.6682 E	23,345.7835
P.T. Station	62+34.15 N	41,918.0322 E	23,313.8618
C.C.	N 41.515.2780 E 27,112.4134		
Back	S 9° 34' 30.15" W		
Ahead	S 6° 03' 09.59" W		
Chord Bear	S 7° 48' 49.87" W		
Course from P.I. SC46R-4 to 7052	S 6° 03' 09.59" W Dist 788.2996		
Point 7052	N 41,134.1471 E 23,230.7415 Sta 70+42.45		

Exhibit 12

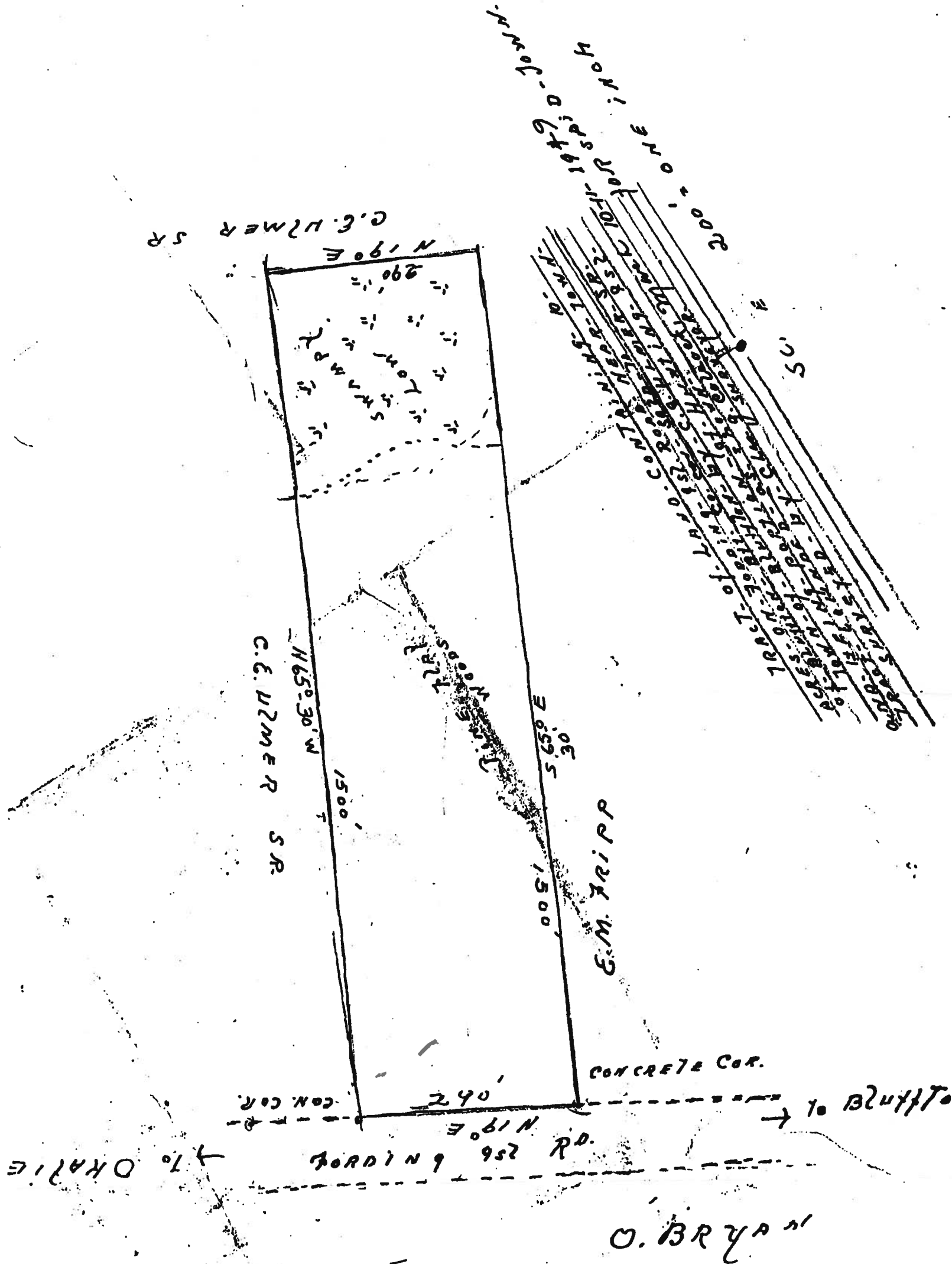
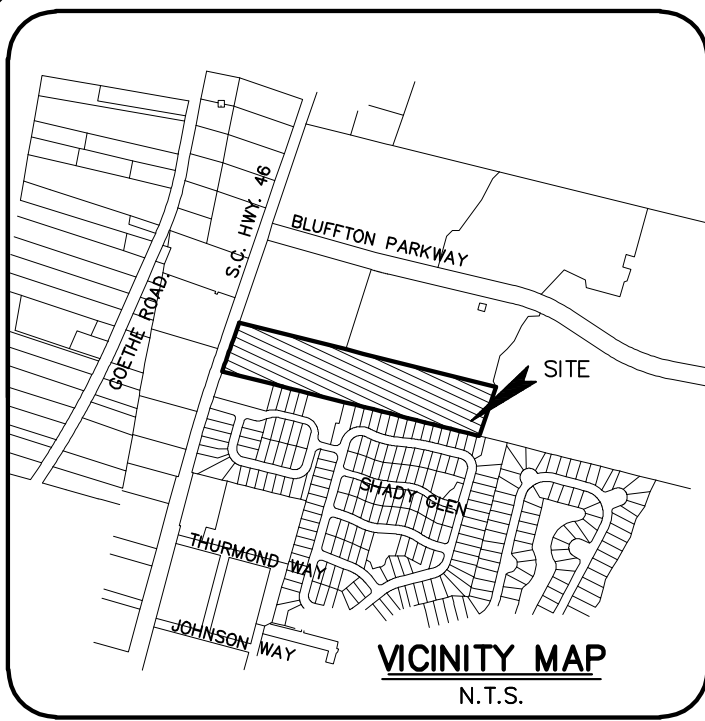


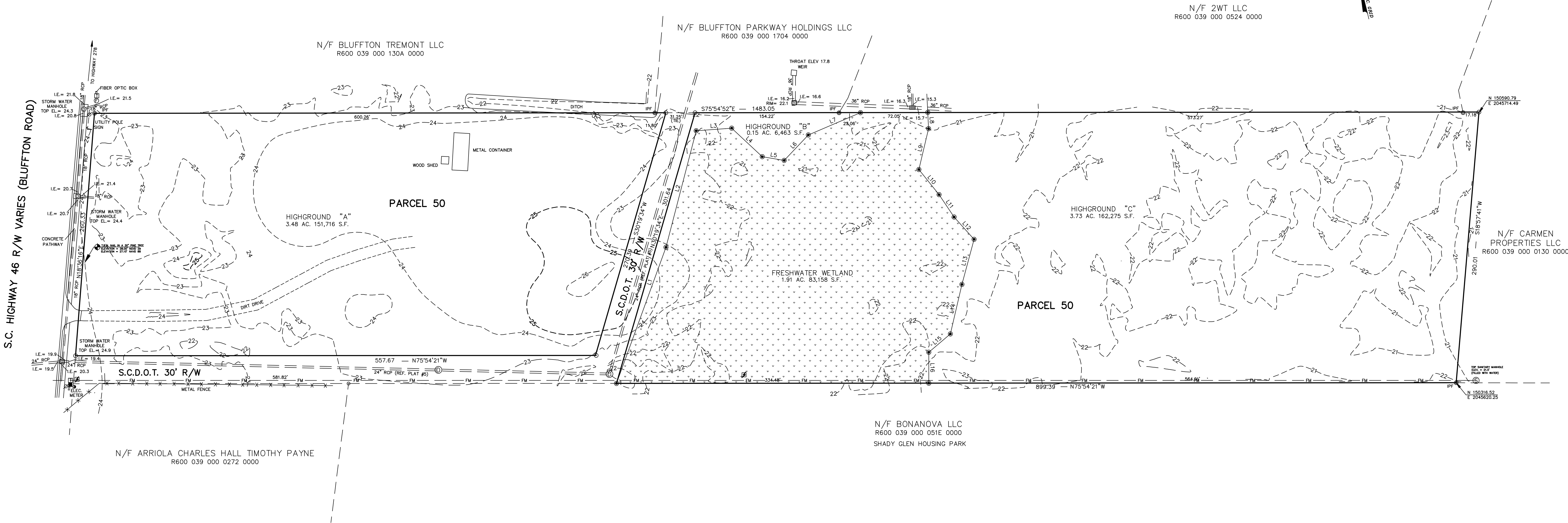
Exhibit 13



LINE TABLE		
LINE	LENGTH	BEARING
L1	155.04	N 34°08'39" E
L2	128.94	N 28°39'21" E
L3	38.14	S 80°00'03" E
L4	44.76	S 32°43'54" E
L5	23.90	S 66°25'34" E
L6	37.52	N 57°35'31" E
L7	60.80	N 81°01'20" E
L8	17.34	N 11°08'32" E
L9	44.99	S 27°33'11" W
L10	34.54	S 24°34'40" E
L11	28.91	S 19°45'19" E
L12	32.02	S 27°56'47" E
L13	50.02	S 29°17'32" W
L14	54.51	S 27°15'23" W
L15	30.28	S 63°56'46" W
L16	33.11	S 14°05'39" W

AREA TABLE

FRESHWATER WETLAND	1.91 AC. 83,158 S.F.
HIGHGROUND "A"	3.48 AC. 151,716 S.F.
HIGHGROUND "B"	0.15 AC. 6,463 S.F.
HIGHGROUND "C"	3.73 AC. 162,275 S.F.
TOTAL HIGHGROUND	7.36 AC. 320,454 S.F.
TOTAL	9.27 AC. 403,612 S.F.



REFERENCE PLATS

- 1) PLAT OF MYRTLE PLANTATION, A PORTION OF THE LANDS KNOWN AS H D ULMER TRACT NEAR THE TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA.
DRAWN: 02/02/2000
RECORDED IN BOOK 84, PAGE 66, DATED 01/04/02
RMC. BEAUFORT COUNTY, SC
BY: FORREST F. BAUGHMAN, SR S.C.R.L.S. # 4922
- 2) A PLAT OF A TRACT OF LAND CONTAINING 10± ACRES NEAR THE TOWN OF BLUFFTON BEAUFORT COUNTY, SOUTH CAROLINA.
DRAWN: MARCH 1949
RMC. BEAUFORT COUNTY, SC
BY: CHARLES CALVERT S.C.R.L.S.
- 3) SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION AREA OF ACQUISITION
FROM TRACT 40 FILE 7.036065A
DRAWN: 6/4/2008- 9/5/2008
- 4) BOUNDARY LINE ADJUSTMENT & PARCEL RECONFIGURATION SURVEY OF PARCEL 5A & PARCEL 5B, BLUFFTON PARKWAY, A PORTION OF MYRTLE PLANTATION, BLUFFTON TOWNSHIP, BEAUFORT COUNTY, SOUTH CAROLINA
DRAWN: 12/21/2016
RECORDED IN BOOK 145, PAGE 133, DATED 12/21/2016
RMC. BEAUFORT COUNTY, SC
BY: TERRY G. HATCHELL, SR S.C.R.L.S. # 11059
- 5) SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION AS BUILT PLANS
FROM TRACT 40 FILE 7.036065A PAGE 18
DRAWN: 9-18-08 - 12/29/08

SYMBOLS

- ⊞ - ELECTRIC TRANSFORMER
- ☐ - TELEPHONE SERVICE
- ⊙ - STORM MANHOLE
- ⊙ - FIBER OPTIC MANHOLE
- ⊙ - WETLAND FLAG
- IPF ⊙ - IRON PIN (OLD)
- ▣ - CATCH BASIN
- T.B.M. - TEMPORARY BENCH MARK
- I.E. - INVERT ELEVATION
- RCP - REINFORCED CONCRETE PIPE
- ⊘ - UTILITY POLE
- ⋈ - GUY
- - TELEVISION SERVICE
- ⋈ - CONTOUR
- FM — - FORCED SEWER LINE

THIS MAP IS A GENERAL REPRESENTATION OF THE LOCATIONS OF 404 WETLANDS (FRESHWATER WETLANDS) LOCATED WITHIN THE PROPERTY AS SHOWN. THESE WETLANDS ARE SUBJECT TO REVIEW AND APPROVAL BY THE U.S. ARMY CORPS OF ENGINEERS, CHARLESTON DISTRICT. THE WETLANDS HAVE BEEN LOCATED AS FLAGGED BY NEWKIRK ENVIRONMENTAL, INC.

NOTES:

- 1) UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN.
- 2) HORIZONTAL DATUM IS LOCAL. S.C. STATE PLANES (NAD 83).
- 3) BUILDING SETBACKS, WHETHER SHOWN OR NOT, SHOULD BE VERIFIED BY THE LOCAL BUILDING AUTHORITY.
- 4) THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE TITLE SEARCH AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
- 5) VERTICAL DATUM IS NAVD88.
- 6) CONTOUR INTERVAL IS 1'

THIS DOCUMENT ORIGINALLY ISSUED AND SEALED BY MARK R. RENEW S.C.R.L.S. # 25437
THIS ELECTRONIC MEDIA SHALL NOT BE CONSIDERED A CERTIFIED DOCUMENT.
A CERTIFIED HARDCOPY MAY BE OBTAINED FROM SEA ISLAND LAND SURVEY UPON REQUEST

BOUNDARY, TOPOGRAPHIC, & WETLAND PLAT OF:
**PARCEL 50, HIGHWAY 46,
TOWN OF BLUFFTON,
BEAUFORT COUNTY, SOUTH CAROLINA**

PREPARED FOR:
THE TOWN OF BLUFFTON

DATE: 11/14/18

SCALE: 1" = 50'



SILS Sea Island Land Survey, LLC.
4-D Mathews Court, Hilton Head Island, SC 29928 Tel (843) 681-3248
E-mail: sils@sprynet.com Fax (843) 689-3871

FILE No : 06097/3

DWG No. : 9-1748

COPYRIGHT © BY SEA ISLAND LAND SURVEY, LLC.

CAD: BA/TW, FLD: TB

PROPERTY AREA = 9.27 AC. 403,612 S.F.

