TOWN COUNCIL

STAFF REPORT
Growth Management Department

MEETING DATE:	July 13, 2021
PROJECTS:	Consideration of an Ordinance Approving an Amendment to the Town of Bluffton Comprehensive Plan to Amend the Future Annexation Area to Include Approximately 61.093 Acres of Land Located at 323 Fording Island Road, Beaufort County Tax Map Nos. R600 022 000 0125 0000 and R600 022 000 1120 0000 and Change Said Properties Future Land Use Designation From Civic/Institutional to Medium Density Commercial (COMP-07-19-13329) - Public Hearing & Second and Final Reading Consideration of an Ordinance Approving an Amendment to the Buckwalter Planned Unit Development Text to Incorporate Provisions for a New Land Use Tract to be Known as the Saint Gregory the Great Tract (ZONE-07-19-13331) – Public Hearing & Second and Final Reading Consideration of an Ordinance for the Annexation of the Saint Gregory the Great property consisting of approximately 61.093 Acres of land located at 323 Fording Island Road and identified as Beaufort County Tax Map Nos. R600 022 000 0125 0000 & R600 022 000 1120 0000, into the Town of Bluffton Corporate Limits (ANNX-07-19-13330) – Public Hearing & Second and Final Reading Consideration of an Ordinance Approving a Zoning Map Amendment for Approximately 61.093 Acres of Land Located at 323 Fording Island Road, Beaufort County Tax Map Nos. R600 022 000 0125 0000 and R600 022 000 1120 0000, as Buckwalter Planned Unit Development (ZONE-07-19-13331) – Public Hearing & Second and Final Reading Consideration of an Ordinance Approving an Amendment to the Buckwalter Development Agreement to Add Approximately 61.093 Acres of Land Located at 323 Fording Island Road, Beaufort County Tax Map No. R600 022 000 0125 0000 and R600 022 000 1120 0000 and Increase the Total Allowed Development Rights by 10.65 Acres of General Commercial

	and 110 Residential Dwelling Units (DAA-02-20-14041) – Public Hearing & Second and Final Reading Consideration of an Ordinance Approving an Amendment to the Buckwalter Planned Unit Development Concept Plan to Incorporate Approximately 61.093 Acres of Land Located at 323 Fording Island Road, Beaufort County Tax Map Nos. R600 022 000 0125 0000 and R600 022 000 1120 0000 Subject to a New Saint Gregory the Great Land Use Tract (CPA-02-20-14047) – Public Hearing & Second and Final Reading Consideration of the Approval of a Master Plan for Saint Gregory the Great Consisting of Approximately 61.093 Acres of Land Located at 323 Fording Island Road and identified as Beaufort County Tax Map Nos. R600 022 000 0125 0000 and R600 022 000 1120 0000 and Zoned as Buckwalter Planned Unit Development (MP-02-20-14050) – Approval by Majority Vote
PROJECT MANAGER:	Heather Colin, AICP, Growth Management Director

REQUEST: Town Staff requests that Town Council approve First Reading of the following Ordinances related to the proposed annexation certain property containing approximately 61.093 acres located at 323 Fording Island Road and identified by Beaufort County Tax Map Nos. R600 022 000 0125 0000 and R600 022 000 1120 0000 (the "Property"):

1. Consideration of an Ordinance Approving an Amendment to the Town of Bluffton Comprehensive Plan to Amend the Future Annexation Area to Include Approximately 61.093 Acres of Land Located at 323 Fording Island Road, Beaufort County Tax Map Nos. R600 022 000 0125 0000 and R600 022 000 1120 0000 and Change Said Properties Future Land Use Designation From Civic/Institutional to Medium Density Commercial (Attachment 2).

2. Consideration of an Ordinance Approving an Amendment to the Buckwalter Planned Unit Development Text to Incorporate Provisions for a New Land Use Tract to be Known as the Saint Gregory the Great Tract (Attachment 3).

3. Request for an Ordinance for the Annexation of the Saint Gregory the Great property consisting of approximately 61.093 Acres of land located at 323 Fording Island Road and identified as Beaufort County Tax Map Nos. R600 022 000 0125 0000 & R600 022 000 1120 0000, into the Town of Bluffton Corporate Limits (Attachment 4).

4. Consideration of an Ordinance Approving a Zoning Map Amendment for Approximately 61.093 Acres of Land Located at 323 Fording Island Road, Beaufort County Tax Map

Nos. R600 022 000 0125 0000 and R600 022 000 1120 0000, as Buckwalter Planned Unit Development (Attachment 5).

5. Consideration of an Ordinance Approving an Amendment to the Buckwalter Development Agreement to Add Approximately 61.093 Acres of Land Located at 323 Fording Island Road, Beaufort County Tax Map No. R600 022 000 0125 0000 and R600 022 000 1120 0000 and Increase the Total Allowed Development Rights by 10.65 Acres of General Commercial and 110 Residential Dwelling Units (Attachment 6).

6. Consideration of an Ordinance Approving an Amendment to the Buckwalter Planned Unit Development Concept Plan to Incorporate Approximately 61.093 Acres of Land Located at 323 Fording Island Road, Beaufort County Tax Map Nos. R600 022 000 0125 0000 and R600 022 000 1120 0000 Subject to a New Saint Gregory the Great Land Use Tract (Attachment 7).

7. Consideration of the Approval of a Master Plan for Saint Gregory the Great Consisting of Approximately 61.093 Acres of Land Located at 323 Fording Island Road and identified as Beaufort County Tax Map Nos. R600 022 000 0125 0000 and R600 022 000 1120 0000 and Zoned as Buckwalter Planned Unit Development.

INTRODUCTION: In accordance with Section 5-3-150 of the Code of Laws of South Carolina, Walter Nester of Burr, Forman, McNair, on behalf of the Bishop of Charleston (Saint Gregory the Great Catholic Church) and Beaufort-Jasper Water and Sewer Authority ("BJWSA"), submitted annexation petitions pursuant to the 100% freeholder method on July 10, 2019 requesting to annex the approximately 61.093 acre Property into the Town of Bluffton's municipal boundary, a copy of which is provided as Attachment 8.

Pursuant to the Town of Bluffton Annexation Policy and Procedure Manual (Annexation Manual), the Applicant also submitted a concurrent Zoning Map Amendment application requesting the establishment of the General Mixed Use (GMU) District subject to the Highway Corridor Overlay District (HCOD) pursuant to the Town of Bluffton's Unified Development Ordinance (UDO) for the Property. Further, the Applicant submitted a concurrent application requesting a Comprehensive Plan Amendment to expand the Town's current future annexation boundary delineated on the Future Annexation Area and Growth Framework maps as well as revise the Future Land Use map to change the subject property's designation from Civic/Institutional to a Mixed Use or appropriate Commercial designation to align with the requested rezoning to General Mixed-Use (GMU).

Per the Annexation Manual, 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 votes on the approval of First Reading of the Annexation Ordinance followed

by a vote to refer the annexation petition and its associated applications to the Town's Negotiating Committee, if deemed necessary.

Town Council considered the "intent to annex" at their August 13, 2019 meeting. During discussion of the request, Council advised the Applicant to consider revising their Zoning Map Amendment application to request the Buckwalter Planned Unit Development instead of GMU. Council then approved First Reading of the annexation ordinance and voted to forgo referring the request to the Negotiating Committee.

On February 21, 2020, the Applicant submitted a revision to the Zoning Map Amendment application as well as Development Agreement Amendment, Concept Plan Amendment, and Master Plan applications for the Property incorporation into Buckwalter subject to a new Land Use Tract which will be known as the Saint Gregory the Great Tract, copies of which are provided as Attachment 9.

The new Saint Gregory the Great Land Use Tract, as shown in the illustrative Buckwalter PUD Concept Plan provided as Attachment 10, proposes the following permitted land use categories:

1. Community Recreation.
2. Dwelling Units.
3. Hotel/Inn.
4. Institutional Civic.
5. Maintenance Areas.
6. Multifamily Residential.
7. Neighborhood Commercial – including specifically convenience stores and automobile service stations with up to 20 fueling stations but excluding Recreational Vehicle Parks.
8. Open Space.
9. Roads.
10. Setbacks and Buffers.
11. Silviculture.
12. Single Family Residential but excluding mobile homes.
13. Wetlands.
14. Utilities.

A general overview of land uses is provided in the Buckwalter Concept Plan, Section 2 - Designation and Definitions, which are further detailed in Appendix 1, Beaufort County 1990/3 ZDSO, as modified. A comparison of current and proposed land uses is provided as Attachment 11. Excerpts regarding allowed uses and conditions from the Beaufort County Code of Ordinances is provided as Attachment 12 and applicable excerpts for the Buckwalter PUD are provided as Attachment 13.

At that time, the proposed Buckwalter Planned Unit Development Concept Plan and Development Agreement Amendments request an increase in the total allowed development rights as follows:

1. 10.65 acres of general commercial; and
2. 446 residential dwelling units subject to the following allocation and designation:

    a. 134 RDUs limited to multi-family use;
    b. 82 RDUs limited to single family use; and
    c. 200 RDUs limited to student housing/employee dormitories calculated as ½ RDU per room pursuant to the Buckwalter Concept Plan Section 2.D.6.a.

On July 22, 2020, Planning Commission held a workshop for the proposed annexation and zoning map amendment. Per Section 3.2.2.F. of the Unified Development Ordinance, Planning Commission Workshops are intended to be the first official presentation of a proposed project to provide the public with information and a forum to initially review the application and identify applicable application review criteria. Meetings are encouraged as opportunities for informal, non-binding communication between the Applicant and neighboring property owners who may be affected by the application.

During the course of discussions, the Commission provided comments and questions for consideration at the subsequent Public Hearing. Following is a summary of these items and findings:

1. What is the maximum amount of development allowed under the current Beaufort County zoning district?

    Since the Beaufort County Community Development Code is a form-based code, the maximum site capacity cannot be determined without detailed plans.

2. Do the applications include provisions for affordable housing and/or has this been discussed?

    Although the final use of the requested residential development rights is unknown at this time, the applicant has indicated interest in a retirement community for retired clergy as well as a hotel. Based upon these considerations and the anticipated future development of the site for expansion of the church and school facilities, the areas available for alternate development are limited and there will be no open market residential dwelling units for sale or rent. Planning Commission could recommend provisions be added to the Development Agreement and Concept Plan Amendments for inclusion of affordable housing provisions in the event all or a portion of the proposed additional 150 residential dwelling units were to be developed as open market units. Example provisions could include the allocation of 20% of the open market units are restricted to rental to households which are at or below 80% of HUD's annual Area Median Income for Beaufort County at HUD's annual Fair Market Rent, less annual Utility Allowances, for Beaufort County for a term of 10 years.

3. Consider limiting the requested development rights to the Saint Gregory the Great Tract which may not be sold or transferred to Buckwalter PUD Land Use Tracts.

The applicant has incorporated a restriction into the proposed Development Agreement Amendment Section 2.B.iii which prohibits the transfer of the additional development rights outside of the Saint Gregory the Great Land Use Tract to other areas of Buckwalter and any unutilized rights may be transferred to the Town.

4. What would the height limitation be for the proposed commercial area?

   The Neighborhood Commercial provisions limit height to 35' while the Highway 278 Corridor Overlay allows variable heights based upon the setback. Per the Buckwalter PUD Attachment 1, Tab 5 - Town of Bluffton Planned Unit Development Ordinance, Section 5.8.6, the regulations applicable to the uses in an approved PUD shall be those of the most restrictive zoning district where such uses are allowed, unless a waiver or deviation from such restrictions is secured as part of the approved Concept Plan. Since there is no waiver or deviation in the approved Concept Plan, the Neighborhood Commercial standard of 35' applies to building height for the Saint Gregory the Great Tract.

5. What is the status of the Willow Run frontage road from Buckwalter Parkway to the current Saint Gregory Drive/US Highway 278 intersection?

   The Willow Run frontage road is part of Beaufort County's Capital Improvement Projects plan and is currently in the preliminary planning stage.

6. When is the applicant required to submit a Traffic Impact Analysis?

   A Traffic Impact Analysis is required as part of the Master Plan. However, it should be noted that due to the COVID-19 pandemic, the school is utilizing on-line classes instead of attending classes at the school's campus which means accurate traffic counts for the school use cannot be cannot be compiled at this time. Planning Commission can recommend the inclusion of a provision in the Development Agreement and Concept Plan amendments noting the unusual circumstance and requiring that a Traffic Impact Analysis must be submitted prior to the issuance of any new Development Permits for the Saint Gregory the Great Tract.

7. What buffer requirements would apply to the Property for the proposed applications?

   The perimeter of Property will be subject to a 50' Planned Unit Development buffer. The areas with frontage on US Highway 278 will be subject to the Highway 278 Corridor Overlay which requires a 25' vegetative buffer. It should be noted that Palmetto Electric holds an easement which extends 20' into the Property for existing overhead powerlines which provides for maintenance and thereby some clearing within its limits. The Overlay provides that in the event utilities, such as powerlines, are located within the 25' buffer, additional buffer area may be required.

8. Create an additional limitation of land uses within the proposed Saint Gregory the Great Land Use Tract with the church and school area limited to civic/institutional and the outparcels shown on the Conceptual Plan as Neighborhood Commercial.

   The Campus Plan (Attachment 14) identifies the conceptual boundary of the commercial area which encompasses the Outparcels. The commercial area will permit all of the uses permitted in the Saint Gregory the Great Tract while the remaining civic/institutional area will prohibit Neighborhood Commercial uses.

As a result of the Planning Commission Workshop, the applicant revised the proposed Buckwalter Planned Unit Development Concept Plan and Development Agreement Amendments request for the following increase in the total allowed development rights as follows:

1. 10.65 acres of general commercial; and
2. 150 residential dwelling units, which is a significant reduction from the 446 residential dwelling units initially requested.

Planning Commission then held a Public Hearing on October 28, 2020 and voted to forward Town Council the following recommendations:

1. Recommendation approval of the following Applications as submitted by the Applicant:

   a. Annexation Petition;
   b. Comprehensive Plan Amendment;
   c. Buckwalter Planned Unit Development Text Amendment; and
   d. Zoning Map Amendment.

2. Recommendation of approval with the condition of the inclusion of a provision noting that due to the COVID-19 pandemic, it is not feasible to conduct an accurate traffic count at this time and requiring that a Traffic Impact Analysis must be submitted prior to the issuance of any new Development Permits for the Saint Gregory the Great Tract for the following applications:

   a. Buckwalter Development Agreement Amendment; and
   b. Buckwalter Concept Plan Amendment.

Town Council held First Reading and voted to approve the following Ordinances as presented on December 8, 2020:

1. Comprehensive Plan Amendment;
2. Buckwalter Planned Unit Development Text Amendment;
3. Zoning Map Amendment;
4. Buckwalter Development Agreement Amendment; and

5. Buckwalter Concept Plan Amendment.

After the December 8, 2020 Town Council meeting, the Applicant amended the proposed list of allowed land uses for the SGG Tract by removing forestry and single family uses. The Applicant also reduced the requested number of residential development rights from 150 to 110 which results the following increase in the total allowed development rights for Buckwalter as follows:

1. 10.65 acres of general commercial; and
2. 110 residential dwelling units, which is a significant reduction from the 446 residential dwelling units initially requested.

The Town's Development Review Committee considered the proposed Master Plan at their December 16, 2020 meeting and provided the following comments which were sufficiently addressed prior to the Planning Commission's review:

1. Drainage/Stormwater Plan – I know there are several ponds already constructed - we'll need an exhibit that shows the existing ponds, how they are connected and any improvements or additions that are anticipated to support future development. (Buckwalter PUD – Attachment I – Section 4.13.6.A.7)

2. Water & Sewer Master Plan – this information should be available from BJWSA – as with stormwater, provide an exhibit showing the existing utilities and projected locations for future development. (Buckwalter PUD – Attachment I – Section 4.13.6.A.7)

3. Natural Resources/Tree & Topo Plan – an exhibit to identify tree save areas and significant trees on site. (Buckwalter PUD – Attachment I – Section 4.13.6.A & 5.2.7.4)

4. Detail the 25' area adjacent to Parcel 3 as a buffer and add an additional 25' buffer on the interior of Parcel 3. (Buckwalter PUD – Attachment I – Section 5.2.9.D)

5. Add a 50' PUD Buffer to parcels 1 & 4. (Buckwalter PUD – Attachment I – Section 5.2.9.D)

6. Indicate the location of all access and/or utility easements on the Master Plan. (Removing the aerial imagery from the background may be beneficial. And provide a separate exhibit with the aerial imagery included.) (Buckwalter PUD – Attachment I – Section 4.13.6.A)

7. Indicate bike/ped connections within the Master plan and on the transportation exhibit. (Buckwalter PUD – Attachment I – Section 4.13.6.A.7)

8. Indicate on the Master Plan that the 50' buffer along Hwy. 278 is undisturbed. (Buckwalter PUD – Attachment I – Section 4.23.2.1.A)

9. Transportation Master Plan – an exhibit to demonstrate existing circulation and location and profiles of new roads or

10. improvements to support future development. (Buckwalter PUD – Attachment I – Section 4.13.6.A.7)

11. Provide in writing verification that Beaufort County will approve the curb cuts onto the County owned road. (Buckwalter PUD – Attachment I – Section 4.13.6.A.7)

Lastly, Planning Commission then reviewed the proposed Saint Gregory the Great Master Plan at their April 28, 2021 and voted to forward a recommendation of approval to Town Council.

BACKGROUND: The Property contains approximately 61.093 acres located within Unincorporated Beaufort County as shown on the Aerial Location Map (Attachment 15). The Property currently houses the Saint Gregory the Great Catholic Church Campus consisting of a chapel and associated facilities, Saint Gregory the Great Catholic School for Grades Pre-K to 6 consisting of a total of 66,000 square feet, as well as a BJWSA pump station serving the Property.

The Applicant intends to utilize a 50.386 acre portion of the property for the expansion of the Saint Gregory the Great Catholic Church and School Campus and a possible retirement community for retired clergy, a 0.057 acre as a pump station, and the remaining 10.65 acres for sale as outparcels allowing a mix of uses permitted in the new Saint Gregory the Great Land Use Tract, which are yet to be determined as shown in the Campus Master Plan for St. Gregory the Great (Attachment 14). Further, all future development of the Property would be required to be reviewed through the applicable Town of Bluffton planning processes.

The Property is currently zoned as C3 Neighborhood Mixed Use (C3NMU) pursuant to the Beaufort County Community Development Code, as shown on the Beaufort County Zoning Map (Attachment 16) and Area Map (Attachment 17). The immediately adjacent Property, as shown on the Adjacent Property Map (Attachment 18), vary as to jurisdiction and zoning as follows:

Direction	Jurisdiction	Zoning District	Current Use
North	Beaufort County	Eagle's Point Planned Unit Development	Eagle's Pointe Homeowner's Association, Inc. - Green Grass Drive - Eagles Point Community Association Common Area and Right-of-Way
	Beaufort County	Eagle's Point Planned Unit Development	Hallmark Golf Group I, LLC - 2 Green Grass Drive - Eagles Point Golf Course
	Beaufort County	Eagle's Point Planned Unit Development	Steven D. & Lucinda N. Owens – 7 Forest Hill Circle – Single Family Home

Direction	Jurisdiction	Zoning District	Current Use
	Beaufort County	Eagle's Point Planned Unit Development	Robert J. & Lisa A. Posthuma – 9 Forest Hill Circle – Single Family Home
South	Beaufort County	n/a	US Highway 278 (Fording Island Road)
	Town of Bluffton	Buckwalter Planned Unit Development	Parcel C1, LLC - No Address - Open Space
	Town of Bluffton	Buckwalter Planned Unit Development	Medical Landholdings, LLC - 350 Fording Island Road - Commercial (Hilton Head Oral and Maxillofacial Surgery, Lux Spa, May River Dermatology, Weniger Plastic Surgery)
East	Beaufort County	T2 Rural (T2R)	Bluffton Township Fire District - 357 Fording Island Road - Civic (Bluffton Township Fire District Station 35)
	Beaufort County	n/a	Beaufort County - Saint Gregory Drive - Road Right-of-Way
West	Beaufort County	Berkeley Hall Plantation Planned Unit Development	Berkeley Hall Club, Inc. - 106 Lancaster Boulevard - Community Association Common Area and Open Space
	Beaufort County	Berkeley Hall Plantation Planned Unit Development	BAM Properties, LLC - 1024 Berkeley Hall Boulevard - Sales Center
	Beaufort County	Berkeley Hall Plantation Planned Unit Development	A&NG, LLC - 1022 Berkeley Hall Boulevard - Management Office
	Beaufort County	Berkeley Hall Plantation Planned Unit Development	Beaufort County - No Address - Frontage Road Right-of-Way

ANALYSIS

A. COMPREHENSIVE PLAN AMENDMENT

Town Staff, Planning Commission and Town Council are required to consider the criteria set forth in Section 3.3.3 of the Unified Development Ordinance in assessing an application for a Comprehensive Plan Amendment. These criteria are provided below followed by a Staff Finding(s) based upon review of the application submittals to date.

1. Section 3.3.3.A. Consistency with the intent of the overall policies in the Comprehensive Plan;

Finding: The proposed Amendment will be consistent with the overall policies in the Comprehensive Plan.

The Property is currently outside of the Town of Bluffton Comprehensive Plan Map 8.1 - Future Annexation Area (Attachment 19) boundary. The Applicant's Comprehensive Plan Amendment application requests extending the Future Annexation Area's boundary to encompass the Property to bring the requested annexation into compliance with the Comprehensive Plan.

The Town of Bluffton Comprehensive Plan Map 8.3 - Future Land Use (Attachment 20) identifies the Property as Civic/Institutional which is defined as follows:

> *"A non-profit, religious, or public use, such as a church, library, public or private school, hospital, or government owned or operated building, structure, or land used for public purpose. Activities provide for the social, cultural, educational, heath or physical betterment of the community. Any parcel of land that contains roads and rights-of-way, railways, utility easements, parking areas, airports, and marine craft transportation. Any proposed change in use for a civic/institutional use must be evaluated on a case by case basis to determine its appropriate reuse to be compatible with surrounding land uses."*

The proposed revision of the Town of Bluffton Comprehensive Plan Map 8.3 - Future Land Use (Attachment 20) changes the category of the Property to Medium Intensity Commercial which is defined 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 anticipated uses of the property, church, school, hotel, multi-family, retail, office and gas station, fall within the definition of the Medium Intensity Commercial. The surrounding land uses vary and are comprised of vacant land, residential, sales center, golf course, and professional office, which supports the mix of permitted uses under the Saint Gregory the Great Land Use Tract.

Further, the Town of Bluffton Comprehensive Plan Map 8.5 - Growth Framework Map (Attachment 21) identifies the Properties as within the Village Place Type on the which allows a moderate intensity mix of uses as defined Section 6.1.2 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."

2. **Section 3.3.3.B. Consistency with demographic changes, prevailing economic trends and/or newly recognized best planning practices that would deem the proposed amendment necessary and proper for the advancement of the Town of Bluffton's goals;**

   Finding: The application is consistent with demographic changes, prevailing economic trends and/or newly recognized best planning practices that would deem the proposed amendment necessary and proper for the advancement of the Town of Bluffton's goals.

3. **Section 3.3.3.C. If applicable, the ability of public infrastructure and services to sufficiently accommodate the requested amendment to the Comprehensive Plan;**

   Finding: The Property subject to the Amendment are currently served by public infrastructure and services and any new development on the site is anticipated to have little to no impact on existing services.

4. **Section 3.3.3.D. Appropriate and efficient use of public funds, the future growth, development and redevelopment of its area of jurisdiction, and consideration of the fiscal impact on property owners;**

   Finding: Staff completed a Cost/Benefit Analysis as part of the proposed Annexation, a copy of which is provided as Attachment 22, which shows little to no fiscal impact on public funds.

5. **Section 3.3.3.E. Enhancement of the health, safety, and welfare of the Town of Bluffton;**

   Finding: The application will enhance the health safety and welfare of the Town of Bluffton.

6. **Section 3.3.3.F. Consistency with applicable South Carolina Planning law and consideration of case law;**

   Finding: The application is consistent with applicable South Carolina Planning law and case law.

7. Section 3.3.3.G. Impact of the proposed amendment on the provision of public services;

Finding: The proposed amendment will have little to no impact on public services.

8. Section 3.3.3.H. The application must comply with applicable requirements in the Applications Manual;

Finding: The application has been reviewed by Staff and has been determined to be complete, meeting all requirements of the Applications Manual.

B. ANNEXATION APPLICATION

Town Staff, Planning Commission, and Town Council are required to consider the criteria set forth in the *Town of Bluffton Annexation Policy and Procedure Manual* (Annexation Manual) in assessing an application for an Annexation request. These criteria are provided below followed by a Staff Finding(s) based upon review of the application submittals to date.

1. The application meets the principals, policies and procedures set forth in the Annexation Manual.

Finding: Staff finds the annexation request meets the principals, policies and procedures to achieve orderly growth and develop a more cohesive and less fragmented Town Boundary as set forth in the Annexation Manual.

2. The Annexation of the property is in the best interest of the Town and its citizens.

Finding: Staff completed a Cost/Benefit Analysis (Attachment 20), which estimates the annexation will generate $0.00 in revenue after the first year of annexation and $34,497.98 after build-out.

3. The Property has contiguity to the Town of Bluffton Municipal Boundary.

Finding: The Property is contiguous to the Town of Bluffton's Municipal Boundary. Contiguity with the Town of Bluffton's municipal boundary is established through two adjacent parcels to the south of the Property along US Highway 278. These adjacent parcels were annexed into the Town of Bluffton's municipal boundaries upon approval of the Buckwalter Annexation by Town Council Ordinance 2000-02 on April 19, 2000.

4. The Annexation avoids creating new enclaves (or donut holes) in the Town of Bluffton Municipal Boundary.

Finding: The proposed annexation will not create new enclaves in the Town of Bluffton Municipal Boundary.

5. **The Annexation is consistent with the recommendations of the Town of Bluffton Comprehensive Plan including the Future Annexation Map.**

   Finding: The Property are currently outside of the Town of Bluffton Comprehensive Plan Map 8.1 - Future Annexation Area (Attachment 19) boundary. The Applicant's Comprehensive Plan Amendment application requests extending the Future Annexation Area's boundary to encompass the Property to bring the requested annexation into compliance with the Comprehensive Plan.

6. **The requested zoning district(s), land use regulations, development standards and environmental regulations is appropriate.**

   Finding: The requested Buckwalter Planned Unit Development with designation as the Saint Gregory the Great Land Use Tract pursuant Buckwalter Planned Unit Development Concept Plan and Development Agreement, once amended through concurrent applications, is appropriate for the Property as it is surrounded by a mix of uses include vacant land, residential, sales center, golf course, and professional office. This criteria is discussed in greater detail in the analysis of the zoning map amendment below.

7. **Consideration has been given to the costs, benefits and estimated revenues for a proposed annexation before action is taken on the petition.**

   Finding: Staff prepared a Cost/Benefit Analysis for the proposed annexation (Attachment 22) to evaluate the costs, benefits and estimated revenues for the Property including its first year of annexation as well as at build-out.

8. **The Annexation will not create a tax burden or measurably reduce the level of service(s) provided to existing citizens and property owners.**

   Finding: A tax burden is not created and a reduction in the level of service is not anticipated in the first year of annexation or at build-out.

9. **The Fiscal impact of providing municipal services has been considered.**

   Finding: Per the Cost/Benefit Analysis (Attachment 22), it's anticipated that there will be minimal to no fiscal impact to provide municipal services once the Property is annexed.

10. **Consideration of the annexation area's existing condition of utilities, transportation, infrastructure and future needs for expansion improvements has been taken**.

    Finding: The Property will be served by public water & sewer, electrical, telecommunications, and natural gas services are accessible, adjacent to, or are in close

proximity for tie-in at time of development. Improvements, if necessary, to infrastructure and transportation systems will be considered as part of the development review process.

11. The full impact that annexation will have on law enforcement has been considered.

Finding: Additional police officers are not anticipated to be required at time of annexation or a build-out of the Property.

12. The application demonstrates potential for the diversification of the economic base and job opportunities.

Finding: The proposed annexation demonstrates a potential to further economic development, create new job opportunities, as well as diversify the Town's economic base through the expansion of church and school facilities as well as anticipated future commercial uses.

13. Petitioners understand of all potential costs/benefits associated with annexation.

Finding: Staff provided the Cost/Benefit Analysis (Attachment 22) to the petitioner as part of this Planning Commission meeting packet.

14. Input has been provided by the public and affected agencies during the review process.

Finding: There are several opportunities for the public and affected agencies to provide comment on the proposed annexation via public meetings or by contacting Staff or the Applicant directly. Notification of the Annexation and Zoning Map Amendment applications and their applicable meetings was accomplished by various methods as required by the South Carolina Freedom of Information Act, the Unified Development Ordinance, Annexation Manual, and Applications Manual as well as the Town Council Resolution for Joint Review of Regionally Significant Projects.

As of the drafting of this staff report, staff has received twenty-two (22) letters from Saint Gregory the Great parishioners supporting the proposed annexation. Comments from regional municipal and county governments received to-date are as follows:

1. Beaufort County - Responded with the following comments:

    a. The PUD and Development Agreement amendment need to incorporate any future revisions in impact fees for roads, parks, libraries, fire, EMS, and schools. The Buckwalter Development Agreement Section XII.C provides that all development within Buckwalter is subject to Beaufort County Impact Fees.

b. A traffic impact analysis should be required for any development producing more than 50 peak hour trips.

c. No additional curb cuts should be permitted between St. Gregory Drive and Buckwalter Parkway signals. Any new curb cuts onto Fording Island Road will require an approved encroachment permit issued by SCDOT which is unlikely due to intersection and signal spacing requirements. Internal curb cuts, such as those for the outparcels, will require an approved encroachment permit from Beaufort County for Saint Gregory the Great Drive.

2. Town of Hilton Head Island - Responded they have no comments to submit.

3. City of Beaufort - No response to-date.

4. Town of Port Royal - No response to-date.

5. Jasper County - Responded they have no comments to submit.

6. Town of Ridgeland - No response to-date.

7. City of Hardeeville - No response to-date.

Finally, Dan Wiltse with the Bluffton Township Fire District provided that there should be no problems with traffic at the Saint Gregory Drive/ Fording Island Road intersection as the Fire District can control the traffic signal to stop traffic when necessary to respond to an emergency call.

C. ZONING MAP AMENDMENT AND BUCKWALTER PLANNED UNIT DEVELOPMENT TEXT AMENDMENT APPLICATION

Town Staff, Planning Commission, and Town Council are required to consider the criteria set forth in Section 3.4.3 of the Unified Development Ordinance in assessing an application for a Zoning Map Amendment. These criteria are provided below followed by a Staff Finding(s) based upon review of the application submittals to date.

1. Section 3.4.3.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;

Finding: Upon approval of the requested Comprehensive Plan Amendment, the application will be consistent with the provisions of the Comprehensive Plan, as well as the general character of the area.

The Property are currently outside of the Town of Bluffton Comprehensive Plan Map 8.1 - Future Annexation Area (Attachment 19) boundary. The Applicant's Comprehensive Plan Amendment application requests extending the Future Annexation Area's boundary to encompass the Property to bring the requested annexation into compliance with the Comprehensive Plan.

The Town of Bluffton Comprehensive Plan Map 8.3 - Future Land Use (Attachment 20) identifies the Property as Civic/Institutional which is defined as follows:

> *"A non-profit, religious, or public use, such as a church, library, public or private school, hospital, or government owned or operated building, structure, or land used for public purpose. Activities provide for the social, cultural, educational, heath or physical betterment of the community. Any parcel of land that contains roads and rights-of-way, railways, utility easements, parking areas, airports, and marine craft transportation. Any proposed change in use for a civic/institutional use must be evaluated on a case by case basis to determine its appropriate reuse to be compatible with surrounding land uses."*

The proposed revision of the Town of Bluffton Comprehensive Plan Map 8.3 - Future Land Use (Attachment 20) changes the category of the Property to Medium Intensity Commercial which is defined 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 anticipated uses of the property of school, church, retirement community for retired clergy, and commercial fall within the definition of the Medium Intensity Commercial. The surrounding land uses vary and are comprised of vacant land, residential, church, sales office, and medical office which supports the mix of permitted uses under the Buckwalter Planned Unit Development zoning district and its new Saint Gregory the Great Land Use Tract.

Lastly, the Town of Bluffton Comprehensive Plan Map 8.5 - Growth Framework Map (Attachment 21) shows the Properties as within the Village Place Type which allows a moderate intensity mix of uses as defined Section 6.1.2 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."

2. **Section 3.4.3.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.**

   Finding. The Property plat and conceptual plan show 14.61 acres of wetlands and wetland buffers, stormwater retention ponds, and drainage serving existing and future development as well as public entities. As such the Applicant has provided sufficient information to demonstrate that the physical, geological, hydrological and other environmental features of the site can support the development of uses permitted within the Buckwalter Planned Unit Development for consideration of this application. Additional information and requirements will be considered during the reviews for future development of the Property pursuant to the Town's standards.

3. **Section 3.4.3.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;**

   Finding: The use and applicable development standards are consistent and compatible with both the existing and planned uses. The Property is suitable to accommodate the impacts associated with the proposed and possible future uses in the surrounding neighborhood.

4. **Section 3.4.3.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.**

   Finding: Public water & sewer, electrical, telecommunications, and natural gas services are accessible, adjacent to, or are in close proximity to the Property with sufficient capacity to support the proposed land use without comprising the public health, safety, and welfare of the Town.

5. **Section 3.4.3.E. Public need for the potential uses permitted in the requested zoning district; and**

Finding: The public need for the Property's proposed land use is to further economic development, to create new job opportunities, as well as diversify the Town's economic base.

6. Section 3.4.3.F. Compliance with applicable requirements in the Applications Manual.

Finding: The application has been reviewed by Staff and has been determined to be complete, meeting all requirements of the Applications Manual.

D. BUCKWALTER DEVELOPMENT AGREEMENT AMENDMENT

Town Staff, Planning Commission and Town Council are required to consider the criteria set forth in Title 6, Chapter 31 South Carolina Local Government Development Agreement Act, Section 70 of the Code of Laws of South Carolina Code (1976), as amended, in assessing an application for Development Agreement Amendment. These criteria are provided below followed by a Staff Finding(s) based upon review of the application submittals to date:

1. Section 6-31-70. A development agreement and authorized development must be consistent with the local government's comprehensive plan and land development regulations.

Finding: The proposed Buckwalter Development Agreement Amendment meets this requirement and is consistent with the following elements of the Town of Bluffton Comprehensive Plan, adopted September 4, 2007, and regulations of the Buckwalter Development Agreement, adopted April 19, 2000.

i. Town of Bluffton Comprehensive Plan:

(a) Chapter 8, Land Use provides that the property's Future Land Use classification is Civic/Institutional. The concurrent Comprehensive Plan Amendment application requests changing the Property's designation to Medium Intensity Commercial will allow commercial uses on the outparcels identified on the Conceptual Plan.

(b) Chapter 9, Transportation provides that Access Management Plans study and determine the appropriate spacing, placement and design of access points on major roads to improve efficiency and decrease the potential for accidents. Beaufort County, Berkeley Hall, and the applicant worked together to provide for a frontage road through the Property providing access to two signalized intersections onto US 278.

ii. Buckwalter PUD Regulations:

The adopted Buckwalter PUD Concept Plan established eight Planning Tracts, which subsequently determine the allowed land uses for property within the PUD.

The applicant proposes to incorporate the property as a new Land Use Tract to be known as Saint Gregory the Great which will allow a mix of residential and limited commercial uses. These limited commercial uses are defined under the standards of the Neighborhood Commercial land use category which allows a mix of uses including small scale commercial uses.

E. BUCKWALTER CONCEPT PLAN AMENDMENT

Town Staff, Planning Commission and Town Council are required to consider the criteria set forth in in Section 3.8.3 of the Unified Development Ordinance (UDO) in assessing an application for a Concept Plan Amendment. These criteria are provided below followed by a Staff Finding(s) based upon review of the application submittals to date:

1. Section 3.8.3.A. Promotion of and consistency with the land use goals, environmental objectives and overall intent of the policies within the Comprehensive Plan.

Finding: The proposed Buckwalter Development Agreement Amendment meets this requirement and is consistent with the following elements of the Town of Bluffton Comprehensive Plan, adopted September 4, 2007, and regulations of the Buckwalter Development Agreement, adopted April 19, 2000.

i. Town of Bluffton Comprehensive Plan:

(c) Chapter 8, Land Use provides that the property's Future Land Use classification is Civic/Institutional. The concurrent Comprehensive Plan Amendment application requests changing the Property's designation to Medium Intensity Commercial will allow commercial uses on the outparcels identified on the Conceptual Plan.

(d) Chapter 9, Transportation provides that Access Management Plans study and determine the appropriate spacing, placement and design of access points on major roads to improve efficiency and decrease the potential for accidents. Beaufort County, Berkeley Hall, and the applicant worked together to provide for a frontage road through the Property providing access to two signalized intersections onto Fording Island Road.

2. Section 3.8.3.B. Consistency with the intent of the Planned Unit Development Zoning District as prescribed in Article 4, Zoning Districts.

Finding: Staff finds that the proposed Concept Plan amendment is consistent with the intent of the original PUD Zoning District whereby the PUD provides for a high quality environmentally sensitive community through improved design, character and quality of walkable mixed-use developments and the preservation of natural and scenic features and open spaces.

The adopted Buckwalter PUD Concept Plan established eight Planning Tracts, which subsequently determine the allowed land uses for property within the PUD.

The applicant proposes to incorporate the property as a new Land Use Tract to be known as Saint Gregory the Great which will allow a mix of residential and limited commercial uses. These limited commercial uses are defined under the standards of the Neighborhood Commercial land use category which allows a mix of uses including small scale commercial uses.

3. **Section 3.8.3.C. Demonstration of innovative site planning techniques that improve upon the standards in other allowable Town of Bluffton zoning districts with the purpose of enhancing the Town of Bluffton's health, safety and welfare than which could be otherwise achieved through strict application of this Ordinance.**

   Finding: Staff finds that the proposed Concept Plan amendment demonstrates innovative site planning techniques that improve upon the standards in other allowable Town of Bluffton zoning districts with the purpose of enhancing the Town of Bluffton's health, safety and welfare than which could be otherwise achieved through strict application of this Ordinance.

4. **Section 3.8.3.D. Compatibility of proposed land uses, densities, traffic circulation and design with adjacent land uses and environmental features, as well as the character of the surrounding area.**

   Finding: Staff finds that the proposed Concept Plan land uses, densities, traffic circulation and design are compatible with adjacent land uses, environmental features, and character of the surrounding area.

5. **Section 3.8.3.E. Ability to be served by adequate public services, including, but not limited to, water, sanitary sewer, roads, police, fire, and school services. For developments that have the potential for significant impact on infrastructure and services the applicant shall be required to provide an analysis and mitigation of the impact on transportation, utilities, and community services.**

Finding: Staff finds that the proposed Concept Plan amendment is able to be served by adequate public services, including, but not limited to, water, sanitary sewer, roads, police, fire, and school services.

Adequate facilities and allowances for all public services were provided for the greater Buckwalter PUD and its surrounding areas, including the Property for its current use as a church and school. All necessary utilities and roads are readily available to the property and consistent with prior planning for roads and infrastructure. Utility service providers such as Beaufort Jasper Water and Sewer Authority, Hargray, Palmetto Electric, and SCE&G provided the commitment to serve letters with the adoption of the initial Buckwalter Concept Plan and have confirmed their ability to serve the Property as shown in the letters provided as part of the application package. The Bluffton Township Fire District's Station 35 is immediately adjacent to the Property and currently serves the site. The Property is currently served by the Beaufort County Sherriff's Office. Upon annexation, the Town of Bluffton police Department will serve the site and there is no anticipated need for additional officers based upon the applicant's proposal. Next, the church, school, restricted group residence, hotel, and commercial land uses would not increase enrollments for the Beaufort County School District to accommodate. However, there may be an increase in enrollments for the School District in the event some or all of the proposed 110 residential dwelling units were developed as unrestricted single-family or multi-family project. Beaufort County, Berkeley Hall, and the applicant worked together to provide for a frontage road through the Property providing access to two signalized intersections onto Fording Island Road.