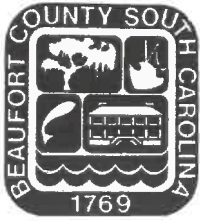
ADDRESS: # 115 BLUFFTON ROAD (S.C. HIGHWAY 46)

DISTRICT: 601, MAP: 39, PARCEL: 50

THIS PROPERTY LIES IN F.E.M.A. ZONE C

BASE FLOOD ELEVATION = NO MINIMUM ELEVATION

COMMUNITY NO. 450251, MAP NO. 450025, PANEL 00860, DATED: 01/17/91



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

June 16, 2021

Ms. Brie Giroux
Town of Bluffton
Post Office Box 386
Bluffton, SC 29910

Re: Zoning Verification Letter
District 600, Map 039, Parcel 0050 – 115 Bluffton Road

Dear Ms. Giroux:

This is to certify that the referenced property, R600 039 000 0050, located at 115 Bluffton Road and further defined as being located in Bluffton District, is zoned T4-Hamlet Center (T4HC) and T3-Neighborhood (T3N). Please refer to the Community Development Code for all uses and development parameters. (www.beaufortcountysc.gov)

Per the plat submitted, it appears that the front portion of the property is approximately 3.48 acres, and the rear portion is approximately 5.64 acres. There are no overlay districts on this property, but the property is subject to the Design Review Board.

Please contact the Assessor's Department for Special Districts, etc.

To the best of my knowledge, there has been no applications submitted for this parcel in the past 10 years.

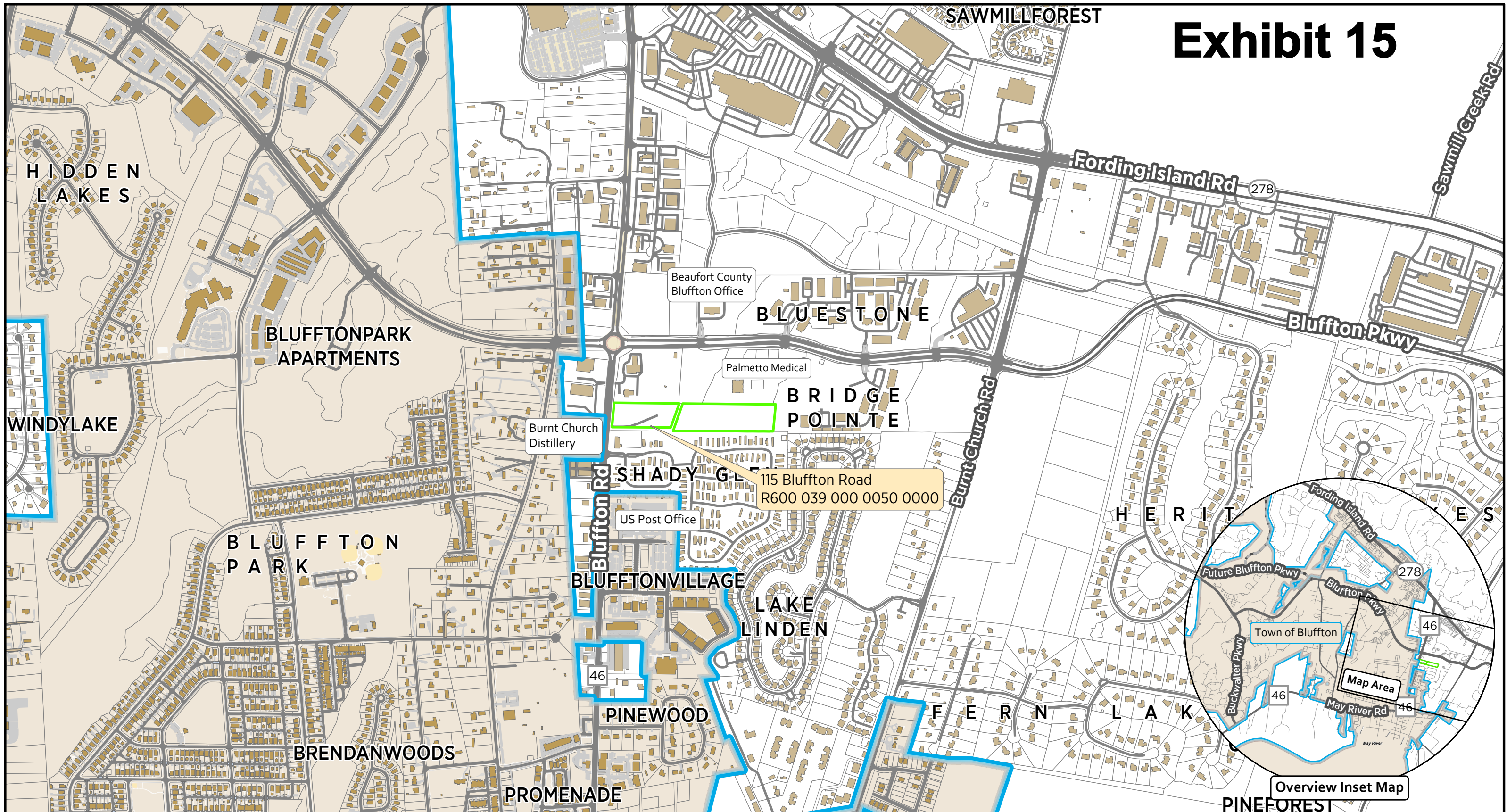
To the best of my knowledge, there are no known open zoning violations and/or Notices of Violation.

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

Exhibit 15



- Legend
- Town of Bluffton Property - 115 Bluffton Road
 - Town of Bluffton Limits
- Building Footprints
- BLUFFTON
 - COUNTY

TOWN OF BLUFFTON - BEAUFORT COUNTY - SOUTH CAROLINA

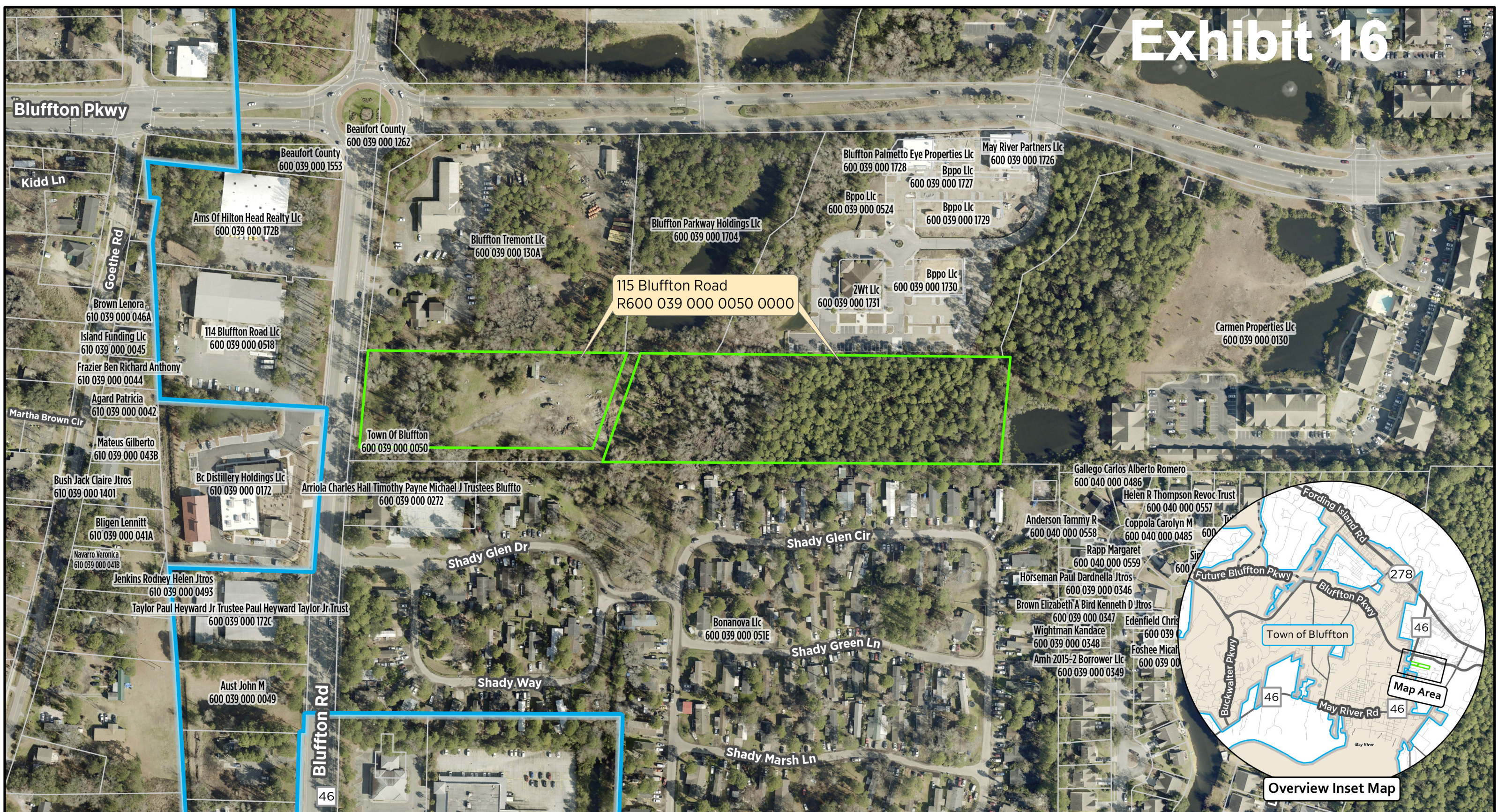
BLUFFTON ROAD PARCEL

AREA MAP - ANNEXATION REQUEST

0 100 200 400 600 Yards



Ryan J. Coleman, GISP
Date: 6/23/2021



Legend

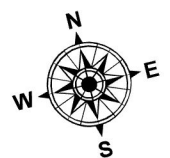
- Town of Bluffton Property - 115 Bluffton Road
- Town of Bluffton Limits
- Property Lines

0 100 200 400 Feet

TOWN OF BLUFFTON - BEAUFORT COUNTY - SOUTH CAROLINA

BLUFFTON ROAD PARCEL

ADJACENT PROPERTY OWNERS MAP - ANNEXATION REQUEST



Ryan J. Coleman, GISP
Date: 6/23/2021



115 Bluffton Road Annexation and Zoning Map Amendment Applications

Adjacent Property Owners within 500 Feet

Tax Map Number	Parcel Address	Owner Name	Mailing Address	City	State	ZIP
R600 039 000 0049 0000	128 Bluffton Rd	John M Aust	1841 RIBAUT RD	PORT ROYAL	SC	29935
R600 039 000 0050 0000	115 Bluffton Rd	Town Of Bluffton	PO BOX 386	BLUFFTON	SC	29910
R600 039 000 0130 0000	4850 Bluffton Pkwy	Carmen Properties LLC	138 MOORING BUOY	HILTON HEAD ISLAND	SC	29928
R600 039 000 0272 0000	119 Bluffton Rd	Charles Arriola, Timothy Hall & Michael Payne Trustees	PO BOX 3255	BLUFFTON	SC	29910-3255
R600 039 000 0306 0000		Beaufort Jasper Water & Sewer Authority	6 SNAKE RD	OKATIE	SC	29909-3038
R600 039 000 0346 0000	80 Lake Linden Dr	Paul & Dardnella Horseman JTROS	80 LAKE LINDEN DR	BLUFFTON	SC	29910
R600 039 000 0347 0000	82 Lake Linden Dr	Elizabeth A Brown & Kenneth D Bird JTROS	82 LAKE LINDEN DR	BLUFFTON	SC	29910
R600 039 000 0348 0000	84 Lake Linden Dr	Kandace Wightman & Velda Hrycyk	84 LAKE LINDEN DR	BLUFFTON	SC	29910
R600 039 000 0349 0000	86 Lake Linden Dr	AMH 2015-2 Borrower LLC	23975 PARK SORRENTO STE 300	CALABASAS	CA	91302
R600 039 000 0386 0000	75 Lake Linden Dr	Robert P Walker	75 LAKE LINDEN DR	BLUFFTON	SC	29910
R600 039 000 0387 0000	79 Lake Linden Dr	Christopher L Edenfield	79 LAKE LINDEN DR	BLUFFTON	SC	29910
R600 039 000 0388 0000	83 Lake Linden Dr	Micah Ernest Foshee & Megan Ellen Ludwig	83 LAKE LINDEN DR	BLUFFTON	SC	29910
R600 039 000 0518 0000	114 Bluffton Rd	114 Bluffton Road LLC	540 LESESNE STREET	DANIEL ISLAND	SC	29492
R600 039 000 051E 0000	212 Shady Way	Bonanova LLC	PO BOX 23164	BLUFFTON	SC	29910
R600 039 000 0524 0000	4818 Bluffton Pkwy	BPPO LLC	4818 BLUFFTON PKWY	BLUFFTON	SC	29910
R600 039 000 0526 0000		Beaufort County	PO BOX 1228	BEAUFORT	SC	29901
R600 039 000 0527 0000		Lake Linden Homeowners' Assoc Inc	PO BOX 5	HILTON HEAD ISLAND	SC	29938
R600 039 000 1262 0000		Beaufort County	PO DRAWER 1228	BEAUFORT	SC	29901
R600 039 000 130A 0000	111 Bluffton Rd	Bluffton Tremont LLC	8 ANSON PARK RD E	BLUFFTON	SC	29910
R600 039 000 130A 0000	111 Bluffton Rd	Bluffton Tremont LLC	8 ANSON PARK RD E	BLUFFTON	SC	29910
R600 039 000 1553 0000	Bluffton Rd	Beaufort County	PO DRAWER 1228	BEAUFORT	SC	29901
R600 039 000 1704 0000	Bluffton Pkwy	Bluffton Parkway Holdings LLC	8 ANSON PARK RD E	BLUFFTON	SC	29910
R600 039 000 1726 0000	Bluffton Pkwy	May River Partners LLC	1076 RIBAUT RD SUITE 101	BEAUFORT	SC	29902
R600 039 000 1727 0000	Bluffton Pkwy	BPPO LLC	4818 BLUFFTON PKWY	BLUFFTON	SC	29910
R600 039 000 1728 0000	Bluffton Pkwy	Bluffton Palmetto Eye Properties LLC	224 PEMBROKE DR	HILTON HEAD ISLAND	SC	29926
R600 039 000 1729 0000	Bluffton Pkwy	BPPO LLC	4818 BLUFFTON PKWY	BLUFFTON	SC	29910

115 Bluffton Road Annexation and Zoning Map Amendment Applications

Adjacent Property Owners within 500 Feet

Tax Map Number	Parcel Address	Owner Name	Mailing Address	City	State	ZIP
R600 039 000 172B 0000	102 Bluffton Rd	AMS Of Hilton Head Realty LLC	102 BLUFFTON RD	BLUFFTON	SC	29910
R600 039 000 172C 0000	124 Bluffton Rd	Paul Heyward Taylor Jr, Trustee Paul Heyward Taylor Jr Trust	272 MOSS CREEK DR	HILTON HEAD ISL	SC	29926
R600 039 000 1730 0000	Bluffton Pkwy	BPPO LLC	4818 BLUFFTON PKWY	BLUFFTON	SC	29910
R600 039 000 1731 0000	Bluffton Pkwy	2WT LLC	4818 BLUFFTON PKY	BLUFFTON	SC	29910
R600 040 000 0485 0000	70 Lake Linden Dr	Carolyn M Coppola	8 HAVILAND ST	BLUFFTON	SC	29910
R600 040 000 0486 0000	72 Lake Linden Dr	Carlos Alberto Romero Gallego & Tess Louise Cuda Romero	72 LAKE LINDEN DR	BLUFFTON	SC	29910
R600 040 000 0487 0000	74 Lake Linden Dr	Mildred Christine Coker Kelley	74 LAKE LINDEN DR	BLUFFTON	SC	29910
R600 040 000 0555 0000	64 Lake Linden Dr	Ryder & Kristi J Tubbs	64 LAKE LINDEN DR	BLUFFTON	SC	29910
R600 040 000 0556 0000	66 Lake Linden Dr	Benjamin & Eunice Hamilton Dixon	66 LAKE LINDEN DR	BLUFFTON	SC	29910
R600 040 000 0557 0000	68 Lake Linden Dr	Helen R Thompson Revoc Trust	68 LAKE LINDEN DR	BLUFFTON	SC	29910
R600 040 000 0558 0000	76 Lake Linden Dr	Tammy R Anderson	76 LAKE LINDEN DR	BLUFFTON	SC	29910
R600 040 000 0559 0000	78 Lake Linden Dr	Margaret Rapp	78 LAKE LINDEN DR	BLUFFTON	SC	29910
R600 040 000 0560 0000		Beaufort County	100 RIBAUT RD	BEAUFORT	SC	29902
R600 040 000 0563 0000	71 Lake Linden Dr	Peter A & Jean Marie Appow	71 LAKE LINDEN DR	BLUFFTON	SC	29910
R600 040 000 0564 0000	67 Lake Linden Dr	John R & Christina K Simoes	67 LAKE LINDEN DR	BLUFFTON	SC	29910
R610 039 000 0042 0000	93 Goethe Rd	Patricia Agard	400 WILLIAM HILTON PKY APT 34	HILTON HEAD ISLAND	SC	29926
R610 039 000 0044 0000	22 Martha Brown Cir	Ben Frazier, Richard Frazier & Anthony Frazier	696 GOETHE RD	BLUFFTON	SC	29910
R610 039 000 0045 0000	20 Martha Brown Cir	Island Funding LLC	60 BRAMS POINT RD	HILTON HEAD ISLAND	SC	29926
R610 039 000 0172 0000	120 100 Bluffton Rd	BC Distillery Holdings LLC	52 BAYNARD PARK RD	HILTON HEAD ISLAND	SC	29928
R610 039 000 041A 0000	93 Goethe Rd	Lennitt Bligen	621 PUTNAM AVE	BROOKLYN	NY	11221
R610 039 000 041B 0000	95 Goethe Rd	Veronica Navarro	95 GOETHE RD	BLUFFTON	SC	29910
R610 039 000 043B 0000	89 Goethe Rd	Gilberto Mateus & Mary Aguilera	81 HERITAGE LAKES DR	BLUFFTON	SC	29910
R610 039 000 046A 0000	83 Goethe Rd	Lenora Brown	81 GOETHE RD	BLUFFTON	SC	29910
R610 039 000 0493 0000		Rodney & Helen Jenkins JTROS	PO BOX 650	BLUFFTON	SC	29910
R610 039 000 1401 0000	91 Goethe Rd	Jack & Claire Bush JTROS	PO BOX 504	BLUFFTON	SC	29910

115 May River Road Photos

Property - View from across May River Road of the Property



On-Site North – View to the north on-site at the Property



115 May River Road Photos

On-Site South – View to the east on-site at the Property



On-Site East – View to the east on-site at the Property



115 May River Road Photos

On-Site West – View to the west on-site at the Property



North – View to the north from the Property entrance on Bluffton Road



115 May River Road Photos

North – View across Bluffton Road of the adjacent site north of the Property – Hargray Offices and Storage Site



North – View from Bluffton Parkway of the adjacent site north of the Property – Hargray Offices and Storage Site



115 May River Road Photos

North – View from Bluffton Parkway of the adjacent site north of the Property – Palmetto Medical



South – View to the south from the Property entrance on Bluffton Road



115 May River Road Photos

South – View across Bluffton Road of the adjacent site south of the Property – Jehovah's Witness Church



South – View from Shady Glen Circle within the adjacent site to the south towards the Property – Shady Glen Mobile Home Park



115 May River Road Photos

South – View from Shady Glen Drive within the adjacent site to the south towards the Property – Shady Glen Mobile Home Park



South – View from Shady Glen Drive within the adjacent site to the south towards the Property – Shady Glen Mobile Home Park



115 May River Road Photos

East – View from entrance on Bluffton Parkway of the adjacent site to the east towards the Property – Bridge Pointe



West – View from Property across Bluffton Road - Ferguson



115 May River Road Photos

West – View from the Property across Bluffton Road - Vacant







TOWN OF BLUFFTON

ZONING MAP AMENDMENT APPLICATION

Growth Management Customer Service Center
20 Bridge Street
Bluffton, SC 29910
(843) 706-4522
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

Applicant	Property Owner
Name: Town of Bluffton (Stephen Steese)	Name: Town of Bluffton
Phone: (843) 706-4520	Phone: (843) 706-4520
Mailing Address: PO Box 386 Bluffton, SC 29910	Mailing Address: PO Box 386 Bluffton, SC 29910
E-mail: ssteese@townofbluffton.com	E-mail: ssteese@townofbluffton.com
Town Business License # (if applicable): N/A	
Project Information	
Project Name: 115 Bluffton Road Annexation & ZMA	Acreage: 9.27
Project Location: 115 Bluffton Road	Comprehensive Plan Amendment <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Existing Zoning: Beaufort County Community Development Code T4 Hamlet Center (T4HC); T3 Neighborhood (T3N)	Proposed Zoning: General Mixed Use (GMU)
Tax Map Number(s): R601-039-000-0050-0000	
Project Description: Annexation of the 9.27 acre Town owned property located at 115 Bluffton Road via the 100% Petition and Ordinance Method with a concurrent Zoning Map Amendment requesting a rezoning from the current T4 Hamlet Center (T4HC) and T3 Neighborhood (T3N) Zoning Districts pursuant to the Beaufort County Community Development Code to General Mixed Use (GMU) pursuant to the Town of Bluffton Unified Development Ordinance.	
Minimum Requirements for Submittal	
<input checked="" type="checkbox"/> 1. Two (2) full sized copies and digital files of the maps and/or plans depicting the subject property. <input checked="" type="checkbox"/> 2. Recorded deed and plat showing proof of property ownership. <input checked="" type="checkbox"/> 3. Project Narrative and digital file describing reason for application and compliance with the criteria in Article 3 of the UDO. <input checked="" type="checkbox"/> 4. 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: 6/29/21
Applicant Signature: 	Date: 6/29/21
For Office Use	
Application Number:	Date Received:
Received By:	Date Approved:

Town of Bluffton**115 Bluffton Road****TMS No. R600 039 000 0050 0000****Zoning Map Amendment Application, Narrative, and Supporting Information**

The Town of Bluffton is seeking annexation of the Town owned property located at 115 Bluffton Road, Beaufort County TMS. No. R600 039 000 0050 0000 (the "Property"), via the 100% Petition and Ordinance Method as shown on the Aerial Map provided as Exhibit 1. Pursuant to the Town of Bluffton Annexation Policy and Procedure Manual, the Town is submitting this Zoning Map Amendment Application requesting a rezoning of the Property to General Mixed Use (GM) pursuant to the Town of Bluffton Unified Development Ordinance.

The Property is located on Bluffton Road, near the SC Hwy 46/Bluffton Parkway Roundabout and between the Hargray office and storage yard property and the Shady Glen residential mobile home park (both properties are in unincorporated Beaufort County). The Town acquired the Property on March 16, 1949 from C.E. Ulmer for \$250.00, and at that time the Property contained 9.98 total acres, consisting of 3.99 wetland acres and 6.0 upland acres. On October 17, 2008, the Town sold a 0.658 acre portion of the parcel to the South Carolina Department of Transportation ("SCDOT") for \$146,300.00. The Town ordered a new boundary, wetland and topographic survey in 2018 resulting in an increase in upland area of 7.36 acres and 1.91 acres of freshwater wetlands for a total of 9.27 acres. A copy of this unrecorded Boundary, Topographic, and Wetlands Plat of: Parcel 50, Highway 46, Town of Bluffton, Beaufort County, South Carolina, Prepared for Town of Bluffton and dated November 14, 2018 provided as Exhibit 2. Further, a Preliminary Jurisdictional Determination for the Property's revised wetlands was issued by the United States Army Corps of Engineers on July 19, 2019.

The history of the property includes landfill activities on the Property began in the mid-1950s through approximately 1981. During its time as a landfill, the site accepted construction debris, vegetation debris, and household garbage without much oversight. After the closure of the landfill, the Bluffton Police Department utilized the Property as a firing range. As a result, high levels of lead were found in the Property's soil in and around the earthen berm used as a backstop. The Town then moved forward with an assessment and voluntary cleanup of lead and lead contaminated soil in and around the firing range berm. To remediate the contamination, the berm was removed and the lead pieces and surrounding soil were separated through sifting so each contaminate could be disposed of properly. The Town received a Certificate of Completion from South Carolina Department of Health and Environmental Control (SCDHEC) in 2007 for the work to remove the lead contaminants from the site and former use as a landfill. The Property's lead remediation costs to-date total \$197,721.62 which was paid for by the Town (\$168,721.62) and SCDHEC (\$29,000.00).

As part of the Property's recent due diligence efforts, the Town ordered a Geotechnical Sub-Surface Report as well as a Phase 1 Environmental Study and a limited Phase 2 Environmental Study. All Reports returned normal findings with no additional remediation necessary as detailed in the Report's Executive Summaries. Upon development, the debris remaining underground from the Property's former use as a landfill will need to be removed prior to development and construction on the Property.

The Property is under Beaufort County's jurisdiction and is classified as Commercial Vacant by the Beaufort County Assessor's Office.

Next, the Town of Bluffton Unified Development Ordinance ("UDO"), Section 3.4.3 Application Review Criteria, provides that the Planning Commission and Town Council shall consider the following criteria in assessing an application for Zoning Map Amendment:

A. Consistency with the Comprehensive Plan or, if conditions have changed since the Comprehensive Plan was adopted, consistency with the overall intent of the Comprehensive Plan, recent development trends and the general character of the area;

The Property is within the future annexation area boundary identified in the Town of Bluffton Comprehensive Plan Map 8.1 - Future Annexation Area as shown in the map provided as Exhibit 3.

The Town of Bluffton's Comprehensive Plan Map 8.3 – Future Land Use categorizes the property as Medium Intensity Commercial as shown in the map provided as Exhibit 4. The Town of Bluffton's Comprehensive Plan Section 8.2 defines Medium Intensity Commercial as follows:

"Medium intensity commercial uses including village commercial scale uses include: moderate scale, auto-oriented, grocery stores; moderate scale gas stations; restaurants; services; light, unobtrusive, small scale manufacturing and assembly; and general retail. These uses should be integrated into surrounding residential development to serve residents of nearby neighborhoods, generally within two to five miles. Medium intensity commercial uses also include medium density residential uses."

The Medium Intensity Commercial classification allows both residential and commercial uses which provides flexibility when exploring future development of the property.

The Property is within the Village Place Type Assembly of the Town of Bluffton's Comprehensive Plan Map 8.5 – Growth Framework, as shown in the map provided as Exhibit 5, which is defined in Section 6.1.2.C of the UDO as follows:

“Located in highly developed areas or those areas to be developed, a Village consists of a single center surrounded by compact, complete and connected neighborhoods providing support for a mixed-use area with moderate intensity. The mixed-use development occurs at the intersection of larger neighborhoods and along corridor connecting multiple neighborhoods.”

Section 6.2 of the UDO provides land use scenarios and development characteristics applicable to development and/or redevelopment within the place type designations, such as the Village Place Type Assembly, as illustrated on the Growth Framework Map. A baseline for each Place Type Assembly is provided in the table below:

Table 6.2: Design Parameters				
	Rural Crossroads	Hamlet	Village	Town Center
Activity Mix	Retail, Service, Agricultural, Community/ Civic Use	Retail, Service, Residential, Agricultural, Community/ Civic Use	Retail, Service, Residential, Community/ Civic Use	Retail, Service, Residential, Community/ Civic Use
Mix of Uses	Horizontal Mixed Use	Horizontal Mixed Use	Horizontal and Vertical Mixed Use	Horizontal and Vertical Mixed Use
Character of Buildings	Detached Residential, Agricultural Buildings, Other Detached Buildings	Detached Residential, Agricultural Buildings, Other Detached Buildings	Attached and Detached Residential Buildings, Attached and Detached Non-Residential Buildings	Mostly Attached Buildings
Place Type Scale	Size: 0.5-5 acres	Size: 6-80 acres	Size: 160+ acres	Size: 200+ acres
Zoning District Allocation	0-10% AG 20-50% RG 30-80% RMU	0-20% RMU 20-50% RG 30-70% NC	10-30% RG, NG-HD 20-60% NC, NCE-HD 10-30% GM	5-10% RG, NG-HD 30-70% NC, NCE-HD 30-70% GM

Based upon the above, the Property meets the criteria for the proposed rezoning to General Mixed Use (GM) pursuant to the Town of Bluffton Unified Development Ordinance.

B. Capability of the site’s physical, geological, hydrological and other environmental features to support the breadth and intensity of uses that could be developed in the proposed zoning district;

The Property consists of 7.36 upland acres and 1.91 acres of freshwater wetlands for a total of 9.27 acres. Any future development of the Property will address any physical, geological,

hydrological and other environmental features pursuant to the Town of Bluffton's Unified Development Ordinance and any other applicable regulations appropriately.

As part of the Property's recent due diligence efforts, the Town ordered a Geotechnical Sub-Surface Report as well as a Phase 1 Environmental Study and a limited Phase 2 Environmental Study. All Reports returned normal findings with no additional remediation necessary as detailed in the Report's Executive Summaries. Upon development, the debris remaining underground from the Property's former use as a landfill will need to be removed prior to development and construction on the Property.

C. Compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning districts in terms of suitability of location, impacts on the environment, noise, density, nature of use, traffic impacts, aesthetics, ability to develop adjacent properties under existing zoning, and potential influence on property values;

As shown on the Beaufort County Zoning Map provided as Exhibit 6, the Property is subject to the following Beaufort County Zoning Districts pursuant to the Beaufort County Community Development Code:

- i. T4 Hamlet Center (T4HC) which encompasses approximately 1.5674 acres on the front portion of the parcel along Bluffton Road; and
- ii. T3 Neighborhood (T3N) which encompasses the remaining approximately 7.7606 acres of the parcel.

The adjacent properties vary as to jurisdiction and applicable zoning, as shown on the Area Map provided as Exhibit 7, and the Adjacent Property Owners Map and List provided as Exhibit 8, which show the following immediately adjacent properties:

Direction	Jurisdiction	Zoning District	Current Use
North	Beaufort County	Hamlet Center Open (T4HCO)	Bluffton Tremont, LLC – 105, 109, 111 & 113 Bluffton Road – Hargray Offices and Equipment Storage
	Beaufort County	Hamlet Center Open (T4HCO)	Bluffton Parkway Holdings, LLC – No Address Available - Vacant
	Beaufort County	Hamlet Center Open (T4HCO)	2WT, LLC – 4818 Bluffton Parkway - Palmetto Medical
South	Beaufort County	Hamlet Center (T4HC)	Bonanova, LLC – Multiple Addresses - Shady Glen Mobile Home Park
	Beaufort County	Hamlet Center (T4HC)	Charles Arriola, Timothy Hall and Michael J. Payne, as Trustees for the Bluffton South Carolina Congregation

Direction	Jurisdiction	Zoning District	Current Use
			of Jehovah's Witnesses – 119 Bluffton Road - Jehovah's Witnesses Church
East	Beaufort County	T4 Hamlet Center (T4HC)	Carmen Properties, LLC – Multiple Addresses - Bridgepoint
West	Beaufort County	Community Center Mixed Use (C4CCMU)	114 Bluffton Road, LLC – 114 Bluffton Road - Ferguson
	Town of Bluffton	Light Industrial (LI)	BC Distillery Holdings, LLC – 120 Bluffton Road - Burnt Church Distillery and Pizza Co.

These immediately adjacent properties zoning designations allow for a wide variety of land uses including residential, commercial, and civic.

A comparison of the Property's currently allowed land uses versus those permitted in the Town's General Mixed Use Zoning District is provided as Exhibit 9.

Based upon the above, the proposed rezoning to General Mixed Use is consistent to the surrounding area

D. Capacity of public infrastructure and services to sufficiently accommodate all potential uses allowed in the proposed district without compromising the public health, safety and welfare of the Town of Bluffton;

Infrastructure and services to serve the Property are already in place or are in close proximity for future expansion to serve the Property when necessary. Following is a list of these services and their providers:

Type of Service	Provider of Service	
	Current	After Annexation
General Government Services	Beaufort County	Town of Bluffton
Planning, Community Development, & Land Use Regulatory Services	Beaufort County	Town of Bluffton
Police Protection	Beaufort County	Town of Bluffton
Fire Protection	Bluffton Township Fire District	Bluffton Township Fire District
Emergency Medical Services	Beaufort County	Beaufort County
Hospitals	Private	Private
Schools	Beaufort County School District	Beaufort County School District
Parks & Recreation	Beaufort County	Beaufort County

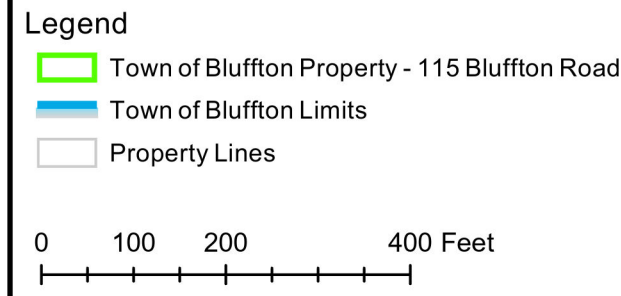
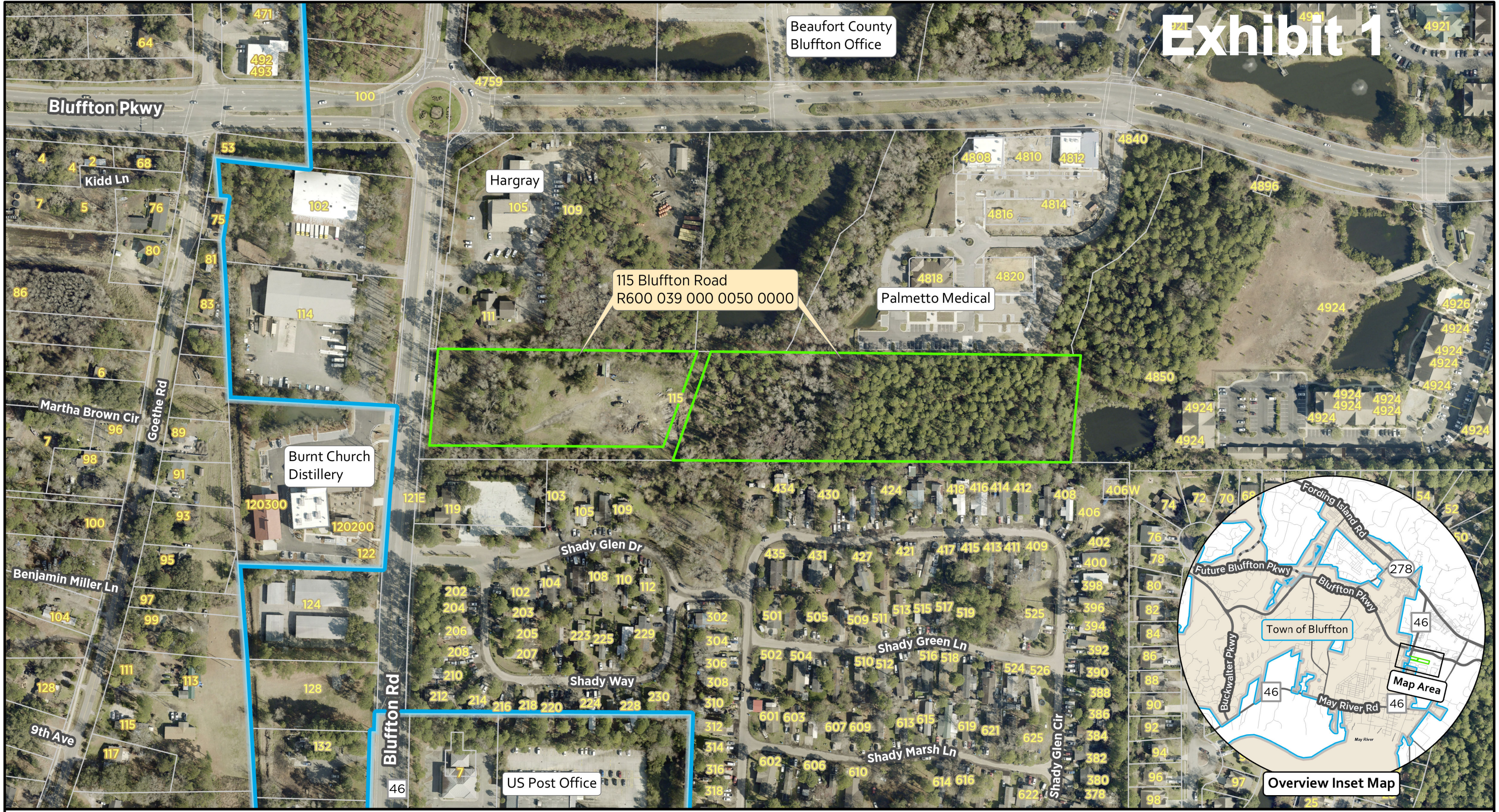
Type of Service	Provider of Service	
	Current	After Annexation
Stormwater Maintenance	Beaufort County	Town of Bluffton
Road Maintenance	Private	Private
Garbage Service - Residential	Private	Town of Bluffton
Garbage Service - Commercial	Private	Private
Electricity	Unassigned by the State and open to negotiation	Unassigned by the State and open to negotiation
Natural Gas	Dominion Energy	Dominion Energy
Internet	Hargray	Hargray
Cable TV	Hargray	Hargray
Water & Sewer Service	Beaufort-Jasper Water & Sewer Authority	Beaufort-Jasper Water & Sewer Authority

E. Public need for the potential uses permitted in the requested zoning district; and

Potential uses of the property include, but are not limited to, affordable housing and/or civic building(s). These uses will serve the public by potentially providing housing options for a sector which is lacking in the Bluffton region. As a civic use, the Property will allow the expansion of necessary services to serve the growing community as necessary.

F. Compliance with applicable requirements in the Applications Manual.

This submittal complies with the requirements of the Applications Manual and Town of Bluffton Unified Development Ordinance.

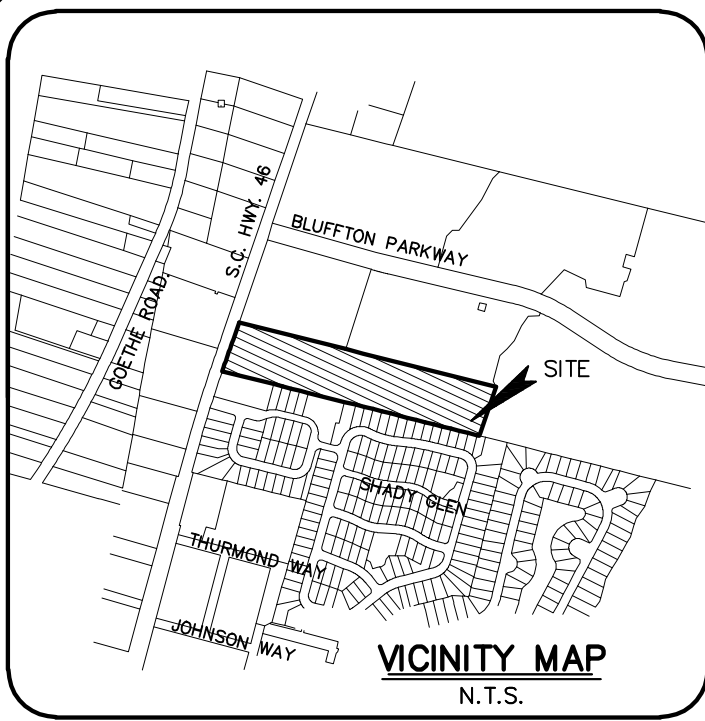


TOWN OF BLUFFTON - BEAUFORT COUNTY - SOUTH CAROLINA

BLUFFTON ROAD PARCEL

AERIAL LOCATION MAP - ANNEXATION REQUEST

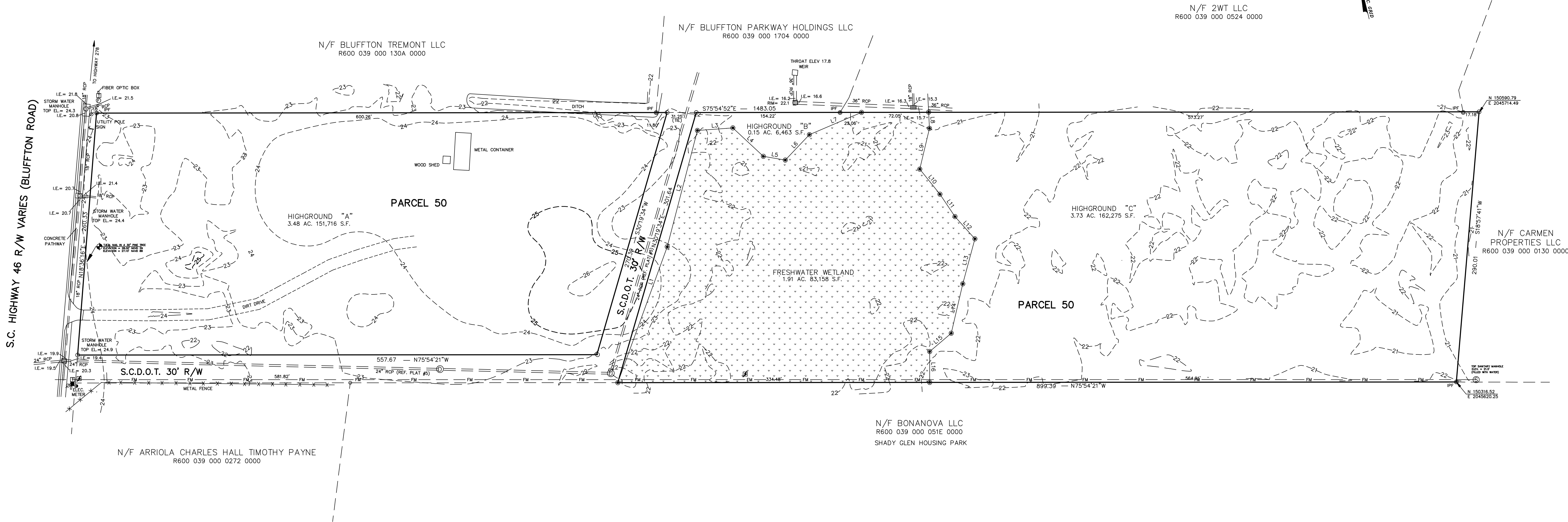
Exhibit 2



LINE TABLE		
LINE	LENGTH	BEARING
L1	155.04	N 34°08'39" E
L2	128.94	N 28°39'21" E
L3	38.14	S 80°00'03" E
L4	44.76	S 32°43'54" E
L5	23.90	S 66°25'34" E
L6	37.52	N 57°35'31" E
L7	60.80	N 81°01'20" E
L8	17.34	N 11°08'32" E
L9	44.99	S 27°33'11" W
L10	34.54	S 24°34'40" E
L11	28.91	S 19°45'19" E
L12	32.02	S 27°56'47" E
L13	50.02	S 29°17'32" W
L14	54.51	S 27°15'23" W
L15	30.28	S 63°56'46" W
L16	33.11	S 14°05'39" W

AREA TABLE

FRESHWATER WETLAND	1.91 AC. 83,158 S.F.
HIGHGROUND "A"	3.48 AC. 151,716 S.F.
HIGHGROUND "B"	0.15 AC. 6,463 S.F.
HIGHGROUND "C"	3.73 AC. 162,275 S.F.
TOTAL HIGHGROUND	7.36 AC. 320,454 S.F.
TOTAL	9.27 AC. 403,612 S.F.