6. Section 3.8.3.F. Conformance with adopted or accepted plans, policies, and practices of the Town of Bluffton.

Finding: Staff finds that the proposed Concept Plan amendment is in conformance with adopted or accepted plans, policies, and practices of the Town of Bluffton. Specifically, Town Staff has reviewed the Town of Bluffton Strategic Plan, Southern Beaufort County Regional Plan, and Unified Development Ordinance.

i. Town of Bluffton Strategic Plan:

Initially adopted on September 14, 2010, the Town of Bluffton Strategic Plan defines the Town's vision and needs to establish a long-term direction guided by identified goals, objectives, and actions.

The Goals and associated Objectives identified in the Town's Strategic Plan provide for an increase of the commercial tax base and striving for a sustainable

Town balancing personal livability, environmental stewardship, economic opportunities, and community building.

In this regard, the proposed Concept Plan amendment meets these objectives by providing an additional 10.65 acres of commercial uses that, once developed, will provide for an increased commercial tax base for the Town. Further, commercial uses on the site would boost economic opportunities in the area while supporting the surrounding residential communities.

ii. Southern Beaufort County Regional Plan:

Adopted by the Town of Bluffton on July 12, 2006, the Southern Beaufort County Regional Plan assesses anticipated growth and its impacts over the next two decades, and provide regional guidance for Beaufort County and local jurisdictions on how to address the impact of growth.

The Southern Beaufort County Regional Plan provides that the promotion a positive relationship of land uses to each other, including connections, pedestrian-friendliness, the encouragement of a mix of uses and higher-density development at identified nodes, and economic development at the appropriate locations are desirable regional goals.

In this regard, the proposed Concept Plan amendment meets these objectives by providing an additional 10.65 acres of commercial uses that, once developed, will provide for an increased commercial tax base for the Town and allow for higher density mixed-use development at the edge of a Village Place Type identified on the Town of Bluffton's Growth Framework Map.

iii. Unified Development Ordinance:

Adopted on October 11, 2011, the Unified Development Ordinance is intended to unify the subdivision, land use, and development/design regulations into a single set of integrated, updated, and streamlined standards while incorporating general watershed, natural resource, and open space protection principles that address land use, zoning, environmental protection, neighborhood development, affordable housing, economic development, and the Old Town Bluffton Historic District.

The site is identified as a preferred growth center, specifically a Village Place Type on the Growth Framework Map due to its close proximity to the Fording Island Road/Buckwalter Parkway intersection. This location is therefore best suited for a more intense land development scenario as a mixed-use area with moderate

intensity and therefore supports proposed civic/institutional, residential, and commercial uses. In the future, this site will provide necessary essential services to the surrounding mixed-use areas, thereby furthering the Town's efforts to promote sustainable, compact, complete and connected neighborhoods.

7. **Section 3.8.3.G. The application must comply with applicable requirements in the Applications Manual.**

   Finding: Staff finds that the proposed Concept Plan amendment is in conformance with the applicable requirements in the Applications Manual.

F. MASTER PLAN

SITE DESIGN AND DEVELOPMENT STANDARDS:

The Planning Commission is required to consider the criteria set forth in Section 3.9.3 of the Unified Development Ordinance in assessing an application for a Master Plan. These criteria are provided below followed by a Staff Finding(s).

1. **Section 3.9.3.B. Promotion of and consistency with the land use goals, environmental objectives and overall intent of the policies within the Comprehensive Plan.**

   Finding: The application is consistent with existing proposed changes to the Comprehensive Plan.

   In conjunction with this application, on December 8, 2020, Town Council approved first reading of an ordinance to include this master plan area within the boundary of the Town's future annexation area of the Comprehensive Plan and to change the future-land-use designation from Civic/Institutional to Medium-Intensity Commercial.

   The proposed revision of the Town of Bluffton Comprehensive Plan Map 8.3 - Future Land Use (Attachment 20) changes the category of the Property to Medium Intensity Commercial which is defined 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 anticipated uses of the property, church, school, hotel, multi-family, retail, office and gas station, fall within the definition of the Medium-Intensity Commercial.

2. **<u>Section 3.9.3.C.</u> Consistency with the intent of the Planned Unit Development Zoning District as prescribed in this Ordinance.**

   <u>Finding:</u> This request will be consistent with the Town of Bluffton Zoning and Development Standards Ordinance that applies to the Buckwalter Concept Plan, pending approval of all other concurrent applications.

   The Buckwalter Concept Plan was designed to be a mixed-use development, which includes residential and commercial uses. As such, there are concurrent applications for this master plan area to be annexed into the Town of Bluffton, incorporated into the Buckwalter PUD zoning designation, included within the Buckwalter Development Agreement and Concept Plan, and added to the Comprehensive Plan of Bluffton.

3. **<u>Section 3.9.3.D.</u> As applicable, consistency with the provisions of the associated Development Agreement and/or PUD Concept Plan.**

   <u>Finding:</u> The proposed Master Plan will be consistent with the provisions of the Buckwalter Development Agreement, as amended, and the Buckwalter PUD Concept Plan, as amended, upon approval of the pending concurrent applications to modify these documents.

   <u>Finding:</u> The proposed Buckwalter Development Agreement Amendment will allow this IMP to meet this requirement and; therefore, be consistent with the Town of Bluffton Comprehensive Plan, adopted September 4, 2007, and regulations of the Buckwalter Development Agreement, adopted April 19, 2000.

4. **<u>Section 3.9.3.E.</u> Compatibility of proposed land uses, densities, traffic circulation and design with adjacent land uses and environmental features, as well as the character of the surrounding area.**

   <u>Finding:</u> The use and applicable development standards are consistent and compatible with both the existing and planned uses. The Property is suitable to accommodate the impacts associated with the proposed and possible future uses in the surrounding neighborhood.

   Currently, there are no architectural guidelines and or restrictive covenants for the design or construction materials. The property is within the Highway Corridor Overlay

District (HCOD) and shall comply to these standards. A Certificate of Appropriateness – HCOD will be required for each building at the time of development plan review.

Development Plan Approval applications must meet the application standards of the Beaufort County Development Standards Ordinance 90/3, as modified and approved under Attachment I of the Buckwalter Concept Plan. Furthermore, applications must meet standards set forth in this IMP approval and applicable land use restrictions of said IMP or the Buckwalter Concept Plan. Development which meets these specified conditions shall be approved, upon proper application to the Town. Any ambiguities or inconsistencies shall be governed by the hierarchy of applicable standards established under the Concept Plan approval.

Access

The property has access from Berkeley Hall Blvd, which provides a full access signaled intersection onto US 278. Additional access is provided by Saint Gregory Drive, a Beaufort County owned roadway, which provides an additional full access signalized intersection onto US 278. The proposed outparcels will have access for a driveway curb cut onto Saint Gregory Drive. Additional access onto US 278 is not currently forecasted but would require an approved encroachment permit from SCDOT.

Sidewalk System

The existing St. Gregory Campus includes a network of sidewalks connecting the buildings and open spaces. The central courtyard provides a space for pedestrian connectivity between the existing church, parish life center, school and proposed Main Church. In addition the campus includes a resurrection garden and future multi-purpose field. The proposed outparcels will be encouraged to connect internal sidewalks subject for final land uses.

Land Use

The Master Plan proposes to utilize existing land uses allowed under a new Land Use Tract which will be known as the Saint Gregory the Great Tract of the Buckwalter Planned Unit Development Concept Plan which will permit a specified mix residential and commercial uses.

The Applicant's concurrent Development Agreement and Concept Plan Amendments include increasing the total residential and commercial development rights for use on the subject property in the amount of 10.65 acres of commercial and 110 residential dwelling units. A development permit for any proposed phase will not be issued without the required development rights.

Open Space

Per Section 5.2.9(E) Open Space Standards Table A of the ZDSO 90/3 referenced in the Buckwalter Concept Plan, 15% open space is required for commercial uses. The IMP proposes 12.7 acres open space through buffers, trails, water features and park space with approximately 2.5 acres as active open space.

Significant Trees

Section 5.2.7.4 of Ordinance ZDSO 90/3 incorporated into the Buckwalter Development Agreement, PUD and Concept Plan identifies live oaks with a trunk diameter-at-breast-height (DBH) of 24" or greater as the highest priority for preservation.

Wetlands & Stormwater Management

There are existing facilities on site which service existing development and Saint Gregory Drive. It is currently forecasted that proposed development will use the existing facilities. Otherwise, future development will be required to provide onsite stormwater mitigation. In addition, future development in the IMP will be required to meet the standards within the new stormwater design guidelines of the Town of Bluffton.

5. **<u>Section 3.9.3.F.</u> Ability to be served by adequate public services, including, but not limited to, water, sanitary sewer, roads, police, fire, and school services. For developments that have the potential for significant impact on infrastructure and services the applicant shall be required to provide an analysis and mitigation of the impact on transportation, utilities, and community services.**

<u>Finding:</u> Public water & sewer, electrical, telecommunications, and natural gas services are accessible, adjacent to, or are in close proximity to the Property with sufficient capacity to support the proposed land use without comprising the public health, safety, and welfare of the Town. Providers for the Property are as follows:

1. *Potable Water Distribution – Beaufort Jasper Water and Sewer Authority;*
2. *Wastewater Collection – Beaufort Jasper Water and Sewer Authority;*
3. *Power Supply and Service – Palmetto Electric Cooperative, Inc.;*
4. *Telecommunication Service – Hargray; and*
5. *Fire Protection – Bluffton Township Fire District.*

6. **<u>Section 3.9.3.G.</u> Demonstration of innovative site planning techniques that improve upon the standards in other allowable Town of Bluffton zoning districts with the purpose of enhancing the Town of Bluffton's health, safety and welfare.**

   <u>Finding:</u> Staff finds that the proposed Concept Plan amendment demonstrates innovative site planning techniques that improve upon the standards in other allowable Town of Bluffton zoning districts with the purpose of enhancing the Town of Bluffton's health, safety and welfare than which could be otherwise achieved through strict application of this Ordinance.

7. **<u>Section 3.9.3.H.</u> Ability of the site to sufficiently accommodate the densities and land use intensities of the proposed development.**

   <u>Finding:</u> The Property plat and conceptual plan show 14.61 acres of wetlands and wetland buffers, stormwater retention ponds, and drainage serving existing and future development as well as public entities. As such the Applicant has provided sufficient information to demonstrate that the physical, geological, hydrological and other environmental features of the site can support the development of uses permitted within the Buckwalter Planned Unit Development for consideration of this application. Additional information and requirements will be considered during the reviews for future development of the Property pursuant to the Town's standards.

8. **<u>Section 3.9.3.I.</u> Conformance with adopted or accepted plans, policies, and practices of the Town of Bluffton.**

   Finding: The Property is currently outside of the Town of Bluffton Comprehensive Plan Map 8.1 - Future Annexation Area boundary. The Applicant's concurrent Comprehensive Plan Amendment application requests extending the Future Annexation Area's boundary to encompass the Property to bring the requested annexation into compliance with the Comprehensive Plan.

   Upon approval of the requested Comprehensive Plan Amendment, this application will be consistent with the provisions of the Comprehensive Plan, as well as the general character of the area.

<u>SCHEDULE:</u> The proposed schedule for the applications is provided as Attachment 23.

<u>ATTACHMENTS:</u>

1. Presentation
2. Comprehensive Plan Amendment Ordinance

3. Buckwalter Planned Unit Development Text Amendment Ordinance
4. Annexation Ordinance
5. Zoning Map Amendment Ordinance
6. Buckwalter Development Agreement Amendment Ordinance
7. Buckwalter Concept Plan Amendment Ordinance
8. Annexation Petition
9. Applications
10. Illustrative Buckwalter PUD Concept Plan
11. Land Use Comparison Table Update to revised list
12. Beaufort County Code Excerpts
13. Town of Bluffton Code Excerpts
14. Campus Master Plan for St. Gregory the Great
15. Aerial Location Map
16. Beaufort County Zoning Map
17. Area Map
18. Adjacent Property Owners Map
19. Town of Bluffton Comprehensive Plan Map 8.1 - Future Annexation Area
20. Town of Bluffton Comprehensive Plan Map 8.3 - Future Land Use
21. Town of Bluffton Comprehensive Plan Map 8.5 - Bluffton Growth Framework
22. Cost Benefit Analysis
23. Schedule
24. Proposed Motions

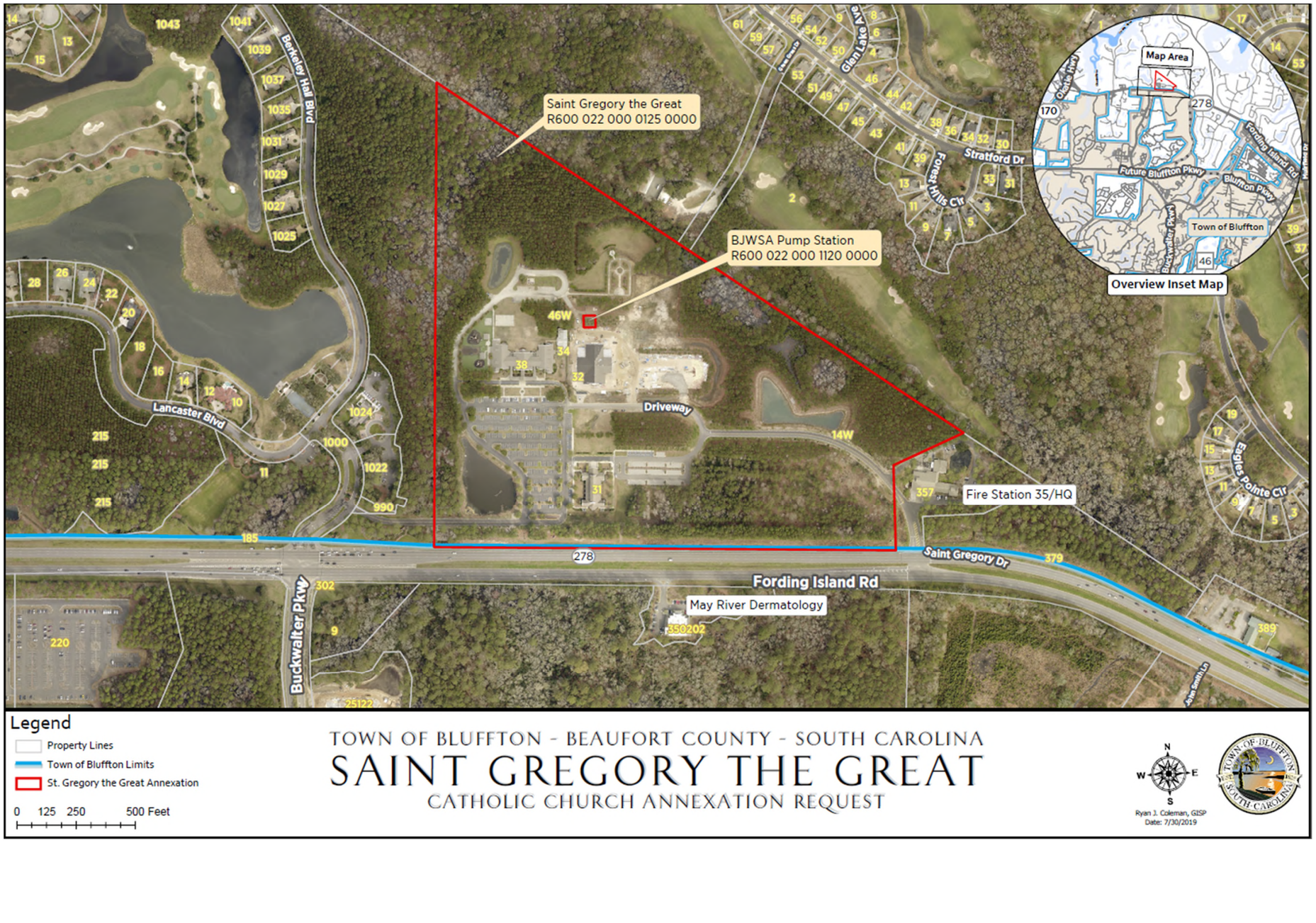
Attachment 1

Saint Gregory the Great

Town of Bluffton Comprehensive Plan Amendment *(COMP-07-19-13329)*
Buckwalter PUD Text Amendment *(ZONE-07-19-13331)*
Annexation Petition *(ANNX-07-19-13330)*
Zoning Map Amendment *(ZONE-07-19-13331)*
Buckwalter Development Agreement Amendment *(DAA-02-20-14041)*
Buckwalter Concept Plan Amendment *(CPA-02-20-14047)*
Master Plan *(MP-02-20-14050)*

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

Aerial Location Map



Introduction

On July 9, 2019 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"), Walter Nester of Burr, Forman, McNair, on behalf of the Bishop of Charleston and Beaufort-Jasper Water and Sewer Authority ("BJWSA"), submitted a 100% Annexation Petition Application for the 61.093 acre properties located at 323 Fording Island Road which is commonly known as the Saint Gregory the Great Catholic Church Campus ("Property") into the Town of Bluffton's municipal boundary.

Introduction (continued)

- The initial concurrent Zoning Map Amendment application requested the establishment of the General Mixed Use (GMU) District subject to the Highway Corridor Overlay District (HCOD) pursuant to the Town of Bluffton's Unified Development Ordinance (UDO).
- Other concurrent applications to support the request a Comprehensive Plan Amendment to expand the Town's current future annexation boundary delineated on the Future Annexation Area and Growth Framework maps as well as revise the Future Land Use map to change the subject property's designation from Civic/Institutional to the Medium Intensity Commercial.

Introduction (continued)

Town Council considered the “intent to annex” at their August 13, 2019 meeting. During discussion of the request, Council advised the Applicant to consider revising their Zoning Map Amendment application to request the Buckwalter Planned Unit Development instead of GMU. Council then approved First Reading of the annexation ordinance and voted to forgo referring the request to the Negotiating Committee.

Introduction (continued)

On February 21, 2020, the Applicant submitted a revision to the Zoning Map Amendment application as well as a Buckwalter PUD Text Amendment, Buckwalter Development Agreement Amendment, Buckwalter Concept Plan Amendment, and Master Plan applications to provide for the Property's incorporation into Buckwalter subject to a new Land Use Tract to be known as the Saint Gregory the Great Tract

Introduction (continued)

The new Saint Gregory the Great Land Use Tract proposes the following permitted land use categories identified in the Buckwalter PUD:

Community Recreation	Open Space
Hotel/Inn	Roads
Institutional/Civic	Setbacks and Buffers
Maintenance Areas	Wetlands
Multifamily Residential	Utilities
Neighborhood Commercial – including specifically convenience stores and automobile service stations with up to 20 fueling stations but excluding Recreational Vehicle Parks	

Beaufort County Current, Compared to Buckwalter PUD

"P" – Permitted

"C" – Conditional Use Approved by
Growth Management Director (Town) or
Community Development Director (County)

"S" – Special Use Approved by Zoning Board
of Appeals (County)

"TCP" – Permitted only as part of Traditional
Community Plan Approved by
Community Development Director(County)

"---" – Not Permitted

Land Use Type	Permitted Uses Within District			
	Beaufort County	Buckwalter PUD Saint Gregory The Great Land Use Tract		
	C-3 Neighborhood Mixed Use (C3NMU)	**Civic/ Institutional Area** 50.44 Acre Church, School, and BJWSA Pump Station	**Neighborhood Commercial Area** 10.65 Acre Outparcels	**Buckwalter PUD Applicable Use Standard Reference**
Agriculture				
Agricultural Support Services	TCP	---	---	---
Forestry	P	P	P	Section 2.D.15 Silviculture
Horse Riding School, Horse Training, Commercial Stables	C	---	---	---
Seafood/Shellfish Packaging/Processing	---	---	---	---
Residential				
Dwelling: Single-Family Detached Unit	P	---	---	---
Dwelling: Single-Family Attached Unit	P	---	---	---
Dwelling: Two Family Unit (Duplex)	P	---	---	---
Dwelling: Multifamily Unit	C	P	P	Sections 2.D.3 Dwelling Unit & 2.D.9 Multi-Family
Dwelling: Accessory Unit	C	---	---	---
Dwelling: Family Compound	C	---	---	---
Dwelling: Group Home	P	---	---	---
Community Residence	TCP	---	---	---
Home Office	C	---	---	---
Home Business	TCP	---	---	---
Live/Work	TCP	---	---	---

Beaufort County Current, Compared to Buckwalter PUD

"P" – Permitted

"C" – Conditional Use Approved by
Growth Management Director (Town) or
Community Development Director (County)

"S" – Special Use Approved by Zoning Board
of Appeals (County)

"TCP" – Permitted only as part of Traditional
Community Plan Approved by
Community Development Director(County)

"---" – Not Permitted

Land Use Type	Permitted Uses Within District			
	Beaufort County	Buckwalter PUD Saint Gregory The Great Land Use Tract		
	C-3 Neighborhood Mixed Use (C3NMU)	Civic/ Institutional Area 50.44 Acre Church, School, and BJWSA Pump Station	Neighborhood Commercial Area 10.65 Acre Outparcels	Buckwalter PUD Applicable Use Standard Reference
Retail & Restaurants				
General Retail 50,000 SF or less	---	---	---	---
General Retail 10,000 SF or less	---	---	P	Section 2.D.10. Neighborhood Commercial
General Retail 3,500 SF or less	TCP	---	P	Section 2.D.10. Neighborhood Commercial
General Retail with Drive-Thru	---	---	P	Section 2.D.10. Neighborhood Commercial
Bar, Tavern, Nightclub	---	---	---	---
Gas Station/Fuel Sales	C	---	P	Section 2.D.4 General Commercial
Outdoor Sales	---	---	---	---
Restaurant, Café, Coffee Shop	TCP	---	P	Section 2.D.10. Neighborhood Commercial
Restaurant, Café, Coffee Shop with Drive-Thru	---	---	P	Section 2.D.10. Neighborhood Commercial
Vehicle Sales & Rental Light	---	---	---	---

Beaufort County Current, Compared to Buckwalter PUD

"P" – Permitted

"C" – Conditional Use Approved by Growth Management Director (Town) or Community Development Director (County)

"S" – Special Use Approved by Zoning Board of Appeals (County)

"TCP" – Permitted only as part of Traditional Community Plan Approved by Community Development Director(County)

"---" – Not Permitted

Land Use Type	Permitted Uses Within District			
	Beaufort County	Buckwalter PUD Saint Gregory The Great Land Use Tract		
	C-3 Neighborhood Mixed Use (C3NMU)	**Civic/ Institutional Area** 50.44 Acre Church, School, and BJWSA Pump Station	**Neighborhood Commercial Area** 10.65 Acre Outparcels	**Buckwalter PUD Applicable Use Standard Reference**
Offices & Services				
Adult Oriented Business	---	---	---	---
Artisan Workshop	P	---	P	Section 2.D.10. Neighborhood Commercial
General Office & Services 25,000 SF or less	---	---	---	---
General Office & Services 10,000 SF or less	---	---	P	Section 2.D.10. Neighborhood Commercial
General Office & Services 3,500 SF or less	TCP	---	P	Section 2.D.10. Neighborhood Commercial
General Office & Services with Drive Thru	---	---	P	Section 2.D.10. Neighborhood Commercial
Animal Services: Clinic Hospital	TCP	---	P	Section 2.D.10. Neighborhood Commercial
Animal Services: Kennel	---	---	---	---
Car Wash	---	---	---	---
Cemetery	---	---	---	---
Day Care: Family Home (up to 8 clients)	P	---	---	---
Day Care: Commercial Center (9 or more clients)	TCP	---	---	---

Beaufort County Current, Compared to Buckwalter PUD

"P" – Permitted

"C" – Conditional Use Approved by
Growth Management Director (Town) or
Community Development Director (County)

"S" – Special Use Approved by Zoning Board
of Appeals (County)

"TCP" – Permitted only as part of Traditional
Community Plan Approved by
Community Development Director(County)

"---" – Not Permitted

Land Use Type	Permitted Uses Within District			
	Beaufort County	Buckwalter PUD Saint Gregory The Great Land Use Tract		
	C-3 Neighborhood Mixed Use (C3NMU)	Civic/ Institutional Area 50.44 Acre Church, School, and BJWSA Pump Station	Neighborhood Commercial Area 10.65 Acre Outparcels	Buckwalter PUD Applicable Use Standard Reference
Lodging: Bed & Breakfast (5 rooms or less)	TCP	---	---	---
Lodging: Inn (up to 24 rooms)	TCP	---	P	Sections 2.D.3 Dwelling Unit & 2.D.5 Hotel/ Inn
Lodging: Hotel	---	---	P	Sections 2.D.3 Dwelling Unit & 2.D.5 Hotel/ Inn
Medical Services: Clinics/Offices	TCP	---	P	Sections 2.D.3 Dwelling Unit & 2.D.5 Hotel/ Inn
Personal Service Establishments	---	---	---	---
Residential Storage Facility	---	---	---	---
Tattoo/Body Art Parlor	---	---	---	---
Vehicle Services: Minor Maintenance & Repair	---	---	---	---
Vehicle Services: Major Maintenance & Repair	---	---	---	---

Beaufort County Current, Compared to Buckwalter PUD

"P" – Permitted

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Land Use Type	Permitted Uses Within District			
	Beaufort County	Buckwalter PUD Saint Gregory The Great Land Use Tract		
	C-3 Neighborhood Mixed Use (C3NMU)	**Civic/ Institutional Area** 50.44 Acre Church, School, and BJWSA Pump Station	**Neighborhood Commercial Area** 10.65 Acre Outparcels	**Buckwalter PUD Applicable Use Standard Reference**
Recreation, Education, Safety, Public Assembly				
Community Oriented Cultural Facility (Less than 15,000 SF)	TCP	P	P	Section 2.D.6. Institutional/ Civic
Community Oriented Cultural Facility (More than 15,000 SF)	---	---	---	---
Community Public Safety Facility	P	P	P	Section 2.D.6. Institutional/ Civic
Conference or Exhibition Center	---	---	---	---
Club, Lodge, Union Hall, or Social Center	---	---	---	---
Golf Course	P	---	---	---
Government Building	---	---	---	---
Institutional Care Facility	---	P	P	Section 2.D.6. Institutional/ Civic
Meeting Facility/Place of Worship (Less than 15,000 SF)	C	P	P	Section 2.D.6. Institutional/ Civic
Meeting Facility/Place of Worship (More than 15,000 SF)	C	P	P	Section 2.D.6. Institutional/ Civic
Museum	---	---	---	---
Park, Playground, Outdoor Recreation Area	P	P	P	Sections 2.D.2 Community Recreation & 2.D.6. Institutional/ Civic
Recreation Facility		---	---	---
Recreation Facility: Commercial Indoor	---	---	---	---

Beaufort County Current, Compared to Buckwalter PUD

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Land Use Type	Permitted Uses Within District			
	Beaufort County	Buckwalter PUD Saint Gregory The Great Land Use Tract		
	C-3 Neighborhood Mixed Use (C3NMU)	**Civic/ Institutional Area** 50.44 Acre Church, School, and BJWSA Pump Station	**Neighborhood Commercial Area** 10.65 Acre Outparcels	**Buckwalter PUD Applicable Use Standard Reference**
Recreation Facility: Commercial Outdoor	---	---	---	---
Recreation Facility: Community-Based	---	---	---	---
School: Public or Private	P	P	P	Section 2.D.6. Institutional/ Civic
School: Specialized Training/Studio	P	P	P	---
School: College or University	S	---	---	---
Infrastructure, Transportation, Communications				
Infrastructure and Utilities: Regional (Major) Utility	C	---	---	---
Parking Facility, Public or Commercial	---	---	---	---
Transportation Terminal	---	---	---	---

Beaufort County Current, Compared to Buckwalter PUD

"P" – Permitted

"C" – Conditional Use Approved by Growth Management Director (Town) or Community Development Director (County)

"S" – Special Use Approved by Zoning Board of Appeals (County)

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Land Use Type	Permitted Uses Within District			
	Beaufort County	Buckwalter PUD Saint Gregory The Great Land Use Tract		
	C-3 Neighborhood Mixed Use (C3NMU)	**Civic/ Institutional Area** 50.44 Acre Church, School, and BJWSA Pump Station	**Neighborhood Commercial Area** 10.65 Acre Outparcels	**Buckwalter PUD Applicable Use Standard Reference**
Industrial				
Artisan Workshop *(considered light manufacturing in County)*	---	---	---	---
Concrete & Asphalt Plants	---	---	---	---
Contractor's Office	---	---	---	---
Junk & Salvage Operations	---	---	---	---
Light Assembly/Fabrication *(considered light manufacturing in County)*	---	---	---	---
Mini-warehouses or Self-service Storage Facilities	---	---	---	---
Research and laboratory	---	---	---	---
Solid Waste Transfer Facility/Recycling Center	---	---	---	---
Telecommunication Towers	S	---	P	Section 2.D.4 General Commercial
Warehouse or Distribution Operation	---	---	---	---
Manufacturing, Processing, and Packaging - Light (Less than 15,000 SF)	---	---	---	---

Introduction (continued)

On July 22, 2020, Planning Commission held a workshop for the proposed annexation and zoning map amendment and provided a variety of comments and questions for consideration at the Public Hearing

Introduction (continued)

As a result of the Planning Commission Workshop, the applicant has since revised the proposed Buckwalter Planned Unit Development Concept Plan and Development Agreement Amendments request for the following increase in the total allowed development rights as follows:

1. 10.03 acres of general commercial; and

2. 150 residential dwelling units, which is a significant reduction from the 446 residential dwelling units initially requested.

Introduction (continued)

Planning Commission then held a Public Hearing on October 28, 2020 and voted to forward Town Council the following recommendations:

- Recommendation approval of the following Applications as submitted by the Applicant:

  - Annexation Petition;
  - Comprehensive Plan Amendment;
  - Buckwalter Planned Unit Development Text Amendment; and
  - Zoning Map Amendment.

Introduction (continued)

- Recommendation of approval with the condition of the inclusion of a provision noting that due to the COVID-19 pandemic, it is not feasible to conduct an accurate traffic count at this time and requiring that a Traffic Impact Analysis must be submitted prior to the issuance of any new Development Permits for the Saint Gregory the Great Tract for the following applications:

  - Buckwalter Development Agreement Amendment; and
  - Buckwalter Concept Plan Amendment.

Introduction (continued)

Town Council held First Reading and voted to approve the following Ordinances as presented on December 8, 2020:

1. Comprehensive Plan Amendment;
2. Buckwalter Planned Unit Development Text Amendment;
3. Zoning Map Amendment;
4. Buckwalter Development Agreement Amendment; and
5. Buckwalter Concept Plan Amendment.

Introduction (continued)

After the December 8, 2020 Town Council meeting, the Applicant amended the proposed list of allowed land uses for the SGG Tract by removing forestry and single family uses. The Applicant also reduced the requested number of residential development rights from 150 to 110 which results the following increase in the total allowed development rights for Buckwalter as follows:

1. 10.65 acres of general commercial; and

2. 110 residential dwelling units, which is a significant reduction from the 446 residential dwelling units initially requested

Introduction (continued)

- The Town's Development Review Committee considered the proposed Master Plan at their December 16, 2020 meeting.
- Planning Commission then reviewed the proposed Saint Gregory the Great Master Plan at their April 28, 2021 and voted to forward a recommendation of approval to Town Council

Background

The Applicant intends to utilize a 50.386 acre portion of the property for the expansion of the Saint Gregory the Great Catholic Church and School Campus, 0.057 acre as a pump station, and the remaining 10.65 acres for sale as outparcels for uses permitted in the new Saint Gregory the Great Land Use Tract, which are yet to be determined.

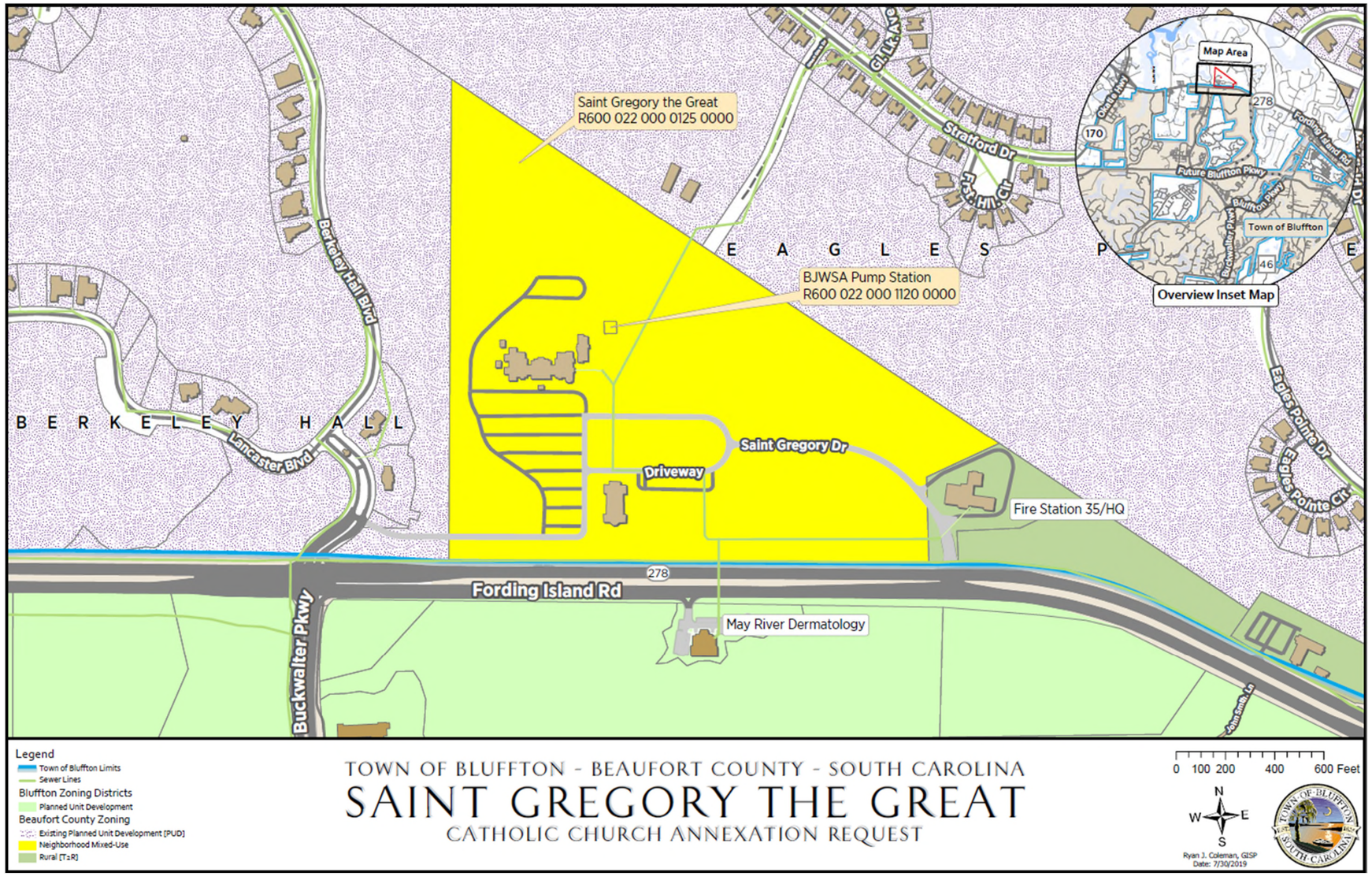
Campus Master Plan



Background (continued)

- The Properties are currently zoned as C3 Neighborhood Mixed Use (C3NMU) pursuant to the Beaufort County Community Development Code.
- Adjacent Properties vary as to jurisdiction and zoning.