REFERENCE PLATS

- 1) PLAT OF MYRTLE PLANTATION, A PORTION OF THE LANDS KNOWN AS H D ULMER TRACT NEAR THE TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA.
DRAWN: 02/02/2000
RECORDED IN BOOK 84, PAGE 66, DATED 01/04/02
RMC: BEAUFORT COUNTY, SC
BY: FORREST F. BAUGHMAN, SR S.C.R.L.S. # 4922
- 2) A PLAT OF A TRACT OF LAND CONTAINING 10± ACRES NEAR THE TOWN OF BLUFFTON BEAUFORT COUNTY, SOUTH CAROLINA.
DRAWN: MARCH 1949
RMC: BEAUFORT COUNTY, SC
BY: CHARLES CALVERT S.C.R.L.S.
- 3) SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION AREA OF ACQUISITION
FROM TRACT 40 FILE 7.036065A
DRAWN: 6/4/2008- 9/5/2008
- 4) BOUNDARY LINE ADJUSTMENT & PARCEL RECONFIGURATION SURVEY OF PARCEL 5A & PARCEL 5B, BLUFFTON PARKWAY, A PORTION OF MYRTLE PLANTATION, BLUFFTON TOWNSHIP, BEAUFORT COUNTY, SOUTH CAROLINA
DRAWN: 12/21/2016
RECORDED IN BOOK 145, PAGE 133, DATED 12/21/2016
RMC: BEAUFORT COUNTY, SC
BY: TERRY G. HATCHELL, SR S.C.R.L.S. # 11059
- 5) SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION AS BUILT PLANS
FROM TRACT 40 FILE 7.036065A PAGE 18
DRAWN: 9-18-08 - 12/29/08

PROPERTY AREA = 9.27 AC. 403,612 S.F.

ADDRESS: # 115 BLUFFTON ROAD (S.C. HIGHWAY 46)

DISTRICT: 601, MAP: 39, PARCEL: 50

THIS PROPERTY LIES IN F.E.M.A. ZONE C

BASE FLOOD ELEVATION = NO MINIMUM ELEVATION

COMMUNITY NO. 450251, MAP NO. 450025, PANEL 00860, DATED: 01/17/91

SYMBOLS

- ⊞ - ELECTRIC TRANSFORMER
- ☐ - TELEPHONE SERVICE
- ⊙ - STORM MANHOLE
- ⊙ - FIBER OPTIC MANHOLE
- ⊙ - WETLAND FLAG
- IPF ⊙ - IRON PIN (OLD)
- ⊞ - CATCH BASIN
- T.B.M. - TEMPORARY BENCH MARK
- I.E. - INVERT ELEVATION
- RCP - REINFORCED CONCRETE PIPE
- ⊙ - UTILITY POLE
- ⊙ - GUY
- ⊞ - TELEVISION SERVICE
- ⊙ - CONTOUR
- FM - FORCED SEWER LINE

THIS MAP IS A GENERAL REPRESENTATION OF THE LOCATIONS OF 404 WETLANDS (FRESHWATER WETLANDS) LOCATED WITHIN THE PROPERTY AS SHOWN. THESE WETLANDS ARE SUBJECT TO REVIEW AND APPROVAL BY THE U.S. ARMY CORPS OF ENGINEERS, CHARLESTON DISTRICT. THE WETLANDS HAVE BEEN LOCATED AS FLAGGED BY NEWKIRK ENVIRONMENTAL, INC.

NOTES:

- 1) UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN.
- 2) HORIZONTAL DATUM IS LOCAL S.C. STATE PLANES (NAD 83).
- 3) BUILDING SETBACKS, WHETHER SHOWN OR NOT, SHOULD BE VERIFIED BY THE LOCAL BUILDING AUTHORITY.
- 4) THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE TITLE SEARCH AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
- 5) VERTICAL DATUM IS NAVD88.
- 6) CONTOUR INTERVAL IS 1'

THIS DOCUMENT ORIGINALLY ISSUED AND SEALED BY MARK R. RENEW S.C.R.L.S. # 25437
THIS ELECTRONIC MEDIA SHALL NOT BE CONSIDERED A CERTIFIED DOCUMENT.
A CERTIFIED HARDCOPY MAY BE OBTAINED FROM SEA ISLAND LAND SURVEY UPON REQUEST

BOUNDARY, TOPOGRAPHIC, & WETLAND PLAT OF:
PARCEL 50, HIGHWAY 46,
TOWN OF BLUFFTON,
BEAUFORT COUNTY, SOUTH CAROLINA

PREPARED FOR:
THE TOWN OF BLUFFTON

DATE: 11/14/18

SCALE: 1" = 50'



SILS Sea Island Land Survey, LLC.
4-D Mathews Court, Hilton Head Island, SC 29928
E-mail: sils@sprynet.com
Tel (843) 681-3248
Fax (843) 689-3871

FILE No : 06097/3

DWG No. : 9-1748

COPYRIGHT © BY SEA ISLAND LAND SURVEY, LLC.

CAD: BA/TW, FLD: TB

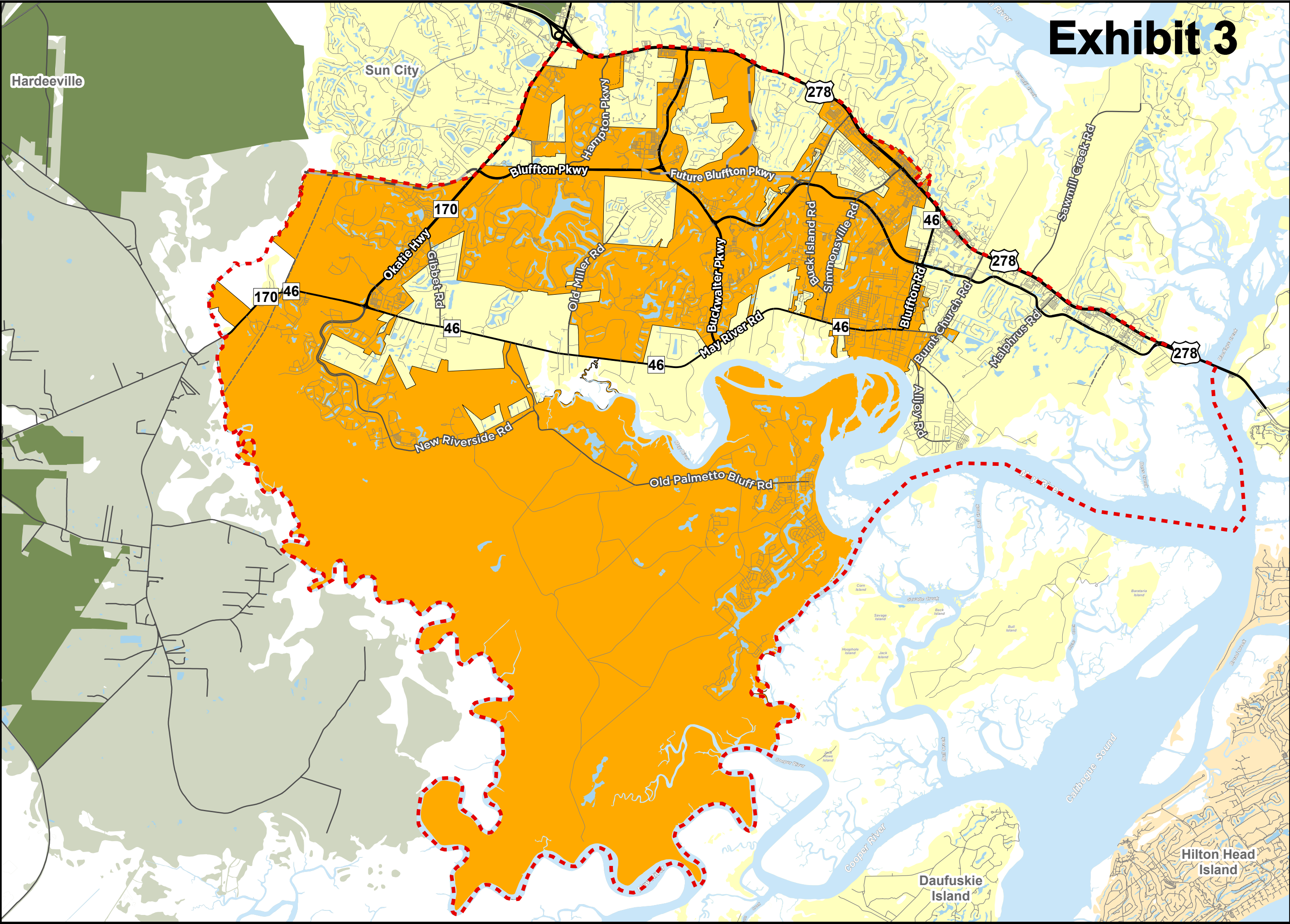


Exhibit 3

Town of Bluffton
Beaufort County, SC

**Growth Management
Department**

**Future
Annexation
Area
Map 8.1**

Legend

JURISDICTIONAL

- Hilton Head Island
- Hardeeville
- Beaufort County
- Jasper County
- Town of Bluffton
- Town of Bluffton Future Limits

TRANSPORTATION

- Paved Roads
- Proposed Roads

HYDROLOGY

- Marsh
- Water

Adopted: 9/04/2007
Revised: 12/09/2014
Updated: 6/22/2021

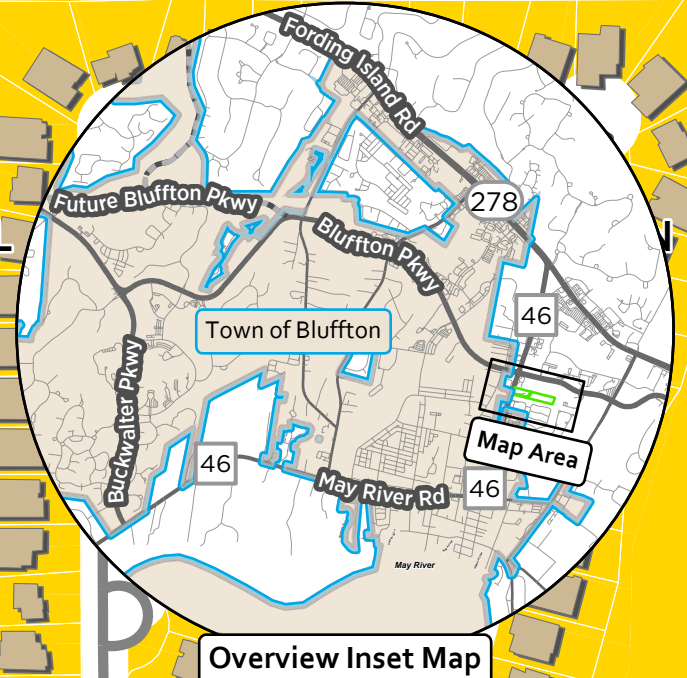
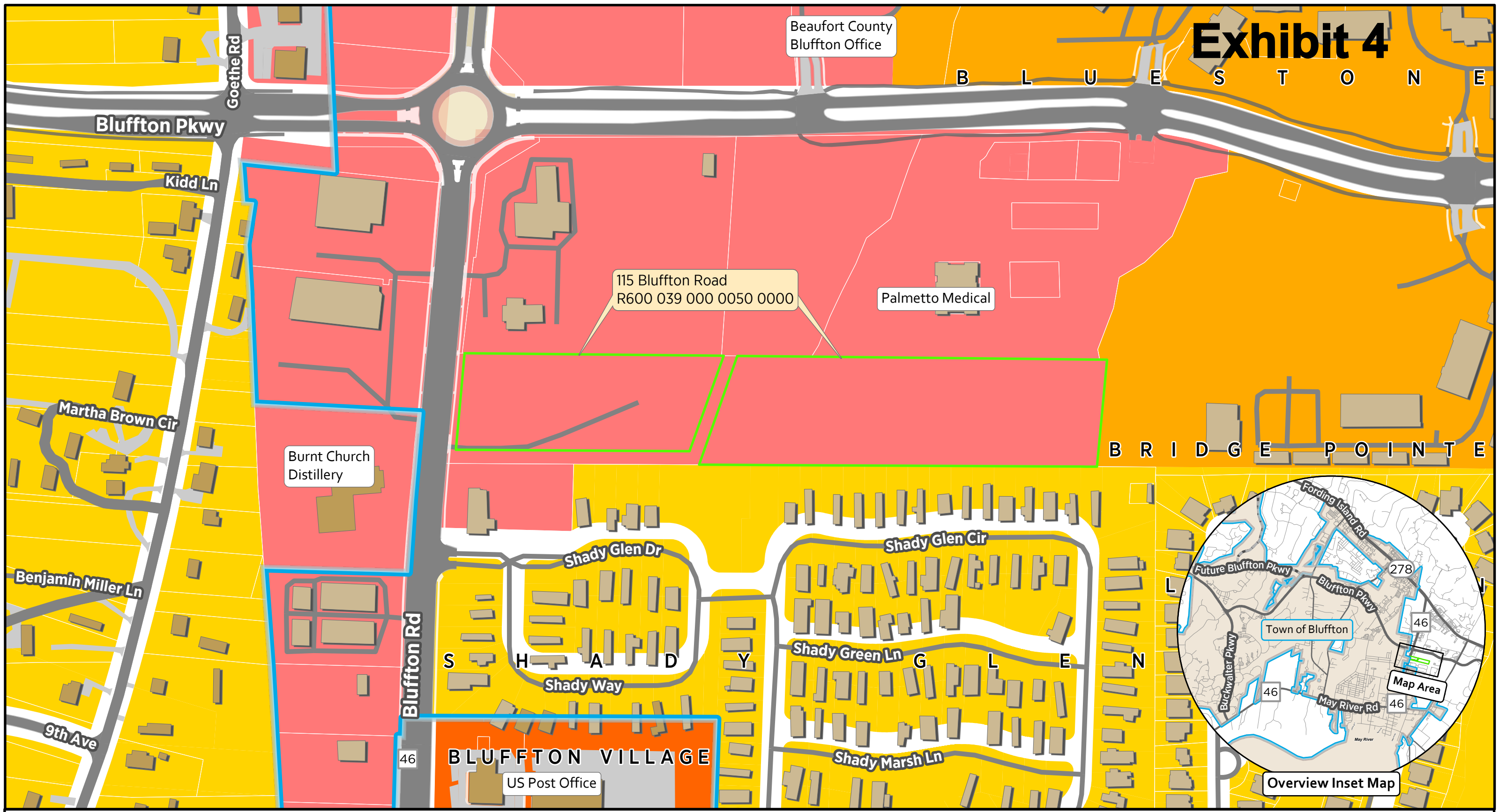
Map Prepared By:
**Ryan
Coleman, GISP**

1
Mile



This map was created by the GIS Office of the Town of Bluffton's Information Technology Division and is solely intended to be used as a graphical representation for the Town of Bluffton. The GIS maps and data distributed by the GIS Office of the Town of Bluffton's Information Technology Division are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness and currency thereof are not guaranteed. The Town of Bluffton makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the town's Geographic Information Systems database.