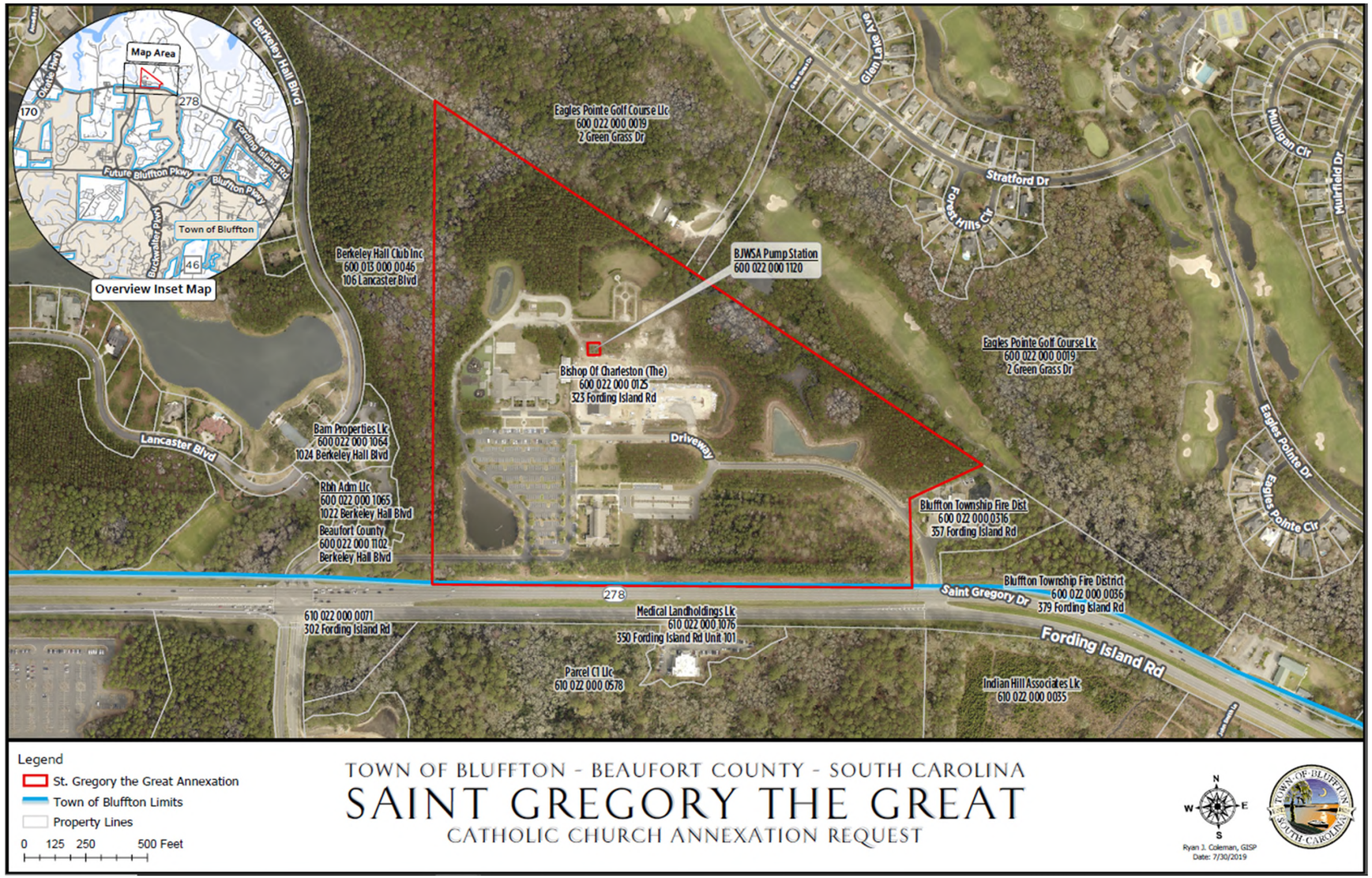
Beaufort County Zoning Map



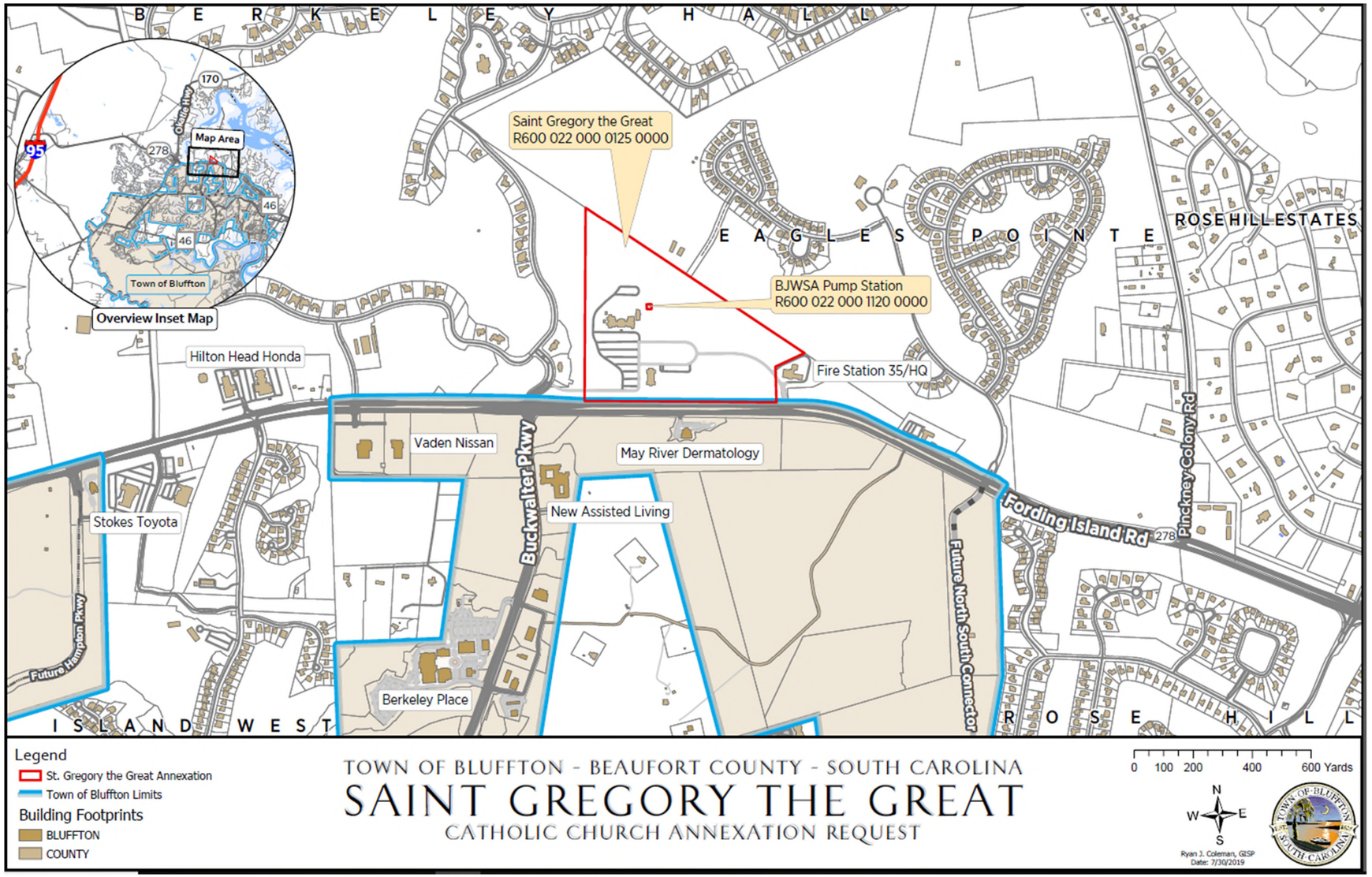
Background (continued)

Direction	Jurisdiction	Zoning District	Current Use
North	Beaufort County	Eagle's Point PUD	Eagle's Pointe Homeowner's Association, Inc. - Green Grass Drive - Eagles Point Community Association Common Area and Right-of-Way
	Beaufort County	Eagle's Point PUD	Eagles Pointe Golf Course, LLC - 2 Green Grass Drive - Eagles Point Golf Course
South	Beaufort County	n/a	US Highway 278 (Fording Island Road)
	Town of Bluffton	Buckwalter PUD	Parcel C1, LLC - No Address - Open Space
	Town of Bluffton	Buckwalter PUD	Medical Landholdings, LLC - 350 Fording Island Road - Commercial (Hilton Head Oral and Maxillofacial Surgery, Lux Spa, May River Dermatology, Weniger Plastic Surgery)
East	Beaufort County	T2 Rural (T2R)	Bluffton Township Fire District - 357 Fording Island Road - Civic (Bluffton Township Fire District Station 35)
	Beaufort County	n/a	Beaufort County - Saint Gregory Drive - Road Right-of-Way
West	Beaufort County	Berkeley Hall Plantation PUD	Berkeley Hall Club, Inc. - 106 Lancaster Boulevard - Community Association Common Area and Open Space
	Beaufort County	Berkeley Hall Plantation PUD	BAM Properties, LLC - 1024 Berkeley Hall Boulevard - Sales Center
	Beaufort County	Berkeley Hall Plantation PUD	RBH ADM, LLC - 1022 Berkeley Hall Boulevard - Management Office
	Beaufort County	Berkeley Hall Plantation PUD	Beaufort County - No Address - Frontage Road Right-of-Way

Adjacent Property Owners Map



Area Map


BERKELEY HALL
Saint Gregory the Great
R600 022 000 0125 0000
EAGLES POINTE
ROSE HILL ESTATES
BJWSA Pump Station
R600 022 000 1120 0000
Fire Station 35/HQ
Overview Inset Map
Map Area
Town of Bluffton
Hilton Head Honda
Vaden Nissan
May River Dermatology
New Assisted Living
Stokes Toyota
Berkeley Place
Buckwalter Pkwy
Future Hampton Pkwy
Future North South Connector
Fording Island Rd
Pinckney Colony Rd
ISLAND WEST
ROSE HILL
Legend
St. Gregory the Great Annexation
Town of Bluffton Limits
Building Footprints
BLUFFTON
COUNTY
TOWN OF BLUFFTON - BEAUFORT COUNTY - SOUTH CAROLINA
SAINT GREGORY THE GREAT
CATHOLIC CHURCH ANNEXATION REQUEST
0 100 200 400 600 Yards
N
W E
S
Ryan J. Coleman, GISP
Date: 7/30/2019

Background (continued)

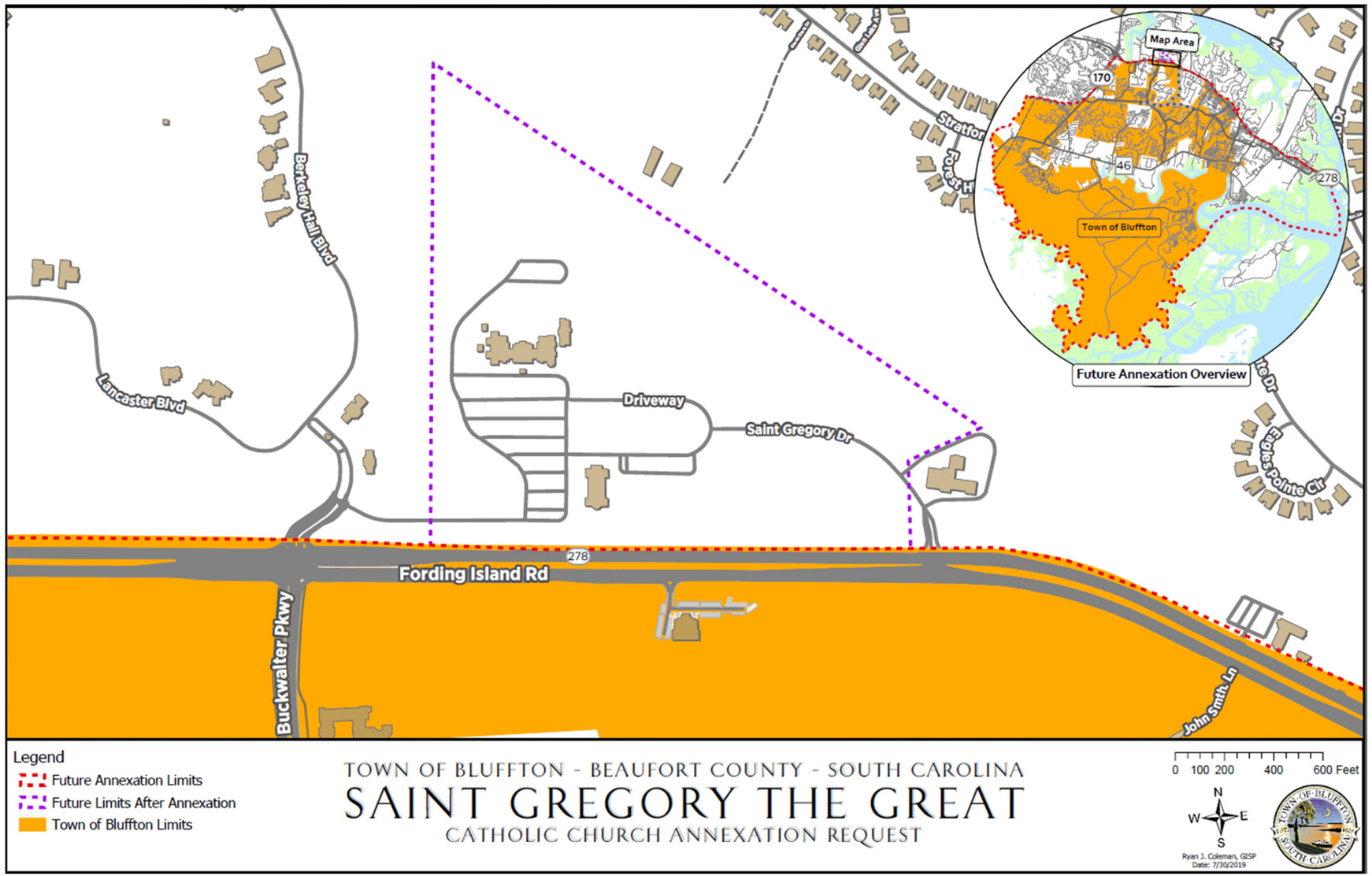
Contiguity with the Town of Bluffton's municipal boundary is established through two adjacent parcels to the south of the Properties along US Highway 278. These adjacent parcels were annexed into the Town of Bluffton's municipal boundaries upon approval of the Buckwalter Annexation by Town Council Ordinance 2000-02 on April 19, 2000.

Background (continued)

- The Properties are currently outside of the Town of Bluffton Comprehensive Plan Map 8.1 - Future Annexation Area boundary.

- The Applicant's Comprehensive Plan Amendment application requests extending the Future Annexation Area's boundary to encompass the Properties to bring the requested annexation into compliance with the Comprehensive Plan.

Future Annexation Boundary Map

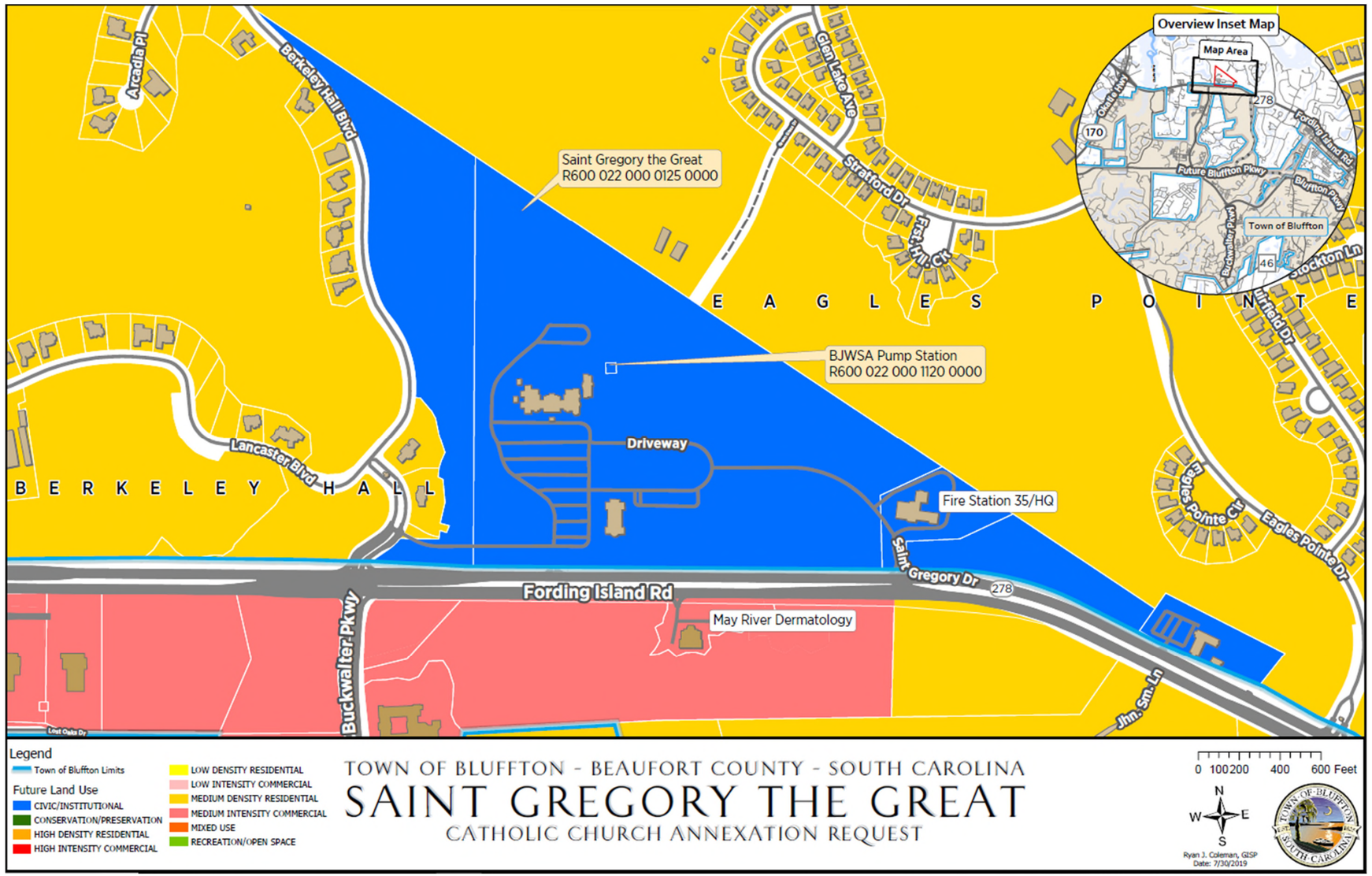


Background (continued)

The Town of Bluffton Comprehensive Plan Map 8.3 - Future Land Use identifies the Property as Civic/Institutional which is defined as follows:

> "A non-profit, religious, or public use, such as a church, library, public or private school, hospital, or government owned or operated building, structure, or land used for public purpose. Activities provide for the social, cultural, educational, heath or physical betterment of the community. Any parcel of land that contains roads and rights-of-way, railways, utility easements, parking areas, airports, and marine craft transportation. Any proposed change in use for a civic/institutional use must be evaluated on a case by case basis to determine its appropriate reuse to be compatible with surrounding land uses."

TOB Future Land Use Map

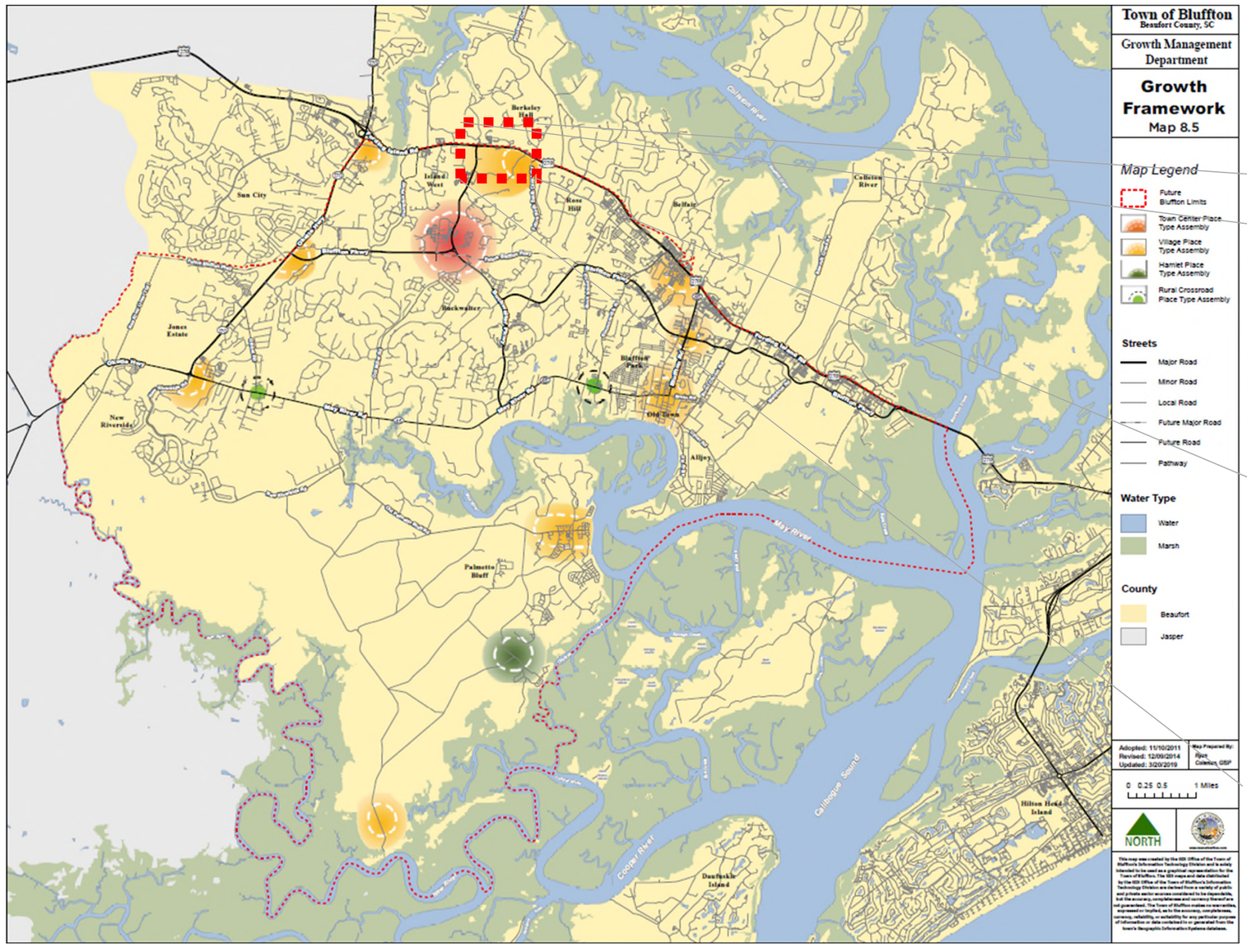


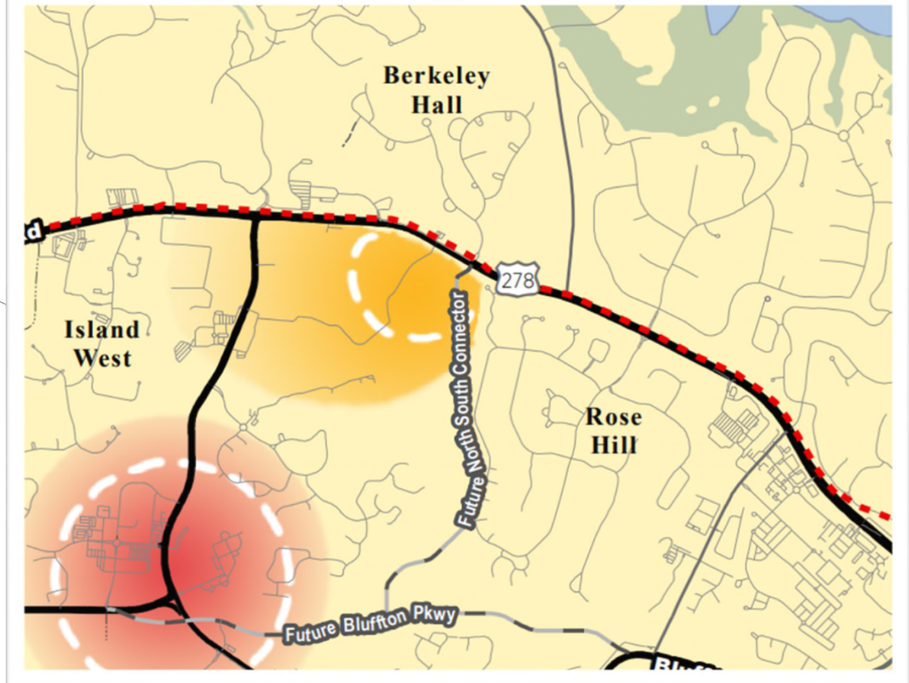
Background (continued)

The Town of Bluffton Growth Framework Map places the Property within the Village Place Type which is defined in Section 6.1.2 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."

Growth Framework Map





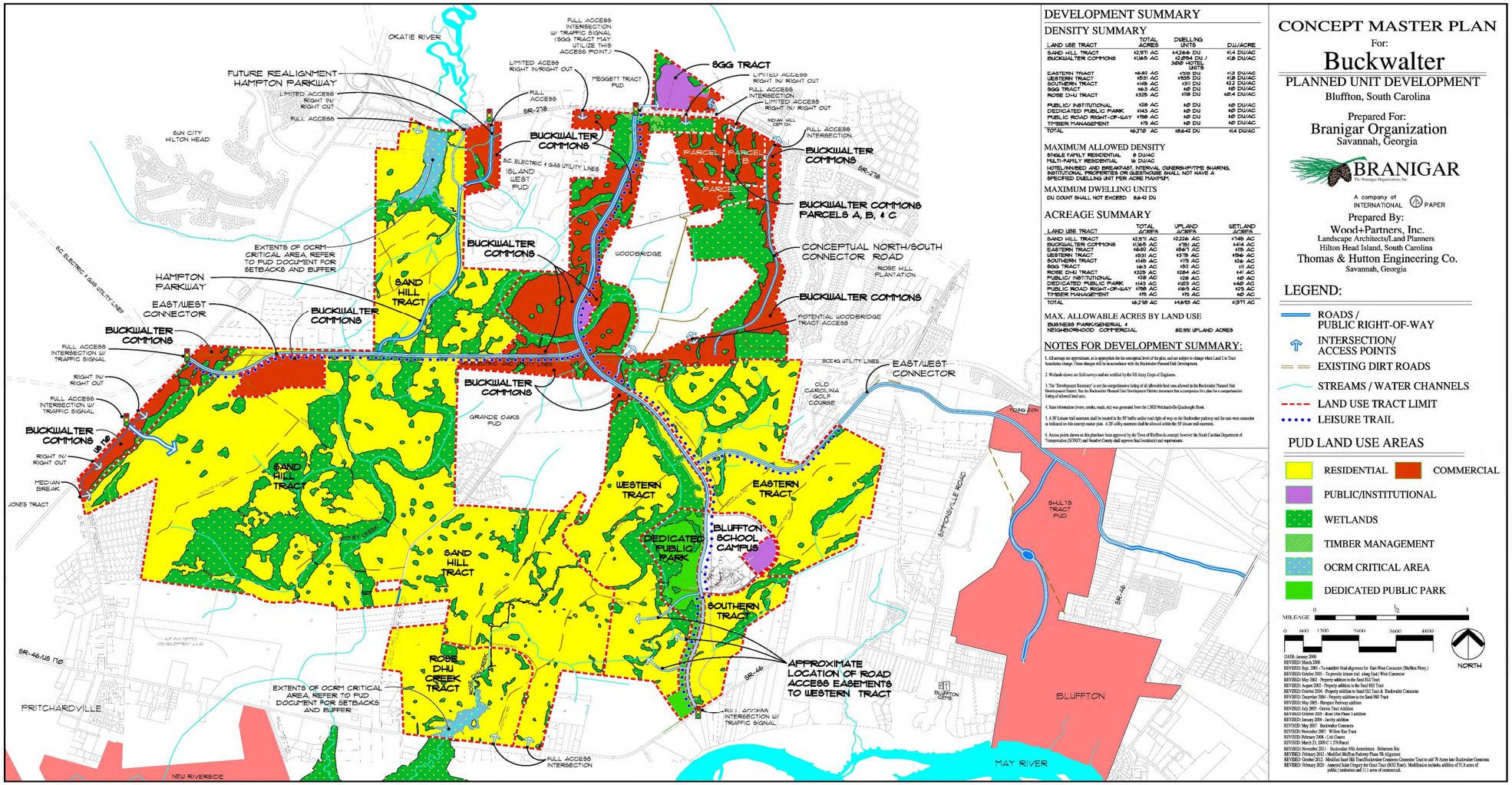
Annexation Cost Benefit Analysis

Description	2020 Paid	2021 Estimated	Build Out Estimated
Appraised Value	$10,597,600	$10,597,600	$50,457,942
Taxable Value	$0	$0	$896,052
Beaufort County Taxes	$0	$0	$215,500
Town of Bluffton Taxes	N/A	$0	$34,498
Total Taxes	**$0**	**$0**	**$249,998**

Annexation Cost Benefit Analysis (continued)

Property Tax Revenue/ Town Service	Rate at Time of Annexation	Estimated Town Property Tax Revenue/ Expense	
		1st Year of Annexation	Build Out
Estimated Annual Town Property Tax Revenue	38.50 Mils	$0.00	$34,497.98
Garbage/Recycling Service	$9.92 per Month Per Dwelling Unit	$0.00	$0.00
Police Service	$66,380 per Officer	$0.00	$0.00
Administrative/Growth Management/ Stormwater/ Public Works Service	$65,018 per Employee	$0.00	$0.00
Total Estimated Revenue After Expenses	**N/A**	**$0.00**	**$34,497.98**

Proposed Buckwalter PUD Concept Master Plan Map



DEVELOPMENT SUMMARY

DENSITY SUMMARY

LAND USE TRACT	TOTAL ACRES	DWELLING UNITS	DU/ACRE
SAND HILL TRACT	±2,571 AC	±4,266 DU	±1.4 DU/AC
BUCKWALTER COMMONS	±1,165 AC	±2,894 DU / 300 HOTEL UNITS	±1.8 DU/AC
EASTERN TRACT	±680 AC	±938 DU	±1.3 DU/AC
WESTERN TRACT	±531 AC	±935 DU	±1.8 DU/AC
SOUTHERN TRACT	±149 AC	±311 DU	±2.2 DU/AC
SGG TRACT	±6.3 AC	±0 DU	±0 DU/AC
ROSE DHU TRACT	±325 AC	±176 DU	±0.4 DU/AC
PUBLIC/ INSTITUTIONAL	±28 AC	±0 DU	±0 DU/AC
DEDICATED PUBLIC PARK	±143 AC	±0 DU	±0 DU/AC
PUBLIC ROAD RIGHT-OF-WAY	±159 AC	±0 DU	±0 DU/AC
TIMBER MANAGEMENT	±73 AC	±0 DU	±0 DU/AC
TOTAL	±6,210 AC	±8,643 DU	±1.4 DU/AC

MAXIMUM ALLOWED DENSITY

SINGLE FAMILY RESIDENTIAL 8 DU/AC
MULTI-FAMILY RESIDENTIAL 16 DU/AC
HOTEL/INN/BED AND BREAKFAST, INTERVAL OWNERSHIP/TIME SHARING, INSTITUTIONAL PROPERTIES OR GUESTHOUSE SHALL NOT HAVE A SPECIFIED DWELLING UNIT PER ACRE MAXIMUM.

MAXIMUM DWELLING UNITS

DU COUNT SHALL NOT EXCEED 8,642 DU

ACREAGE SUMMARY

LAND USE TRACT	TOTAL ACRES	UPLAND ACRES	WETLAND ACRES
SAND HILL TRACT	±2,571 AC	±2,226 AC	±345 AC
BUCKWALTER COMMONS	±1,165 AC	±751 AC	±414 AC
EASTERN TRACT	±680 AC	±567 AC	±113 AC
WESTERN TRACT	±531 AC	±378 AC	±154 AC
SOUTHERN TRACT	±149 AC	±119 AC	±26 AC
SGG TRACT	±6.3 AC	±5.2 AC	±1.1 AC
ROSE DHU TRACT	±325 AC	±284 AC	±41 AC
PUBLIC/ INSTITUTIONAL	±28 AC	±28 AC	±0 AC
DEDICATED PUBLIC PARK	±143 AC	±123 AC	±20 AC
PUBLIC ROAD RIGHT-OF-WAY	±159 AC	±145 AC	±13 AC
TIMBER MANAGEMENT	±73 AC	±73 AC	±0 AC
TOTAL	±6,210 AC	±4,643 AC	±1,571 AC

MAX. ALLOWABLE ACRES BY LAND USE

BUSINESS PARK/GENERAL ±
NEIGHBORHOOD COMMERCIAL ±82.951 UPLAND ACRES

NOTES FOR DEVELOPMENT SUMMARY:

1. All acreage are approximate, as is appropriate for the conceptual level of the plan, and are subject to change when Land Use Tract boundaries change. These changes will be in accordance with the Buckwalter Planned Unit Development.

2. Wetlands shown are field surveys and are certified by the US Army Corps of Engineers.

3. The "Development Summary" is not the comprehensive listing of all allowable land uses allowed in the Buckwalter Planned Unit Development District. See the Buckwalter Planned Unit Development District document that accompanies this plan for a comprehensive listing of allowed land uses.

4. Base information (rivers, creeks, roads, etc) was generated from the USGS Pritchardville Quadrangle Sheet.

5. A 50' Leisure trail easement shall be located in the 50' buffer and/or road right of way on the Buckwalter parkway and the east-west connector as indicated on this concept master plan. A 20' utility easement shall be allowed within the 50' leisure trail easement.

6. Access points shown on this plan have been approved by the Town of Bluffton in concept; however the South Carolina Department of Transportation (SCDOT) and Beaufort County shall approve final location(s) and requirements.

CONCEPT MASTER PLAN

For:

Buckwalter

PLANNED UNIT DEVELOPMENT

Bluffton, South Carolina

Prepared For:
Branigar Organization
Savannah, Georgia

BRANIGAR
A company of INTERNATIONAL PAPER

Prepared By:
Wood+Partners, Inc.
Landscape Architects/Land Planners
Hilton Head Island, South Carolina
Thomas & Hutton Engineering Co.
Savannah, Georgia

LEGEND:

- ROADS / PUBLIC RIGHT-OF-WAY
- INTERSECTION/ ACCESS POINTS
- EXISTING DIRT ROADS
- STREAMS / WATER CHANNELS
- LAND USE TRACT LIMIT
- LEISURE TRAIL

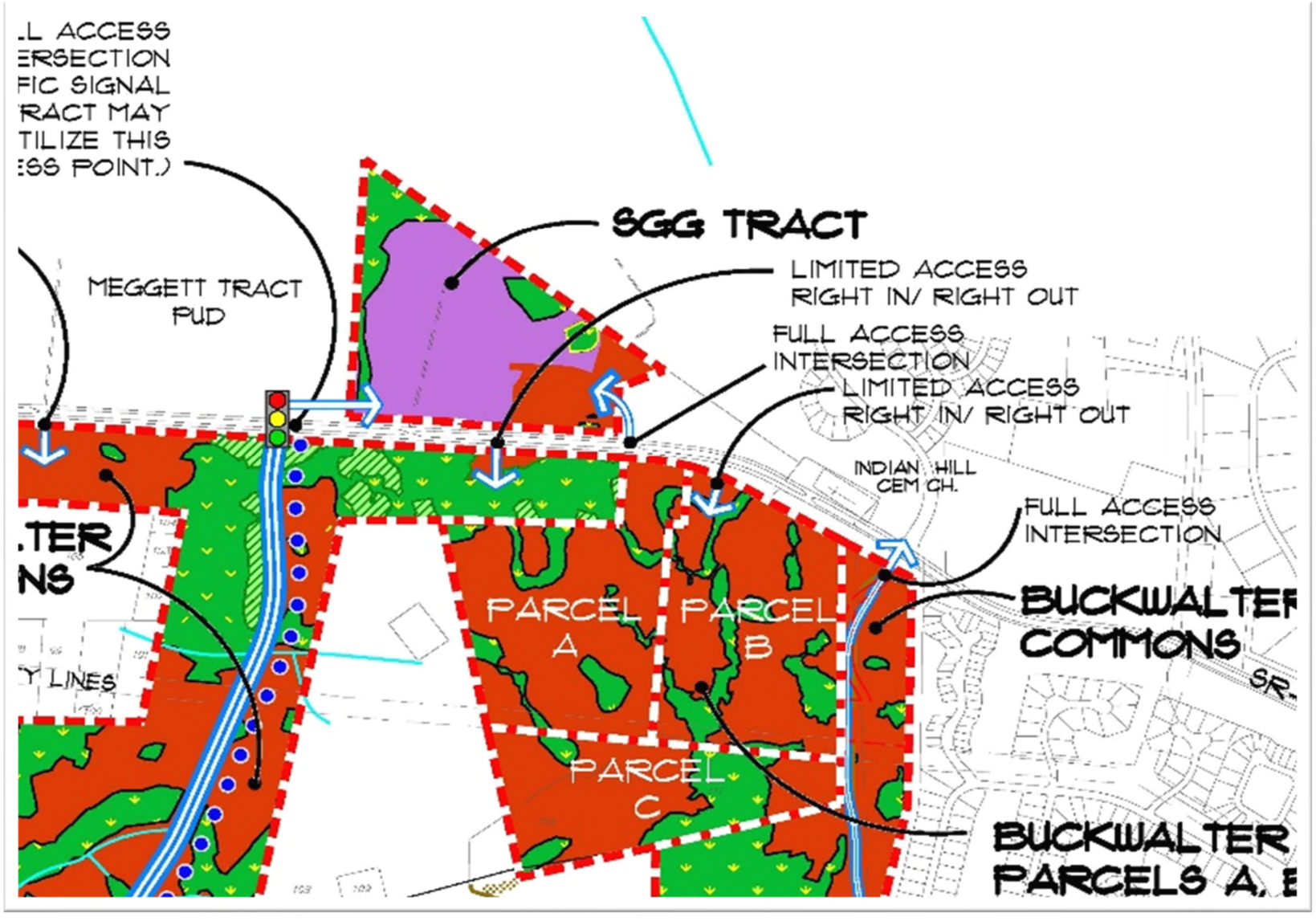
PUD LAND USE AREAS

- RESIDENTIAL
- COMMERCIAL
- PUBLIC/INSTITUTIONAL
- WETLANDS
- TIMBER MANAGEMENT
- OCRM CRITICAL AREA
- DEDICATED PUBLIC PARK

MILEAGE 0 1/2 1
0 600 1,200 2,400 3,600 4,800
NORTH

DATE: January 2000
REVISED: March 2000
REVISED: Sept. 2001 - To establish final alignment for East-West Connector (Bluffton Pkwy.)
REVISED: October 2001 - To provide leisure trail along East / West Connector
REVISED: May 2002 - Property addition to the Sand Hill Tract
REVISED: August 2002 - Property addition to the Sand Hill Tract
REVISED: October 2004 - Property addition to Sand Hill Tract & Buckwalter Commons
REVISED: December 2004 - Property addition to the Sand Hill Tract
REVISED: May 2005 - Hampton Parkway addition
REVISED: July 2005 - Graves Tract Addition
REVISED: October 2005 - Rose Dhu Phase 3 addition
REVISED: January 2006 - Jacoby addition
REVISED: May 2007 - Buckwalter Commons
REVISED: November 2007 - Willow Run Tract
REVISED: February 2008 - Lyle Creers
REVISED: March 25, 2008 C 1 258 Parcel
REVISED: November 2011 - Buckwalter 10th Amendment - Robertson Site
REVISED: February 2012 - Modified Bluffton Parkway Phase 5B Alignment
REVISED: October 2012 - Modified Sand Hill Tract/Buckwalter Commons Connector Tract to add 70 Acres into Buckwalter Commons
REVISED: February 2020 - Annexed Solar Category One Tract (SOG Tract). Modification includes addition of 51.8 acres of public / institution and 11.1 acres of commercial.

Buckwalter PUD



Schedule

Meeting	Date	Task Description/ Application(s) for Review	Action(s)
Pre-Application Meeting **COMPLETE**	**January 31, 2019** **9:00 a.m.**	Annexation Petition (ANNX-07-19-13330) PUD Zoning Map & Text Amendment (ZONE-07-19-13331) Comprehensive Plan Amendment (COMP-07-19-13329)	Review of Application Requirements and Timeline
Application Submittal Meeting **COMPLETE**	**July 10, 2019**	Annexation Petition (ANNX-07-19-13330) PUD Zoning Map & Text Amendment (ZONE-07-19-13331) Comprehensive Plan Amendment (COMP-07-13329)	Submittal of Applications
Town Council "Intent to Annex", Ordinance 1st Reading & Consideration **COMPLETE**	**August 13, 2019** **6:00 p.m.**	Annexation Petition (ANNX-07-19-13330)	"Intent to Annex", Ordinance 1st Reading
Application Submittal Meeting **COMPLETE**	**February 21, 2020** **Via Email**	Annexation Petition (ANNX-07-19-13330) PUD Zoning Map & Text Amendment (ZONE-07-19-13331)	Resubmittal of Applications with Revised Materials
		Buckwalter Development Agreement Amendment (DAA-02-20-14041) Buckwalter Concept Plan Amendment (CPA-02-20-14047) St. Gregory the Great Master Plan (MP-02-20-14050)	Submittal of Applications
Development Review Committee **COMPLETE**	**June 24, 2020** **1:00 p.m.**	Buckwalter Concept Plan Amendment (CPA-02-20-14047)	Discussion and Comments for Consideration. The DRC will provide comments on the Buckwalter Concept Plan Amendment.
Submittal of Revisions for Planning Commission Packet **COMPLETE**	**July 3, 2020**	Buckwalter Concept Plan Amendment (CPA-02-20-14047)	Any revisions for the Buckwalter Concept Plan Amendment.
Public Hearing Notice 30 days Prior to Public Hearing **COMPLETE**	**July 26, 2020**	Annexation Petition (ANNX-07-19-13330) PUD Zoning Map & Text Amendment (ZONE-07-19-13331) Comprehensive Plan Amendment (COMP-07-19-13329) Buckwalter Development Agreement Amendment (DAA-02-20-14041) Buckwalter Concept Plan Amendment (CPA-02-20-14047) St. Gregory the Great Master Plan (MP-02-20-14050)	Letters notifying adjacent property owners within 500' radius of pending applications and associated upcoming Public Hearings Post the property Newspaper Notification
Planning Commission Workshop **COMPLETE**	**July 22, 2020**	Annexation Petition (ANNX-07-19-13330) PUD Zoning Map & Text Amendment (ZONE-07-19-13331) Comprehensive Plan Amendment (COMP-07-19-13329) Buckwalter Development Agreement Amendment (DAA-02-20-14041) Buckwalter Concept Plan Amendment (CPA-02-20-14047) St. Gregory the Great Master Plan (MP-02-20-14050)	Discussion and Comments for Consideration. Projects not highlighted do not require the workshop, however, it will be included in the discussion.
Public Hearing Notice 30 days Prior to Public Hearing **COMPLETE**	**September 23, 2020**	Annexation Petition (ANNX-07-19-13330) PUD Zoning Map & Text Amendment (ZONE-07-19-13331) Comprehensive Plan Amendment (COMP-07-19-13329) Buckwalter Development Agreement Amendment (DAA-02-20-14041) Buckwalter Concept Plan Amendment (CPA-02-20-14047) St. Gregory the Great Master Plan (MP-02-20-14050)	Resend letters notifying adjacent property owners within 500' radius of pending applications and upcoming rescheduled Planning Commission Public Hearing Post the property Newspaper Notification
Submittal of Revisions for Planning Commission Packet **COMPLETE**	**September 30, 2020**	Annexation Petition (ANNX-07-19-13330) PUD Zoning Map & Text Amendment (ZONE-07-19-13331) Comprehensive Plan Amendment (COMP-07-19-13329) Buckwalter Development Agreement Amendment (DAA-02-20-14041) Buckwalter Concept Plan Amendment (CPA-02-20-14047) St. Gregory the Great Master Plan (MP-02-20-14050)	Any revisions to plans will need to be resubmitted by this date to provide adequate time for staff to review and comment.
Planning Commission **Public Hearing & Recommendation to Town Council** ***Rescheduled from August 26, 2020*** ***COMPLETE***	**October 28, 2020** **6:00 p.m.**	Annexation Petition (ANNX-07-19-13330) PUD Zoning Map & Text Amendment (ZONE-07-19-13331) Comprehensive Plan Amendment (COMP-07-19-13329) Buckwalter Development Agreement Amendment (DAA-02-20-14041) Buckwalter Concept Plan Amendment (CPA-02-20-14047)	Public Hearing and Recommendation to Town Council Public Hearing Cases

Meeting	Date	Task Description/ Application(s) for Review	Action(s)
Submittal of Revisions for Town Council Packet **COMPLETE**	**November 6, 2020**	Annexation Petition (ANNX-07-19-13330) PUD Zoning Map & Text Amendment (ZONE-07-19-13331) Comprehensive Plan Amendment (COMP-07-19-13329) Buckwalter Development Agreement Amendment (DAA-02-20-14041) Buckwalter Concept Plan Amendment (CPA-02-20-14047)	Any revisions to plans will need to be resubmitted by this date to provide adequate time for staff to review and comment.
Town Council **Ordinance 1st Reading** **COMPLETE**	**December 8, 2020** **6:00 p.m.**	PUD Zoning Map & Text Amendment (ZONE-07-19-13331) Comprehensive Plan Amendment (COMP-07-19-13329) Buckwalter Development Agreement Amendment (DAA-02-20-14041) Buckwalter Concept Plan Amendment (CPA-02-20-14047)	Ordinance 1st Reading
Development Review Committee **COMPLETE**	**December 16, 2020** **1:00 p.m.**	St. Gregory the Great Master Plan (MP-02-20-14050)	Discussion and Comments for Consideration
Planning Commission **Recommendation to Town Council** **COMPLETE**	**April 28, 2021** **6:00 p.m.**	St. Gregory the Great Master Plan (MP-02-20-14050)	Recommendation to Town Council
Public Hearing Notice 30 days Prior to Town Council Public Hearing **COMPLETE**	**June 9, 2021**	Annexation Petition (ANNX-07-19-13330) PUD Zoning Map & Text Amendment (ZONE-07-19-13331) Comprehensive Plan Amendment (COMP-07-19-13329) Buckwalter Development Agreement Amendment (DAA-02-20-14041) Buckwalter Concept Plan Amendment (CPA-02-20-14047) St. Gregory the Great Master Plan (MP-02-20-14050)	Letters notifying adjacent property owners within 500' radius of pending applications and upcoming Town Council Public Hearing Post the property Newspaper Notification
Submittal of Revisions for Town Council Packet **COMPLETE**	**June 11, 2021**	Annexation Petition (ANNX-07-19-13330) PUD Zoning Map & Text Amendment (ZONE-07-19-13331) Comprehensive Plan Amendment (COMP-07-19-13329) Buckwalter Development Agreement Amendment (DAA-02-20-14041) Buckwalter Concept Plan Amendment (CPA-02-20-14047) St. Gregory the Great Master Plan (MP-02-20-14050)	Any revisions to plans will need to be resubmitted by this date to provide adequate time for staff to review and comment.
Town Council **Public Hearing & Ordinance 2nd and Final Reading**	**July 13, 2021** **6:00 p.m.**	Annexation Petition (ANNX-07-19-13330) PUD Zoning Map & Text Amendment (ZONE-07-19-13331) Comprehensive Plan Amendment (COMP-07-19-13329) Buckwalter Development Agreement Amendment (DAA-02-20-14041) Buckwalter Concept Plan Amendment (CPA-02-20-14047)	Public Hearing and Ordinance 2nd and Final Reading Public Hearing Cases
		St. Gregory the Great Master Plan (MP-02-20-14050)	Approval by Majority Vote

Applications List

1. Town of Bluffton Comprehensive Plan Amendment
2. Buckwalter Planned Unit Development Text Amendment
3. Annexation Petition
4. Zoning Map Amendment
5. Buckwalter Development Agreement Amendment
6. Buckwalter Concept Plan Amendment
7. Initial Master Plan

QUESTIONS?