Exhibit 4



- Legend**
- 115 Bluffton Road
 - Town of Bluffton Limits
 - Future Land Use**
 - Medium Density Residential
 - Medium Intensity Commercial
 - Mixed Use

TOWN OF BLUFFTON - BEAUFORT COUNTY - SOUTH CAROLINA

BLUFFTON ROAD PARCEL

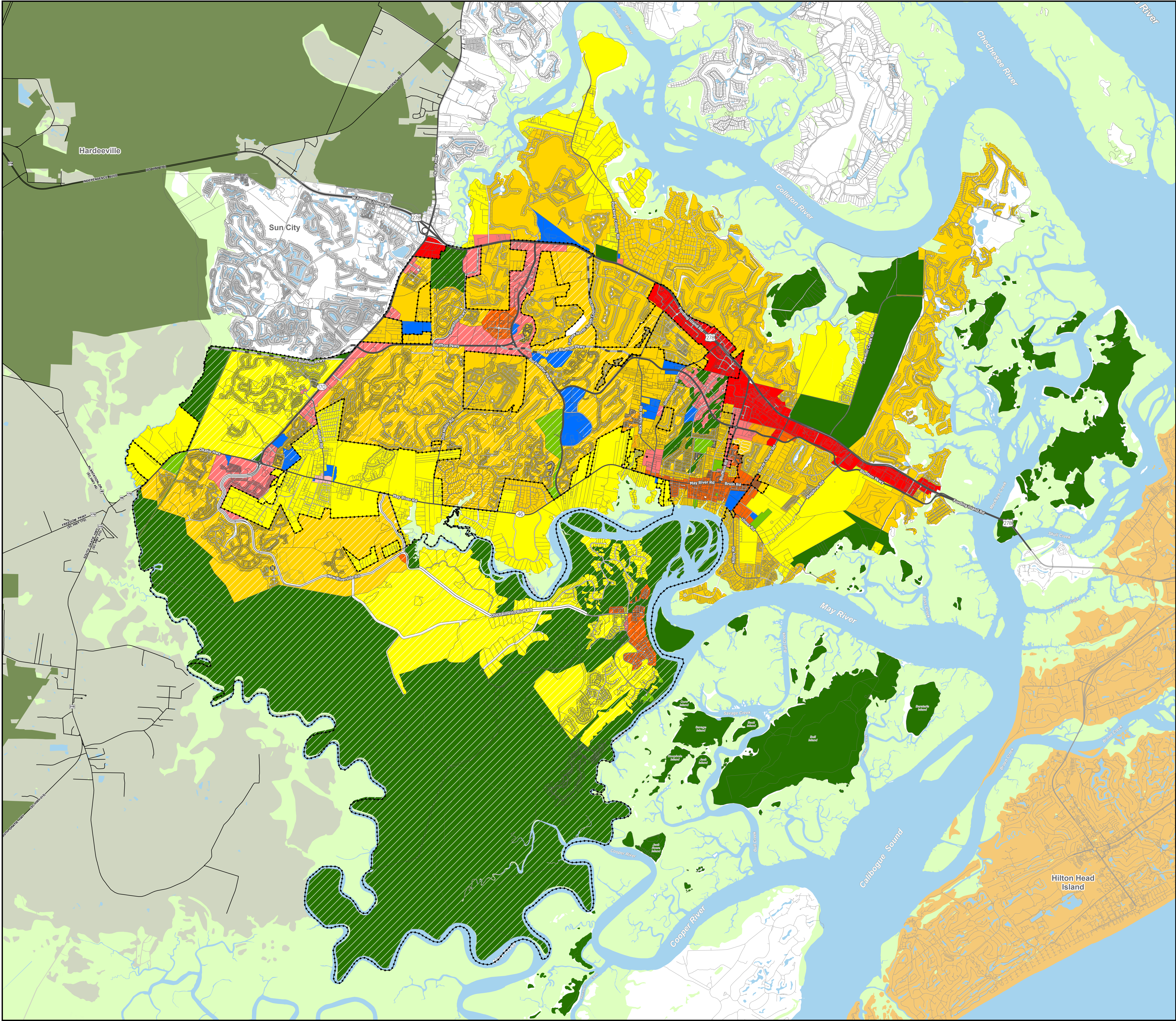
FUTURE LAND USE MAP - ANNEXATION REQUEST

0 55 110 220 330 Feet

N
W E
S

TOWN OF BLUFFTON
EST. 1825
SOUTH CAROLINA

Ryan J. Coleman, GISP
Date: 6/29/2021



Town of Bluffton
Beaufort County, SC

Information
Technology Department

**FUTURE
LAND
USE**
Map 8.3

Legend

FUTURE LAND USE

- High Intensity Commercial
- Medium Intensity Commercial
- Low Intensity Commercial
- Mixed Use
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Civic/ Institutional
- Recreation/ Open Space
- Conservation/ Preservation
- In PUD

JURISDICTIONAL

- Hilton Head Island
- Hardeeville
- Beaufort County
- Jasper County
- Bluffton Town Limit

MISCELLANEOUS

- Bluffton Parcel Lines
- Beaufort County Jasper County Parcel Lines

TRANSPORTATION

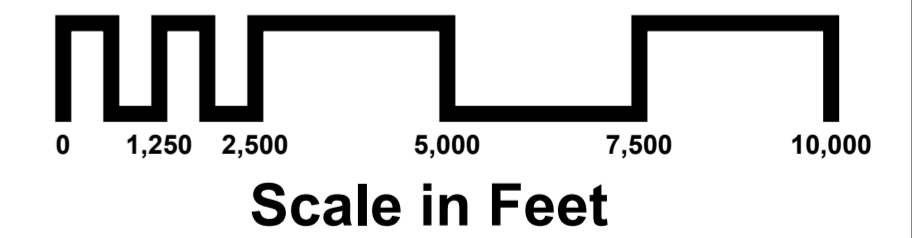
- Paved Road
- Bluffton Parkway (Proposed)

HYDROLOGY

- Marsh
- Water

Adopted: 9/04/2007
Revised: 12/09/2014
Updated: 6/22/2021






Map Prepared By:
Ryan
Coleman, GISP









DISCLAIMER:
This map was created by the GIS Office of the Town of Bluffton's Information Technology Division and is solely intended to be used as a graphical representation for the Town of Bluffton. The GIS maps and data distributed by the GIS Office of the Town of Bluffton's Information Technology Department are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness and currency thereof are not guaranteed. The Town of Bluffton makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the town's Geographic Information Systems database. Additionally, the Town of Bluffton or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

Exhibit 5



Map Legend

-  Future Bluffton Limits
-  Town Center Place Type Assembly
-  Village Place Type Assembly
-  Hamlet Place Type Assembly
-  Rural Crossroad Place Type Assembly


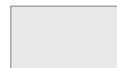
Streets

-  Major Road
-  Minor Road
-  Local Road
-  Future Major Road
-  Future Road
-  Pathway

Water Type

-  Water
-  Marsh

County

-  Beaufort
-  Jasper

Adopted: 11/10/2011
Revised: 12/09/2014
Updated: 6/21/2021

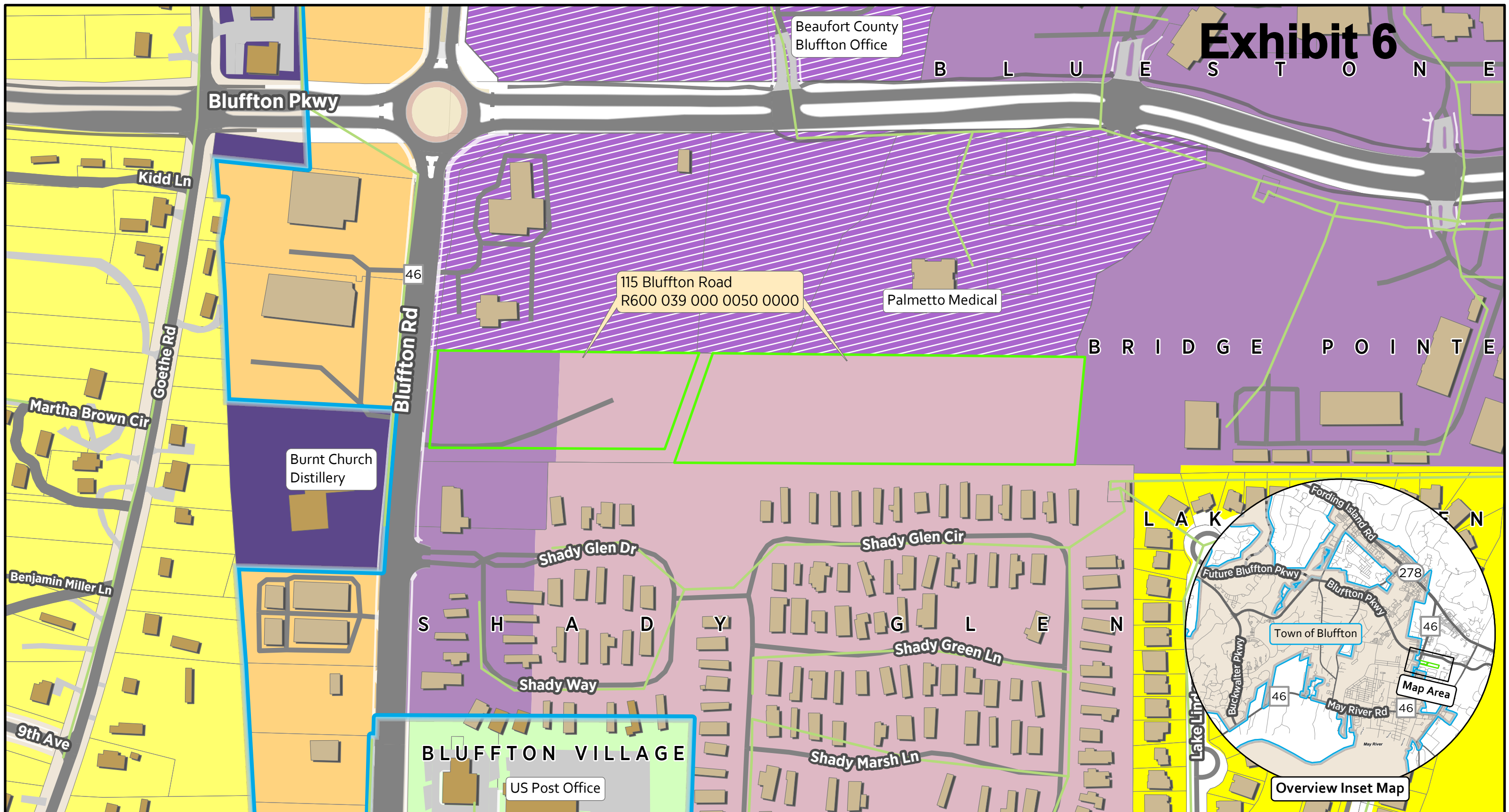
Map Prepared By:
Ryan Coleman, GISP

0 0.25 0.5 1 Miles



This map was created by the GIS Office of the Town of Bluffton's Information Technology Division and is solely intended to be used as a graphical representation for the Town of Bluffton. The GIS maps and data distributed by the GIS Office of the Town of Bluffton's Information Technology Division are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness and currency thereof are not guaranteed. The Town of Bluffton makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the town's Geographic Information Systems database.

Exhibit 6

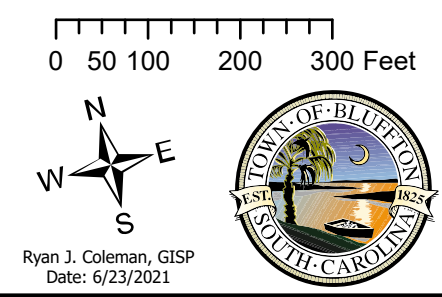


- Legend**
- 115 Bluffton Road
 - Town of Bluffton Limits
 - Sewer Lines
 - Bluffton Zoning Districts
 - Light Industrial
 - Planned Unit Development
 - Residential General
- Beaufort County Zoning**
- Community Center Mixed-Use
 - Hamlet Center Open
 - Hamlet Center
 - Neighborhood Mixed-Use
 - Neighborhood

TOWN OF BLUFFTON - BEAUFORT COUNTY - SOUTH CAROLINA

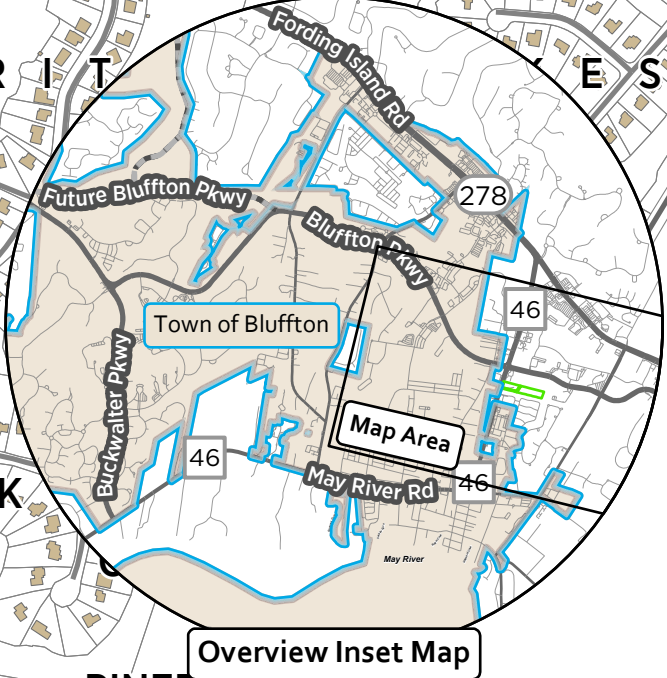
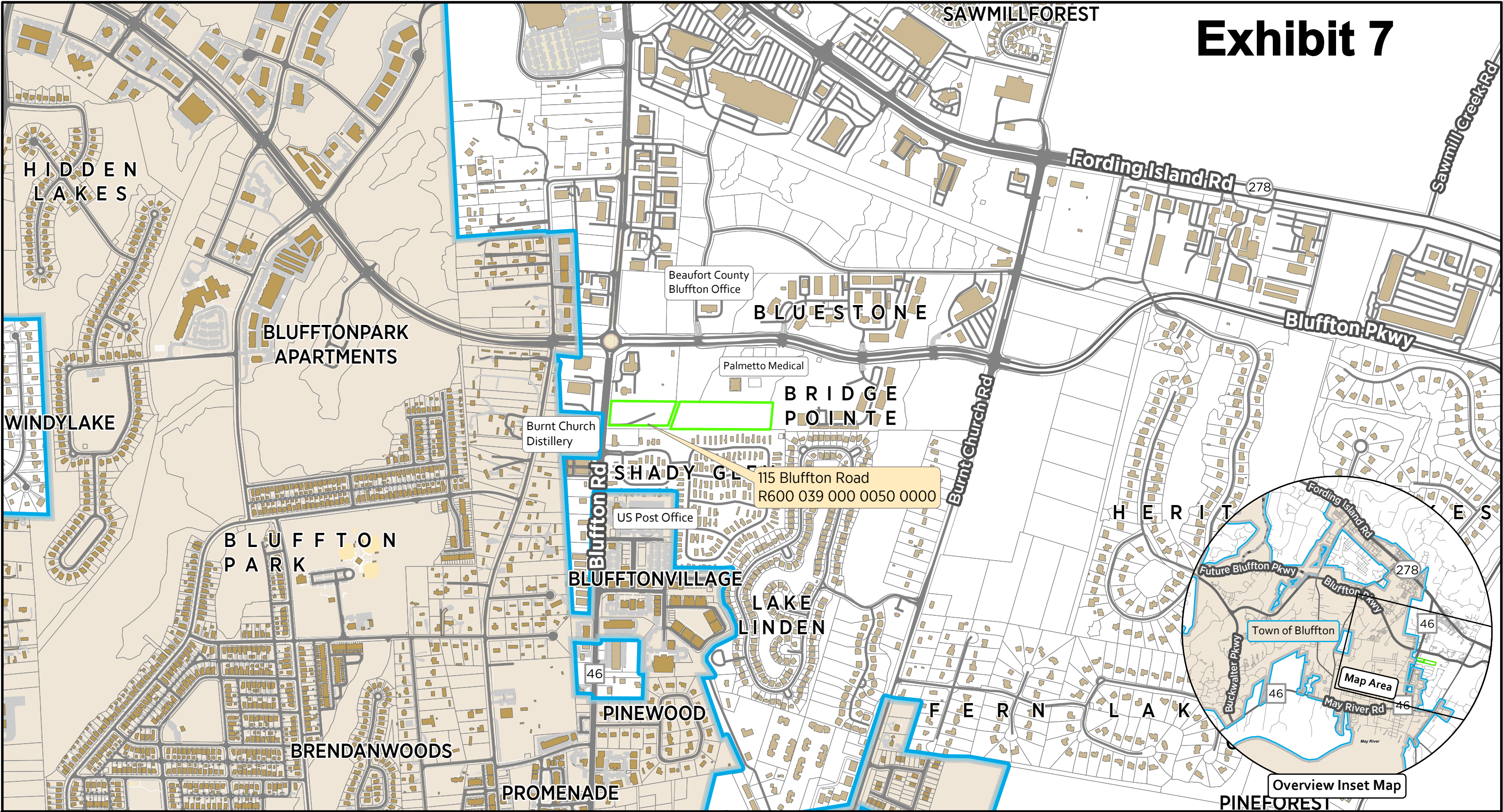
BLUFFTON ROAD PARCEL

BEAUFORT COUNTY ZONING MAP - ANNEXATION REQUEST



Ryan J. Coleman, GISP
Date: 6/23/2021

Exhibit 7



- Legend
- Town of Bluffton Property - 115 Bluffton Road
 - Town of Bluffton Limits
 - Building Footprints
 - BLUFFTON
 - COUNTY

TOWN OF BLUFFTON - BEAUFORT COUNTY - SOUTH CAROLINA

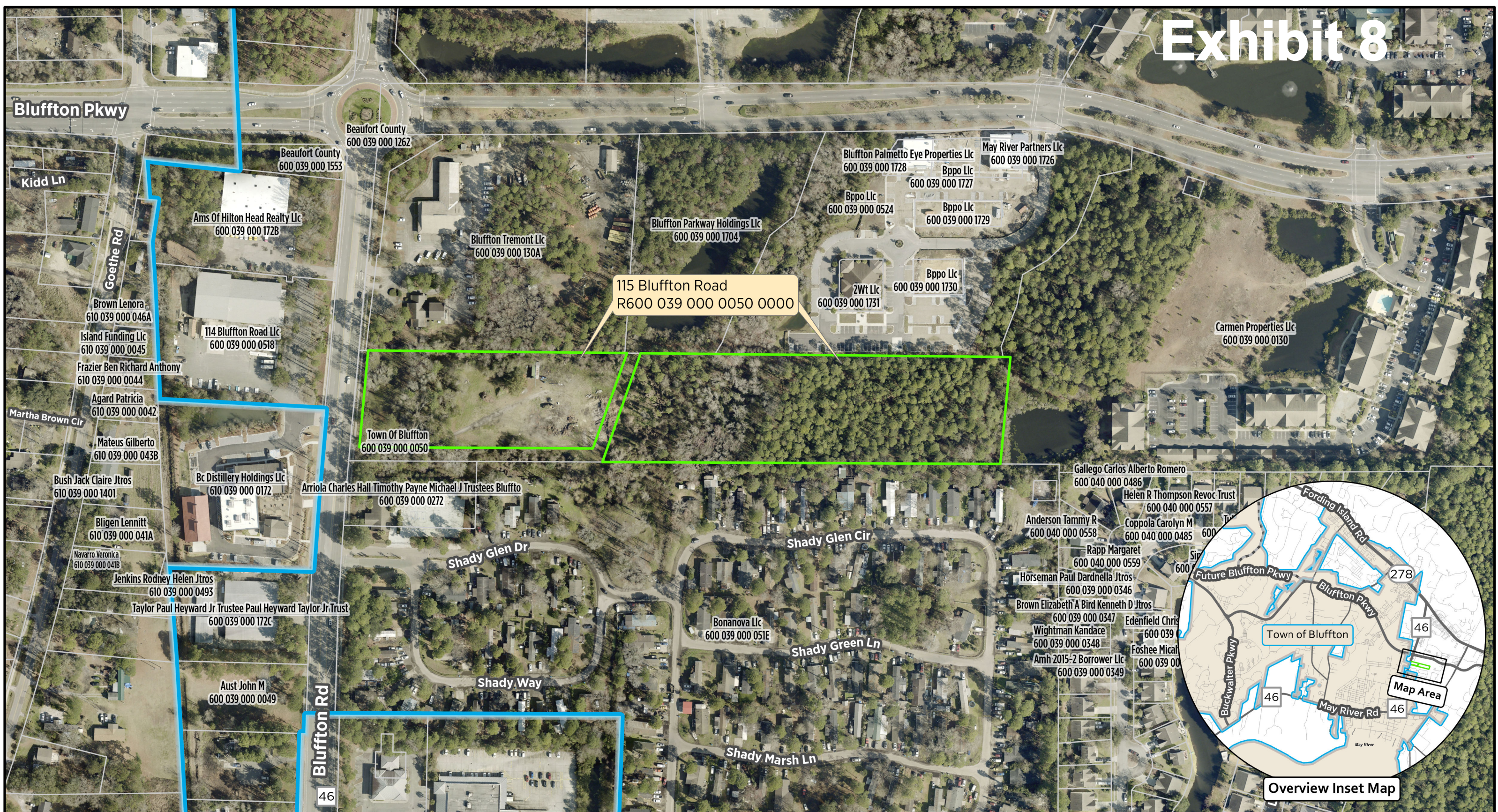
BLUFFTON ROAD PARCEL

AREA MAP - ANNEXATION REQUEST

0 100 200 400 600 Yards

Ryan J. Coleman, GISP
Date: 6/23/2021

Exhibit 8



Legend

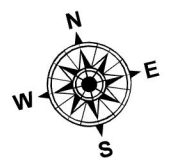
- Town of Bluffton Property - 115 Bluffton Road
- Town of Bluffton Limits
- Property Lines

0 100 200 400 Feet

TOWN OF BLUFFTON - BEAUFORT COUNTY - SOUTH CAROLINA

BLUFFTON ROAD PARCEL

ADJACENT PROPERTY OWNERS MAP - ANNEXATION REQUEST



Ryan J. Coleman, GISP
Date: 6/23/2021



115 Bluffton Road Annexation and Zoning Map Amendment Applications

Adjacent Property Owners within 500 Feet

Tax Map Number	Parcel Address	Owner Name	Mailing Address	City	State	ZIP
R600 039 000 0049 0000	128 Bluffton Rd	John M Aust	1841 RIBAUT RD	PORT ROYAL	SC	29935
R600 039 000 0050 0000	115 Bluffton Rd	Town Of Bluffton	PO BOX 386	BLUFFTON	SC	29910
R600 039 000 0130 0000	4850 Bluffton Pkwy	Carmen Properties LLC	138 MOORING BUOY	HILTON HEAD ISLAND	SC	29928
R600 039 000 0272 0000	119 Bluffton Rd	Charles Arriola, Timothy Hall & Michael Payne Trustees	PO BOX 3255	BLUFFTON	SC	29910-3255
R600 039 000 0306 0000		Beaufort Jasper Water & Sewer Authority	6 SNAKE RD	OKATIE	SC	29909-3038
R600 039 000 0346 0000	80 Lake Linden Dr	Paul & Dardnella Horseman JTROS	80 LAKE LINDEN DR	BLUFFTON	SC	29910
R600 039 000 0347 0000	82 Lake Linden Dr	Elizabeth A Brown & Kenneth D Bird JTROS	82 LAKE LINDEN DR	BLUFFTON	SC	29910
R600 039 000 0348 0000	84 Lake Linden Dr	Kandace Wightman & Velda Hrycyk	84 LAKE LINDEN DR	BLUFFTON	SC	29910
R600 039 000 0349 0000	86 Lake Linden Dr	AMH 2015-2 Borrower LLC	23975 PARK SORRENTO STE 300	CALABASAS	CA	91302
R600 039 000 0386 0000	75 Lake Linden Dr	Robert P Walker	75 LAKE LINDEN DR	BLUFFTON	SC	29910
R600 039 000 0387 0000	79 Lake Linden Dr	Christopher L Edenfield	79 LAKE LINDEN DR	BLUFFTON	SC	29910
R600 039 000 0388 0000	83 Lake Linden Dr	Micah Ernest Foshee & Megan Ellen Ludwig	83 LAKE LINDEN DR	BLUFFTON	SC	29910
R600 039 000 0518 0000	114 Bluffton Rd	114 Bluffton Road LLC	540 LESESNE STREET	DANIEL ISLAND	SC	29492
R600 039 000 051E 0000	212 Shady Way	Bonanova LLC	PO BOX 23164	BLUFFTON	SC	29910
R600 039 000 0524 0000	4818 Bluffton Pkwy	BPPO LLC	4818 BLUFFTON PKWY	BLUFFTON	SC	29910
R600 039 000 0526 0000		Beaufort County	PO BOX 1228	BEAUFORT	SC	29901
R600 039 000 0527 0000		Lake Linden Homeowners' Assoc Inc	PO BOX 5	HILTON HEAD ISLAND	SC	29938
R600 039 000 1262 0000		Beaufort County	PO DRAWER 1228	BEAUFORT	SC	29901
R600 039 000 130A 0000	111 Bluffton Rd	Bluffton Tremont LLC	8 ANSON PARK RD E	BLUFFTON	SC	29910
R600 039 000 130A 0000	111 Bluffton Rd	Bluffton Tremont LLC	8 ANSON PARK RD E	BLUFFTON	SC	29910
R600 039 000 1553 0000	Bluffton Rd	Beaufort County	PO DRAWER 1228	BEAUFORT	SC	29901
R600 039 000 1704 0000	Bluffton Pkwy	Bluffton Parkway Holdings LLC	8 ANSON PARK RD E	BLUFFTON	SC	29910
R600 039 000 1726 0000	Bluffton Pkwy	May River Partners LLC	1076 RIBAUT RD SUITE 101	BEAUFORT	SC	29902
R600 039 000 1727 0000	Bluffton Pkwy	BPPO LLC	4818 BLUFFTON PKWY	BLUFFTON	SC	29910
R600 039 000 1728 0000	Bluffton Pkwy	Bluffton Palmetto Eye Properties LLC	224 PEMBROKE DR	HILTON HEAD ISLAND	SC	29926
R600 039 000 1729 0000	Bluffton Pkwy	BPPO LLC	4818 BLUFFTON PKWY	BLUFFTON	SC	29910

115 Bluffton Road Annexation and Zoning Map Amendment Applications

Adjacent Property Owners within 500 Feet

Tax Map Number	Parcel Address	Owner Name	Mailing Address	City	State	ZIP
R600 039 000 172B 0000	102 Bluffton Rd	AMS Of Hilton Head Realty LLC	102 BLUFFTON RD	BLUFFTON	SC	29910
R600 039 000 172C 0000	124 Bluffton Rd	Paul Heyward Taylor Jr, Trustee Paul Heyward Taylor Jr Trust	272 MOSS CREEK DR	HILTON HEAD ISL	SC	29926
R600 039 000 1730 0000	Bluffton Pkwy	BPPO LLC	4818 BLUFFTON PKWY	BLUFFTON	SC	29910
R600 039 000 1731 0000	Bluffton Pkwy	2WT LLC	4818 BLUFFTON PKY	BLUFFTON	SC	29910
R600 040 000 0485 0000	70 Lake Linden Dr	Carolyn M Coppola	8 HAVILAND ST	BLUFFTON	SC	29910
R600 040 000 0486 0000	72 Lake Linden Dr	Carlos Alberto Romero Gallego & Tess Louise Cuda Romero	72 LAKE LINDEN DR	BLUFFTON	SC	29910
R600 040 000 0487 0000	74 Lake Linden Dr	Mildred Christine Coker Kelley	74 LAKE LINDEN DR	BLUFFTON	SC	29910
R600 040 000 0555 0000	64 Lake Linden Dr	Ryder & Kristi J Tubbs	64 LAKE LINDEN DR	BLUFFTON	SC	29910
R600 040 000 0556 0000	66 Lake Linden Dr	Benjamin & Eunice Hamilton Dixon	66 LAKE LINDEN DR	BLUFFTON	SC	29910
R600 040 000 0557 0000	68 Lake Linden Dr	Helen R Thompson Revoc Trust	68 LAKE LINDEN DR	BLUFFTON	SC	29910
R600 040 000 0558 0000	76 Lake Linden Dr	Tammy R Anderson	76 LAKE LINDEN DR	BLUFFTON	SC	29910
R600 040 000 0559 0000	78 Lake Linden Dr	Margaret Rapp	78 LAKE LINDEN DR	BLUFFTON	SC	29910
R600 040 000 0560 0000		Beaufort County	100 RIBAUT RD	BEAUFORT	SC	29902
R600 040 000 0563 0000	71 Lake Linden Dr	Peter A & Jean Marie Appow	71 LAKE LINDEN DR	BLUFFTON	SC	29910
R600 040 000 0564 0000	67 Lake Linden Dr	John R & Christina K Simoes	67 LAKE LINDEN DR	BLUFFTON	SC	29910
R610 039 000 0042 0000	93 Goethe Rd	Patricia Agard	400 WILLIAM HILTON PKY APT 34	HILTON HEAD ISLAND	SC	29926
R610 039 000 0044 0000	22 Martha Brown Cir	Ben Frazier, Richard Frazier & Anthony Frazier	696 GOETHE RD	BLUFFTON	SC	29910
R610 039 000 0045 0000	20 Martha Brown Cir	Island Funding LLC	60 BRAMS POINT RD	HILTON HEAD ISLAND	SC	29926
R610 039 000 0172 0000	120 100 Bluffton Rd	BC Distillery Holdings LLC	52 BAYNARD PARK RD	HILTON HEAD ISLAND	SC	29928
R610 039 000 041A 0000	93 Goethe Rd	Lennitt Bligen	621 PUTNAM AVE	BROOKLYN	NY	11221
R610 039 000 041B 0000	95 Goethe Rd	Veronica Navarro	95 GOETHE RD	BLUFFTON	SC	29910
R610 039 000 043B 0000	89 Goethe Rd	Gilberto Mateus & Mary Aguilera	81 HERITAGE LAKES DR	BLUFFTON	SC	29910
R610 039 000 046A 0000	83 Goethe Rd	Lenora Brown	81 GOETHE RD	BLUFFTON	SC	29910
R610 039 000 0493 0000		Rodney & Helen Jenkins JTROS	PO BOX 650	BLUFFTON	SC	29910
R610 039 000 1401 0000	91 Goethe Rd	Jack & Claire Bush JTROS	PO BOX 504	BLUFFTON	SC	29910