ORDINANCE

AN ORDINANCE FOR AN AMENDMENT TO THE TOWN OF BLUFFTON COMPREHENSIVE PLAN TO AMEND THE FUTURE ANNEXATION AREA TO INCLUDE APPROXIMATELY 61.093 ACRES OF LAND LOCATED AT 323 FORDING ISLAND ROAD, BEAUFORT COUNTY TAX MAP NOS. R600 022 000 0125 0000 AND R600 022 000 1120 0000 AND CHANGE SAID PROPERTIES FUTURE LAND USE DESIGNATION FROM CIVIC/INSTITUTIONAL TO MEDIUM DENSITY COMMERCIAL

WHEREAS, the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 (the "Act") requires municipalities to adopt a Comprehensive Plan; and

WHEREAS, the Comprehensive Plan acts as a guide for policy concerning population needs, cultural resources, natural resources, housing, economic development, community facilities, land use, transportation and priority investment; and

WHEREAS, the Town of Bluffton, South Carolina, (the "Town") adopted its latest Comprehensive Plan on September 4, 2007 through Ordinance 2007-14; and

WHEREAS, the Town later adopted a revision to the Comprehensive Plan's land use element on August 19, 2008 through Ordinance 2008-14; and

WHEREAS, the Town began an assessment of the Comprehensive Plan in 2013; and

WHEREAS, the Town completed its 5-Year Comprehensive Plan Audit (the "Audit") in accordance with the Act; and

WHEREAS, on December 9, 2014, the Town of Bluffton Town Council adopted an Ordinance amendment the Comprehensive Plan; and

WHEREAS, on July 10, 2019, the Bishop of Charleston ("Saint Gregory the Great Catholic Church") and Beaufort-Jasper Water and Sewer Authority ("BJWSA") submitted One Hundred Percent (100%) Annexation Petitions, which were later amended and executed February 6, 2020, to annex certain real properties contiguous to the Town of Bluffton's corporate boundaries consisting of a total of 61.093 acres, more or less, and bearing Beaufort County Tax Map Nos. R600 022 000 0125 0000 and R600 022 000 1120 0000 (the "Properties"); and

WHEREAS, on July 10, 2019, Saint Gregory the Great Catholic Church and BJWSA submitted a Comprehensive Plan Amendment application requesting to amend the Future Annexation Area identified in the Future Annexation Area Map 8.1 and Growth Framework Map 8.5 as well as change the future Land Use classification for the Properties from Civic/Institutional to Medium Density Commercial as shown on the Future Land Use Map 8.3 to allow for the Properties annexation and zoning as the Buckwalter Planned Unit Development; and

WHEREAS, on October 28, 2020, the Town of Bluffton Planning Commission voted unanimously to forward Town Council a recommendation of approval for the proposed Comprehensive Plan Amendments as presented.

NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BLUFFTON, SOUTH CAROLINA:

Section 1. The Town of Bluffton Comprehensive Plan Map 8.1 - Future Annexation Area is hereby amended to incorporate Beaufort County Tax Map Nos. R600 022 000 0125 0000 and R600 022 000 1120 0000 within its boundary as shown on Exhibit A.

Section 2. The Town of Bluffton Comprehensive Plan Map 8.5 - Growth Framework Map is hereby amended to incorporate Beaufort County Tax Map Nos. R600 022 000 0125 0000 and R600 022 000 1120 0000 within the Future Annexation Area boundary identified therein as shown on Exhibit B.

Section 3. The Town of Bluffton Comprehensive Plan Map 8.3 - Future Land Use is hereby amended to change the designation for Beaufort County Tax Map Nos. R600 022 000 0125 0000 and R600 022 000 1120 0000 from Civic/Institutional to Medium Intensity Commercial as shown on Exhibit C.

THIS ORDINANCE SHALL BE EFFECTIVE IMMEDIATELY UPON ADOPTION.

DONE, RATIFIED AND ENACTED this _____ day of _____, 2021.

This Ordinance was read and passed at first reading on December 8, 2020.

_____
Lisa Sulka, Mayor
Town of Bluffton, South Carolina

_____
Kimberly Chapman, Town Clerk
Town of Bluffton, South Carolina

A public hearing was held on this Ordinance on July 13, 2021.

_____
Lisa Sulka, Mayor
Town of Bluffton, South Carolina

_____
Kimberly Chapman, Town Clerk
Town of Bluffton, South Carolina

This Ordinance was passed at second reading held on July 13, 2021.

_____
Lisa Sulka, Mayor
Town of Bluffton, South Carolina

_____
Kimberly Chapman, Town Clerk
Town of Bluffton, South Carolina

Exhibit A

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: 6/24/2021

Map Prepared By:
Ryan Coleman, GISP

1 Mile

NORTH

www.townofbluffton.com

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.

Hardeeville
Sun City
Bluffton Pkwy
Hampton Pkwy
Future Bluffton Pkwy
278
170
46
Okatie Hwy
Gibbet Rd
Old Miller Rd
Buckwalter Pkwy
Buck Island Rd
Simmonsville Rd
Bluffton Rd
Burnt Church Rd
Malphrus Rd
Sawmill Creek Rd
May River Rd
Alljoy Rd
New Riverside Rd
Old Palmetto Bluff Rd
Daufuskie Island
Hilton Head Island
Calibogue Sound
Cooper River
May River
Okatie River
Chelsea Creek
Jarvis Creek
Skull Creek
Corn Island
Savage Island
Back Island
Bull Island
Hogphole Island
Jack Island
Jack Howe Island
Baratania Island

Exhibit B

Town of Bluffton
Beaufort County, SC

Growth Management Department

Growth Framework
Map 8.5

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: 6/24/2021

Map Prepared By:
Ryan Coleman, GISP

0 0.25 0.5 1 Miles

NORTH

www.townofbluffton.com

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Exhibit C

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: 6/24/2021

Map Prepared By:
Ryan Coleman, GISP

0 1,250 2,500 5,000 7,500 10,000
Scale in Feet

NORTH

www.townofbluffton.com

DISCLAIMER:
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ORDINANCE NO. 2021-_____

AN ORDINANCE PROVIDING FOR AMENDMENT OF THE BUCKWALTER PLANNED UNIT DEVELOPMENT TEXT TO INCORPORATE A NEW LAND USE TRACT TO BE KNOWN AS THE SAINT GREGORY THE GREAT TRACT

WHEREAS, on April 19, 2000, the Town of Bluffton enacted Ordinance No. 2000-03 adopting the Buckwalter Development Agreement and Ordinance No. 2000-04 adopting the Buckwalter Concept Plan; and

WHEREAS, concurrent with the entering into the Development Agreement on April 19, 2000 the Town of Bluffton annexed the Buckwalter Tract into the town's corporate boundaries and approved Planned Unit Development zoning for the tract and the Buckwalter Concept Plan; and

WHEREAS, the Town has previously approved eleven amendments to the Buckwalter Tract Development Agreement and Concept Plan to add and/or reallocate additional property and density thereto; and

WHEREAS, on July 10, 2019, the Bishop of Charleston ("Saint Gregory the Great Catholic Church") and Beaufort-Jasper Water and Sewer Authority ("BJWSA") submitted One Hundred Percent (100%) Annexation Petitions, which were later amended and executed February 6, 2020, to annex certain real properties contiguous to the Town of Bluffton's corporate boundaries consisting of a total of 61.093 acres, more or less, and bearing Beaufort County Tax Map Nos. R600 022 000 0125 0000 and R600 022 000 1120 0000 (the "Properties"); and

WHEREAS, Saint Gregory the Great Catholic Church and BJWSA have requested the Properties be zoned as and incorporated into the Buckwalter Planned Unit Development Concept Plan and Development Agreement, and designated as a new land use Tract to be known as the Saint Gregory the Great Tract; and

WHEREAS, the Town Council desires to amend the Buckwalter Planned Unit Development Text to incorporate a new Land Use Tract to be known as the Saint Gregory the Great Tract.

NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BLUFFTON, SOUTH CAROLINA, in accordance with the foregoing, the Town hereby amends the Buckwalter Concept Plan in the following particulars:

1. The Buckwalter Planned Unit Development Text shall be amended in accordance with the terms and conditions of the Twelfth Amendment To Development Agreement And Concept Plan - Buckwalter Tract – Saint Gregory The Great Planning Tract attached hereto as Exhibit A.

2. In the event of any conflict between the terms and conditions of the Buckwalter Concept Plan and this Amendment to the Buckwalter Concept Plan, the terms and conditions of this Amendment to the Buckwalter Concept

Plan shall control and the Buckwalter Concept Plan shall be deemed amended to that extent.

3. All other terms and conditions of the Buckwalter Concept Plan, as amended, not changed or otherwise modified herein are reaffirmed and remain unchanged.

DONE, RATIFIED AND ENACTED this _____ day of _____, 2021.

This Ordinance was read and passed by first reading on December 8, 2020.

_____
Lisa Sulka, Mayor
Town of Bluffton, South Carolina

_____
Kimberly Chapman, Town Clerk
Town of Bluffton, South Carolina

A public hearing was held on this Ordinance on July 13, 2021.

_____
Lisa Sulka, Mayor
Town of Bluffton, South Carolina

_____
Kimberly Chapman, Town Clerk
Town of Bluffton, South Carolina

This Ordinance was passed at second reading held on July 13, 2021.

_____
Lisa Sulka, Mayor
Town of Bluffton, South Carolina

_____
Kimberly Chapman, Town Clerk
Town of Bluffton, South Carolina

Exhibit A

Prepared By and After
Recording Return to:
Burr & Forman LLP
Attn: Walter J. Nester, III
23-B Shelter Cove Lane
Hilton Head Island, SC 29928
843-785-2171

STATE OF SOUTH CAROLINA	**)**	**TWELFTH AMENDMENT TO**
	)	**DEVELOPMENT AGREEMENT**
	)	**AND CONCEPT PLAN -**
	)	**BUCKWALTER TRACT –**
	)	**SAINT GREGORY THE GREAT**
COUNTY OF BEAUFORT	**)**	**PLANNING TRACT**

THIS TWELFTH AMENDMENT ("**Twelfth Amendment**") to Development Agreement and Concept Plan is made and entered into this ___ day of _____, 2021 by and between the Town of Bluffton, South Carolina ("**Town**"), The Bishop of Charleston, a Corporation Sole ("**Bishop of Charleston**"), and Beaufort-Jasper Water & Sewer Authority ("**BJWSA**"), (Bishop of Charleston and BJWSA collectively "**Owner**").

WHEREAS, Town and The Branigar Organization, Inc. executed and approved a Development Agreement ("**Development Agreement**"), dated April 19, 2000, and recorded in the Office of the Register of Deeds ("**ROD**") for Beaufort County, South Carolina in Book 1288 at Page 1, which Development Agreement, as amended, governs the use and development of a tract of land known as the Buckwalter Tract, originally containing approximately 5,680 acres of land, more particularly described in the Development Agreement and amendments thereto (the "**Buckwalter PUD**"); and,

WHEREAS, concurrently with the execution of the Development Agreement, the Town annexed the Buckwalter Tract and granted Concept Plan zoning to the Buckwalter Tract, all as more particularly described in the Annexation Petition and Concept Plan ("**Concept Plan**") for Buckwalter Tract, adopted April 19, 2000; and,

WHEREAS, subsequent to the execution and approval of the Development Agreement and Concept Plan, the Town approved Eleven (11) Amendments to the Buckwalter Development Agreement and Concept Plan to add additional property thereto, each hereinafter identified as follows:

1. **First Amendment.** Addition of 11.721 acres known as the Robertson Tract with additional Density to the Buckwalter Development Agreement and Concept Plan executed on June 21, 2002 and recorded in the ROD in **Book 1599** at **Page 1149**; and

2. **Second Amendment.** Addition of 43.38 acres known as the Johnson Tracts together with 55 Dwelling Units to the Buckwalter Development Agreement and Concept Plan executed on February 4, 2003 and recorded in the ROD in **Book 1709** at **Page 440**; and

3. **Third Amendment.** Addition of 173.62 acres known as the Cypress Lake Tract from the Jones Estate Development Agreement and Concept Plan together with 600 Dwelling Units and 90 acres of General Commercial Density to the Buckwalter Development Agreement and Concept Plan executed on October 10, 2005 and recorded in the ROD in **Book 2256** at **Page 189**; and

4. **Fourth Amendment.** Addition of 59.91 acres known as the Rose Dhu Creek Phase III Tract together with 18 Dwelling Units to the Buckwalter Development Agreement and Concept Plan executed on October 10, 2005 and recorded in the ROD in **Book 2256** at **Page 204**; and

5. **Fifth Amendment.** Addition of 58.85 acres known as the Graves Tract together with 58.85 acres of General Commercial Density to the Buckwalter Development Agreement and Concept Plan executed on November 2, 2005 and recorded in the ROD in **Book 2305** at **Page 410**; and

6. **Sixth Amendment.** Addition of 2.687 acres known as the Jacoby Tract with no additional Density to the Buckwalter Development Agreement and Concept Plan executed on May 10, 2006 and recorded in the ROD in **Book 2816** at **Page 1746**; and

7. **Seventh Amendment.** Addition of 6.5 acres known as the University Investments Tract with no additional Density to the Buckwalter Development Agreement and Concept Plan executed on January 7, 2008 and recorded in the ROD in **Book 2671** at **Page 2250**; and

8. **Eighth Amendment.** Addition of 324 Dwelling Units through Transfer of Development Rights Permit for Buckwalter Place Initial Master Plan to the Buckwalter Development Agreement and Concept Plan executed on November 6, 2007 and recorded in the ROD in **Book 2823** at **Page 384**; and

9. **Ninth Amendment.** Addition of 163 acres known as the Willow Run Tract, together with the reallocation of Land Uses for the Northern Tract, as well as 260 Dwelling Units and 162 acres of General Commercial Density to the Buckwalter Development Agreement and Concept Master Plan executed on February 25, 2008 and recorded in the ROD in **Book 2724** at **Page 1787**; and

10. **Tenth Amendment.** Approved certain changes in use to the 9.18 acre Robertson site, and related conditions executed on February 10, 2012 and recorded in the ROD in **Book 3119** at **Page 2458**; and

11. **Eleventh Amendment.** Approved changes in permitted use for the Buckwalter Commons Connector Tract and redesignated a portion of the Sandhill Tract as Buckwalter Commons Tract and added an additional 70 acres of Commercial Density executed on April 10, 2013 and recorded in the ROD in **Book 3231** at **Page 3176**; and

WHEREAS, Owner owns that certain 61.093 acre parcel of real property (the "**Property**") located on the north side of U.S. Highway 278 and bounded to the east by the Bluffton Fire Department Station #35 and bounded to the west by the Berkeley Hall Club community. Said Property is more particularly described in Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, said Property is adjacent to the Buckwalter PUD which is located within the municipal limits of the Town, and is therefore contiguous with the Town; and

WHEREAS, portions of the Property have been improved to include the Saint Gregory the Great Catholic Church and the Saint Gregory the Great School consisting of an existing Church building of approximately 12,000 square feet; and an existing school building with offices supporting the school and the Church consisting of approximately 27,000 square feet, a church multipurpose building of approximately 27,000 square feet, and a sewer pump station and supporting infrastructure, parking, drives and rights of way (the "**Existing Development**"); and

WHEREAS, it is now the desire and intention of the Town and Owner to enter into this Twelfth Amendment to annex the Property into the Town to be included within the Concept Plan zoning of the Buckwalter Tract, designate the Property as being a part of the Buckwalter PUD, designate the Saint Gregory the Great Land Use Tract as an additional Planning Area, and to establish the permitted uses for said Saint Gregory the Great Land Use Tract; and

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Town and Owner agree as follows:

1. **Recitals.** The above recitals are incorporated herein by this reference thereto.

2. **Amendment of Development Agreement and Concept Plan.** The Development Agreement and Concept Plan are hereby further amended to provide:

   A. Amendment to Development Agreement. The Buckwalter Development Agreement, as amended, is hereby further amended to add the Property to the legal description of the property subject to the Development Agreement as a part of the Buckwalter Tract and the Development Agreement so amended. The effect of this Twelfth Amendment is to add the Property, depicted in the Plat described on Exhibit "B" attached hereto and made a part hereof as fully and completely as if the Property was originally included in the legal description to the Development Agreement.

   B. Amendments to Concept Plan. The Buckwalter Concept Plan, as amended, is hereby further amended as follows:

      i. Land Use Designation and Development Standards. The Property is hereby designated as being a part of the Buckwalter PUD, said tract designated hereunder as the Saint Gregory the Great Land Use Tract as depicted on the Amended Concept Plan for Buckwalter PUD attached hereto as Exhibit "C" and made a part hereof. Development within the 61.093 acres of the newly designated Saint Gregory the Great Land Use Tract shall be governed by the Zoning Regulations (as defined in the Development Agreement) and by the Amended Concept Plan. Specifically, the land uses and development standards applicable to the Saint Gregory the Great Land Use Tract shall control development within the Property with the same effect as if included in the original Concept Plan and Development Agreement.

      ii. Section 2 of the Concept Plan is further hereby amended as follows:

         1. Section 2.A. Introduction. Add as new tenth (10th) Planning Area the Saint Gregory the Great Land Use Tract.

2. Section 2.B. Allowed Land Uses. Add Saint Gregory the Great Land Use Tract as a new sub-section 10, with the following allowed land uses and definitions:

a. Community Recreation.
b. Hotel/Inn.
c. Institutional Civic.
d. Maintenance Areas.
e. Multifamily Residential.
f. Neighborhood Commercial – including specifically convenience stores and automobile service stations with up to 20 fueling stations and car wash but excluding Recreational Vehicle Parks.
g. Open Space.
h. Roads.
i. Setbacks and Buffers.
j. Silviculture.
k. Wetlands.
l. Utilities.

The land uses within the Saint Gregory the Great Tract are further defined by two sub-areas the first being the 10.65 acre Neighborhood Commercial Area and the remaining 50.44 acre area containing the school, church, BJWSA pump station and future development on Campus Master Plan attached hereto as Exhibit "D".

Specific land uses for each of the abovementioned areas from the allowed land use categories are identified in the table provided as Exhibit "E".

iii. Density. The Property is hereby added to the Buckwalter Concept Plan and designated as the Saint Gregory the Great Land Use Tract as depicted in the Amended Concept Plan attached hereto as Exhibit "C". The Property shall have 10.65 acres of general commercial development rights and 150 residential dwelling unit development rights both to be added to the Buckwalter PUD Concept Plan and Development Agreement. Notwithstanding anything otherwise contained in the Development Agreement or Concept Plan, the residential dwelling unit development rights allocated to the Saint Gregory the Great Land Use Tract may not be transferred to any other piece, parcel or tract of land within the Buckwalter Tract or otherwise. This prohibition shall not apply to the transfer of residential dwelling unit development rights to the Town.

iv. No Effect on Other Landowner Rights. No change which is hereby approved to the Development Agreement and Concept Plan shall have any effect whatsoever on any property or landowner rights other than the Saint Gregory the Great Land Use Tract and Owner.

3. **Traffic Impact Analysis.** Due to the COVID-19 pandemic, the Town understands that it is not feasible to conduct an accurate traffic count for a Transportation Impact Analysis for

the Property at the time of execution of this Twelfth Amendment. Therefore, as a condition of this Twelfth Amendment, the Owner must submit a Traffic Impact Analysis for the Property prior to the issuance of any new Development Permits for the Saint Gregory the Great Tract.

4. **Reaffirmation of Buckwalter Development Agreement, Concept Plan and Amendments Thereto.** The Buckwalter Development Agreement, Concept Plan and all prior amendments thereto as modified by this Twelfth Amendment are hereby ratified and reaffirmed as if set forth verbatim herein.

5. **Binding Effect.** This Twelfth Amendment to the Buckwalter Development Agreement and Concept Plan shall inure to the benefit of and be binding upon the respective parties hereto, their successors and assigns.

6. **Consistency with the Comprehensive Plan.** The Town confirms that the matters contained herein are consistent with the Comprehensive Plan of the Town of Bluffton and consistent with long range planning for the Town, wetland protection, and other planning goals.

[SIGNATURES ON FOLLOWING PAGES]

IN WITNESS WHEREOF, the parties hereto, in and through their authorized representatives, have caused this instrument to be executed on their behalf effective the date first above written.

WITNESSES:

TOWN OF BLUFFTON,
SOUTH CAROLINA

_____

By: _____

_____

Its: _____

Attest: _____

SOUTH CAROLINA)
) ACKNOWLEDGEMENT
COUNTY OF BEAUFORT)

I, _____, Notary Public for South Carolina do hereby certify that _____ on behalf of the Town of Bluffton, South Carolina, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this _____ day of _____, 2021.

_____
Notary Public for South Carolina
My Commission Expires:_____

WITNESSES:

THE BISHOP OF CHARLESTON,
A CORPORATION SOLE

_____

By: _____

_____

Its: _____

SOUTH CAROLINA)
) ACKNOWLEDGEMENT
COUNTY OF _____)

I, _____, Notary Public for South Carolina do hereby certify that _____ on behalf of The Bishop of Charleston personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this _____ day of _____, 2021.

_____
Notary Public for South Carolina
My Commission Expires:_____

WITNESSES:

BEAUFORT-JASPER WATER & SEWER AUTHORITY

_____

By: _____

_____

Its: _____

SOUTH CAROLINA)
) ACKNOWLEDGEMENT
COUNTY OF BEAUFORT)

I, _____, Notary Public for South Carolina do hereby certify that _____ on behalf of Beaufort-Jasper Water & Sewer Authority personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this _____ day of _____, 2021.

_____
Notary Public for South Carolina
My Commission Expires:_____

EXHIBIT "A"

ALL that certain piece, parcel, and tract of land containing 63.12 acres, more or less, situate, lying and being in the Meggett Tract Section of Beaufort County, South Carolina, with said tract more specifically shown and described on a plat thereof entitled "A Boundary Plat of 63.12 Acres A Portion Of Tax Parcel 600-13-46 The Meggett Tract", prepared by Connor & Associates, Inc., certified by Matthew L. Crawford, S.C.R.L.S. No. 9756, dated November 14, 1997 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 63 at Page 9.

LESS AND EXCEPT that certain 0.33 acre parcel, more or less, shown as "Area of Acquisition" on that certain Title to Real Estate date February 11, 2011 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 3040 at Page 2187.

LESS AND EXCEPT those certain "Frontage Roads" more particularly shown and described in that certain Deed of Right-of-Way in favor of Beaufort County, a political subdivision of the State of South Carolina dated December 14, 2015 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 3460 at Pages 1928-1931.

TMS #: R600 022 000 0125 0000

EXHIBIT “B”

Plat

NORTH
S.C. GRID
NAD 83

5/8" RBS W/CAP

1,253.71'

N/F
EAGLES POINTE GOLF COURSE LLC
TMS R600 022 000 0019 0000

N/F
EAGLE'S POINTE HOMEOWNER'S ASSOC INC
TMS R600 022 000 0055 0000

N/F
EAGLES POINTE GOLF COURSE LLC
TMS R600 022 000 0019 0000

6' CHAIN LINK FENCE

15.01'

S53°16'03"E 2748.07' (TOTAL)

1,479.95'

N03°21'37"E 1903.22'

6' CHAINLINK FENCE

POND 3
APPROX.
0.649 Ac.

TOP OF BANK
BOTTOM OF BANK

S86°41'18"E 267.58'

S86°41'18"E 240.03'

N50°33'54"E 209.78'

N50°33'54"E 196.07'

30.00'

15' BJWSA UTILITY EASEMENT (PER REFERENCE #4)

(SEE INSET 1)

BJWSA PUMP STATION
2,500 Sq.Ft.
0.057 Ac.

15' BJWSA UTILITY EASEMENTS (PER REFERENCE #4)

N34°53'45"E 379.10'

N34°53'45"E 387.03'

15.00'

N/F
BERKELEY HALL CLUB INC
TMS R600 013 000 0046 0000

ONE STORY STUCCO BUILDING

2 STORY STUCCO BUILDING

30' BJWSA ACCESS EASEMENT

30' BJWSA UTILITY EASEMENT (PER REFERENCE #4)

N/F
THE BISHOP OF CHARLESTON
TMS R600 022 000 0125 0000
2,658,736.29 Sq.Ft.
61.036 Ac.

(SEE INSET 2)

N03°26'33"E 329.09'

15' BJWSA UTILITY EASEMENT

N03°26'33"E 359.09'

3.35' FENCE ENCROACHMENT

5.5' WIDE DITCH

N03°53'11"E 156.72'

N03°53'11"E 153.20'

N15°05'56"W 105.04'

N15°05'56"W 105.04'

S86°35'01"E 148.64'

S86°35'01"E 148.24'

N51°34'14"W 172.18'

N51°34'14"W 172.50'

POND 1
APPROX.
1.540 Ac.

TOP OF BANK
BOTTOM OF BANK

S03°10'56"W 307.76'

N01°55'18"E 282.69'

15' BJWSA UTILITY EASEMENT

N01°55'18"E 252.53'

N86°33'53"W 372.23'

15' BJWSA UTILITY EASEMENT

N86°35'50"W 371.87'

15.00'

(SEE INSET 4)
(SEE INSET 3)

ONE STORY STUCCO CHURCH ON CONC SLAB

N03°18'51"E 268.73'

15' BJWSA UTILITY EASEMENT

N03°18'51"E 253.64'

BERKELEY HALL BLVD R/W VARIES

SCDOT R/W PER SCDOT FILE #7.037178A

3/4"RBF W/DISK

5/8" RBS W/CAP

BACK OF CURB

N/F BEAUFORT COUNTY R/W VARIES

N86°49'13"W 559.01' (TOTAL)

S86°49'13"E 559.07' (TOTAL)

3/4" IPF

RWMF 4" DISK

N86°37'00"W 334.94'

RWMF 4" DISK

218.50'

SIGN

N86°37'53"W 445.04' (TOTAL)

15.07'

211.47'

3/4"RBF W/DISK

N86°37'29"W 275.10'

23.96'

3/4" RBF W/DISK

10.00'

10' BJWSA UTILITY EASEMENT

N86°38'21"W 499.87' (TOTAL)

465.91'

N86°41'09"W 493.64'

S86°41'09"E 413.62'

15' BJWSA UTILITY EASEMENT

N86°41'09"W 899.57'

45' BJWSA UTILITY EASEMENT

S86°41'09"E 840.90'

45.00'

S01°36'04"W 198.30' (TOTAL)

86.72'

SIGN

N86°37'53"W 377.16'

3/4"RBF W/DISK

U.S. HIGHWAY 278 R/W VARIES

POND 2
APPROX.
1.068 Ac.

TOP OF BANK
BOTTOM OF BANK

PKS

N86°41'18"W 389.90'

S86°41'18"E 389.90'

5/8" RBS W/CAP

N/F BEAUFORT COUNTY R/W VARIES

BACK OF CURB

3X3" CMF

S68°17'37"W 357.14'

N/F
BLUFFTON TOWNSHIP FIRE DISTRICT
TMS R600 022 000 0316 0000

5/8" RBS W/CAP

BACK OF CURB

100 50 0 100 200
GRAPHIC SCALE

INSET 1 (N.T.S.)

PROPERTY CORNER FALLS IN FENCE POST

7' CHAINLINK FENCE

INSET 2 (N.T.S.)

INSET 3 (N.T.S.)

INSET 4 (N.T.S.)

EXISTING 15' BJWSA UTILITY EASEMENT

CURVE TABLE					
LABEL	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	525.00'	452.15'	438.31'	N62°00'56"W	49°20'44"
C2	475.00'	415.90'	402.74'	S61°36'18"E	50°10'09"
C3	475.00'	37.50'	37.49'	S34°15'35"E	4°31'26"
C4	52.00'	51.40'	49.33'	S59°25'56"E	56°38'00"
C5	82.00'	81.05'	77.79'	S59°25'56"E	56°38'00"
C6	165.00'	135.32'	131.56'	N27°10'32"E	46°59'19"
C7	135.00'	110.74'	107.66'	N27°10'52"E	46°59'58"
C8	170.03'	82.58'	82.23'	N19°31'52"W	21°05'21"
C9	140.03'	52.18'	51.87'	N20°56'42"W	21°20'55"
C10	165.00'	105.22'	103.45'	N33°18'07"W	36°32'15"
C11	135.00'	86.09'	84.64'	N33°18'07"W	36°32'15"
C12	104.96'	102.04'	98.07'	N24°12'35"W	55°42'12"
C13	134.96'	131.07'	125.98'	N24°10'51"W	55°38'44"

LINE TABLE		
LABEL	BEARING	DISTANCE
L1	N69°11'40"E	5.70'
L2	N03°14'22"E	12.53'
L3	S02°03'53"W	5.09'
L4	N03°23'22"E	50.73'
L5	N03°18'42"E	50.00'
L6	N03°23'22"E	98.92'
L7	N86°36'34"W	30.02'
L8	S03°23'29"W	99.03'
L9	N86°49'13"W	21.09'
L10	S01°36'04"W	17.36'
L11	S53°28'42"W	31.59'
L12	S03°18'42"W	50.00'
L13	S36°31'18"E	60.80'
L14	N03°28'02"E	65.79'
L15	N03°28'02"E	65.78'
L16	N86°41'09"W	10.00'
L17	N86°49'13"W	51.76'
L18	N09°03'11"E	47.82'
L19	N86°35'01"W	113.59'
L20	N86°35'01"W	128.90'
L21	S86°35'01"E	136.01'
L22	S86°31'44"E	127.91'
L23	S02°15'04"W	3.48'
L24	S87°44'56"E	42.91'
L25	S03°31'49"W	18.06'
L26	S87°11'57"E	15.00'
L27	N03°31'49"E	254.49'
L28	S87°44'56"E	12.98'
L29	S31°06'56"E	63.42'
L30	S87°44'56"E	38.23'
L31	N03°31'49"E	14.99'
L32	N86°34'26"W	38.59'
L33	S87°44'56"E	12.98'
L34	S31°06'56"E	47.61'
L35	N86°35'01"W	28.93'
L36	S03°31'49"W	192.73'
L37	N86°28'11"W	15.76'
L38	S01°31'25"W	169.77'
L39	S86°28'47"E	11.62'
L40	N03°31'49"E	15.78'
L41	N86°28'47"W	11.37'
L42	N01°31'25"E	148.07'
L43	S89°24'52"E	10.18'
L44	N00°35'08"E	15.00'
L45	N89°24'52"W	9.71'
L46	S86°59'06"E	12.83'
L47	S03°00'54"W	15.00'
L48	N86°59'06"W	12.88'
L49	S03°10'56"W	127.73'
L50	S09°03'11"W	13.71'
L51	S86°42'51"E	21.79'
L52	S03°18'51"W	10.73'
L53	S03°18'51"W	23.98'
L54	N86°41'09"W	15.00'
L55	S03°18'51"W	4.28'
L56	N03°18'51"E	34.70'
L57	N86°42'51"W	8.29'
L58	S09°03'11"W	87.87'
L59	N03°10'56"E	436.17'
L60	N88°23'58"E	19.70'
L61	N01°36'02"W	20.00'
L62	S88°23'58"W	16.52'
L63	N09°03'11"E	12.99'
L64	S86°49'13"E	30.03'
L65	S83°16'07"E	238.86'
L66	N06°43'53"E	26.34'
L67	S06°43'53"W	10.41'
L68	N83°16'07"W	167.73'
L69	N03°38'30"E	71.18'
L70	N03°38'30"E	73.75'
L71	N13°25'55"E	46.47'
L72	N13°25'55"E	43.62'
L73	N87°44'56"W	50.00'
L74	S02°15'04"W	50.00'
L75	S87°44'56"E	50.00'
L76	N02°15'04"E	50.00'
L77	S03°23'29"W	58.15'
L78	S86°49'13"E	21.07'
L79	N03°23'39"E	57.77'
L80	N85°47'05"W	21.06'

VICINITY MAP NOT TO SCALE

SITE
LANCASTER BLVD
U.S. HWY 278
BUCKWALTER PKWY

LEGEND

RBF ●	IRON REBAR FOUND
CMF ■	CONC. MONUMENT FOUND
△	CALC POINT – CORNER NOT SET
RBS ○	IRON REBAR SET
PKS ○	PK NAIL SET
RWMF ■	RIGHT–OF–WAY CONC. MONUMENT FOUND
IPF ●	IRON PIPE FOUND
N.T.S.	NOT TO SCALE
	POWER POLE
×	GUY WIRE
OHP	OVERHEAD POWER LINE
	EDGE OF PAVEMENT

NOTES

1. THIS PARCEL APPEARS TO LIE IN FLOOD ZONE C, FIRM PANEL 0055–D AND 0085–D COMMUNITY 450025.
2. HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE GRID (NAD 83).
3. PONDS WERE SCALED IN PER GOOGLE EARTH. APPROXIMATE POND AREA CALCULATIONS IS TO THE TOP OF BANK.

REFERENCES

1. A BOUNDARY PLAT OF 63.12 ACRES, A PORTION OF TAX PARCEL 600–13–46, THE MEGGETT TRACT.
   PLAT BOOK 63 PAGE 9
   DATE: 11–14–97
   BY: MATTHEW M. CRAWFORD, S.C.R.L.S. No. 9756
2. A SUBDIVISION PLAT OF PHASE III, A SECTION OF EAGLE'S POINT.
   PLAT BOOK 78 PAGE 73
   DATE: 01–15–01
   BY: MACK W. THOMAS III, S.C.R.L.S. No. 14531
3. A CAD FILE BY WARD EDWARDS FOR PARISH LIFE CENTER – PHASE 1 UTILITIES RECIEVED ON 2–21–18.
4. AN EASEMENT PLAT OF ST. GREGORY THE GREAT SEWER EXPANSION DATED 03–12–18
   PLAT BOOK: 149 PAGE: 63
   BY: MARK ELLIS LAMB S.C.P.L.S. No. 23200
5. A RIGHT–OF–WAY EXHIBIT OF SAINT GREGORY CATHOLIC CHURCH. BY ATLAS SURVEYING, DATED: 12–10–15.

PREPARED FOR:
ST. GREGORY THE GREAT CATHOLIC CHURCH

A BOUNDARY SURVEY OF

ST. GREGORY THE GREAT CATHOLIC CHURCH

TAX PARCEL No. R600 022 000 0125 0000

THE TOWN OF BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK:	NCN
FIELD CHECK:	JWR
DRAWN BY:	MJF
DATE:	02–17–2020
SCALE:	1"=100'
PROJECT No.:	BFT–17105
FILE:	BFT–17105 B1.DWG

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

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

ATLAS SURVEYING INC. BFT LLC. No. C05928 CERTIFICATE OF AUTHORIZATION

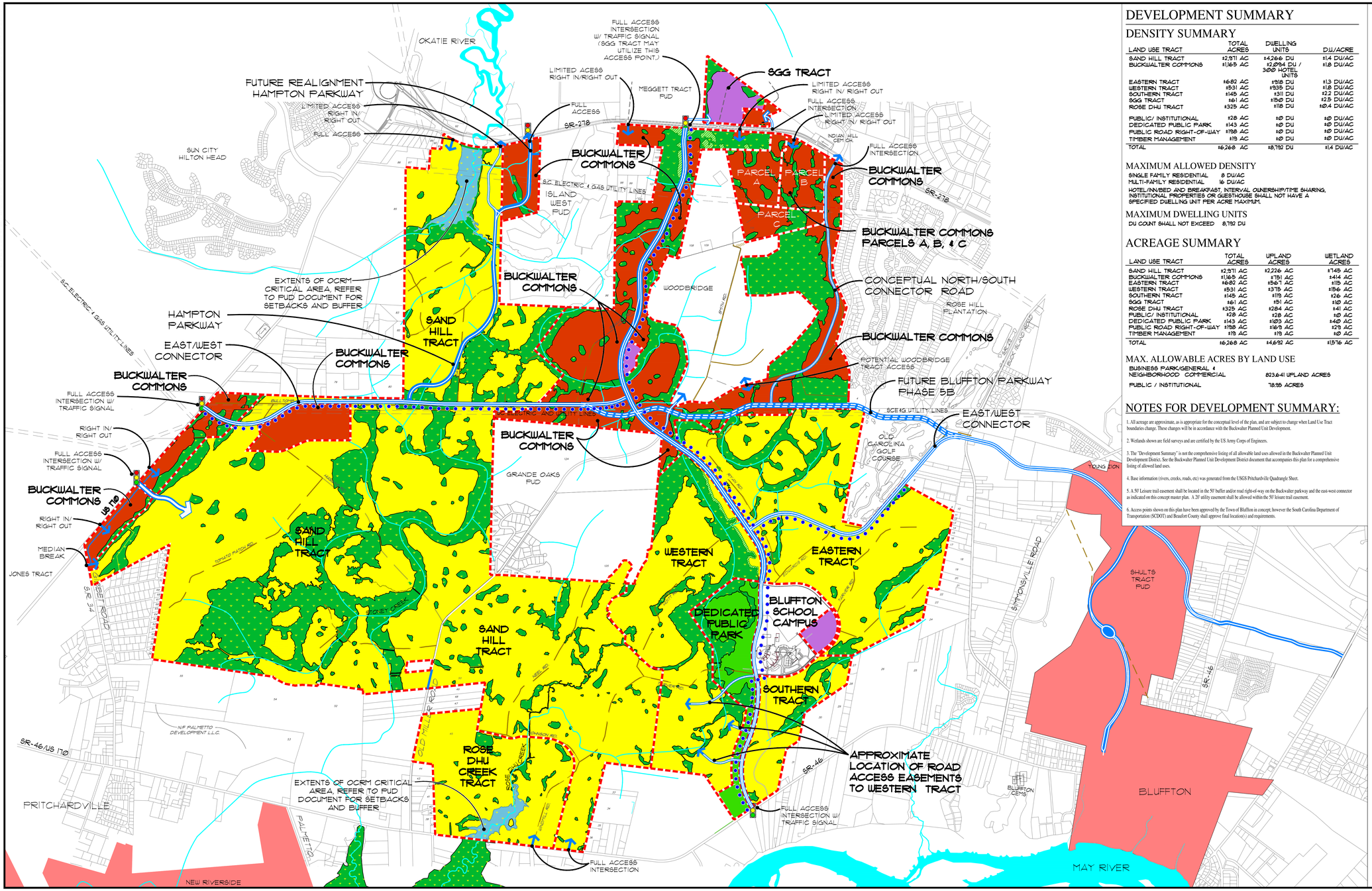
SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR No. 28139 JEREMY W. REEDER

JEREMY W. REEDER
S.C.P.L.S. No. 28139
NOT VALID UNLESS STAMPED WITH SEAL

EXHIBIT “C”

Amended Concept Plan for Buckwalter PUD

Attachment 8



DEVELOPMENT SUMMARY

DENSITY SUMMARY

LAND USE TRACT	TOTAL ACRES	DWELLING UNITS	DU/ACRE
SAND HILL TRACT	±2,971 AC	±4,266 DU	±1.4 DU/AC
BUCKWALTER COMMONS	±1,165 AC	±2,094 DU / 300 HOTEL UNITS	±1.8 DU/AC
EASTERN TRACT	±682 AC	±918 DU	±1.3 DU/AC
WESTERN TRACT	±531 AC	±935 DU	±1.8 DU/AC
SOUTHERN TRACT	±145 AC	±311 DU	±2.2 DU/AC
SGG TRACT	±61 AC	±150 DU	±2.5 DU/AC
ROSE DHU TRACT	±325 AC	±118 DU	±0.4 DU/AC
PUBLIC/ INSTITUTIONAL	±28 AC	±0 DU	±0 DU/AC
DEDICATED PUBLIC PARK	±143 AC	±0 DU	±0 DU/AC
PUBLIC ROAD RIGHT-OF-WAY	±198 AC	±0 DU	±0 DU/AC
TIMBER MANAGEMENT	±19 AC	±0 DU	±0 DU/AC
TOTAL	±6,268 AC	±8,792 DU	±1.4 DU/AC

MAXIMUM ALLOWED DENSITY

SINGLE FAMILY RESIDENTIAL 8 DU/AC
MULTI-FAMILY RESIDENTIAL 16 DU/AC

HOTEL/INN/BED AND BREAKFAST, INTERVAL OWNERSHIP/TIME SHARING, INSTITUTIONAL PROPERTIES OR GUESTHOUSE SHALL NOT HAVE A SPECIFIED DWELLING UNIT PER ACRE MAXIMUM.

MAXIMUM DWELLING UNITS

DU COUNT SHALL NOT EXCEED 8,792 DU

ACREAGE SUMMARY

LAND USE TRACT	TOTAL ACRES	UPLAND ACRES	WETLAND ACRES
SAND HILL TRACT	±2,971 AC	±2,226 AC	±748 AC
BUCKWALTER COMMONS	±1,165 AC	±751 AC	±414 AC
EASTERN TRACT	±682 AC	±567 AC	±115 AC
WESTERN TRACT	±531 AC	±375 AC	±156 AC
SOUTHERN TRACT	±145 AC	±119 AC	±26 AC
SGG TRACT	±61 AC	±51 AC	±10 AC
ROSE DHU TRACT	±325 AC	±284 AC	±41 AC
PUBLIC/ INSTITUTIONAL	±28 AC	±28 AC	±0 AC
DEDICATED PUBLIC PARK	±143 AC	±103 AC	±40 AC
PUBLIC ROAD RIGHT-OF-WAY	±198 AC	±169 AC	±29 AC
TIMBER MANAGEMENT	±19 AC	±19 AC	±0 AC
TOTAL	±6,268 AC	±4,692 AC	±1,576 AC

MAX. ALLOWABLE ACRES BY LAND USE

BUSINESS PARK/GENERAL & NEIGHBORHOOD COMMERCIAL	823.641 UPLAND ACRES
PUBLIC / INSTITUTIONAL	78.95 ACRES

NOTES FOR DEVELOPMENT SUMMARY:

1. All acreage are approximate, as is appropriate for the conceptual level of the plan, and are subject to change when Land Use Tract boundaries change. These changes will be in accordance with the Buckwalter Planned Unit Development.

2. Wetlands shown are field surveys and are certified by the US Army Corps of Engineers.

3. The "Development Summary" is not the comprehensive listing of all allowable land uses allowed in the Buckwalter Planned Unit Development District. See the Buckwalter Planned Unit Development District document that accompanies this plan for a comprehensive listing of allowed land uses.

4. Base information (rivers, creeks, roads, etc) was generated from the USGS Pritchardville Quadrangle Sheet.

5. A 50' Leisure trail easement shall be located in the 50' buffer and/or road right-of-way on the Buckwalter parkway and the east-west connector as indicated on this concept master plan. A 20' utility easement shall be allowed within the 50' leisure trail easement.

6. Access points shown on this plan have been approved by the Town of Bluffton in concept; however the South Carolina Department of Transportation (SCDOT) and Beaufort County shall approve final location(s) and requirements.

CONCEPT MASTER PLAN

For:

Buckwalter

PLANNED UNIT DEVELOPMENT

Bluffton, South Carolina

Prepared For:

Branigar Organization
Savannah, Georgia

BRANIGAR
The Branigar Organization, Inc.

A company of INTERNATIONAL PAPER

Prepared By:

Wood+Partners, Inc.
Landscape Architects/Land Planners
Hilton Head Island, South Carolina
Thomas & Hutton Engineering Co.
Savannah, Georgia

LEGEND:

- ROADS / PUBLIC RIGHT-OF-WAY
- INTERSECTION/ ACCESS POINTS
- EXISTING DIRT ROADS
- STREAMS / WATER CHANNELS
- LAND USE TRACT LIMIT
- LEISURE TRAIL

PUD LAND USE AREAS

- RESIDENTIAL
- COMMERCIAL
- PUBLIC/INSTITUTIONAL
- WETLANDS
- TIMBER MANAGEMENT
- OCRM CRITICAL AREA
- DEDICATED PUBLIC PARK

MILEAGE 0 1/2 1

0 600 1200 2400 3600 4800

NORTH

DATE: January 2000
REVISED: March 2000
REVISED: Sept. 2000 - To establish final alignment for East-West Connector (Bluffton Pkwy.)
REVISED: October 2001 - To provide leisure trail along East / West Connector
REVISED: May 2002 - Property addition to the Sand Hill Tract
REVISED: August 2002 - Property addition to the Sand Hill Tract
REVISED: October 2004 - Property addition to Sand Hill Tract & Buckwalter Commons
REVISED: December 2004 - Property addition to the Sand Hill Tract
REVISED: May 2005 - Hampton Parkway addition
REVISED: July 2005 - Groves Tract Addition
REVISED: October 2005 - Rose Dhu Phase 3 addition
REVISED: January 2006 - Jacoby addition
REVISED: May 2007 - Buckwalter Commons
REVISED: November 2007 - Willow Run Tract
REVISED: February 2008 - Unit Counts
REVISED: March 21, 2009 U-T 25S Parcel
REVISED: November 2011 - Buckwalter 10th Amendment - Robertson Site
REVISED: February 2012 - Modified Bluffton Parkway Phase 5B Alignment
REVISED: October 2012 - Modified Sand Hill Tract/Buckwalter Commons Connector Tract to add 70 Acres into Buckwalter Commons
REVISED: September 2020 - Annexed Saint Gregory the Great Tract (SGG Tract). Modification includes addition of 50.45 acres of public / institution and 10.65 acres of commercial and added 150 Residential Dwelling Units. Included future Bluffton Parkway Phase 5b.

EXHIBIT “D”

Campus Master Plan

Attachment 13

BUILDING LEGEND

- EXISTING
- PROPOSED EXPANSION
- NEW BUILDING S.G.G. CAMPUS

LEGEND

- (A) EXISTING CHURCH (+/- 12,000 S.F.)
- (B) EXISTING SCHOOL (+/- 25,000 S.F.)
- (C) RESSURECTION GARDEN
- (D) EXISTING PARKING (+/- 530 SPACES)
- (E) STORMWATER POND
- (F) FUTURE DEVELOPMENT/ PARKING EXPANSION
- (G) PARISH LIFE CENTER
- (H) COURTYARD
- (I) MULTI-PURPOSE FIELD
- (J) FUTURE MAIN CHURCH
- (K) SCHOOL/CHURCH EXPANSION (+/- 18,500 S.F.)
- (L) FUTURE RECTORY (+/- 3,000-5,000 S.F.)
- (M) CROSS COUNTRY TRAIL
- (N) FUTURE SERVICE BUILDING
- (O) APPROXIMATE LOCATION OF RELOCATABLE CURB CUTS, TYP.

FUTURE DEVELOPMENT

PROPERTY LINE ± 63.1 AC TOTAL

WETLAND & BUFFER (± 8.82 AC)

WETLAND & BUFFER (± 5.39 AC)

BERKELEY HALL

50' RIGHT OF WAY

COUNTY ROAD

50' PUD BUFFER

50' RIGHT OF WAY

ST. GREGORY DRIVE (±1 AC R/W)

OUTPARCEL 4 (± 2.94 AC)

NEIGHBORHOOD COMMERCIAL AREA

OUTPARCEL 3 (± 2.92 AC)

OUTPARCEL 2 (± 2.45 AC)

OUTPARCEL 1 (± 2.34 AC)

25' BUFFER

25' BUFFER

50' UNDISTURBED BUFFER/SETBACK

WETLAND & BUFFER (± .27 ACRES)

BLUFFTON FIRE DEPARTMENT

HIGHWAY 278 EAST

EXISTING S.G.G. SIGN

PROPOSED FREE STANDING OUTPARCEL SIGN (40 S.F.)

HIGHWAY 278 WEST

MAIN IDENTIFICATION SIGN (80 S.F.MAX)

* PEDESTRIAN CONNECTION/SIDEWALK

* PROPOSED PEDESTRIAN ACCESS

EXHIBIT C

INITIAL MASTER PLAN / CAMPUS MASTER PLAN

FOR

ST. GREGORY THE GREAT

BLUFFTON, SOUTH CAROLINA

Witmer·Jones·Keefer Ltd.
landscape architecture
land planning
www.wjkltd.com
23 Promenade Street, Suite 201 • Bluffton, South Carolina • 29910 • ph 843.757.7411

JANUARY, 2021

N

0 50 100 150 200 250 300 350 400

Scale 1 " = 100'

Note: Plan is conceptual in nature and subject to change

EXHIBIT “E”

Allowed Land Use Categories

Exhibit "E"
Buckwalter PUD Saint Gregory the Great Land Use Tract
Permitted Land Use Table

Legend: Permitted (P), Conditional (C), Special Use (S), Special Exception (SE), Not permitted (---)

Land Use Type	Saint Gregory The Great Land Use Tract		
	Civic/ Institutional Area 50.44 Acre Church, School, and BJWSA Pump Station	**Neighborhood Commercial Area** 10.65 Acre Outparcels	**Buckwalter PUD Applicable Use Standard Reference**
Agriculture			
Agricultural Support Services	---	---	---
Forestry	P	P	Section 2.D.15 Silviculture
Horse Riding School, Horse Training, Commercial Stables	---	---	---
Seafood/Shellfish Packaging/Processing	---	---	---
Residential			
Dwelling: Single-Family Detached Unit	---	---	---
Dwelling: Single-Family Attached Unit	---	---	---
Dwelling: Two Family Unit (Duplex)	---	---	---
Dwelling: Multifamily Unit	P	P	Sections 2.D.3 Dwelling Unit & 2.D.9 Multi-Family
Dwelling: Accessory Unit	---	---	---
Dwelling: Family Compound	---	---	---
Dwelling: Group Home	---	---	---
Community Residence	---	---	---
Home Office	---	---	---
Home Business	---	---	---
Live/Work	---	---	---
Retail & Restaurants			
General Retail 50,000 SF or less	---	---	---
General Retail 10,000 SF or less	---	P	Section 2.D.10. Neighborhood Commercial
General Retail 3,500 SF or less	---	P	Section 2.D.10. Neighborhood Commercial
General Retail with Drive-Thru	---	P	Section 2.D.10. Neighborhood Commercial
Bar, Tavern, Nightclub	---	---	---
Gas Station/Fuel Sales	---	P	Section 2.D.4 General Commercial
Outdoor Sales	---	---	---
Restaurant, Café, Coffee Shop	---	P	Section 2.D.10. Neighborhood Commercial
Restaurant, Café, Coffee Shop with Drive-Thru	---	P	Section 2.D.10. Neighborhood Commercial
Vehicle Sales & Rental Light	---	---	---

Exhibit "E"
Buckwalter PUD Saint Gregory the Great Land Use Tract
Permitted Land Use Table

Legend: Permitted (P), Conditional (C), Special Use (S), Special Exception (SE), Not permitted (---)

Land Use Type	Saint Gregory The Great Land Use Tract		
	Civic/ Institutional Area 50.44 Acre Church, School, and BJWSA Pump Station	**Neighborhood Commercial Area** 10.65 Acre Outparcels	**Buckwalter PUD Applicable Use Standard Reference**
Offices & Services			
Adult Oriented Business	---	---	---
Artisan Workshop	---	P	Section 2.D.10. Neighborhood Commercial
General Office & Services 25,000 SF or less	---	---	---
General Office & Services 10,000 SF or less	---	P	Section 2.D.10. Neighborhood Commercial
General Office & Services 3,500 SF or less	---	P	Section 2.D.10. Neighborhood Commercial
General Office & Services with Drive Thru	---	P	Section 2.D.10. Neighborhood Commercial
Animal Services: Clinic Hospital	---	P	Section 2.D.10. Neighborhood Commercial
Animal Services: Kennel	---	---	---
Car Wash	---	---	---
Cemetery	---	---	---
Day Care: Family Home (up to 8 clients)	---	---	---
Offices & Services - Continued			
Day Care: Commercial Center (9 or more clients)	---	---	---
Lodging: Bed & Breakfast (5 rooms or less)	---	---	---
Lodging: Inn (up to 24 rooms)	---	P	Sections 2.D.3 Dwelling Unit & 2.D.5 Hotel/ Inn
Lodging: Hotel	---	P	Sections 2.D.3 Dwelling Unit & 2.D.5 Hotel/ Inn
Medical Services: Clinics/Offices	---	P	Sections 2.D.3 Dwelling Unit & 2.D.5 Hotel/ Inn
Personal Service Establishments	---	---	---
Residential Storage Facility	---	---	---
Tattoo/Body Art Parlor	---	---	---
Vehicle Services: Minor Maintenance & Repair	---	---	---
Vehicle Services: Major Maintenance & Repair	---	---	---

Exhibit "E"
Buckwalter PUD Saint Gregory the Great Land Use Tract
Permitted Land Use Table

Legend: Permitted (P), Conditional (C), Special Use (S), Special Exception (SE), Not permitted (---)

Land Use Type	Saint Gregory The Great Land Use Tract		
	Civic/ Institutional Area 50.44 Acre Church, School, and BJWSA Pump Station	**Neighborhood Commercial Area** 10.65 Acre Outparcels	**Buckwalter PUD Applicable Use Standard Reference**
Recreation, Education, Safety, Public Assembly			
Community Oriented Cultural Facility (Less than 15,000 SF)	P	P	Section 2.D.6. Institutional/ Civic
Community Oriented Cultural Facility (More than 15,000 SF)	---	---	---
Community Public Safety Facility	P	P	Section 2.D.6. Institutional/ Civic
Conference or Exhibition Center	---	---	---
Club, Lodge, Union Hall, or Social Center	---	---	---
Golf Course	---	---	---
Government Building	---	---	---
Institutional Care Facility	P	P	Section 2.D.6. Institutional/ Civic
Meeting Facility/Place of Worship (Less than 15,000 SF)	P	P	Section 2.D.6. Institutional/ Civic
Meeting Facility/Place of Worship (More than 15,000 SF)	P	P	Section 2.D.6. Institutional/ Civic
Museum	---	---	---
Park, Playground, Outdoor Recreation Area	P	P	Sections 2.D.2 Community Recreation & 2.D.6. Institutional/ Civic
Recreation Facility	---	---	---
Recreation Facility: Commercial Indoor	---	---	---
Recreation, Education, Safety, Public Assembly - Continued			
Recreation Facility: Commercial Outdoor	---	---	---
Recreation Facility: Community-Based	---	---	---
School: Public or Private	P	P	Section 2.D.6. Institutional/ Civic
School: Specialized Training/Studio	P	P	---
School: College or University	---	---	---

Exhibit "E"
Buckwalter PUD Saint Gregory the Great Land Use Tract
Permitted Land Use Table

Legend: Permitted (P), Conditional (C), Special Use (S), Special Exception (SE), Not permitted (---)

Land Use Type	Saint Gregory The Great Land Use Tract		
	Civic/ Institutional Area 50.44 Acre Church, School, and BJWSA Pump Station	**Neighborhood Commercial Area** 10.65 Acre Outparcels	**Buckwalter PUD Applicable Use Standard Reference**
Infrastructure, Transportation, Communications			
Infrastructure and Utilities: Regional (Major) Utility	---	---	---
Parking Facility, Public or Commercial	---	---	---
Transportation Terminal	---	---	---
Industrial			
Artisan Workshop *(considered light manufacturing in County)*	---	---	---
Concrete & Asphalt Plants	---	---	---
Contractor's Office	---	---	---
Junk & Salvage Operations	---	---	---
Light Assembly/Fabrication *(considered light manufacturing in County)*	---	---	---
Mini-warehouses or Self-service Storage Facilities	---	---	---
Research and laboratory	---	---	---
Solid Waste Transfer Facility/Recycling Center	---	---	---
Telecommunication Towers	---	P	Section 2.D.4 General Commercial
Warehouse or Distribution Operation	---	---	---
Manufacturing, Processing, and Packaging - Light (Less than 15,000 SF)	---	---	---

ORDINANCE NO. 2021-_____

TOWN OF BLUFFTON, SOUTH CAROLINA

AN ORDINANCE TO APPROVE THE ANNEXATION PETITIONS FOR CERTAIN REAL PROPERTY OWNED BY THE BISHOP OF CHARLESTON AND BEAUFORT-JASPER WATER AND SEWER AUTHORITY, THE SAME CONTAINING APPROXIMATELY 61.093 ACRES, MORE OR LESS, LOCATED AT 323 FORDING ISLAND ROAD, AND BEARING BEAUFORT COUNTY TAX MAP NUMBERS R600-022-000-0125-0000 and R600-022-000-1120-0000

WHEREAS, the Bishop of Charleston and Beaufort-Jasper Water and Sewer Authority are the One Hundred percent (100%) owner of certain real property contiguous to the Town of Bluffton's corporate boundaries; and

WHEREAS, on July 9, 2019, the Bishop of Charleston submitted a One Hundred Percent (100%) Annexation Petition, executed June 27, 2019, to annex certain real property contiguous to the Town of Bluffton's corporate boundaries consisting of 61.036 acres, more or less, and bearing Beaufort County Tax Map Number R600-022-000-0125-0000 in conjunction with Beaufort-Jasper Water and Sewer Authority who also submitted a One Hundred Percent (100%) Annexation Petition, executed July 1, 2019, to annex certain real property contiguous to the Town of Bluffton's corporate boundaries consisting of 0.057 acre, more or less, and bearing Beaufort County Tax Map Number R600-022-000-1120-0000, (the "Properties") in accordance with S.C. Code Ann. § 5-3-150(3) and the *Town of Bluffton Annexation Policy and Procedure Manual*; and

WHEREAS, on October 28, 2020, the Planning Commission held a Public Hearing and voted to forward Town Council a recommendation of approval of the Annexation Petition for the Properties in accordance with the provisions of S.C. Code Ann. § 5-3-150(3) and the *Town of Bluffton Annexation Policy and Procedure Manual*; and

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

WHEREAS, the Town Council agrees to accept the Annexation Petition for the Properties; and,

WHEREAS, the Town Council of the Town of Bluffton finds it to be in the Town's best interest to annex into its corporate boundaries those certain Properties owned by the Bishop of Charleston and Beaufort-Jasper Water and Sewer Authority.

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

The Town of Bluffton, South Carolina, hereby annexes into its corporate boundaries

all those certain Properties owned by the Bishop of Charleston and Beaufort-Jasper Water and Sewer Authority, the same consisting of a total of 61.093 acres, more or less, being described as Beaufort County Tax Map Numbers R600-022-000-0125-0000 and R600-022-000-1120-0000, including adjacent Right-of-Ways, and which is more fully described by the Petitions for Annexation of Property and its Exhibits and Attachments, the same being attached hereto and incorporated herein as part of this Ordinance.

DONE, RATIFIED AND ENACTED this _____ day of _____, 2021.

This Ordinance was read and passed at First Reading on August 13, 2019.

_____
Lisa Sulka, Mayor
Town of Bluffton, South Carolina

_____
Kimberly Chapman
Clerk, Town of Bluffton, South Carolina

A Public Hearing was held on this Ordinance on July 13, 2021.

_____
Lisa Sulka, Mayor
Town of Bluffton, South Carolina

_____
Kimberly Chapman
Clerk, Town of Bluffton, South Carolina

This Ordinance was passed at Second and Final Reading held on July 13, 2021.

_____
Lisa Sulka, Mayor
Town of Bluffton, South Carolina

_____
Kimberly Chapman
Clerk, Town of Bluffton, South Carolina

Exhibit A

STATE OF SOUTH CAROLINA	)	**AMENDED PETITION FOR ANNEXATION**
	)	**TO**
COUNTY OF BEAUFORT	)	**THE TOWN OF BLUFFTON, SOUTH CAROLINA**

TO THE HONORABLE MAYOR AND TOWN COUNCIL OF THE TOWN OF BLUFFTON, SOUTH CAROLINA

The undersigned petitioner, being the 100% freehold owner of the real property hereinafter described on Exhibit "A" attached hereto and made a part hereof being a 61.036 acre parcel of real property identified by Beaufort County Tax Map number **R600 022 000 0125 0000**, requests annexation into the Town of Bluffton, South Carolina and does hereby petition the Honorable Mayor and Town Council of the Town of Bluffton so as to become a part thereof pursuant to Section 5 – 3 – 150(3) of the South Carolina Code of Laws.

1. The property to be annexed is that described and set forth in Exhibit "A" attached hereto and made a part hereof (the "**Property**").

2. The Property comprises approximately 61.036 acres and is located on the northern side of U.S. Highway 278 across from the Buckwalter Planned Unit Development as shown on that certain boundary survey entitled "Boundary Survey Prepared for: St. Gregory the Great Catholic Church," dated December 19, 2019, prepared by Atlas Surveying, Inc., Jeremy W. Reeder, SCPLS # 28159.

3. The Property is adjacent to other lands within the Town of Bluffton.

4. The petitioner requests that the Property be zoned Buckwalter Planned Unit Development and Saint Gregory the Great Planning Area.

WHEREFORE, your petitioner prays that the Town of Bluffton agrees to accept this petition and annex the aforesaid described Property.

IN WITNESS WHEREOF, petitioner has hereunto set its hand and seal this 6th day of February, 2020.

WITNESSES:

Elaine H. Fowler
(Witness signs here)

Amelia S Ard
(Witness signs here)

THE BISHOP OF CHARLESTON
A Corporation Sole

John L Barker
By: John L. Barker
Its: Chief Financial Officer

EXHIBIT "A"

ALL that certain piece, parcel, and tract of land containing 63.12 acres, more or less, situate, lying and being in the Meggett Tract Section of Beaufort County, South Carolina, with said tract more specifically shown and described on a plat thereof entitled "A Boundary Plat of 63.12 Acres A Portion Of Tax Parcel 600-13-46 The Meggett Tract", prepared by Connor & Associates, Inc., certified by Matthew L. Crawford, S.C.R.L.S. No. 9756, dated November 14, 1997 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 63 at Page 9.

LESS AND EXCEPT that certain 0.33 acre parcel, more or less, shown as "Area of Acquisition" on that certain Title to Real Estate date February 11, 2011 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 3040 at Page 2187.

LESS AND EXCEPT those certain "Frontage Roads" more particularly shown and described in that certain Deed of Right-of-Way in favor of Beaufort County, a political subdivision of the State of South Carolina dated December 14, 2015 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 3460 at Pages 1928-1931.

LESS AND EXCEPT that certain 0.057 acre parcel, more or less, designated as "New Pump Station" on that certain plat of survey consisting of three (3) pages, entitled "A Subdivision and Utility/Access Easement Plat at St. Gregory the Great Sewer Expansion," prepared by Atlas Surveying Inc., certified by Mark Ellis Lamb, Sr., dated March 12, ,2018 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 149 at Page 63.

TMS #: R600 022 000 0125 0000

STATE OF SOUTH CAROLINA	)	AMENDED PETITION FOR ANNEXATION
	)	TO
COUNTY OF BEAUFORT	)	THE TOWN OF BLUFFTON, SOUTH CAROLINA

TO THE HONORABLE MAYOR AND TOWN COUNCIL OF THE TOWN OF BLUFFTON, SOUTH CAROLINA

The undersigned petitioner, being the 100% freehold owner of the real property hereinafter described on Exhibit "A" attached hereto and made a part hereof being a 0.057 acre parcel of real property identified by Beaufort County Tax Map number **R600 022 000 1120 0000,** requests annexation into the Town of Bluffton, South Carolina and does hereby petition the Honorable Mayor and Town Council of the Town of Bluffton so as to become a part thereof pursuant to Section 5 – 3 – 150(3) of the South Carolina Code of Laws.

1. The property to be annexed is that described and set forth in Exhibit "A" attached hereto and made a part hereof (the "**Property**").

2. The Property comprises approximately 0.057 acres and is located within the St. Gregory the Great Church and School Campus on the northern side of U.S. Highway 278 across from the Buckwalter Planned Unit Development.

3. The Property surrounded by a single parcel which is adjacent to other lands within the Town of Bluffton which is seeking annexation into the Town.

4. The petitioner requests that the Property be zoned Buckwalter Planned Unit Development and Saint Gregory the Great Planning Area.

WHEREFORE, your petitioner prays that the Town of Bluffton agrees to accept this petition and annex the aforesaid described Property.

IN WITNESS WHEREOF, petitioner has hereunto set its hand and seal this 18 day of FEBRUARY, 2020.

WITNESSES:

(Witness signs here)

(Witness signs here)

BEAUFORT-JASPER WATER & SEWER AUTHORITY

By: BRIAN CHEMSAK

Its: DIRECTOR OF ENGINEERING

EXHIBIT "A"

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TMS #: R600 022 000 1120 0000

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ALL that certain piece, parcel, and tract of land containing 63.12 acres, more or less, situate, lying and being in the Meggett Tract Section of Beaufort County, South Carolina, with said tract more specifically shown and described on a plat thereof entitled "A Boundary Plat of 63.12 Acres A Portion Of Tax Parcel 600-13-46 The Meggett Tract", prepared by Connor & Associates, Inc., certified by Matthew L. Crawford, S.C.R.L.S. No. 9756, dated November 14, 1997 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 63 at Page 9.

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TMS #: R600 022 000 0125 0000

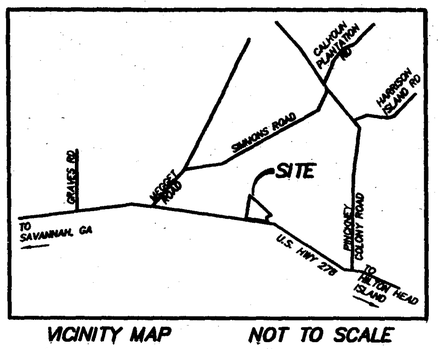
Exhibit C

Saint Gregory the Great Annexation

Plat Book 63 Page 9

Cash 10.00 Conveyance.

FILED
JOHN J. SULLIVAN - RMC
BEAUFORT COUNTY, S.C.
97 NOV 25 PM 4:52
BK 63 PG 9
FOLDER#



VICINITY MAP NOT TO SCALE

LINE	BEARING	LENGTH
L1	N37°44'39"E	44.67
L2	S89°30'23"E	200.96
L3	S60°17'18"E	194.78
L4	S37°46'01"W	150.09

CURVE	RADIUS	LENGTH	TANGENT	CHORD	CH. BRG.	DELTA
C1	1974.86	888.27	451.78	880.80	S73°10'24"E	25°46'16"

REFERENCE

"APPROXIMATE LOCATION OF A 40' WIDE EASEMENT TO CONSTRUCT, EXCAVATE, INSTALL, MAINTAIN AND USE A DITCH FOR LAND DRAINAGE PURPOSES. AGREEMENT RECORDED IN BEAUFORT COUNTY COURTHOUSE BOOK 668 P, PAGE 1266 – 1270." PER REFERENCE PLAT No. 1 LISTED HEREON.

ACREAGE SUMMARY	
AREA	ACRES
HIGH GROUND	49.61
WETLANDS	13.51
TOTAL	63.12

NOTES:

1. PREPARED FOR UNION CAMP CORPORATION.
2. THIS LOT LIES IN FLOOD ZONE C, NOT A SPECIAL FLOOD HAZARD AREA PER FIRM PANEL No. 55-D & 85-D, COMMUNITY No. 450025, DATED 9/29/86.
3. WETLANDS LOCATION DERIVED FROM REFERENCE PLAT No. 1. LISTED HEREON.

REFERENCE PLATS:

1. PLAT OF A 72.708 ACRE PORTION OF THE MEGGETT TRACT BEING A PORTION OF THE ARGENT LUMBER CO. TRACT
   DATE: 7/11/96
   BY: B.L. YOUNG, S.C.P.L.S. No. 11079
2. A PLAT OF PHASES I,II, & III, AND VARIOUS ACCESS EASEMENT A SECTION OF EAGLES' POINTE
   DATE: 1/29/97
   BY: JACK JONES, S.C.R.L.S. No. 13852

EAGLES POINTE
(FORMERLY INDIAN HILL)
TAX PARCEL 600-22-19

LEGEND

CONC. O.	CONCRETE MONUMENT, (OLD) FOUND
IPF	IRON PIPE/PIN FOUND
IPS	IRON PIPE/PIN SET

"APPROXIMATE LOCATION OF A 40' WIDE EASEMENT TO CONSTRUCT, EXCAVATE, INSTALL, MAINTAIN AND USE A DITCH FOR LAND DRAINAGE PURPOSES. AGREEMENT RECORDED IN BEAUFORT COUNTY COURTHOUSE BOOK 668 P, PAGE 1266 – 1270." PER REFERENCE PLAT No. 1 LISTED HEREON.

IPS
IPF
WIRE FENCE
CHAIN LINK FENCE
WETLANDS 371,504 Sq. Ft. 8.53 Ac.
WETLANDS 93,554 Sq. Ft. 2.15 Ac.
WETLANDS 41,839 Sq. Ft. 0.96 Ac.
WETLANDS 50,949 Sq. Ft. 1.17 Ac.
WETLANDS 15,405 Sq. Ft. 0.35 Ac.
WETLANDS 15,229 Sq. Ft. 0.35 Ac.
DIRT ROAD
N03°18'42"E — 2010.89'
S53°22'22"E — 2748.07'
WIRE FENCE
CONC.O.
S89°10'04"W 357.15'
357.05'
S89°10'04"W 359.10'
S01°25'31"W 134.55'
L2
R=1974.86'
C1
IPF S53°22'22"E 1202.38'
CONC.O. DISTURBED
N80°16'43"W 636.38'
METAL DISC
APPROX. 2485' TO R/W OF PINCKNEY COLONY ROAD
PINCKNEY COLONY RD
N86°41'16"W — 1984.75' EDGE OF PAVEMENT
WEST BOUND LANE
R/W
IPF
U.S. HIGHWAY 278 R/W VARIES
EXISTING MEDIAN CROSSOVER
EXISTING MEDIAN CROSSOVER
INDIAN HILL BAPTIST CHRUCH
UNION CAMP CORP.
REMAINING PRTION OF TAX PARCEL 600-13-46
10.28 Ac.
UNION CAMP CORP.
REMAINING PRTION OF TAX PARCEL 600-13-46

A PORTION OF THE MEGGETT TRACT

TAX PARCEL 600-13-46
2,160,951 Sq. Ft.
HIGH GROUND: 49.61 Ac.

200 100 0 200 400
GRAPHIC SCALE

EXEMPT
The development plan shown hereon is exempt from the requirements of the Beaufort County Development Standards Ordinance according to the provisions of
Article 2 Section 2.1.1(D)
Certified by
Date 11/25/97
Beaufort County Development Review Team

SOUTH CAROLINA
CONNOR & ASSOCIATES INC.
No. C00152
CERTIFICATE OF AUTHORIZATION

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

MARSHALL M. CRAWFORD
S.C.R.L.S. No.: 9756
NOT VALID UNLESS EMBOSSED WITH SEAL.

CONNOR AND ASSOCIATES, INC.
engineers • planners • surveyors
P.O. BOX 381
BLUFFTON, SOUTH CAROLINA 29910
PH (803) 837-2580 / FAX (803) 837-2588

A BOUNDARY PLAT OF
63.12 ACRES
A PORTION OF TAX PARCEL 600-13-46
THE MEGGETT TRACT
U.S. HIGHWAY 278
BLUFFTON TOWNSHIP, BEAUFORT COUNTY, SOUTH CAROLINA

FIELD CHECK:
OFFICE CHECK: RJM
DRAWN BY: LAM
DATE: 11/14/97
SCALE: 1"=200'
PROJECT No.: SAP-002A
FILE: SAP02A.dwg

SHEET 1 OF 1

G:\projects\Sap\002\SURVEY\sap02a Wed Nov 19 11:04:32 1997

NORTH
S.C. GRID
NAD 83

5/8" RBS W/CAP

1,253.71'

N/F
EAGLES POINTE GOLF COURSE LLC
TMS R600 022 000 0019 0000

N/F
EAGLE'S POINTE HOMEOWNER'S ASSOC INC
TMS R600 022 000 0055 0000

N/F
EAGLES POINTE GOLF COURSE LLC
TMS R600 022 000 0019 0000

6' CHAIN LINK FENCE

15.01'

S53°16'03"E 2748.07' (TOTAL)

1,479.95'

N03°21'37"E 1903.22'

6' CHAINLINK FENCE

POND 3
APPROX.
0.649 Ac.

TOP OF BANK
BOTTOM OF BANK

S86°41'18"E 267.58'

S86°41'18"E 240.03'

N50°33'54"E 209.78'

N50°33'54"E 196.07'

30.00'

15' BJWSA UTILITY EASEMENT (PER REFERENCE #4)

(SEE INSET 1)

BJWSA PUMP STATION
2,500 Sq.Ft.
0.057 Ac.

15' BJWSA UTILITY EASEMENTS (PER REFERENCE #4)

N34°53'45"E 379.10'

N34°53'45"E 387.03'

15.00'

N/F
BERKELEY HALL CLUB INC
TMS R600 013 000 0046 0000

ONE STORY STUCCO BUILDING

2 STORY STUCCO BUILDING

30' BJWSA ACCESS EASEMENT

30' BJWSA UTILITY EASEMENT (PER REFERENCE #4)

N/F
THE BISHOP OF CHARLESTON
TMS R600 022 000 0125 0000
2,658,736.29 Sq.Ft.
61.036 Ac.

(SEE INSET 2)

N03°26'33"E 329.09'

15' BJWSA UTILITY EASEMENT

N03°26'33"E 359.09'

3.35' FENCE ENCROACHMENT

5.5' WIDE DITCH

N03°53'11"E 156.72'

N03°53'11"E 153.20'

N15°05'56"W 105.04'

N15°05'56"W 105.04'

S86°35'01"E 148.64'

S86°35'01"E 148.24'

N51°34'14"W 172.18'

N51°34'14"W 172.50'

POND 1
APPROX.
1.540 Ac.

TOP OF BANK
BOTTOM OF BANK

S03°10'56"W 307.76'

N01°55'18"E 282.69'

15' BJWSA UTILITY EASEMENT

N01°55'18"E 252.53'

N86°33'53"W 372.23'

15' BJWSA UTILITY EASEMENT

N86°35'50"W 371.87'

15.00'

(SEE INSET 4)
(SEE INSET 3)

ONE STORY STUCCO CHURCH ON CONC SLAB

N03°18'51"E 268.73'

15' BJWSA UTILITY EASEMENT

N03°18'51"E 253.64'

BERKELEY HALL BLVD R/W VARIES

SCDOT R/W PER SCDOT FILE #7.037178A

3/4"RBF W/DISK

5/8" RBS W/CAP

BACK OF CURB

N/F BEAUFORT COUNTY R/W VARIES

N86°49'13"W 559.01' (TOTAL)

S86°49'13"E 559.07' (TOTAL)

3/4" IPF

RWMF 4" DISK

N86°37'00"W 334.94'

RWMF 4" DISK

218.50'

SIGN

N86°37'53"W 445.04' (TOTAL)

15.07'

211.47'

3/4"RBF W/DISK

N86°37'29"W 275.10'

23.96'

3/4" RBF W/DISK

10.00'

10' BJWSA UTILITY EASEMENT

N86°38'21"W 499.87' (TOTAL)

465.91'

N86°41'09"W 493.64'

S86°41'09"E 413.62'

15' BJWSA UTILITY EASEMENT

N86°41'09"W 899.57'

45' BJWSA UTILITY EASEMENT

S86°41'09"E 840.90'

45.00'

S01°36'04"W 198.30' (TOTAL)

86.72'

SIGN

N86°37'53"W 377.16'

3/4"RBF W/DISK

U.S. HIGHWAY 278 R/W VARIES

POND 2
APPROX.
1.068 Ac.

TOP OF BANK
BOTTOM OF BANK

PKS

N86°41'18"W 389.90'

S86°41'18"E 389.90'

5/8" RBS W/CAP

N/F BEAUFORT COUNTY R/W VARIES

BACK OF CURB

3X3" CMF

S68°17'37"W 357.14'

N/F
BLUFFTON TOWNSHIP FIRE DISTRICT
TMS R600 022 000 0316 0000

5/8" RBS W/CAP

BACK OF CURB

100 50 0 100 200
GRAPHIC SCALE

INSET 1 (N.T.S.)

PROPERTY CORNER FALLS IN FENCE POST

7' CHAINLINK FENCE

INSET 2 (N.T.S.)

INSET 3 (N.T.S.)

INSET 4 (N.T.S.)