115 Bluffton Road Annexation and Zoning Map Amendment

Current Beaufort County vs. Proposed Town of Bluffton

Land Use Comparison

Legend: Permitted (P), Conditional (C), Special Use (S), Special Exception (SE), Permitted only as part of a Traditional Community Plan (TCP), Not Permitted (---), Not included as a specific use for the jurisdiction (N)

Land Use Type	Jurisdiction/ Zoning District		
	Beaufort County		Town of Bluffton
	Community Development Code Table 3.1.60: Consolidated Use Table		Unified Development Ordinance Table 4.3 Uses by District
	Hamlet Center (T4HC)	Neighborhood (T3N)	General Mixed Use (GM)
	1.5674 Acres	7.7026 Acres	9.27 Acres
AGRICULTURE			
Agricultural Support Services	—	P	N
Agriculture & Crop Harvesting	—	—	P
Animal Production	—	—	N
Animal Production: Factory Farming	—	—	N
Aquaponics	—	—	N
Commercial Stables	—	—	P
Forestry	P	P	P
Seafood/ Shellfish Packaging/ Processing	N	N	SE
Seasonal Farmworker Housing	—	—	N
RESIDENTIAL			
Dwelling: Single Family Detached Unit	P	P	P
Dwelling: Single Family Attached Unit	—	P	P
Dwelling: Two Family Unit (Duplex)	P	P	P
Dwelling: Multi-Family Unit	P	P	P
Dwelling: Accessory Unit	C	C	C
Dwelling: Family Compound	—	—	N/A
Dwelling: Group Home	P	P	P
Affordable Housing	—	—	P
Community Residence (dorms, convents, assisted living, temporary shelters)	P	P	N/A
Home Office	C	C	P
Home Business	C	C	P
Cottage Industry	—	—	P
Live/Work	—	P	P
Manufactured Home Community	—	—	N

115 Bluffton Road Annexation and Zoning Map Amendment

Current Beaufort County vs. Proposed Town of Bluffton

Land Use Comparison

Legend: Permitted (P), Conditional (C), Special Use (S), Special Exception (SE), Permitted only as part of a Traditional Community Plan (TCP), Not Permitted (---), Not included as a specific use for the jurisdiction (N)

Land Use Type	Jurisdiction/ Zoning District		
	Beaufort County		Town of Bluffton
	Community Development Code Table 3.1.60: Consolidated Use Table		Unified Development Ordinance Table 4.3 Uses by District
	Hamlet Center (T4HC)	Neighborhood (T3N)	General Mixed Use (GM)
	1.5674 Acres	7.7026 Acres	9.27 Acres
RETAIL AND RESTAURANTS			
General Retail 3,500 SF or less	—	P	P
General Retail 10,000 SF or less	—	—	P
General Retail 25,000 SF or less	—	—	P
General Retail 50,000 SF or less	—	—	P
General Retail greater than 50,000 SF	—	—	P
General Retail with Drive-Through Facilities	—	—	P
Adult Oriented Business	—	—	—
Bar, Tavern, Nightclub	—	—	C
Gas Station/Fuel Sales	—	C	P
Open Air Retail	—	—	C
Restaurant, Café, Coffee Shop	—	P	C
Restaurant, Café, Coffee Shop with Drive-Through Facilities	—	—	C
Vehicle Sales & Rental: Light	—	—	P
Vehicle Sales & Rental: Heavy	—	—	P
OFFICES & SERVICES			
General Offices & Services: 3,500 SF or less	—	P	P
General Offices & Services: 10,000 SF or less	—	—	P
General Offices & Services: 25,000 SF or less	—	—	P
General Offices & Services: 50,000 SF or less	—	—	P
General Offices & Services: greater than 50,000 SF	—	—	P
General Offices & Services: with Drive-Through Facilities	—	—	P

115 Bluffton Road Annexation and Zoning Map Amendment

Current Beaufort County vs. Proposed Town of Bluffton

Land Use Comparison

Legend: Permitted (P), Conditional (C), Special Use (S), Special Exception (SE), Permitted only as part of a Traditional Community Plan (TCP), Not Permitted (---), Not included as a specific use for the jurisdiction (N)

Land Use Type	Jurisdiction/ Zoning District		
	Beaufort County		Town of Bluffton
	Community Development Code Table 3.1.60: Consolidated Use Table		Unified Development Ordinance Table 4.3 Uses by District
	Hamlet Center (T4HC)	Neighborhood (T3N)	General Mixed Use (GM)
	1.5674 Acres	7.7026 Acres	9.27 Acres
Animal Services: Clinic/Hospital	—	P	SE
Animal Services: Kennel	—	—	SE
Body Branding, Piercing, Tattooing	—	—	P
Day Care: Family Home (up to 8 clients)	P	P	P
Day Care: Commercial Center (9 or more clients)	—	C	P
Lodging: Short-Term Housing Rental (STHR)	S	S	C
Lodging: Inn (up to 24 rooms)	—	P	P
Lodging: Hotel	—	—	P
Medical Service: Clinics/Offices	—	P	P
Medical Service: Hospital	—	—	P
Residential Storage Facility	—	C	P
Vehicle Services: Minor Maintenance and Repair	—	—	P
Vehicle Services: Major Maintenance and Repair	—	—	P
RECREATION, EDUCATION, SAFETY, PUBLIC ASSEMBLY			
Club, Lodge, Union Hall, or Social Center	N	N	P
Community Oriented Cultural Facility (15,000 SF or greater)	—	—	P
Community Oriented Cultural Facility (Less than 15,000 SF)	—	P	P
Community Public Safety Facility	P	P	P
Conference or Exhibition Center	N	N	P
Detention Facility	—	—	N
Ecotourism	—	—	N

115 Bluffton Road Annexation and Zoning Map Amendment

Current Beaufort County vs. Proposed Town of Bluffton

Land Use Comparison

Legend: Permitted (P), Conditional (C), Special Use (S), Special Exception (SE), Permitted only as part of a Traditional Community Plan (TCP), Not Permitted (---), Not included as a specific use for the jurisdiction (N)

Land Use Type	Jurisdiction/ Zoning District		
	Beaufort County		Town of Bluffton
	Community Development Code Table 3.1.60: Consolidated Use Table		Unified Development Ordinance Table 4.3 Uses by District
	Hamlet Center (T4HC)	Neighborhood (T3N)	General Mixed Use (GM)
	1.5674 Acres	7.7026 Acres	9.27 Acres
Government Building	N	N	P
Institutional Care Facility	—	—	N
Meeting Facility/Place of Worship (15,000 or greater)	—	C	P
Meeting Facility/Place of Worship (Less than 15,000 SF)	C	C	P
Museum	N	N	P
Park, Playground, Outdoor Recreation Areas	P	P	P
Recreation Facility: Commercial Indoor	—	P	C
Recreation Facility: Commercial Outdoor	—	—	C
Recreation Facility: Community-Based	—	—	C
Recreation Facility: Developed Campground	—	—	—
Recreation Facility: Golf Course	—	—	P
Recreation Facility: Primitive Campground	—	—	—
Recreation Facility: Semi-Developed Campground	—	—	—
School: College or University	—	S	P
School: Public or Private	—	P	P
School: Specialized Training/Studio	—	P	P
INFRASTRUCTURE, TRANSPORTATION, COMMUNICATIONS			
Airport, Aviation Services	—	—	N
Infrastructure and Utilities: Regional (Major) Utility	S	C	P
Parking Facility: Public or Commercial	—	—	—
Transportation Terminal	—	—	N
Waste Management: Community Waste Collection & Recycling	—	—	—

115 Bluffton Road Annexation and Zoning Map Amendment

Current Beaufort County vs. Proposed Town of Bluffton

Land Use Comparison

Legend: Permitted (P), Conditional (C), Special Use (S), Special Exception (SE), Permitted only as part of a Traditional Community Plan (TCP), Not Permitted (---), Not included as a specific use for the jurisdiction (N)

Land Use Type	Jurisdiction/ Zoning District		
	Beaufort County		Town of Bluffton
	Community Development Code Table 3.1.60: Consolidated Use Table		Unified Development Ordinance Table 4.3 Uses by District
	Hamlet Center (T4HC)	Neighborhood (T3N)	General Mixed Use (GM)
	1.5674 Acres	7.7026 Acres	9.27 Acres
Waste Management: Regional Waste Transfer & Recycling	—	—	—
Waste Management: Regional Waste Disposal & Resource Recovery	—	—	—
Wireless Communications Facility	—	S	C
INDUSTRIAL			
Concrete and Asphalt Plants	N	N	—
Contractor's Office	N	N	C
Manufacturing, Processing, and Packaging - Heavy	—	—	—
Manufacturing, Processing, and Packaging - Light (15,000 SF or greater)	—	—	C
Manufacturing, Processing, and Packaging - Light (Less than 15,000 SF)	—	—	C
Mining & Resource Extraction	—	—	N
Outdoor Maintenance/Storage Yard	—	—	N
Research and Laboratory	N	N	P
Salvage Operations	—	—	—
Warehousing	—	—	—
Wholesaling and Distribution	—	—	—

Attachment 3

115 Bluffton Road Annexation & Zoning Map Amendment

Application Meeting Sequence

Meeting	Date	Task Description/ Application(s) for Review	Action(s)
Pre-Application Meeting	April 13, 2021	Annexation Petition	Review of Application Requirements and Timeline
		Zoning Map Amendment	
Application Submittal Meeting	June 29, 2021	Annexation Petition	Submittal of Applications
		Zoning Map Amendment	
Town Council “Intent to Annex”, Acceptance of Petition	July 13, 2021 5:00 p.m.	Annexation Petition	Town Council acceptance of petition by majority vote if they desire to move forward with the request
Submittal of Revisions for Planning Commission Workshop Packet	July 28, 2021	Annexation Petition	Resubmittal of Applications with Revised Materials
		Zoning Map Amendment	
Planning Commission Workshop	August 25, 2021 6:00 p.m.	Annexation Petition	Discussion and Comments for Consideration.
		Zoning Map Amendment	
Public Hearing Notice 30 days Prior to Public Hearing	September 22, 2021	Annexation Petition 	Mail letters notifying adjacent property owners within 500’ radius of pending applications and upcoming rescheduled Planning Commission Public Hearing
		Zoning Map Amendment 	Post the property Newspaper Notification
Submittal of Revisions for Planning Commission Public Hearing Packet	September 29, 2021	Annexation Petition	Any revisions to plans will need to be resubmitted by this date to provide adequate time for staff to review and comment.
		Zoning Map Amendment	
Planning Commission Public Hearing & Recommendation to Town Council	October 27, 2021 6:00 p.m.	Annexation Petition 	Public Hearing and Recommendation to Town Council
		Zoning Map Amendment 	Public Hearing Cases
Submittal of Revisions for Town Council 1 st Readings Packet	November 9, 2021	Annexation Petition	Any revisions to plans will need to be resubmitted by this date to provide adequate time for staff to review and comment.
		Zoning Map Amendment	
Town Council Ordinance 1 st Readings	December 14, 2021 5:00 p.m.	Annexation Petition	Ordinance 1 st Readings
		Zoning Map Amendment	
Public Hearing Notice 30 days Prior to Town Council Public Hearing	January 5, 2022	Annexation Petition 	Letters notifying adjacent property owners within 500’ radius of pending applications and upcoming Town Council Public Hearing
		Zoning Map Amendment 	Post the property Newspaper Notification
Submittal of Revisions for Town Council Public Hearing and 2 nd & Final Reading Packet	January 10, 2022	Annexation Petition	Any revisions to plans will need to be resubmitted by this date to provide adequate time for staff to review and comment.
		Zoning Map Amendment	
Town Council Public Hearing & Ordinance 2 nd and Final Readings	February 8, 2022 5:00 p.m.	Annexation Petition 	Public Hearing and Ordinance 2 nd and Final Readings
		Zoning Map Amendment 	Public Hearing Cases

Attachment 4

Proposed Motion

ANNEXATION PETITION ACCEPTANCE

Consideration of the Acceptance of the Town of Bluffton's One Hundred Percent (100%) Annexation Petition to Annex Certain Real Property Contiguous to the Town of Bluffton's Corporate Boundaries Consisting of a Total of 9.27 Acres, More or Less, and Bearing Beaufort County Tax Map No. R601 039 000 0050 0000, and referral to the Town of Bluffton Negotiating Committee if Deemed Necessary

*"I move to **[accept / decline to accept]** the Town of Bluffton's One Hundred Percent (100%) Annexation Petition to Annex Certain Real Property Contiguous to the Town of Bluffton's Corporate Boundaries Consisting of a Total of 9.27 Acres, More or Less, and Bearing Beaufort County Tax Map No. R601 039 000 0050 0000"*

REFERRAL TO THE NEGOTIATING COMMITTEE

If accepted, Town Council will then need to vote to refer or forgo referral of the annexation petition and concurrent applications to the Town of Bluffton Negotiating Committee

*"I move to **[refer / forgo referral of]** the Town of Bluffton's One Hundred Percent (100%) Annexation Petition to the Town of Bluffton Negotiating Committee"*