EXISTING 15' BJWSA UTILITY EASEMENT

CURVE TABLE					
LABEL	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	525.00'	452.15'	438.31'	N62°00'56"W	49°20'44"
C2	475.00'	415.90'	402.74'	S61°36'18"E	50°10'09"
C3	475.00'	37.50'	37.49'	S34°15'35"E	4°31'26"
C4	52.00'	51.40'	49.33'	S59°25'56"E	56°38'00"
C5	82.00'	81.05'	77.79'	S59°25'56"E	56°38'00"
C6	165.00'	135.32'	131.56'	N27°10'32"E	46°59'19"
C7	135.00'	110.74'	107.66'	N27°10'52"E	46°59'58"
C8	170.03'	82.58'	82.23'	N19°31'52"W	21°05'21"
C9	140.03'	52.18'	51.87'	N20°56'42"W	21°20'55"
C10	165.00'	105.22'	103.45'	N33°18'07"W	36°32'15"
C11	135.00'	86.09'	84.64'	N33°18'07"W	36°32'15"
C12	104.96'	102.04'	98.07'	N24°12'35"W	55°42'12"
C13	134.96'	131.07'	125.98'	N24°10'51"W	55°38'44"

LINE TABLE		
LABEL	BEARING	DISTANCE
L1	N69°11'40"E	5.70'
L2	N03°14'22"E	12.53'
L3	S02°03'53"W	5.09'
L4	N03°23'22"E	50.73'
L5	N03°18'42"E	50.00'
L6	N03°23'22"E	98.92'
L7	N86°36'34"W	30.02'
L8	S03°23'29"W	99.03'
L9	N86°49'13"W	21.09'
L10	S01°36'04"W	17.36'
L11	S53°28'42"W	31.59'
L12	S03°18'42"W	50.00'
L13	S36°31'18"E	60.80'
L14	N03°28'02"E	65.79'
L15	N03°28'02"E	65.78'
L16	N86°41'09"W	10.00'
L17	N86°49'13"W	51.76'
L18	N09°03'11"E	47.82'
L19	N86°35'01"W	113.59'
L20	N86°35'01"W	128.90'
L21	S86°35'01"E	136.01'
L22	S86°31'44"E	127.91'
L23	S02°15'04"W	3.48'
L24	S87°44'56"E	42.91'
L25	S03°31'49"W	18.06'
L26	S87°11'57"E	15.00'
L27	N03°31'49"E	254.49'
L28	S87°44'56"E	12.98'
L29	S31°06'56"E	63.42'
L30	S87°44'56"E	38.23'
L31	N03°31'49"E	14.99'
L32	N86°34'26"W	38.59'
L33	S87°44'56"E	12.98'
L34	S31°06'56"E	47.61'
L35	N86°35'01"W	28.93'
L36	S03°31'49"W	192.73'
L37	N86°28'11"W	15.76'
L38	S01°31'25"W	169.77'
L39	S86°28'47"E	11.62'
L40	N03°31'49"E	15.78'
L41	N86°28'47"W	11.37'
L42	N01°31'25"E	148.07'
L43	S89°24'52"E	10.18'
L44	N00°35'08"E	15.00'
L45	N89°24'52"W	9.71'
L46	S86°59'06"E	12.83'
L47	S03°00'54"W	15.00'
L48	N86°59'06"W	12.88'
L49	S03°10'56"W	127.73'
L50	S09°03'11"W	13.71'
L51	S86°42'51"E	21.79'
L52	S03°18'51"W	10.73'
L53	S03°18'51"W	23.98'
L54	N86°41'09"W	15.00'
L55	S03°18'51"W	4.28'
L56	N03°18'51"E	34.70'
L57	N86°42'51"W	8.29'
L58	S09°03'11"W	87.87'
L59	N03°10'56"E	436.17'
L60	N88°23'58"E	19.70'
L61	N01°36'02"W	20.00'
L62	S88°23'58"W	16.52'
L63	N09°03'11"E	12.99'
L64	S86°49'13"E	30.03'
L65	S83°16'07"E	238.86'
L66	N06°43'53"E	26.34'
L67	S06°43'53"W	10.41'
L68	N83°16'07"W	167.73'
L69	N03°38'30"E	71.18'
L70	N03°38'30"E	73.75'
L71	N13°25'55"E	46.47'
L72	N13°25'55"E	43.62'
L73	N87°44'56"W	50.00'
L74	S02°15'04"W	50.00'
L75	S87°44'56"E	50.00'
L76	N02°15'04"E	50.00'
L77	S03°23'29"W	58.15'
L78	S86°49'13"E	21.07'
L79	N03°23'39"E	57.77'
L80	N85°47'05"W	21.06'

VICINITY MAP NOT TO SCALE

SITE
LANCASTER BLVD
U.S. HWY 278
BUCKWALTER PKWY

LEGEND

RBF ●	IRON REBAR FOUND
CMF ■	CONC. MONUMENT FOUND
△	CALC POINT – CORNER NOT SET
RBS ○	IRON REBAR SET
PKS ○	PK NAIL SET
RWMF ■	RIGHT–OF–WAY CONC. MONUMENT FOUND
IPF ●	IRON PIPE FOUND
N.T.S.	NOT TO SCALE
	POWER POLE
×	GUY WIRE
OHP	OVERHEAD POWER LINE
	EDGE OF PAVEMENT

NOTES

1. THIS PARCEL APPEARS TO LIE IN FLOOD ZONE C, FIRM PANEL 0055–D AND 0085–D COMMUNITY 450025.
2. HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE GRID (NAD 83).
3. PONDS WERE SCALED IN PER GOOGLE EARTH. APPROXIMATE POND AREA CALCULATIONS IS TO THE TOP OF BANK.

REFERENCES

1. A BOUNDARY PLAT OF 63.12 ACRES, A PORTION OF TAX PARCEL 600–13–46, THE MEGGETT TRACT.
   PLAT BOOK 63 PAGE 9
   DATE: 11–14–97
   BY: MATTHEW M. CRAWFORD, S.C.R.L.S. No. 9756
2. A SUBDIVISION PLAT OF PHASE III, A SECTION OF EAGLE'S POINT.
   PLAT BOOK 78 PAGE 73
   DATE: 01–15–01
   BY: MACK W. THOMAS III, S.C.R.L.S. No. 14531
3. A CAD FILE BY WARD EDWARDS FOR PARISH LIFE CENTER – PHASE 1 UTILITIES RECIEVED ON 2–21–18.
4. AN EASEMENT PLAT OF ST. GREGORY THE GREAT SEWER EXPANSION DATED 03–12–18
   PLAT BOOK: 149 PAGE: 63
   BY: MARK ELLIS LAMB S.C.P.L.S. No. 23200
5. A RIGHT–OF–WAY EXHIBIT OF SAINT GREGORY CATHOLIC CHURCH. BY ATLAS SURVEYING, DATED: 12–10–15.

PREPARED FOR:
ST. GREGORY THE GREAT CATHOLIC CHURCH

A BOUNDARY SURVEY OF

ST. GREGORY THE GREAT CATHOLIC CHURCH

TAX PARCEL No. R600 022 000 0125 0000

THE TOWN OF BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK:	NCN
FIELD CHECK:	JWR
DRAWN BY:	MJF
DATE:	02–17–2020
SCALE:	1"=100'
PROJECT No.:	BFT–17105
FILE:	BFT–17105 B1.DWG

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

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

ATLAS SURVEYING INC. BFT LLC. No. C05928 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR No. 28139 JEREMY W. REEDER

JEREMY W. REEDER
S.C.P.L.S. No. 28139
NOT VALID UNLESS STAMPED WITH SEAL

Exhibit D

Saint Gregory the Great Annexation

Title to Real Estate to South Carolina Department of Transportation

Book 3040 Page 2187

3 4B 10 SCDOT 7605

SCDOT R/W Form 802 EXHI (01-09)

THE STATE OF SOUTH CAROLINA

COUNTY OF BEAUFORT

TITLE TO REAL ESTATE
Approximate Survey Station

Road/Route	U. S. 278	BEAUFORT COUNTY SC- ROD	514+00	To	539+00 LT
File	7.037178A	BK 03040 PGS 2187-2189		To	
Item		DATE: 03/02/2011 11:44:09 AM			
Project	EM08(006)	INST # 2011010755 RCPT# 641874		To	
PIN	37178 RD01				
Tract	42				

KNOW ALL MEN BY THESE PRESENTS, That **Bishop of Charleston, a Corporation Sole ("Grantor"), 1662 Ingram Road, Charleston, South Carolina 29407** in consideration of the sum of **One Hundred Thousand and No/100 Dollars ($100,000.00)** and other valuable consideration to it 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, subject to the exceptions set forth below, 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 described below that is owned in fee simple absolute **From S.C. Rte. 170 To: Near Rd. S-474** on **U. S. Route 278**, State and County aforesaid, as shown on plans prepared by the South Carolina Department of Transportation and dated **August 12, 2009**.

SPECIAL PROVISIONS: Notwithstanding anything to the contrary herein, the within conveyance and the consideration given is only for that parcel of land containing 0.327 acre, more or less, and all improvements thereon (including Grantor's sign), owned by Grantor and shown as the "Area of Acquisition" on Exhibit A attached hereto and made a part hereof. This conveyance is made subject to all easements, covenants and restrictions of record and all matters shown on surveys of record or that would be reflected on a current survey. This being a portion of the property acquired from Union Camp Corporation by deed dated December 26, 1997, and recorded December 29, 1997 in Deed Book 994, Page 412 in the records for Beaufort County and shown as Tax Map No. R600-022-000-0125-0000.

JUL 14 2010

PAYMENT REQUESTED

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 8th **day** of February, 2011, in the year of our Lord, Two Thousand and _____.

Signed, sealed and delivered in the presence of:

Elaine N. Fowler
1st Witness

Ornelia E Strickland
2nd Witness

BISHOP OF CHARLESTON, A CORPORATION SOLE

BY: _____ (L.S.)

ITS: Chief Financial Officer (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 SC
COUNTY OF Charleston } SS

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.

Elaine N. Fowler
1st Witness

SWORN to before me this 8th day of February, 2011

Ornelia E Strickland
NOTARY PUBLIC FOR South Carolina

My Commission Expires: 1-23-2017

RECORDED
2011 Mar -25 09:34 AM
Sharon G. Burris
BEAUFORT COUNTY AUDITOR

Title approved by the South Carolina Department of Transportation

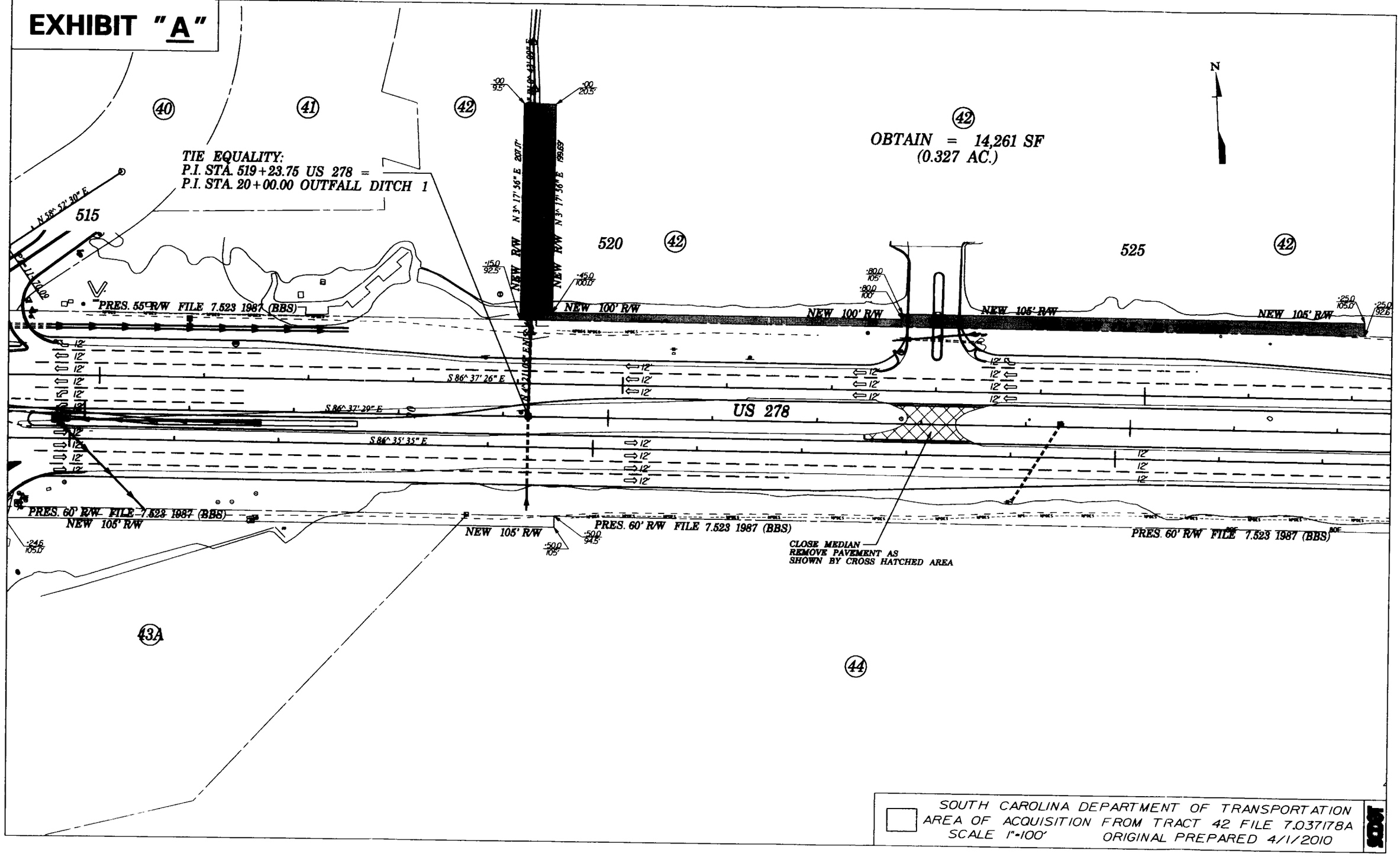
GRANTEE'S ADDRESS: SCDOT, Director, Rights of Way, P.O. Box 191, Columbia, SC 29202-0191

Checked 2/18/11 **By** CPC

Recorded _____ **By** _____ **Tract** 42

Project _____ **File No.** _____

EXHIBIT "A"



Book3040/Page2188

SCDOT R/W Form 849 (05-10)

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)
)
Road/Route **US 278**)
File **7.037178A**)
Item) AFFIDAVIT
Project **EM08(006)**)
PIN **37178 RD01**)

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

Property located on the above road or route, bearing **a portion of** Tax Map Number **R60002200001250000** in **BEAUFORT** COUNTY, was transferred by **Bishop of Charleston, a Corporation Sole** to the South Carolina Department of Transportation on **February 8, 2011.**

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.

Willie B. Johnson
Responsible Person Connected with the Transaction

SWORN to before me this 16th
day of February, 2011
Bea M Joyner
NOTARY PUBLIC FOR South Carolina
My Commission Expires January 29, 2017

Exhibit E

Saint Gregory the Great Annexation

Deed of Right-of-Way to Beaufort County

Book 3460 Page 1928

4 NC 48 Beaufort County att

BEAUFORT COUNTY SC - ROD
BK 3460 Pgs 1928-1931
FILE NUM 2016005711
02/05/2016 08:32:16 AM
REC'D BY pbaxley RCPT# 800814
RECORDING FEES $0.00

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

DEED OF RIGHT-OF-WAY

KNOW ALL MEN BY THESE PRESENTS, that **The Bishop of Charleston, a Corporation Sole** ("Grantor"), in the state aforesaid for and in consideration of the sum of **TEN and 00/100 DOLLARS ($10.00)**, to it in hand paid at and before the sealing of these presents by **Beaufort County, a political subdivision of the State of South Carolina** ("Grantee"), Post Office Drawer 1228, Beaufort, SC 29901, in the State aforesaid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release, subject to the restrictions, reservations and conditions and right of reverter set forth below, unto **Beaufort County, a political subdivision of the State of South Carolina**, its successors and assigns, the following described properties, in fee simple determinable, for the purpose of constructing, using and maintain thereon County roads for the use of the general public (the "Frontage Roads").

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION OF THE RIGHT-OF-WAY AREA (THE "PROPERTY")

This conveyance is made subject to the following conditions and reservations:

1. Grantor, for itself and its successors and assigns, expressly reserves the right, at its option, to harvest all trees within the Property, and to install lighting, irrigation and/or landscaping within the unpaved portion of the Property, provided that Grantor, its successors or assigns, shall be obligated to maintain such improvements in good condition and repair, and any such improvements shall be made in accordance with plans for same that shall be submitted to Grantee for approval, which approval shall not be unreasonably withheld, conditioned or delayed.

2. Grantor, for itself and its successors and assigns, reserves the right to have a minimum of three curb cuts on the Frontage Road described on Exhibit A as Right-of-Way 2 (East Road), one on the north side of the road, and two on the south side of the road, the exact locations of which shall be subject to the approval of Grantee, which consent shall not be unreasonably withheld, conditioned or delayed.

3. Grantor, for itself and its successors and assigns, reserves the right for the benefit of Grantee's property located between U.S. Highway 278 and the Frontage Road described on Exhibit A as Right-of-Way 2 (East Road), for surface water drainage through pipes to be run from said property, underneath the Frontage Road, to the drainage lagoon located on the north side of said Frontage Road; provided, however, the plans for the construction of said pipes shall be submitted to Grantee in conjunction with the plans for said Frontage Road and shall be subject to the approval of Grantee, and Grantor shall be responsible for the maintenance of said pipes and for the repair of any damage caused by such maintenance.

4. This conveyance is made subject to all easements, restrictions, reservations and conditions of record or that would be shown on a current survey of the Property, provided that such conditions do not adversely affect the use of the Property for the purposes of the construction and maintenance by Grantee of the Frontage Roads to be constructed on the Property and the full utilization by Grantee and the general public of the Frontage Roads.

5. This conveyance is also expressly conditioned upon the following conditions, and the Property shall revert to and be merged with the title of Grantor, its successors or assigns, in the event of the failure of: (i) Grantee to complete the construction of the Frontage Roads to be constructed thereon,

Approved by Beaufort County
Legal Department

and comply with any other requirements such that Grantor may use the Frontage Roads as intended for access to U.S. Highway 278, within a period of three years from the date of this conveyance; or (ii) the subsequent closing of access for Grantor, its successors or assigns, to U.S. Highway 278 through the Frontage Roads by the South Carolina Department of Transportation or others.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, subject to the above conditions, all and singular, the premises before mentioned unto the said **Beaufort County, a political subdivision of the State of South Carolina** its successors and assigns, forever.

AND, subject to the conditions and reservation of right of reverter, set forth herein, the said **The Bishop of Charleston, a Corporation Sole** does hereby bind itself and its successors and assigns to warrant and forever defend, all and singular, the said premises unto the said **Beaufort County, a political subdivision of the State of South Carolina**, its successors and assigns, against it and its successors and assigns, and all other persons whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS ITS HAND(S) AND SEAL(S) this 14th day of December, 2015.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Witness signature Ex

Notary Signature

THE BISHOP OF CHARLESTON,
A CORPORATION SOLE

By: _____

Its: Chief Financial Officer

****

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

ACKNOWLEDGEMENT

I, the undersigned Notary Public, do hereby certify that the proper official(s) for **The Bishop of Charleston, a Corporation Sole** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

SWORN to before me
this 14th day of December, 2015.

Notary Public for the State of South Carolina
My Commission Expires: 1-23-2017

AMELIA S. AVILES
Notary Public, State of South Carolina
My Commission Expires 1/23/2017

EXHIBIT A

RIGHT-OF-WAY 1 (WEST ROAD)

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SHOWN AS "THE BISHOP OF CHARLESTON TMS #R600-022-000-0125-0000 - PROPOSED R/W 1" AND BEING SHOWN AND DESIGNATED ON A RIGHT-OF-WAY EXHIBIT OF SAINT GREGORY CATHOLIC CHURCH PREPARED FOR WARD EDWARDS BY WILLIAM H. GRAY, JR. OF ATLAS SURVEYING, INC. DATED DECEMBER 10, 2015, COMMENCING AT AN IRON PIN ALONG THE NORTHERN RIGHT-OF-WAY OF U.S. HIGHWAY 278, BEING LABELED AS POINT OF COMMENCEMENT LABELED "POB 1", THENCE RUNNING N03°23'29"E FOR A DISTANCE OF 58.15' TO A POINT (BEING THE POINT OF BEGINNING); THENCE RUNNING N86°49'13"W FOR A DISTANCE OF 21.31' TO A POINT; THENCE RUNNING N03°18'42"E FOR A DISTANCE OF 50.00' TO A POINT; THENCE RUNNING S86°49'13"E FOR A DISTANCE OF 21.38' TO A POINT; THENCE RUNNING S86°49'13"E FOR A DISTANCE OF 30.03' TO A POINT; THENCE RUNNING S86°49'13"E FOR A DISTANCE OF 559.01' TO A POINT; THENCE RUNNING S03°18'42"W FOR A DISTANCE OF 50.00' TO A POINT; THENCE RUNNING N86°49'13"W FOR A DISTANCE OF 559.07' TO A POINT; THENCE RUNNING N03°23'22"E FOR A DISTANCE OF 50.00' TO A POINT; THENCE RUNNING N86°49'13"W FOR A DISTANCE OF 30.03' TO A POINT; THENCE RUNNING S03°23'29"W FOR A DISTANCE OF 50.00' TO A POINT; THENCE RUNNING S03°23'29"W FOR A DISTANCE OF 58.15' TO THE POINT OF BEGINNING. LESS AND EXCEPTING THE 50.00' (THE WIDTH OF THE ROAD) BY 30.03' STRIP OF LAND APPROXIMATELY 21.3' FROM THE WESTERN BOUNDARY OF SAID R/W 1 THAT WAS DEEDED TO THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION BY DEED DATED FEBRUARY 8, 2011 AND RECORDED MARCH 2, 2011 IN BOOK 03040, PAGE 2187 IN THE ROD OFFICE OF BEAUFORT COUNTY, SOUTH CAROLINA.

RIGHT-OF-WAY 2 (EAST ROAD)

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND AS SHOWN AS "THE BISHOP OF CHARLESTON TMS #R600-022-000-0125-0000 - PROPOSED R/W 2" AND BEING SHOWN AND DESIGNATED ON A RIGHT-OF-WAY EXHIBIT OF SAINT GREGORY CATHOLIC CHURCH PREPARED FOR WARD EDWARDS BY WILLIAM H. GRAY, JR. OF ATLAS SURVEYING, INC. DATED DECEMBER 10, 2015, COMMENCING AT A CONCRETE MONUMENT (3" CMF) (OFFSET 1.5') AT THE INTERSECTION OF "BLUFFTON TOWNSHIP FIRE DISTRICT" (TMS R600 022 000 0316 0000) AND THE PROPERTY OF GRANTOR, THENCE RUNNING S01°25'31"W FOR A DISTANCE OF 18.40' TO A POINT, BEING LABELED AS "POB 2" (BEING THE POINT OF BEGINNING); THENCE RUNNING S01°25'31"W FOR A DISTANCE OF 136.24' TO A POINT; THENCE RUNNING ALONG A CURVE WITH AN ARC LENGTH OF 39.16', HAVING A RADIUS OF 475.00' AND A LONG CHORD OF N34°09'35"W 39.15' TO A POINT; THENCE RUNNING N36°31'18"W FOR A DISTANCE OF 60.80' TO A POINT; THENCE RUNNING ALONG A CURVE WITH AN ARC LENGTH OF 415.90', HAVING A RADIUS OF 475.00' AND A LONG CHORD OF N61°36'18"W 402.74' TO A POINT; THENCE RUNNING N86°41'18"W FOR A DISTANCE OF 389.90' TO A POINT; THENCE RUNNING N03°18'42"E FOR A DISTANCE OF 50.00' TO A POINT; THENCE RUNNING S86°41'18"E FOR A DISTANCE OF 389.90' TO A POINT; THENCE RUNNING ALONG A CURVE WITH AN ARC LENGTH OF 452.15', HAVING A RADIUS OF 525.00' AND A LONG CHORD OF N62°00'56"W 438.31' TO A POINT; THENCE RUNNING N53°28'42"E FOR A DISTANCE OF 32.22' TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED RIGHTS-OF-WAY ARE A PORTION OF TMS #R600-022-000-0125-0000 AND ARE ALSO SHOWN ON EXHIBIT A-1 ATTACHED.

DERIVATION: THIS BEING THE SAME PROPERTY CONVEYED TO BISHOP OF CHARLESTON, A CORPORATION SOLE BY DEED OF UNION CAMP CORPORATION DATED DECEMBER 26, 1997 AND RECORDED DECEMBER 29, 1997 IN DEED BOOK 994, PAGE 412 IN THE ROD OFFICE OF BEAUFORT COUNTY, SOUTH CAROLINA.

DKE

EXHIBIT A-1 TO DEED OF RIGHT-OF-WAY

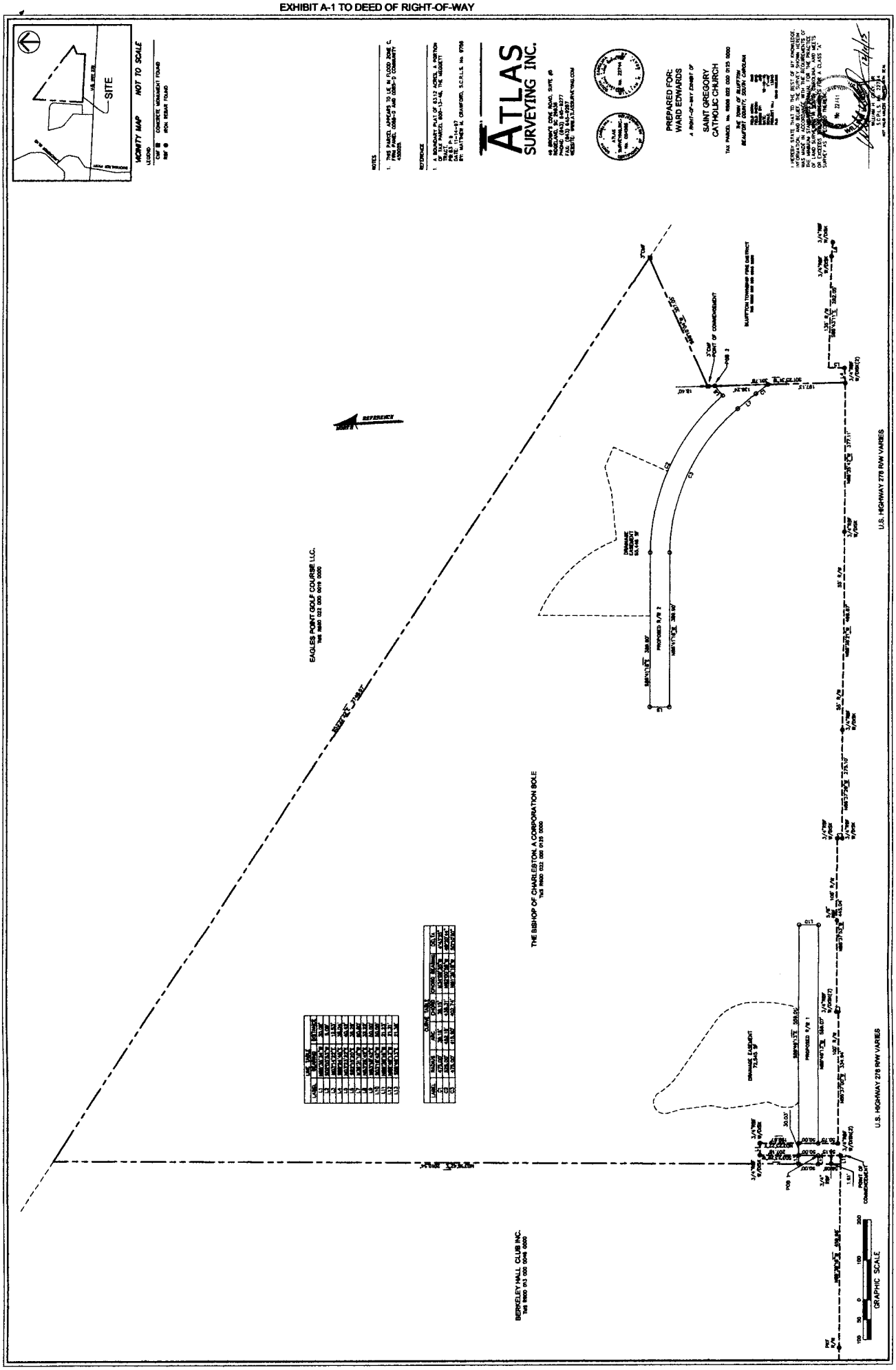


Exhibit F

Saint Gregory the Great Annexation

Beaufort-Jasper Water and Sewer Authority Annexation Petition

STATE OF SOUTH CAROLINA	)	**PETITION FOR ANNEXATION**
	)	**TO**
COUNTY OF BEAUFORT	)	**THE TOWN OF BLUFFTON, SOUTH CAROLINA**

TO THE HONORABLE MAYOR AND TOWN COUNCIL OF THE TOWN OF BLUFFTON, SOUTH CAROLINA

The undersigned petitioner, being the 100% freehold owner of the real property hereinafter described on Exhibit "A" attached hereto and made a part hereof being a 0.057 acre parcel of real property identified by Beaufort County Tax Map number **R600 022 000 1120 0000**, requests annexation into the Town of Bluffton, South Carolina and does hereby petition the Honorable Mayor and Town Council of the Town of Bluffton so as to become a part thereof pursuant to Section 5 – 3 – 150(3) of the South Carolina Code of Laws.

1. The property to be annexed is that described and set forth in Exhibit "A" attached hereto and made a part hereof (the "**Property**").

2. The Property comprises approximately 0.057 acres and is located within the St. Gregory the Great Church and School Campus on the northern side of U.S. Highway 278 across from the Buckwalter Planned Unit Development.

3. The Property surrounded by a single parcel which is adjacent to other lands within the Town of Bluffton which is seeking annexation into the Town.

4. The petitioner requests that the Property be zoned General Mixed Use with 0.057 acres of General Mixed Use density.

WHEREFORE, your petitioner prays that the Town of Bluffton agrees to accept this petition and annex the aforesaid described Property.

IN WITNESS WHEREOF, petitioner has hereunto set its hand and seal this 1 day of July, 2019.

WITNESSES:

(Witness signs here)

(Witness signs here)

BEAUFORT-JASPER WATER & SEWER AUTHORITY

By: B Chemsak

Its: DIRECTOR OF ENGINEERING

BEAUFORT - JASPER
WATER & SEWER
AUTHORITY

6 SNAKE ROAD, OKATIE, SC 29909-3937
Phone 843.987.8100 | Fax 843.548.0096
Customer Service 843.987.9200
Operations & Maintenance 843.987.8046
Engineering 843.987.8065
www.bjwsa.org

Our mission: Inspire trust and enhance public health

JOE MANTUA, PE, GENERAL MANAGER
843.987.8044 (o) | 843.540.4002 (c)

July 1, 2019

Planning Commission and
Town Council of the Town of Bluffton

Re: Petition for Annexation – Saint Gregory the Great Catholic Church Campus BJWSA Pump Station Site – Beaufort County Tax Map **R600 022 000 1120 0000**

Dear Ladies and Gentlemen:

Please let this letter serve to evidence the authorization by the owner of the property identified above for the Bishop of Charleston, a Corporation sole, to submit a Petition for Annexation (100% Petition Method), Application for Zoning Map Amendment and Amendment to the Town Comprehensive Plan and any related or associate applications necessary and appropriate to accomplish the proposed annexation of the above referenced parcel.

Sincerely,

B Chemsak

Brian Chemsak, PE

DONNA L. ALTMAN
CHAIR

MICHAEL L. BELL
VICE-CHAIR

DONALD A. MANSON
SECRETARY/TREASURER

JIMMY BAKER
GREGORY A. PADGETT
DR. WILLIAM SINGLETON

LORRAINE W. BOND
R. THAYER RIVERS, JR
VACANCY

BRANDY M. GRAY
GERALD H. SCHULZE

Exhibit G

Saint Gregory the Great Annexation

Beaufort-Jasper Water and Sewer Authority Property Description

EXHIBIT "A"

ALL that certain piece, parcel, and tract of land containing 0.057 acres, more or less, designated as "New Pump Station" on that certain plat of survey consisting of three (3) pages, entitled "A Subdivision and Utility/Access Easement Plat at St. Gregory the Great Sewer Expansion," prepared by Atlas Surveying Inc., certified by Mark Ellis Lamb, Sr., dated March 12, ,2018 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 149 at Page 63.

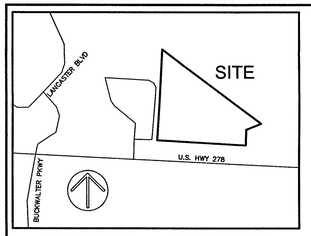
TMS #: R600 022 000 1120 0000

Exhibit H

Saint Gregory the Great Annexation

Beaufort-Jasper Water and Sewer Authority

Plat Book 149 Page 63



VICINITY MAP NOT TO SCALE

LEGEND

- RBF ● IRON REBAR FOUND
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- SANITARY SEWER STUBOUT
- WATER METER
- WATER VALVE
- WATER VALVE MARKER
- FIRE DEPARTMENT CONNECTION
- UNDERGROUND SEWER LINE
- NEW EASEMENT
- OLD EASEMENT

LINE TABLE		
LABEL	BEARING	DISTANCE
L1	S89°24'45"E	1.57'
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GRAPHIC SCALE
30 15 0 30 60

NORTH
S.C. GRID
NAD 83

N/F EAGLES POINTE GOLF COURSE, LLC
TMS R600 022 000 0019 0000

S53°22'22"E 1,254.28'
2748.07'
15.00'
1,478.78'

N34°53'45"E 378.99'
N34°53'45"E 386.94'
15.00'

S86°41'18"E 267.58'
N86°41'18"W 240.03'
S31°09'59"E 63.42'
N31°09'59"W 47.61'
N50°33'54"E 209.78'
S50°33'54"W 198.07'
30.00'
30' NEW BJWSA ACCESS EASEMENT
C7
C10
N03°33'11"E 156.72'
S03°33'11"W 153.20'

N/F THE BISHOP OF CHARLESTON
R600 022 000 0125 0000
2,736,287.76 Sq.Ft. TOTAL.
62.8 Ac. TOTAL.

NEW 15' BJWSA UTILITY EASEMENT
10.02'
L17
L18
L19
L20
N87°44'56"W 50.00'
4.74'
S86°31'44"E 127.91'
NEW BJWSA PUMP STATION
2,500 Sq.Ft.
0.057 Ac.
50.00'
50.00'
15.13'
1.50'
L21
L22
L23
L4
C8
C9
S02°15'04"W 15.25'
N02°15'04"E 15.00'
8.45'
S86°35'01"E 136.01'
S86°35'01"E 128.90'
NEW 15' BJWSA UTILITY EASEMENTS
N86°35'01"W 113.59'
L5
L24
2.28'
7.70'
S87°44'56"E 50.00'
6.68'
NEW 15' BJWSA UTILITY EASEMENT
NEW 30' BJWSA UTILITY EASEMENT
N03°31'49"E 254.49'
S03°09'06"W 192.73'
30.00'
L16
L15
L14
L25
15.00'
N01°31'25"E 148.07'
S01°31'25"W 169.77'
N03°09'33"E 329.09'
S03°28'33"W 359.09'
15.20'
NEW 15' BJWSA UTILITY EASEMENT

MATCH LINE (SHEET 1)
(SHEET 2)

NOTES

1. THIS PARCEL APPEARS TO LIE IN FLOOD ZONE C, FIRM PANEL 0055-D AND 0085-D COMMUNITY 450025.
2. ELEVATIONS ARE BASED ON NGVD 29 DATUM.
3. PROPERTY BOUNDARY IS SHOWN FOR REFERENCE ONLY.

REFERENCE

1. A BOUNDARY PLAT OF 63.12 ACRES, A PORTION OF TAX PARCEL 600-13-46, THE MEGGETT TRACT.
   PLAT BOOK 63 PAGE 9
   DATE: 11-14-97
   BY: MATTHEW M. CRAWFORD, S.C.R.L.S. No. 9756
2. A SUBDIVISION PLAT OF PHASE III, A SECTION OF EAGLE'S POINT.
   PLAT BOOK 78 PAGE 73
   DATE: 01-15-01
   BY: MACK W. THOMAS III, S.C.R.L.S. No. 14531
3. A CAD FILE BY WARD EDWARDS FOR PARISH LIFE CENTER - PHASE 1 UTILITIES RECIEVED ON 2-21-18.

ACREAGE SUMMARY

NEW BJWSA ACCESS EASEMENT
45,982.51 Sq.Ft.
1.056 Ac.

NEW BJWSA UTILITY EASEMENT
49,165.36 Sq.Ft.
1.129 Ac.

EXISTING BJWSA UTILITY EASEMENT
53,441.74 Sq.Ft.
1.227 Ac.

NEW BJWSA PUMP STATION
2,500 Sq.Ft.
0.057 Ac.

PARCEL REMAINING ACREAGE
62.7 Ac.

PREPARED FOR:
BJWSA

A SUBDIVISION AND UTILITY/ACCESS EASEMENT PLAT AT:

ST. GREGORY THE GREAT SEWER EXPANSION

TAX PARCEL No. R600 022 000 0125 0000

TOWN OF BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK:	DAB
FIELD CHECK:	MEL
DRAWN BY:	REC
DATE:	3-12-18
SCALE:	1"=30'
PROJECT No.:	BFT-17105
FILE:	BFT-17105 EASE1.DWG

SHEET 1 OF 3

BEAUFORT COUNTY SC - ROD
BK 149 Pgs 63-65
FILE NUM 2018027451
05/22/2018 04:03:58 PM
REC'D BY rbins RCPT# 892096
RECORDING FEES $30.00

EXEMPT
This plat of property is exempt from having to obtain a subdivision approval under the provision of the Beaufort County Community Development Code as provided for in Division 7.2 Section 7.2.70 (D)(1)(A)
Certified By: [signature]
Date: 4/6/2018

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

ATLAS SURVEYING,INC. No. C04285 CERTIFICATE OF AUTHORIZATION — SOUTH CAROLINA

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR 23200 MARK ELLIS LAMB, SR.

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

Mark E. Lamb 3/12/18
MARK ELLIS LAMB, SR.
S.C.P.L.S. No. 23200
NOT VALID UNLESS CRIMPED WITH SEAL

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C13	134.98'	131.07'	125.98'	S24°10'51"E	50°38'44"

MATCH LINE (SHEET 1) (SHEET 2)

S86°35'01"E 148.64'

N86°35'01"W 148.24'

NOTES

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1.056 Ac.

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62.7 Ac.

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PREPARED FOR:
BJWSA

A SUBDIVISION AND UTILITY/ACCESS EASEMENT PLAT AT:

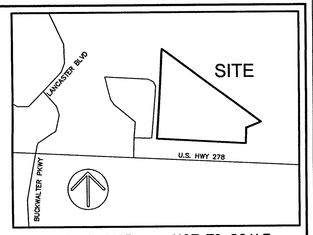
ST. GREGORY THE GREAT SEWER EXPANSION

TAX PARCEL No. R600 022 000 0125 0000

TOWN OF BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK: DAB
FIELD CHECK: MEL
DRAWN BY: REC
DATE: 3-12-18
SCALE: 1"=30'
PROJECT No.: BFT-17105
FILE: BFT-17105 EASE1.DWG

SHEET 2 OF 3



VICINITY MAP *NOT TO SCALE*

LEGEND

- RBF ● IRON REBAR FOUND
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- SS SANITARY SEWER STUBOUT
- WATER METER
- WATER VALVE
- WV WATER VALVE MARKER
- FIRE DEPARTMENT CONNECTION
- UNDERGROUND SEWER LINE
- NEW EASEMENT
- OLD EASEMENT

SOUTH CAROLINA — ATLAS SURVEYING, INC. No. C04285 — CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA — PROFESSIONAL LAND SURVEYOR — 23200 — MARK ELLIS LAMB SR.

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Mark E. Lamb 3/12/18

MARK ELLIS LAMB, SR.
S.C.P.L.S. No. 23200
NOT VALID UNLESS CRIMPED WITH SEAL

EXEMPT

This plat of property is exempt from having to obtain a subdivision approval under the provision of the Beaufort County Community Development Code as provided for in Division 7-2 Section 7-2-70(3)(4)(A)

Certified By: [signature]

Date: 4/6/2018

N/F THE BISHOP OF CHARLESTON
R600 022 000 0125 0000
2,736,287.76 Sq.Ft. TOTAL.
62.8 Ac. TOTAL.

MATCH LINE (SHEET 2) (SHEET 3)

NORTH
S.C. GRID
NAD 83

30 15 0 30 60
GRAPHIC SCALE

U.S. HIGHWAY 278 R/W VARIES

ATLAS SURVEYING,INC. No. C04285 — SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION

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PHONE: (843) 645-9277
WEBSITE: WWW.ATLASSURVEYING.COM

PREPARED FOR:
BJWSA

A SUBDIVISION AND UTILITY/ACCESS EASEMENT PLAT AT:

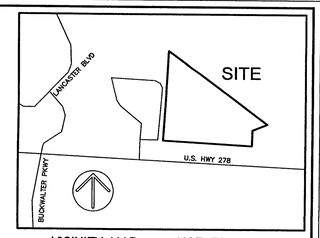
ST. GREGORY THE GREAT SEWER EXPANSION

TAX PARCEL No. R600 022 000 0125 0000

TOWN OF BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK:	DAB
FIELD CHECK:	MEL
DRAWN BY:	REC
DATE:	3-12-18
SCALE:	1"=30'
PROJECT No.:	BFT-17105
FILE: BFT-17105 EASE1.DWG	

SHEET 3 OF 3



VICINITY MAP *NOT TO SCALE*

LEGEND

- RBF ● IRON REBAR FOUND
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- IRRIGATION CONTROL VALVE
- S SANITARY SEWER STUBOUT
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C2	475.00'	415.90'	402.74'	S61°36'18"E	50°10'00"
C3	475.00'	39.16'	39.15'	S34°09'35"E	4°43'25"
C4	104.96'	102.04'	98.07'	N24°12'35"W	55°42'12"
C5	165.00'	105.22'	103.45'	N33°18'07"W	36°32'15"
C6	170.03'	62.58'	62.23'	N19°31'52"W	21°05'21"
C7	165.00'	135.32'	131.56'	N27°10'32"E	46°59'19"
C8	52.00'	51.40'	49.33'	S59°25'56"E	56°38'00"
C9	82.00'	81.05'	77.79'	N59°25'56"W	56°38'00"
C10	135.00'	110.74'	107.66'	S27°10'52"W	46°59'58"
C11	140.03'	52.18'	51.87'	S20°56'42"E	21°20'55"
C12	135.00'	86.09'	84.64'	S33°18'07"E	36°32'15"
C13	134.96'	131.07'	125.98'	S24°10'51"E	55°38'44"

NOTES

1. THIS PARCEL APPEARS TO LIE IN FLOOD ZONE C, FIRM PANEL 0055-D AND 0085-D COMMUNITY 450025.
2. ELEVATIONS ARE BASED ON NGVD 29 DATUM.
3. PROPERTY BOUNDARY IS SHOWN FOR REFERENCE ONLY.

REFERENCE

1. A BOUNDARY PLAT OF 63.12 ACRES, A PORTION OF TAX PARCEL 600-13-46, THE MEGGETT TRACT.
   PLAT BOOK 63 PAGE 9
   DATE: 11-14-97
   BY: MATTHEW M. CRAWFORD, S.C.R.L.S. No. 9756
2. A SUBDIVISION PLAT OF PHASE III, A SECTION OF EAGLE'S POINT.
   PLAT BOOK 78 PAGE 73
   DATE:01-15-01
   BY: MACK W. THOMAS III, S.C.R.L.S. No. 14531
3. A CAD FILE BY WARD EDWARDS FOR PARISH LIFE CENTER - PHASE 1 UTILITIES RECIEVED ON 2-21-18.

ACREAGE SUMMARY

NEW BJWSA ACCESS EASEMENT
45,982.51 Sq.Ft.
1.056 Ac.

NEW BJWSA UTILITY EASEMENT
49,165.36 Sq.Ft.
1.129 Ac.

EXISTING BJWSA UTILITY EASEMENT
53,441.74 Sq.Ft.
1.227 Ac.

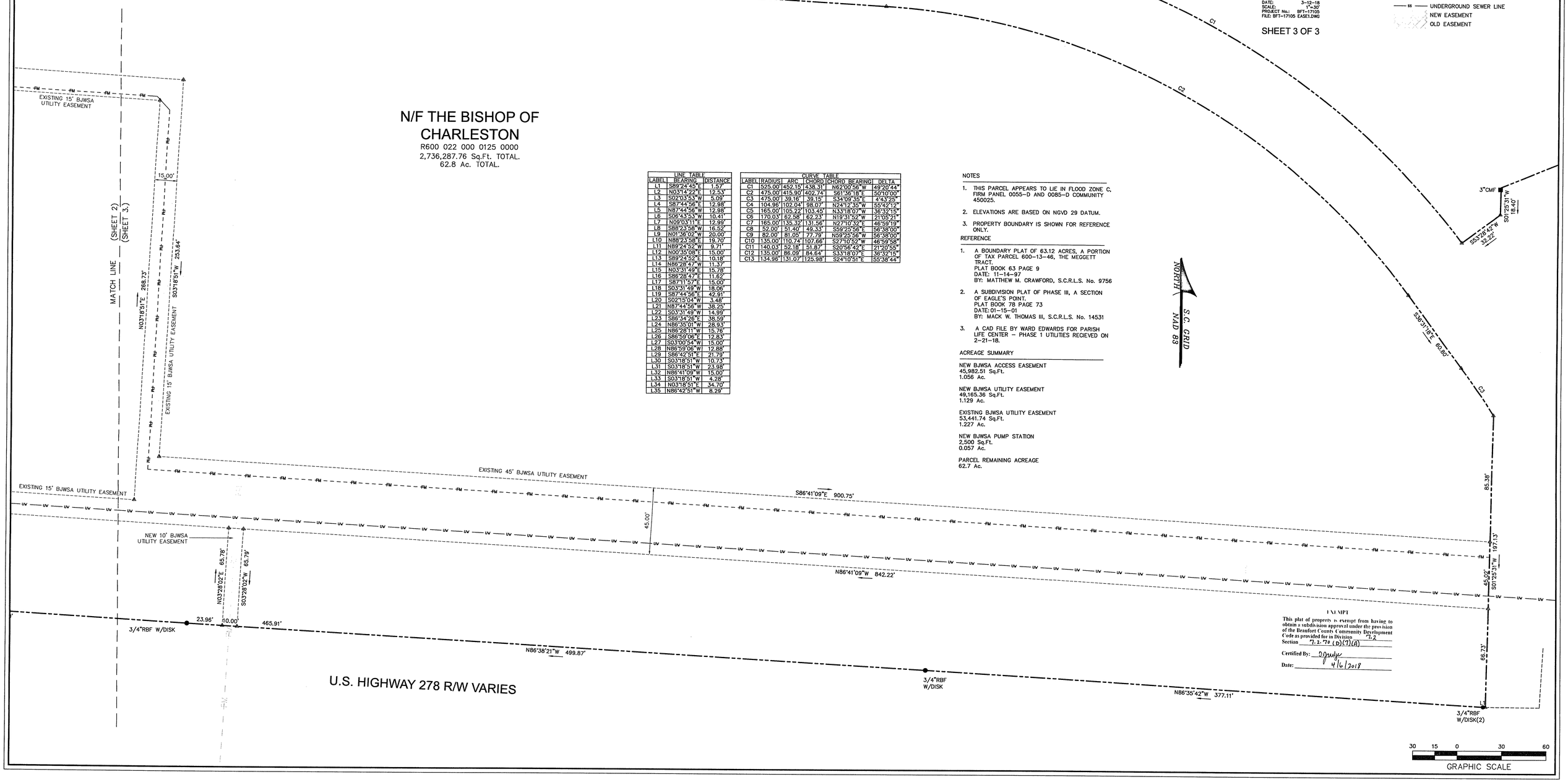
NEW BJWSA PUMP STATION
2,500 Sq.Ft.
0.057 Ac.

PARCEL REMAINING ACREAGE
62.7 Ac.

EXEMPT

This plat of property is exempt from having to obtain a subdivision approval under the provision of the Beaufort County Community Development Code as provided for in Division 7.2
Section 7.2.70 (D)(1)(A)

Certified By: D Gruber
Date: 4/6/2018



30 15 0 30 60
GRAPHIC SCALE

ORDINANCE NO. 2020 -

TOWN OF BLUFFTON, SOUTH CAROLINA

AN ORDINANCE TO APPROVE A ZONING MAP AMENDMENT TO ESTABLISH THE BUCKWALTER PLANNED UNIT DEVELOPMENT ZONING DISTRICT FOR CERTAIN PROPERTY OWNED BY THE BISHOP OF CHARLESTON AND BEAUFORT-JASPER WATER AND SEWER AUTHORITY, THE SAME CONTAINING APPROXIMATELY 61.093 ACRES, MORE OR LESS, LOCATED AT 323 FORDING ISLAND ROAD, AND BEARING BEAUFORT COUNTY TAX MAP NOS. R600 022 000 0125 0000 AND R600 022 000 1120 0000

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

WHEREAS, on July 10, 2019, the Bishop of Charleston ("Saint Gregory the Great Catholic Church") and Beaufort-Jasper Water and Sewer Authority ("BJWSA") submitted One Hundred Percent (100%) Annexation Petitions, which were later amended and executed February 6, 2020, to annex certain real properties contiguous to the Town of Bluffton's corporate boundaries consisting of a total of 61.093 acres, more or less, and bearing Beaufort County Tax Map Nos. R600 022 000 0125 0000 and R600 022 000 1120 0000 (the "Properties"); and

WHEREAS, On July 10, 2019, Saint Gregory the Great Catholic Church and BJWSA submitted a Zoning Map Amendment application, as revised February 6, 2020, requesting to rezone the Properties to Buckwalter Planned Unit Development upon approval of the Annexation Petitions thereby incorporating the real property into the Town of Bluffton's corporate boundaries; and

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

WHEREAS, on October 28, 2020, the Planning Commission held a Public Hearing and voted to forward Town Council a recommendation of approval for the Zoning Map Amendment request to rezone the Properties to the Buckwalter Planned Unit Development Zoning District in accordance with the provisions of the Buckwalter Concept Plan and Development Agreement, as amended; and

WHEREAS, the Town Council of the Town of Bluffton concurs with Planning Commission's recommendation.

WHEREAS, the Town Council of the Town of Bluffton finds it to be in the Town's best interest to approve the Zoning Map Amendment for those certain Properties owned by Saint Gregory the Great Catholic Church and BJWSA.

NOW, THEREFORE, BE IT ENACTED BY THE TOWN COUNCIL OF THE TOWN OF

BLUFFTON, SOUTH CAROLINA:

Section 1. Zoning Map Amendment. The Town of Bluffton's Official Zoning Map is hereby amended by establishing the zoning classification of those certain Properties owned by the Bishop of Charleston and Beaufort-Jasper Water and Sewer Authority, the same containing approximately 61.093 acres, more or less, located at 323 Fording Island Road, and bearing Beaufort County Tax Map Nos. R600 022 000 0125 0000 and R600 022 000 1120 0000, which is hereby rezoned to the to the Buckwalter Planned Unit Development Zoning District in accordance with the provisions of the Buckwalter Concept Plan and Development Agreement, as amended.

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

DONE, RATIFIED AND ENACTED this _____ day of _____, 20__.

This Ordinance was read and passed at First Reading on December 8, 2020.

_____
Lisa Sulka, Mayor
Town of Bluffton, South Carolina

_____
Kimberly Chapman
Clerk, Town of Bluffton, South Carolina

A Public Hearing was held on this Ordinance on July 13, 2021.

_____
Lisa Sulka, Mayor
Town of Bluffton, South Carolina

_____
Kimberly Chapman
Clerk, Town of Bluffton, South Carolina

This Ordinance was passed at Second and Final Reading held on July 13, 2021.

_____
Lisa Sulka, Mayor
Town of Bluffton, South Carolina

_____
Kimberly Chapman
Clerk, Town of Bluffton, South Carolina

Exhibit A

Prepared By and After
Recording Return to:
Burr & Forman LLP
Attn: Walter J. Nester, III
23-B Shelter Cove Lane
Hilton Head Island, SC 29928
843-785-2171

STATE OF SOUTH CAROLINA	**)**	**TWELFTH AMENDMENT TO**
	)	**DEVELOPMENT AGREEMENT**
	)	**AND CONCEPT PLAN -**
	)	**BUCKWALTER TRACT –**
	)	**SAINT GREGORY THE GREAT**
COUNTY OF BEAUFORT	**)**	**PLANNING TRACT**

THIS TWELFTH AMENDMENT ("**Twelfth Amendment**") to Development Agreement and Concept Plan is made and entered into this ___ day of _____, 2021 by and between the Town of Bluffton, South Carolina ("**Town**"), The Bishop of Charleston, a Corporation Sole ("**Bishop of Charleston**"), and Beaufort-Jasper Water & Sewer Authority ("**BJWSA**"), (Bishop of Charleston and BJWSA collectively "**Owner**").

WHEREAS, Town and The Branigar Organization, Inc. executed and approved a Development Agreement ("**Development Agreement**"), dated April 19, 2000, and recorded in the Office of the Register of Deeds ("**ROD**") for Beaufort County, South Carolina in Book 1288 at Page 1, which Development Agreement, as amended, governs the use and development of a tract of land known as the Buckwalter Tract, originally containing approximately 5,680 acres of land, more particularly described in the Development Agreement and amendments thereto (the "**Buckwalter PUD**"); and,

WHEREAS, concurrently with the execution of the Development Agreement, the Town annexed the Buckwalter Tract and granted Concept Plan zoning to the Buckwalter Tract, all as more particularly described in the Annexation Petition and Concept Plan ("**Concept Plan**") for Buckwalter Tract, adopted April 19, 2000; and,

WHEREAS, subsequent to the execution and approval of the Development Agreement and Concept Plan, the Town approved Eleven (11) Amendments to the Buckwalter Development Agreement and Concept Plan to add additional property thereto, each hereinafter identified as follows:

1. **First Amendment.** Addition of 11.721 acres known as the Robertson Tract with additional Density to the Buckwalter Development Agreement and Concept Plan executed on June 21, 2002 and recorded in the ROD in **Book 1599** at **Page 1149**; and

2. **Second Amendment.** Addition of 43.38 acres known as the Johnson Tracts together with 55 Dwelling Units to the Buckwalter Development Agreement and Concept Plan executed on February 4, 2003 and recorded in the ROD in **Book 1709** at **Page 440**; and

3. **Third Amendment.** Addition of 173.62 acres known as the Cypress Lake Tract from the Jones Estate Development Agreement and Concept Plan together with 600 Dwelling Units and 90 acres of General Commercial Density to the Buckwalter Development Agreement and Concept Plan executed on October 10, 2005 and recorded in the ROD in **Book 2256** at **Page 189**; and

4. **Fourth Amendment.** Addition of 59.91 acres known as the Rose Dhu Creek Phase III Tract together with 18 Dwelling Units to the Buckwalter Development Agreement and Concept Plan executed on October 10, 2005 and recorded in the ROD in **Book 2256** at **Page 204**; and

5. **Fifth Amendment.** Addition of 58.85 acres known as the Graves Tract together with 58.85 acres of General Commercial Density to the Buckwalter Development Agreement and Concept Plan executed on November 2, 2005 and recorded in the ROD in **Book 2305** at **Page 410**; and

6. **Sixth Amendment.** Addition of 2.687 acres known as the Jacoby Tract with no additional Density to the Buckwalter Development Agreement and Concept Plan executed on May 10, 2006 and recorded in the ROD in **Book 2816** at **Page 1746**; and

7. **Seventh Amendment.** Addition of 6.5 acres known as the University Investments Tract with no additional Density to the Buckwalter Development Agreement and Concept Plan executed on January 7, 2008 and recorded in the ROD in **Book 2671** at **Page 2250**; and

8. **Eighth Amendment.** Addition of 324 Dwelling Units through Transfer of Development Rights Permit for Buckwalter Place Initial Master Plan to the Buckwalter Development Agreement and Concept Plan executed on November 6, 2007 and recorded in the ROD in **Book 2823** at **Page 384**; and

9. **Ninth Amendment.** Addition of 163 acres known as the Willow Run Tract, together with the reallocation of Land Uses for the Northern Tract, as well as 260 Dwelling Units and 162 acres of General Commercial Density to the Buckwalter Development Agreement and Concept Master Plan executed on February 25, 2008 and recorded in the ROD in **Book 2724** at **Page 1787**; and

10. **Tenth Amendment.** Approved certain changes in use to the 9.18 acre Robertson site, and related conditions executed on February 10, 2012 and recorded in the ROD in **Book 3119** at **Page 2458**; and

11. **Eleventh Amendment.** Approved changes in permitted use for the Buckwalter Commons Connector Tract and redesignated a portion of the Sandhill Tract as Buckwalter Commons Tract and added an additional 70 acres of Commercial Density executed on April 10, 2013 and recorded in the ROD in **Book 3231** at **Page 3176**; and

WHEREAS, Owner owns that certain 61.093 acre parcel of real property (the "**Property**") located on the north side of U.S. Highway 278 and bounded to the east by the Bluffton Fire Department Station #35 and bounded to the west by the Berkeley Hall Club community. Said Property is more particularly described in Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, said Property is adjacent to the Buckwalter PUD which is located within the municipal limits of the Town, and is therefore contiguous with the Town; and

WHEREAS, portions of the Property have been improved to include the Saint Gregory the Great Catholic Church and the Saint Gregory the Great School consisting of an existing Church building of approximately 12,000 square feet; and an existing school building with offices supporting the school and the Church consisting of approximately 27,000 square feet, a church multipurpose building of approximately 27,000 square feet, and a sewer pump station and supporting infrastructure, parking, drives and rights of way (the "**Existing Development**"); and

WHEREAS, it is now the desire and intention of the Town and Owner to enter into this Twelfth Amendment to annex the Property into the Town to be included within the Concept Plan zoning of the Buckwalter Tract, designate the Property as being a part of the Buckwalter PUD, designate the Saint Gregory the Great Land Use Tract as an additional Planning Area, and to establish the permitted uses for said Saint Gregory the Great Land Use Tract; and

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Town and Owner agree as follows:

1. **Recitals.** The above recitals are incorporated herein by this reference thereto.

2. **Amendment of Development Agreement and Concept Plan.** The Development Agreement and Concept Plan are hereby further amended to provide:

   A. Amendment to Development Agreement. The Buckwalter Development Agreement, as amended, is hereby further amended to add the Property to the legal description of the property subject to the Development Agreement as a part of the Buckwalter Tract and the Development Agreement so amended. The effect of this Twelfth Amendment is to add the Property, depicted in the Plat described on Exhibit "B" attached hereto and made a part hereof as fully and completely as if the Property was originally included in the legal description to the Development Agreement.

   B. Amendments to Concept Plan. The Buckwalter Concept Plan, as amended, is hereby further amended as follows:

      i. Land Use Designation and Development Standards. The Property is hereby designated as being a part of the Buckwalter PUD, said tract designated hereunder as the Saint Gregory the Great Land Use Tract as depicted on the Amended Concept Plan for Buckwalter PUD attached hereto as Exhibit "C" and made a part hereof. Development within the 61.093 acres of the newly designated Saint Gregory the Great Land Use Tract shall be governed by the Zoning Regulations (as defined in the Development Agreement) and by the Amended Concept Plan. Specifically, the land uses and development standards applicable to the Saint Gregory the Great Land Use Tract shall control development within the Property with the same effect as if included in the original Concept Plan and Development Agreement.

      ii. Section 2 of the Concept Plan is further hereby amended as follows:

         1. Section 2.A. Introduction. Add as new tenth (10th) Planning Area the Saint Gregory the Great Land Use Tract.

2. Section 2.B. Allowed Land Uses. Add Saint Gregory the Great Land Use Tract as a new sub-section 10, with the following allowed land uses and definitions:

a. Community Recreation.
b. Hotel/Inn.
c. Institutional Civic.
d. Maintenance Areas.
e. Multifamily Residential.
f. Neighborhood Commercial – including specifically convenience stores and automobile service stations with up to 20 fueling stations and car wash but excluding Recreational Vehicle Parks.
g. Open Space.
h. Roads.
i. Setbacks and Buffers.
j. Silviculture.
k. Wetlands.
l. Utilities.

The land uses within the Saint Gregory the Great Tract are further defined by two sub-areas the first being the 10.65 acre Neighborhood Commercial Area and the remaining 50.44 acre area containing the school, church, BJWSA pump station and future development on Campus Master Plan attached hereto as Exhibit "D".

Specific land uses for each of the abovementioned areas from the allowed land use categories are identified in the table provided as Exhibit "E".

iii. Density. The Property is hereby added to the Buckwalter Concept Plan and designated as the Saint Gregory the Great Land Use Tract as depicted in the Amended Concept Plan attached hereto as Exhibit "C". The Property shall have 10.65 acres of general commercial development rights and 150 residential dwelling unit development rights both to be added to the Buckwalter PUD Concept Plan and Development Agreement. Notwithstanding anything otherwise contained in the Development Agreement or Concept Plan, the residential dwelling unit development rights allocated to the Saint Gregory the Great Land Use Tract may not be transferred to any other piece, parcel or tract of land within the Buckwalter Tract or otherwise. This prohibition shall not apply to the transfer of residential dwelling unit development rights to the Town.

iv. No Effect on Other Landowner Rights. No change which is hereby approved to the Development Agreement and Concept Plan shall have any effect whatsoever on any property or landowner rights other than the Saint Gregory the Great Land Use Tract and Owner.

3. **Traffic Impact Analysis.** Due to the COVID-19 pandemic, the Town understands that it is not feasible to conduct an accurate traffic count for a Transportation Impact Analysis for

the Property at the time of execution of this Twelfth Amendment. Therefore, as a condition of this Twelfth Amendment, the Owner must submit a Traffic Impact Analysis for the Property prior to the issuance of any new Development Permits for the Saint Gregory the Great Tract.

4. **Reaffirmation of Buckwalter Development Agreement, Concept Plan and Amendments Thereto.** The Buckwalter Development Agreement, Concept Plan and all prior amendments thereto as modified by this Twelfth Amendment are hereby ratified and reaffirmed as if set forth verbatim herein.

5. **Binding Effect.** This Twelfth Amendment to the Buckwalter Development Agreement and Concept Plan shall inure to the benefit of and be binding upon the respective parties hereto, their successors and assigns.

6. **Consistency with the Comprehensive Plan.** The Town confirms that the matters contained herein are consistent with the Comprehensive Plan of the Town of Bluffton and consistent with long range planning for the Town, wetland protection, and other planning goals.

[SIGNATURES ON FOLLOWING PAGES]

IN WITNESS WHEREOF, the parties hereto, in and through their authorized representatives, have caused this instrument to be executed on their behalf effective the date first above written.

WITNESSES:

TOWN OF BLUFFTON,
SOUTH CAROLINA

_____

By: _____

_____

Its: _____

Attest: _____

SOUTH CAROLINA)
) ACKNOWLEDGEMENT
COUNTY OF BEAUFORT)

I, _____, Notary Public for South Carolina do hereby certify that _____ on behalf of the Town of Bluffton, South Carolina, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this _____ day of _____, 2021.

_____
Notary Public for South Carolina
My Commission Expires:_____

WITNESSES:

THE BISHOP OF CHARLESTON,
A CORPORATION SOLE

_____

By: _____

_____

Its: _____

SOUTH CAROLINA)
) ACKNOWLEDGEMENT
COUNTY OF _____)

I, _____, Notary Public for South Carolina do hereby certify that _____ on behalf of The Bishop of Charleston personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this _____ day of _____, 2021.

_____
Notary Public for South Carolina
My Commission Expires:_____

WITNESSES:

BEAUFORT-JASPER WATER & SEWER AUTHORITY

_____

By: _____

_____

Its: _____

SOUTH CAROLINA)
) ACKNOWLEDGEMENT
COUNTY OF BEAUFORT)

I, _____, Notary Public for South Carolina do hereby certify that _____ on behalf of Beaufort-Jasper Water & Sewer Authority personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this _____ day of _____, 2021.

_____
Notary Public for South Carolina
My Commission Expires:_____

EXHIBIT "A"

ALL that certain piece, parcel, and tract of land containing 63.12 acres, more or less, situate, lying and being in the Meggett Tract Section of Beaufort County, South Carolina, with said tract more specifically shown and described on a plat thereof entitled "A Boundary Plat of 63.12 Acres A Portion Of Tax Parcel 600-13-46 The Meggett Tract", prepared by Connor & Associates, Inc., certified by Matthew L. Crawford, S.C.R.L.S. No. 9756, dated November 14, 1997 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 63 at Page 9.

LESS AND EXCEPT that certain 0.33 acre parcel, more or less, shown as "Area of Acquisition" on that certain Title to Real Estate date February 11, 2011 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 3040 at Page 2187.

LESS AND EXCEPT those certain "Frontage Roads" more particularly shown and described in that certain Deed of Right-of-Way in favor of Beaufort County, a political subdivision of the State of South Carolina dated December 14, 2015 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 3460 at Pages 1928-1931.

TMS #: R600 022 000 0125 0000

EXHIBIT “B”

Plat

NORTH
S.C. GRID
NAD 83

5/8" RBS W/CAP

1,253.71'

N/F
EAGLES POINTE GOLF COURSE LLC
TMS R600 022 000 0019 0000

N/F
EAGLE'S POINTE HOMEOWNER'S ASSOC INC
TMS R600 022 000 0055 0000

N/F
EAGLES POINTE GOLF COURSE LLC
TMS R600 022 000 0019 0000

6' CHAIN LINK FENCE

15.01'

S53°16'03"E 2748.07' (TOTAL)

1,479.95'

N03°21'37"E 1903.22'

6' CHAINLINK FENCE

POND 3
APPROX.
0.649 Ac.

TOP OF BANK
BOTTOM OF BANK

S86°41'18"E 267.58'

S86°41'18"E 240.03'

N50°33'54"E 209.78'

N50°33'54"E 196.07'

30.00'

15' BJWSA UTILITY EASEMENT (PER REFERENCE #4)

(SEE INSET 1)

BJWSA PUMP STATION
2,500 Sq.Ft.
0.057 Ac.

15' BJWSA UTILITY EASEMENTS (PER REFERENCE #4)

N34°53'45"E 379.10'

N34°53'45"E 387.03'

15.00'

N/F
BERKELEY HALL CLUB INC
TMS R600 013 000 0046 0000

ONE STORY STUCCO BUILDING

2 STORY STUCCO BUILDING

30' BJWSA ACCESS EASEMENT

30' BJWSA UTILITY EASEMENT (PER REFERENCE #4)

N/F
THE BISHOP OF CHARLESTON
TMS R600 022 000 0125 0000
2,658,736.29 Sq.Ft.
61.036 Ac.

(SEE INSET 2)

N03°26'33"E 329.09'

15' BJWSA UTILITY EASEMENT

N03°26'33"E 359.09'

3.35' FENCE ENCROACHMENT

5.5' WIDE DITCH

N03°53'11"E 156.72'

N03°53'11"E 153.20'

N15°05'56"W 105.04'

N15°05'56"W 105.04'

S86°35'01"E 148.64'

S86°35'01"E 148.24'

N51°34'14"W 172.18'

N51°34'14"W 172.50'

POND 1
APPROX.
1.540 Ac.

TOP OF BANK
BOTTOM OF BANK

S03°10'56"W 307.76'

N01°55'18"E 282.69'

15' BJWSA UTILITY EASEMENT

N01°55'18"E 252.53'

N86°33'53"W 372.23'

15' BJWSA UTILITY EASEMENT

N86°35'50"W 371.87'

15.00'

(SEE INSET 4)
(SEE INSET 3)

ONE STORY STUCCO CHURCH ON CONC SLAB

N03°18'51"E 268.73'

15' BJWSA UTILITY EASEMENT

N03°18'51"E 253.64'

BERKELEY HALL BLVD R/W VARIES

SCDOT R/W PER SCDOT FILE #7.037178A

3/4"RBF W/DISK

5/8" RBS W/CAP

BACK OF CURB

N/F BEAUFORT COUNTY R/W VARIES

N86°49'13"W 559.01' (TOTAL)

S86°49'13"E 559.07' (TOTAL)

3/4" IPF

RWMF 4" DISK

N86°37'00"W 334.94'

RWMF 4" DISK

218.50'

SIGN

N86°37'53"W 445.04' (TOTAL)

15.07'

211.47'

3/4"RBF W/DISK

N86°37'29"W 275.10'

23.96'

3/4" RBF W/DISK

10.00'

10' BJWSA UTILITY EASEMENT

N86°38'21"W 499.87' (TOTAL)

465.91'

N86°41'09"W 493.64'

S86°41'09"E 413.62'

15' BJWSA UTILITY EASEMENT

N86°41'09"W 899.57'

45' BJWSA UTILITY EASEMENT

S86°41'09"E 840.90'

45.00'

S01°36'04"W 198.30' (TOTAL)

86.72'

SIGN

N86°37'53"W 377.16'

3/4"RBF W/DISK

U.S. HIGHWAY 278 R/W VARIES

POND 2
APPROX.
1.068 Ac.

TOP OF BANK
BOTTOM OF BANK

PKS

N86°41'18"W 389.90'

S86°41'18"E 389.90'

5/8" RBS W/CAP

N/F BEAUFORT COUNTY R/W VARIES

BACK OF CURB

3X3" CMF

S68°17'37"W 357.14'

N/F
BLUFFTON TOWNSHIP FIRE DISTRICT
TMS R600 022 000 0316 0000

5/8" RBS W/CAP

BACK OF CURB

100 50 0 100 200
GRAPHIC SCALE

INSET 1 (N.T.S.)

PROPERTY CORNER FALLS IN FENCE POST

7' CHAINLINK FENCE

INSET 2 (N.T.S.)

INSET 3 (N.T.S.)

INSET 4 (N.T.S.)

EXISTING 15' BJWSA UTILITY EASEMENT

CURVE TABLE					
LABEL	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	525.00'	452.15'	438.31'	N62°00'56"W	49°20'44"
C2	475.00'	415.90'	402.74'	S61°36'18"E	50°10'09"
C3	475.00'	37.50'	37.49'	S34°15'35"E	4°31'26"
C4	52.00'	51.40'	49.33'	S59°25'56"E	56°38'00"
C5	82.00'	81.05'	77.79'	S59°25'56"E	56°38'00"
C6	165.00'	135.32'	131.56'	N27°10'32"E	46°59'19"
C7	135.00'	110.74'	107.66'	N27°10'52"E	46°59'58"
C8	170.03'	82.58'	82.23'	N19°31'52"W	21°05'21"
C9	140.03'	52.18'	51.87'	N20°56'42"W	21°20'55"
C10	165.00'	105.22'	103.45'	N33°18'07"W	36°32'15"
C11	135.00'	86.09'	84.64'	N33°18'07"W	36°32'15"
C12	104.96'	102.04'	98.07'	N24°12'35"W	55°42'12"
C13	134.96'	131.07'	125.98'	N24°10'51"W	55°38'44"

LINE TABLE		
LABEL	BEARING	DISTANCE
L1	N69°11'40"E	5.70'
L2	N03°14'22"E	12.53'
L3	S02°03'53"W	5.09'
L4	N03°23'22"E	50.73'
L5	N03°18'42"E	50.00'
L6	N03°23'22"E	98.92'
L7	N86°36'34"W	30.02'
L8	S03°23'29"W	99.03'
L9	N86°49'13"W	21.09'
L10	S01°36'04"W	17.36'
L11	S53°28'42"W	31.59'
L12	S03°18'42"W	50.00'
L13	S36°31'18"E	60.80'
L14	N03°28'02"E	65.79'
L15	N03°28'02"E	65.78'
L16	N86°41'09"W	10.00'
L17	N86°49'13"W	51.76'
L18	N09°03'11"E	47.82'
L19	N86°35'01"W	113.59'
L20	N86°35'01"W	128.90'
L21	S86°35'01"E	136.01'
L22	S86°31'44"E	127.91'
L23	S02°15'04"W	3.48'
L24	S87°44'56"E	42.91'
L25	S03°31'49"W	18.06'
L26	S87°11'57"E	15.00'
L27	N03°31'49"E	254.49'
L28	S87°44'56"E	12.98'
L29	S31°06'56"E	63.42'
L30	S87°44'56"E	38.23'
L31	N03°31'49"E	14.99'
L32	N86°34'26"W	38.59'
L33	S87°44'56"E	12.98'
L34	S31°06'56"E	47.61'
L35	N86°35'01"W	28.93'
L36	S03°31'49"W	192.73'
L37	N86°28'11"W	15.76'
L38	S01°31'25"W	169.77'
L39	S86°28'47"E	11.62'
L40	N03°31'49"E	15.78'
L41	N86°28'47"W	11.37'
L42	N01°31'25"E	148.07'
L43	S89°24'52"E	10.18'
L44	N00°35'08"E	15.00'
L45	N89°24'52"W	9.71'
L46	S86°59'06"E	12.83'
L47	S03°00'54"W	15.00'
L48	N86°59'06"W	12.88'
L49	S03°10'56"W	127.73'
L50	S09°03'11"W	13.71'
L51	S86°42'51"E	21.79'
L52	S03°18'51"W	10.73'
L53	S03°18'51"W	23.98'
L54	N86°41'09"W	15.00'
L55	S03°18'51"W	4.28'
L56	N03°18'51"E	34.70'
L57	N86°42'51"W	8.29'
L58	S09°03'11"W	87.87'
L59	N03°10'56"E	436.17'
L60	N88°23'58"E	19.70'
L61	N01°36'02"W	20.00'
L62	S88°23'58"W	16.52'
L63	N09°03'11"E	12.99'
L64	S86°49'13"E	30.03'
L65	S83°16'07"E	238.86'
L66	N06°43'53"E	26.34'
L67	S06°43'53"W	10.41'
L68	N83°16'07"W	167.73'
L69	N03°38'30"E	71.18'
L70	N03°38'30"E	73.75'
L71	N13°25'55"E	46.47'
L72	N13°25'55"E	43.62'
L73	N87°44'56"W	50.00'
L74	S02°15'04"W	50.00'
L75	S87°44'56"E	50.00'
L76	N02°15'04"E	50.00'
L77	S03°23'29"W	58.15'
L78	S86°49'13"E	21.07'
L79	N03°23'39"E	57.77'
L80	N85°47'05"W	21.06'

VICINITY MAP NOT TO SCALE

SITE
LANCASTER BLVD
U.S. HWY 278
BUCKWALTER PKWY

LEGEND

RBF ●	IRON REBAR FOUND
CMF ■	CONC. MONUMENT FOUND
△	CALC POINT – CORNER NOT SET
RBS ○	IRON REBAR SET
PKS ○	PK NAIL SET
RWMF ■	RIGHT–OF–WAY CONC. MONUMENT FOUND
IPF ●	IRON PIPE FOUND
N.T.S.	NOT TO SCALE
	POWER POLE
×	GUY WIRE
OHP	OVERHEAD POWER LINE
	EDGE OF PAVEMENT

NOTES

1. THIS PARCEL APPEARS TO LIE IN FLOOD ZONE C, FIRM PANEL 0055–D AND 0085–D COMMUNITY 450025.
2. HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE GRID (NAD 83).
3. PONDS WERE SCALED IN PER GOOGLE EARTH. APPROXIMATE POND AREA CALCULATIONS IS TO THE TOP OF BANK.

REFERENCES

1. A BOUNDARY PLAT OF 63.12 ACRES, A PORTION OF TAX PARCEL 600–13–46, THE MEGGETT TRACT.
   PLAT BOOK 63 PAGE 9
   DATE: 11–14–97
   BY: MATTHEW M. CRAWFORD, S.C.R.L.S. No. 9756
2. A SUBDIVISION PLAT OF PHASE III, A SECTION OF EAGLE'S POINT.
   PLAT BOOK 78 PAGE 73
   DATE: 01–15–01
   BY: MACK W. THOMAS III, S.C.R.L.S. No. 14531
3. A CAD FILE BY WARD EDWARDS FOR PARISH LIFE CENTER – PHASE 1 UTILITIES RECIEVED ON 2–21–18.
4. AN EASEMENT PLAT OF ST. GREGORY THE GREAT SEWER EXPANSION DATED 03–12–18
   PLAT BOOK: 149 PAGE: 63
   BY: MARK ELLIS LAMB S.C.P.L.S. No. 23200
5. A RIGHT–OF–WAY EXHIBIT OF SAINT GREGORY CATHOLIC CHURCH. BY ATLAS SURVEYING, DATED: 12–10–15.

PREPARED FOR:
ST. GREGORY THE GREAT CATHOLIC CHURCH

A BOUNDARY SURVEY OF

ST. GREGORY THE GREAT CATHOLIC CHURCH

TAX PARCEL No. R600 022 000 0125 0000

THE TOWN OF BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK:	NCN
FIELD CHECK:	JWR
DRAWN BY:	MJF
DATE:	02–17–2020
SCALE:	1"=100'
PROJECT No.:	BFT–17105
FILE:	BFT–17105 B1.DWG

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

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

ATLAS SURVEYING INC. BFT LLC. No. C05928 CERTIFICATE OF AUTHORIZATION

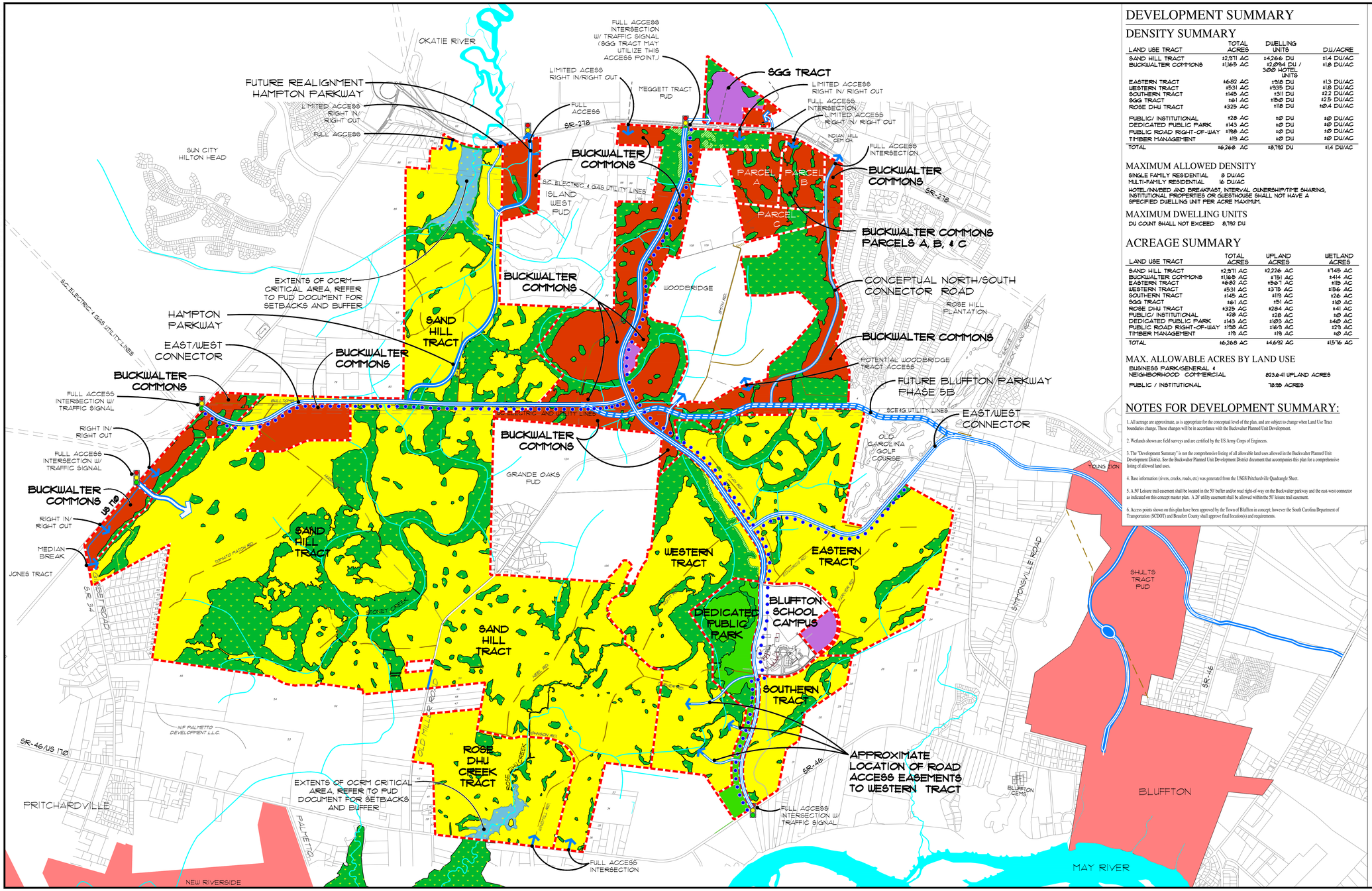
SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR No. 28139 JEREMY W. REEDER

JEREMY W. REEDER
S.C.P.L.S. No. 28139
NOT VALID UNLESS STAMPED WITH SEAL

EXHIBIT “C”

Amended Concept Plan for Buckwalter PUD

Attachment 8



DEVELOPMENT SUMMARY

DENSITY SUMMARY

LAND USE TRACT	TOTAL ACRES	DWELLING UNITS	DU/ACRE
SAND HILL TRACT	±2,971 AC	±4,266 DU	±1.4 DU/AC
BUCKWALTER COMMONS	±1,165 AC	±2,094 DU / 300 HOTEL UNITS	±1.8 DU/AC
EASTERN TRACT	±682 AC	±918 DU	±1.3 DU/AC
WESTERN TRACT	±531 AC	±935 DU	±1.8 DU/AC
SOUTHERN TRACT	±145 AC	±311 DU	±2.2 DU/AC
SGG TRACT	±61 AC	±150 DU	±2.5 DU/AC
ROSE DHU TRACT	±325 AC	±118 DU	±0.4 DU/AC
PUBLIC/ INSTITUTIONAL	±28 AC	±0 DU	±0 DU/AC
DEDICATED PUBLIC PARK	±143 AC	±0 DU	±0 DU/AC
PUBLIC ROAD RIGHT-OF-WAY	±198 AC	±0 DU	±0 DU/AC
TIMBER MANAGEMENT	±19 AC	±0 DU	±0 DU/AC
TOTAL	±6,268 AC	±8,792 DU	±1.4 DU/AC

MAXIMUM ALLOWED DENSITY

SINGLE FAMILY RESIDENTIAL 8 DU/AC
MULTI-FAMILY RESIDENTIAL 16 DU/AC

HOTEL/INN/BED AND BREAKFAST, INTERVAL OWNERSHIP/TIME SHARING, INSTITUTIONAL PROPERTIES OR GUESTHOUSE SHALL NOT HAVE A SPECIFIED DWELLING UNIT PER ACRE MAXIMUM.

MAXIMUM DWELLING UNITS

DU COUNT SHALL NOT EXCEED 8,792 DU

ACREAGE SUMMARY

LAND USE TRACT	TOTAL ACRES	UPLAND ACRES	WETLAND ACRES
SAND HILL TRACT	±2,971 AC	±2,226 AC	±748 AC
BUCKWALTER COMMONS	±1,165 AC	±751 AC	±414 AC
EASTERN TRACT	±682 AC	±567 AC	±115 AC
WESTERN TRACT	±531 AC	±375 AC	±156 AC
SOUTHERN TRACT	±145 AC	±119 AC	±26 AC
SGG TRACT	±61 AC	±51 AC	±10 AC
ROSE DHU TRACT	±325 AC	±284 AC	±41 AC
PUBLIC/ INSTITUTIONAL	±28 AC	±28 AC	±0 AC
DEDICATED PUBLIC PARK	±143 AC	±103 AC	±40 AC
PUBLIC ROAD RIGHT-OF-WAY	±198 AC	±169 AC	±29 AC
TIMBER MANAGEMENT	±19 AC	±19 AC	±0 AC
TOTAL	±6,268 AC	±4,692 AC	±1,576 AC

MAX. ALLOWABLE ACRES BY LAND USE

BUSINESS PARK/GENERAL & NEIGHBORHOOD COMMERCIAL	823.641 UPLAND ACRES
PUBLIC / INSTITUTIONAL	78.95 ACRES

NOTES FOR DEVELOPMENT SUMMARY:

1. All acreage are approximate, as is appropriate for the conceptual level of the plan, and are subject to change when Land Use Tract boundaries change. These changes will be in accordance with the Buckwalter Planned Unit Development.

2. Wetlands shown are field surveys and are certified by the US Army Corps of Engineers.

3. The "Development Summary" is not the comprehensive listing of all allowable land uses allowed in the Buckwalter Planned Unit Development District. See the Buckwalter Planned Unit Development District document that accompanies this plan for a comprehensive listing of allowed land uses.

4. Base information (rivers, creeks, roads, etc) was generated from the USGS Pritchardville Quadrangle Sheet.

5. A 50' Leisure trail easement shall be located in the 50' buffer and/or road right-of-way on the Buckwalter parkway and the east-west connector as indicated on this concept master plan. A 20' utility easement shall be allowed within the 50' leisure trail easement.

6. Access points shown on this plan have been approved by the Town of Bluffton in concept; however the South Carolina Department of Transportation (SCDOT) and Beaufort County shall approve final location(s) and requirements.

CONCEPT MASTER PLAN

For:

Buckwalter

PLANNED UNIT DEVELOPMENT

Bluffton, South Carolina

Prepared For:

Branigar Organization
Savannah, Georgia

BRANIGAR
The Branigar Organization, Inc.

A company of INTERNATIONAL PAPER

Prepared By:

Wood+Partners, Inc.
Landscape Architects/Land Planners
Hilton Head Island, South Carolina
Thomas & Hutton Engineering Co.
Savannah, Georgia

LEGEND:

- ROADS / PUBLIC RIGHT-OF-WAY
- INTERSECTION/ ACCESS POINTS
- EXISTING DIRT ROADS
- STREAMS / WATER CHANNELS
- LAND USE TRACT LIMIT
- LEISURE TRAIL

PUD LAND USE AREAS

- RESIDENTIAL
- COMMERCIAL
- PUBLIC/INSTITUTIONAL
- WETLANDS
- TIMBER MANAGEMENT
- OCRM CRITICAL AREA
- DEDICATED PUBLIC PARK

MILEAGE 0 1/2 1

0 600 1200 2400 3600 4800

NORTH

DATE: January 2000
REVISED: March 2000
REVISED: Sept. 2000 - To establish final alignment for East-West Connector (Bluffton Pkwy.)
REVISED: October 2001 - To provide leisure trail along East / West Connector
REVISED: May 2002 - Property addition to the Sand Hill Tract
REVISED: August 2002 - Property addition to the Sand Hill Tract
REVISED: October 2004 - Property addition to Sand Hill Tract & Buckwalter Commons
REVISED: December 2004 - Property addition to the Sand Hill Tract
REVISED: May 2005 - Hampton Parkway addition
REVISED: July 2005 - Groves Tract Addition
REVISED: October 2005 - Rose Dhu Phase 3 addition
REVISED: January 2006 - Jacoby addition
REVISED: May 2007 - Buckwalter Commons
REVISED: November 2007 - Willow Run Tract
REVISED: February 2008 - Unit Counts
REVISED: March 21, 2009 U-T 25S Parcel
REVISED: November 2011 - Buckwalter 10th Amendment - Robertson Site
REVISED: February 2012 - Modified Bluffton Parkway Phase 5B Alignment
REVISED: October 2012 - Modified Sand Hill Tract/Buckwalter Commons Connector Tract to add 70 Acres into Buckwalter Commons
REVISED: September 2020 - Annexed Saint Gregory the Great Tract (SGG Tract). Modification includes addition of 50.45 acres of public / institution and 10.65 acres of commercial and added 150 Residential Dwelling Units. Included future Bluffton Parkway Phase 5b.

EXHIBIT “D”

Campus Master Plan

Attachment 13

BUILDING LEGEND

- EXISTING
- PROPOSED EXPANSION
- NEW BUILDING S.G.G. CAMPUS

LEGEND

- (A) EXISTING CHURCH (+/- 12,000 S.F.)
- (B) EXISTING SCHOOL (+/- 25,000 S.F.)
- (C) RESSURECTION GARDEN
- (D) EXISTING PARKING (+/- 530 SPACES)
- (E) STORMWATER POND
- (F) FUTURE DEVELOPMENT/ PARKING EXPANSION
- (G) PARISH LIFE CENTER
- (H) COURTYARD
- (I) MULTI-PURPOSE FIELD
- (J) FUTURE MAIN CHURCH
- (K) SCHOOL/CHURCH EXPANSION (+/- 18,500 S.F.)
- (L) FUTURE RECTORY (+/- 3,000-5,000 S.F.)
- (M) CROSS COUNTRY TRAIL
- (N) FUTURE SERVICE BUILDING
- (O) APPROXIMATE LOCATION OF RELOCATABLE CURB CUTS, TYP.

FUTURE DEVELOPMENT

PROPERTY LINE ± 63.1 AC TOTAL

WETLAND & BUFFER (± 8.82 AC)

WETLAND & BUFFER (± 5.39 AC)

BERKELEY HALL

50' RIGHT OF WAY

COUNTY ROAD

50' PUD BUFFER

50' RIGHT OF WAY

ST. GREGORY DRIVE (±1 AC R/W)

OUTPARCEL 4 (± 2.94 AC)

NEIGHBORHOOD COMMERCIAL AREA

OUTPARCEL 3 (± 2.92 AC)

OUTPARCEL 2 (± 2.45 AC)

OUTPARCEL 1 (± 2.34 AC)

25' BUFFER

25' BUFFER

50' UNDISTURBED BUFFER/SETBACK

WETLAND & BUFFER (± .27 ACRES)

BLUFFTON FIRE DEPARTMENT

HIGHWAY 278 EAST

EXISTING S.G.G. SIGN

PROPOSED FREE STANDING OUTPARCEL SIGN (40 S.F.)

HIGHWAY 278 WEST

MAIN IDENTIFICATION SIGN (80 S.F.MAX)

* PEDESTRIAN CONNECTION/SIDEWALK

* PROPOSED PEDESTRIAN ACCESS

EXHIBIT C

INITIAL MASTER PLAN / CAMPUS MASTER PLAN

FOR

ST. GREGORY THE GREAT

BLUFFTON, SOUTH CAROLINA

Witmer·Jones·Keefer Ltd.
landscape architecture
land planning
www.wjkltd.com
23 Promenade Street, Suite 201 • Bluffton, South Carolina • 29910 • ph 843.757.7411

JANUARY, 2021

N

0 50 100 150 200 250 300 350 400

Scale 1 " = 100'

Note: Plan is conceptual in nature and subject to change

EXHIBIT “E”

Allowed Land Use Categories

Exhibit "E"
Buckwalter PUD Saint Gregory the Great Land Use Tract
Permitted Land Use Table

Legend: Permitted (P), Conditional (C), Special Use (S), Special Exception (SE), Not permitted (---)

Land Use Type	Saint Gregory The Great Land Use Tract		
	Civic/ Institutional Area 50.44 Acre Church, School, and BJWSA Pump Station	**Neighborhood Commercial Area** 10.65 Acre Outparcels	**Buckwalter PUD Applicable Use Standard Reference**
Agriculture			
Agricultural Support Services	---	---	---
Forestry	P	P	Section 2.D.15 Silviculture
Horse Riding School, Horse Training, Commercial Stables	---	---	---
Seafood/Shellfish Packaging/Processing	---	---	---
Residential			
Dwelling: Single-Family Detached Unit	---	---	---
Dwelling: Single-Family Attached Unit	---	---	---
Dwelling: Two Family Unit (Duplex)	---	---	---
Dwelling: Multifamily Unit	P	P	Sections 2.D.3 Dwelling Unit & 2.D.9 Multi-Family
Dwelling: Accessory Unit	---	---	---
Dwelling: Family Compound	---	---	---
Dwelling: Group Home	---	---	---
Community Residence	---	---	---
Home Office	---	---	---
Home Business	---	---	---
Live/Work	---	---	---
Retail & Restaurants			
General Retail 50,000 SF or less	---	---	---
General Retail 10,000 SF or less	---	P	Section 2.D.10. Neighborhood Commercial
General Retail 3,500 SF or less	---	P	Section 2.D.10. Neighborhood Commercial
General Retail with Drive-Thru	---	P	Section 2.D.10. Neighborhood Commercial
Bar, Tavern, Nightclub	---	---	---
Gas Station/Fuel Sales	---	P	Section 2.D.4 General Commercial
Outdoor Sales	---	---	---
Restaurant, Café, Coffee Shop	---	P	Section 2.D.10. Neighborhood Commercial
Restaurant, Café, Coffee Shop with Drive-Thru	---	P	Section 2.D.10. Neighborhood Commercial
Vehicle Sales & Rental Light	---	---	---

Exhibit "E"
Buckwalter PUD Saint Gregory the Great Land Use Tract
Permitted Land Use Table

Legend: Permitted (P), Conditional (C), Special Use (S), Special Exception (SE), Not permitted (---)

Land Use Type	Saint Gregory The Great Land Use Tract		
	Civic/ Institutional Area 50.44 Acre Church, School, and BJWSA Pump Station	**Neighborhood Commercial Area** 10.65 Acre Outparcels	**Buckwalter PUD Applicable Use Standard Reference**
Offices & Services			
Adult Oriented Business	---	---	---
Artisan Workshop	---	P	Section 2.D.10. Neighborhood Commercial
General Office & Services 25,000 SF or less	---	---	---
General Office & Services 10,000 SF or less	---	P	Section 2.D.10. Neighborhood Commercial
General Office & Services 3,500 SF or less	---	P	Section 2.D.10. Neighborhood Commercial
General Office & Services with Drive Thru	---	P	Section 2.D.10. Neighborhood Commercial
Animal Services: Clinic Hospital	---	P	Section 2.D.10. Neighborhood Commercial
Animal Services: Kennel	---	---	---
Car Wash	---	---	---
Cemetery	---	---	---
Day Care: Family Home (up to 8 clients)	---	---	---
Offices & Services - Continued			
Day Care: Commercial Center (9 or more clients)	---	---	---
Lodging: Bed & Breakfast (5 rooms or less)	---	---	---
Lodging: Inn (up to 24 rooms)	---	P	Sections 2.D.3 Dwelling Unit & 2.D.5 Hotel/ Inn
Lodging: Hotel	---	P	Sections 2.D.3 Dwelling Unit & 2.D.5 Hotel/ Inn
Medical Services: Clinics/Offices	---	P	Sections 2.D.3 Dwelling Unit & 2.D.5 Hotel/ Inn
Personal Service Establishments	---	---	---
Residential Storage Facility	---	---	---
Tattoo/Body Art Parlor	---	---	---
Vehicle Services: Minor Maintenance & Repair	---	---	---
Vehicle Services: Major Maintenance & Repair	---	---	---

Exhibit "E"
Buckwalter PUD Saint Gregory the Great Land Use Tract
Permitted Land Use Table

Legend: Permitted (P), Conditional (C), Special Use (S), Special Exception (SE), Not permitted (---)

Land Use Type	Saint Gregory The Great Land Use Tract		
	Civic/ Institutional Area 50.44 Acre Church, School, and BJWSA Pump Station	**Neighborhood Commercial Area** 10.65 Acre Outparcels	**Buckwalter PUD Applicable Use Standard Reference**
Recreation, Education, Safety, Public Assembly			
Community Oriented Cultural Facility (Less than 15,000 SF)	P	P	Section 2.D.6. Institutional/ Civic
Community Oriented Cultural Facility (More than 15,000 SF)	---	---	---
Community Public Safety Facility	P	P	Section 2.D.6. Institutional/ Civic
Conference or Exhibition Center	---	---	---
Club, Lodge, Union Hall, or Social Center	---	---	---
Golf Course	---	---	---
Government Building	---	---	---
Institutional Care Facility	P	P	Section 2.D.6. Institutional/ Civic
Meeting Facility/Place of Worship (Less than 15,000 SF)	P	P	Section 2.D.6. Institutional/ Civic
Meeting Facility/Place of Worship (More than 15,000 SF)	P	P	Section 2.D.6. Institutional/ Civic
Museum	---	---	---
Park, Playground, Outdoor Recreation Area	P	P	Sections 2.D.2 Community Recreation & 2.D.6. Institutional/ Civic
Recreation Facility	---	---	---
Recreation Facility: Commercial Indoor	---	---	---
Recreation, Education, Safety, Public Assembly - Continued			
Recreation Facility: Commercial Outdoor	---	---	---
Recreation Facility: Community-Based	---	---	---
School: Public or Private	P	P	Section 2.D.6. Institutional/ Civic
School: Specialized Training/Studio	P	P	---
School: College or University	---	---	---

Exhibit "E"
Buckwalter PUD Saint Gregory the Great Land Use Tract
Permitted Land Use Table

Legend: Permitted (P), Conditional (C), Special Use (S), Special Exception (SE), Not permitted (---)

Land Use Type	Saint Gregory The Great Land Use Tract		
	Civic/ Institutional Area 50.44 Acre Church, School, and BJWSA Pump Station	**Neighborhood Commercial Area** 10.65 Acre Outparcels	**Buckwalter PUD Applicable Use Standard Reference**
Infrastructure, Transportation, Communications			
Infrastructure and Utilities: Regional (Major) Utility	---	---	---
Parking Facility, Public or Commercial	---	---	---
Transportation Terminal	---	---	---
Industrial			
Artisan Workshop *(considered light manufacturing in County)*	---	---	---
Concrete & Asphalt Plants	---	---	---
Contractor's Office	---	---	---
Junk & Salvage Operations	---	---	---
Light Assembly/Fabrication *(considered light manufacturing in County)*	---	---	---
Mini-warehouses or Self-service Storage Facilities	---	---	---
Research and laboratory	---	---	---
Solid Waste Transfer Facility/Recycling Center	---	---	---
Telecommunication Towers	---	P	Section 2.D.4 General Commercial
Warehouse or Distribution Operation	---	---	---
Manufacturing, Processing, and Packaging - Light (Less than 15,000 SF)	---	---	---

Attachment 6

ORDINANCE NO. 2020-_____

AN ORDINANCE PROVIDING FOR AMENDMENT OF THE BUCKWALTER DEVELOPMENT AGREEMENT TO INCORPERATE CERTAIN PROPERTY OWNED BY THE BISHOP OF CHARLESTON AND BEAUFORT-JASPER WATER AND SEWER AUTHORITY, THE SAME CONTAINING APPROXIMATELY 61.093 ACRES, MORE OR LESS, LOCATED AT 323 FORDING ISLAND ROAD, AND BEARING BEAUFORT COUNTY TAX MAP NOS. R600 022 000 0125 0000 AND R600 022 000 1120 0000, AND DESIGNATE SUCH PROPERTIES AS A NEW LAND USE TRACT TO BE KNOWN AS THE SAINT GREGORY THE GREAT TRACT AND INCREASE THE TOTAL PERMITTED DEVELOPMENT RIGHTS BY 10.03 ACRES OF GENERAL COMMERCIAL AND 150 RESIDENTIAL DWELLING UNITS TO THE BUCKWALTER CONCEPT PLAN TO THE BUCKWALTER DEVELOPMENT AGREEMENT.

WHEREAS, on April 19, 2000, the Town of Bluffton enacted Ordinance No. 2000-03 adopting the Buckwalter Development Agreement and Ordinance No. 2000-04 adopting the Buckwalter Concept Plan; and

WHEREAS, concurrent with the entering into the Development Agreement on April 19, 2000 the Town of Bluffton annexed the Buckwalter Tract into the town's corporate boundaries and approved Planned Unit Development zoning for the tract and the Buckwalter Concept Plan; and

WHEREAS, the Town has previously approved eleven amendments to the Buckwalter Tract Development Agreement and Concept Plan to add and/or reallocate additional property and density thereto; and

WHEREAS, on July 10, 2019, the Bishop of Charleston ("Saint Gregory the Great Catholic Church") and Beaufort-Jasper Water and Sewer Authority ("BJWSA") submitted One Hundred Percent (100%) Annexation Petitions, which were later amended and executed February 6, 2020, to annex certain real properties contiguous to the Town of Bluffton's corporate boundaries consisting of a total of 61.093 acres, more or less, and bearing Beaufort County Tax Map Nos. R600 022 000 0125 0000 and R600 022 000 1120 0000 (the "Properties"); and

WHEREAS, Saint Gregory the Great Catholic Church and BJWSA have requested the Properties be zoned as and incorporated into the Buckwalter Planned Unit Development Concept Plan and Development Agreement, and designated as a new land use Tract to be known as the Saint Gregory the Great Tract; and

WHEREAS, in conjunction with the incorporation of the Properties into the Buckwalter Planned Unit Development Concept Plan and Development Agreement the Town and the addition of a new Land Use Tract, Saint Gregory the Great Catholic Church, and BJWSA desire to increase the total allowed residential and commercial development rights provided for in the Buckwalter Development Agreement, as amended, by 10.03 acres of general commercial and 150 residential dwelling units for use for the above referenced Properties as described therein.

NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BLUFFTON, SOUTH CAROLINA, in accordance with the foregoing, the Town hereby amends the Buckwalter Development Agreement in the following particulars:

1. The Buckwalter Development Agreement shall be amended in accordance with the terms and conditions of the Twelfth Amendment to Development Agreement And Concept Plan - Buckwalter Tract – Saint Gregory The Great Planning Tract attached hereto as Exhibit A.

2. In the event of any conflict between the terms and conditions of the Buckwalter Development Agreement and this Amendment to the Buckwalter Development Agreement, the terms and conditions of this Amendment to the Buckwalter Development Agreement shall control and the Buckwalter Development Agreement shall be deemed amended to that extent.

3. All other terms and conditions of the Buckwalter Development Agreement, as amended, not changed or otherwise modified herein are reaffirmed and remain unchanged.

DONE, RATIFIED AND ENACTED this _____ day of _____, 2020.

This Ordinance was read and passed by first reading on December 8, 2020.

_____
Lisa Sulka, Mayor
Town of Bluffton, South Carolina

_____
Kimberly Chapman, Town Clerk
Town of Bluffton, South Carolina

A public hearing was held on this Ordinance on July 13, 2021.

_____
Lisa Sulka, Mayor
Town of Bluffton, South Carolina

_____
Kimberly Chapman, Town Clerk
Town of Bluffton, South Carolina

This Ordinance was passed at second reading held on July 13, 2021.

_____
Lisa Sulka, Mayor
Town of Bluffton, South Carolina

_____
Kimberly Chapman, Town Clerk
Town of Bluffton, South Carolina

Exhibit A

Prepared By and After
Recording Return to:
Burr & Forman LLP
Attn: Walter J. Nester, III
23-B Shelter Cove Lane
Hilton Head Island, SC 29928
843-785-2171

STATE OF SOUTH CAROLINA	**)**	**TWELFTH AMENDMENT TO**
	)	**DEVELOPMENT AGREEMENT**
	)	**AND CONCEPT PLAN -**
	)	**BUCKWALTER TRACT –**
	)	**SAINT GREGORY THE GREAT**
COUNTY OF BEAUFORT	**)**	**PLANNING TRACT**

THIS TWELFTH AMENDMENT ("**Twelfth Amendment**") to Development Agreement and Concept Plan is made and entered into this ___ day of _____, 2021 by and between the Town of Bluffton, South Carolina ("**Town**"), The Bishop of Charleston, a Corporation Sole ("**Bishop of Charleston**"), and Beaufort-Jasper Water & Sewer Authority ("**BJWSA**"), (Bishop of Charleston and BJWSA collectively "**Owner**").

WHEREAS, Town and The Branigar Organization, Inc. executed and approved a Development Agreement ("**Development Agreement**"), dated April 19, 2000, and recorded in the Office of the Register of Deeds ("**ROD**") for Beaufort County, South Carolina in Book 1288 at Page 1, which Development Agreement, as amended, governs the use and development of a tract of land known as the Buckwalter Tract, originally containing approximately 5,680 acres of land, more particularly described in the Development Agreement and amendments thereto (the "**Buckwalter PUD**"); and,

WHEREAS, concurrently with the execution of the Development Agreement, the Town annexed the Buckwalter Tract and granted Concept Plan zoning to the Buckwalter Tract, all as more particularly described in the Annexation Petition and Concept Plan ("**Concept Plan**") for Buckwalter Tract, adopted April 19, 2000; and,

WHEREAS, subsequent to the execution and approval of the Development Agreement and Concept Plan, the Town approved Eleven (11) Amendments to the Buckwalter Development Agreement and Concept Plan to add additional property thereto, each hereinafter identified as follows:

1. **First Amendment.** Addition of 11.721 acres known as the Robertson Tract with additional Density to the Buckwalter Development Agreement and Concept Plan executed on June 21, 2002 and recorded in the ROD in **Book 1599** at **Page 1149**; and

2. **Second Amendment.** Addition of 43.38 acres known as the Johnson Tracts together with 55 Dwelling Units to the Buckwalter Development Agreement and Concept Plan executed on February 4, 2003 and recorded in the ROD in **Book 1709** at **Page 440**; and

3. **Third Amendment.** Addition of 173.62 acres known as the Cypress Lake Tract from the Jones Estate Development Agreement and Concept Plan together with 600 Dwelling Units and 90 acres of General Commercial Density to the Buckwalter Development Agreement and Concept Plan executed on October 10, 2005 and recorded in the ROD in **Book 2256** at **Page 189**; and

4. **Fourth Amendment.** Addition of 59.91 acres known as the Rose Dhu Creek Phase III Tract together with 18 Dwelling Units to the Buckwalter Development Agreement and Concept Plan executed on October 10, 2005 and recorded in the ROD in **Book 2256** at **Page 204**; and

5. **Fifth Amendment.** Addition of 58.85 acres known as the Graves Tract together with 58.85 acres of General Commercial Density to the Buckwalter Development Agreement and Concept Plan executed on November 2, 2005 and recorded in the ROD in **Book 2305** at **Page 410**; and

6. **Sixth Amendment.** Addition of 2.687 acres known as the Jacoby Tract with no additional Density to the Buckwalter Development Agreement and Concept Plan executed on May 10, 2006 and recorded in the ROD in **Book 2816** at **Page 1746**; and

7. **Seventh Amendment.** Addition of 6.5 acres known as the University Investments Tract with no additional Density to the Buckwalter Development Agreement and Concept Plan executed on January 7, 2008 and recorded in the ROD in **Book 2671** at **Page 2250**; and

8. **Eighth Amendment.** Addition of 324 Dwelling Units through Transfer of Development Rights Permit for Buckwalter Place Initial Master Plan to the Buckwalter Development Agreement and Concept Plan executed on November 6, 2007 and recorded in the ROD in **Book 2823** at **Page 384**; and

9. **Ninth Amendment.** Addition of 163 acres known as the Willow Run Tract, together with the reallocation of Land Uses for the Northern Tract, as well as 260 Dwelling Units and 162 acres of General Commercial Density to the Buckwalter Development Agreement and Concept Master Plan executed on February 25, 2008 and recorded in the ROD in **Book 2724** at **Page 1787**; and

10. **Tenth Amendment.** Approved certain changes in use to the 9.18 acre Robertson site, and related conditions executed on February 10, 2012 and recorded in the ROD in **Book 3119** at **Page 2458**; and

11. **Eleventh Amendment.** Approved changes in permitted use for the Buckwalter Commons Connector Tract and redesignated a portion of the Sandhill Tract as Buckwalter Commons Tract and added an additional 70 acres of Commercial Density executed on April 10, 2013 and recorded in the ROD in **Book 3231** at **Page 3176**; and

WHEREAS, Owner owns that certain 61.093 acre parcel of real property (the "**Property**") located on the north side of U.S. Highway 278 and bounded to the east by the Bluffton Fire Department Station #35 and bounded to the west by the Berkeley Hall Club community. Said Property is more particularly described in Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, said Property is adjacent to the Buckwalter PUD which is located within the municipal limits of the Town, and is therefore contiguous with the Town; and

WHEREAS, portions of the Property have been improved to include the Saint Gregory the Great Catholic Church and the Saint Gregory the Great School consisting of an existing Church building of approximately 12,000 square feet; and an existing school building with offices supporting the school and the Church consisting of approximately 27,000 square feet, a church multipurpose building of approximately 27,000 square feet, and a sewer pump station and supporting infrastructure, parking, drives and rights of way (the "**Existing Development**"); and

WHEREAS, it is now the desire and intention of the Town and Owner to enter into this Twelfth Amendment to annex the Property into the Town to be included within the Concept Plan zoning of the Buckwalter Tract, designate the Property as being a part of the Buckwalter PUD, designate the Saint Gregory the Great Land Use Tract as an additional Planning Area, and to establish the permitted uses for said Saint Gregory the Great Land Use Tract; and

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Town and Owner agree as follows:

1. **Recitals.** The above recitals are incorporated herein by this reference thereto.

2. **Amendment of Development Agreement and Concept Plan.** The Development Agreement and Concept Plan are hereby further amended to provide:

   A. Amendment to Development Agreement. The Buckwalter Development Agreement, as amended, is hereby further amended to add the Property to the legal description of the property subject to the Development Agreement as a part of the Buckwalter Tract and the Development Agreement so amended. The effect of this Twelfth Amendment is to add the Property, depicted in the Plat described on Exhibit "B" attached hereto and made a part hereof as fully and completely as if the Property was originally included in the legal description to the Development Agreement.

   B. Amendments to Concept Plan. The Buckwalter Concept Plan, as amended, is hereby further amended as follows:

      i. Land Use Designation and Development Standards. The Property is hereby designated as being a part of the Buckwalter PUD, said tract designated hereunder as the Saint Gregory the Great Land Use Tract as depicted on the Amended Concept Plan for Buckwalter PUD attached hereto as Exhibit "C" and made a part hereof. Development within the 61.093 acres of the newly designated Saint Gregory the Great Land Use Tract shall be governed by the Zoning Regulations (as defined in the Development Agreement) and by the Amended Concept Plan. Specifically, the land uses and development standards applicable to the Saint Gregory the Great Land Use Tract shall control development within the Property with the same effect as if included in the original Concept Plan and Development Agreement.

      ii. Section 2 of the Concept Plan is further hereby amended as follows:

         1. Section 2.A. Introduction. Add as new tenth (10th) Planning Area the Saint Gregory the Great Land Use Tract.

2. Section 2.B. Allowed Land Uses. Add Saint Gregory the Great Land Use Tract as a new sub-section 10, with the following allowed land uses and definitions:

a. Community Recreation.
b. Hotel/Inn.
c. Institutional Civic.
d. Maintenance Areas.
e. Multifamily Residential.
f. Neighborhood Commercial – including specifically convenience stores and automobile service stations with up to 20 fueling stations and car wash but excluding Recreational Vehicle Parks.
g. Open Space.
h. Roads.
i. Setbacks and Buffers.
j. Silviculture.
k. Wetlands.
l. Utilities.

The land uses within the Saint Gregory the Great Tract are further defined by two sub-areas the first being the 10.65 acre Neighborhood Commercial Area and the remaining 50.44 acre area containing the school, church, BJWSA pump station and future development on Campus Master Plan attached hereto as Exhibit "D".

Specific land uses for each of the abovementioned areas from the allowed land use categories are identified in the table provided as Exhibit "E".

iii. Density. The Property is hereby added to the Buckwalter Concept Plan and designated as the Saint Gregory the Great Land Use Tract as depicted in the Amended Concept Plan attached hereto as Exhibit "C". The Property shall have 10.65 acres of general commercial development rights and 150 residential dwelling unit development rights both to be added to the Buckwalter PUD Concept Plan and Development Agreement. Notwithstanding anything otherwise contained in the Development Agreement or Concept Plan, the residential dwelling unit development rights allocated to the Saint Gregory the Great Land Use Tract may not be transferred to any other piece, parcel or tract of land within the Buckwalter Tract or otherwise. This prohibition shall not apply to the transfer of residential dwelling unit development rights to the Town.

iv. No Effect on Other Landowner Rights. No change which is hereby approved to the Development Agreement and Concept Plan shall have any effect whatsoever on any property or landowner rights other than the Saint Gregory the Great Land Use Tract and Owner.

3. **Traffic Impact Analysis.** Due to the COVID-19 pandemic, the Town understands that it is not feasible to conduct an accurate traffic count for a Transportation Impact Analysis for

the Property at the time of execution of this Twelfth Amendment. Therefore, as a condition of this Twelfth Amendment, the Owner must submit a Traffic Impact Analysis for the Property prior to the issuance of any new Development Permits for the Saint Gregory the Great Tract.

4. **Reaffirmation of Buckwalter Development Agreement, Concept Plan and Amendments Thereto.** The Buckwalter Development Agreement, Concept Plan and all prior amendments thereto as modified by this Twelfth Amendment are hereby ratified and reaffirmed as if set forth verbatim herein.

5. **Binding Effect.** This Twelfth Amendment to the Buckwalter Development Agreement and Concept Plan shall inure to the benefit of and be binding upon the respective parties hereto, their successors and assigns.

6. **Consistency with the Comprehensive Plan.** The Town confirms that the matters contained herein are consistent with the Comprehensive Plan of the Town of Bluffton and consistent with long range planning for the Town, wetland protection, and other planning goals.

[SIGNATURES ON FOLLOWING PAGES]

IN WITNESS WHEREOF, the parties hereto, in and through their authorized representatives, have caused this instrument to be executed on their behalf effective the date first above written.

WITNESSES:

TOWN OF BLUFFTON,
SOUTH CAROLINA

_____

By: _____

_____

Its: _____

Attest: _____

SOUTH CAROLINA)
) ACKNOWLEDGEMENT
COUNTY OF BEAUFORT)

I, _____, Notary Public for South Carolina do hereby certify that _____ on behalf of the Town of Bluffton, South Carolina, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this _____ day of _____, 2021.

_____
Notary Public for South Carolina
My Commission Expires:_____

WITNESSES:

THE BISHOP OF CHARLESTON,
A CORPORATION SOLE

_____

By: _____

_____

Its: _____

SOUTH CAROLINA)
) ACKNOWLEDGEMENT
COUNTY OF _____)

I, _____, Notary Public for South Carolina do hereby certify that _____ on behalf of The Bishop of Charleston personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this _____ day of _____, 2021.

_____
Notary Public for South Carolina
My Commission Expires:_____

WITNESSES:

BEAUFORT-JASPER WATER & SEWER AUTHORITY

_____

By: _____

_____

Its: _____

SOUTH CAROLINA)
) ACKNOWLEDGEMENT
COUNTY OF BEAUFORT)

I, _____, Notary Public for South Carolina do hereby certify that _____ on behalf of Beaufort-Jasper Water & Sewer Authority personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this _____ day of _____, 2021.

_____
Notary Public for South Carolina
My Commission Expires:_____

EXHIBIT "A"

ALL that certain piece, parcel, and tract of land containing 63.12 acres, more or less, situate, lying and being in the Meggett Tract Section of Beaufort County, South Carolina, with said tract more specifically shown and described on a plat thereof entitled "A Boundary Plat of 63.12 Acres A Portion Of Tax Parcel 600-13-46 The Meggett Tract", prepared by Connor & Associates, Inc., certified by Matthew L. Crawford, S.C.R.L.S. No. 9756, dated November 14, 1997 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 63 at Page 9.

LESS AND EXCEPT that certain 0.33 acre parcel, more or less, shown as "Area of Acquisition" on that certain Title to Real Estate date February 11, 2011 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 3040 at Page 2187.

LESS AND EXCEPT those certain "Frontage Roads" more particularly shown and described in that certain Deed of Right-of-Way in favor of Beaufort County, a political subdivision of the State of South Carolina dated December 14, 2015 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 3460 at Pages 1928-1931.

TMS #: R600 022 000 0125 0000

EXHIBIT “B”

Plat

NORTH
S.C. GRID
NAD 83

5/8" RBS W/CAP

1,253.71'

N/F
EAGLES POINTE GOLF COURSE LLC
TMS R600 022 000 0019 0000

N/F
EAGLE'S POINTE HOMEOWNER'S ASSOC INC
TMS R600 022 000 0055 0000

N/F
EAGLES POINTE GOLF COURSE LLC
TMS R600 022 000 0019 0000

6' CHAIN LINK FENCE

15.01'

S53°16'03"E 2748.07' (TOTAL)

1,479.95'

N03°21'37"E 1903.22'

6' CHAINLINK FENCE

POND 3
APPROX.
0.649 Ac.

TOP OF BANK
BOTTOM OF BANK

S86°41'18"E 267.58'

S86°41'18"E 240.03'

N50°33'54"E 209.78'

N50°33'54"E 196.07'

30.00'

15' BJWSA UTILITY EASEMENT (PER REFERENCE #4)

(SEE INSET 1)

BJWSA PUMP STATION
2,500 Sq.Ft.
0.057 Ac.

15' BJWSA UTILITY EASEMENTS (PER REFERENCE #4)

N34°53'45"E 379.10'

N34°53'45"E 387.03'

15.00'

N/F
BERKELEY HALL CLUB INC
TMS R600 013 000 0046 0000

ONE STORY STUCCO BUILDING

2 STORY STUCCO BUILDING

30' BJWSA ACCESS EASEMENT

30' BJWSA UTILITY EASEMENT (PER REFERENCE #4)

N/F
THE BISHOP OF CHARLESTON
TMS R600 022 000 0125 0000
2,658,736.29 Sq.Ft.
61.036 Ac.

(SEE INSET 2)

N03°26'33"E 329.09'

15' BJWSA UTILITY EASEMENT

N03°26'33"E 359.09'

3.35' FENCE ENCROACHMENT

5.5' WIDE DITCH

N03°53'11"E 156.72'

N03°53'11"E 153.20'

N15°05'56"W 105.04'

N15°05'56"W 105.04'

S86°35'01"E 148.64'

S86°35'01"E 148.24'

N51°34'14"W 172.18'

N51°34'14"W 172.50'

POND 1
APPROX.
1.540 Ac.

TOP OF BANK
BOTTOM OF BANK

S03°10'56"W 307.76'

N01°55'18"E 282.69'

15' BJWSA UTILITY EASEMENT

N01°55'18"E 252.53'

N86°33'53"W 372.23'

15' BJWSA UTILITY EASEMENT

N86°35'50"W 371.87'

15.00'

(SEE INSET 4)
(SEE INSET 3)

ONE STORY STUCCO CHURCH ON CONC SLAB

N03°18'51"E 268.73'

15' BJWSA UTILITY EASEMENT

N03°18'51"E 253.64'

BERKELEY HALL BLVD R/W VARIES

SCDOT R/W PER SCDOT FILE #7.037178A

3/4"RBF W/DISK

5/8" RBS W/CAP

BACK OF CURB

N/F BEAUFORT COUNTY R/W VARIES

N86°49'13"W 559.01' (TOTAL)

S86°49'13"E 559.07' (TOTAL)

3/4" IPF

RWMF 4" DISK

N86°37'00"W 334.94'

RWMF 4" DISK

218.50'

SIGN

N86°37'53"W 445.04' (TOTAL)

15.07'

211.47'

3/4"RBF W/DISK

N86°37'29"W 275.10'

23.96'

3/4" RBF W/DISK

10.00'

10' BJWSA UTILITY EASEMENT

N86°38'21"W 499.87' (TOTAL)

465.91'

N86°41'09"W 493.64'

S86°41'09"E 413.62'

15' BJWSA UTILITY EASEMENT

N86°41'09"W 899.57'

45' BJWSA UTILITY EASEMENT

S86°41'09"E 840.90'

45.00'

S01°36'04"W 198.30' (TOTAL)

86.72'

SIGN

N86°37'53"W 377.16'

3/4"RBF W/DISK

U.S. HIGHWAY 278 R/W VARIES

POND 2
APPROX.
1.068 Ac.

TOP OF BANK
BOTTOM OF BANK

PKS

N86°41'18"W 389.90'

S86°41'18"E 389.90'

5/8" RBS W/CAP

N/F BEAUFORT COUNTY R/W VARIES

BACK OF CURB

3X3" CMF

S68°17'37"W 357.14'

N/F
BLUFFTON TOWNSHIP FIRE DISTRICT
TMS R600 022 000 0316 0000

5/8" RBS W/CAP

BACK OF CURB

100 50 0 100 200
GRAPHIC SCALE

INSET 1 (N.T.S.)

PROPERTY CORNER FALLS IN FENCE POST

7' CHAINLINK FENCE

INSET 2 (N.T.S.)

INSET 3 (N.T.S.)

INSET 4 (N.T.S.)

EXISTING 15' BJWSA UTILITY EASEMENT

CURVE TABLE					
LABEL	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	525.00'	452.15'	438.31'	N62°00'56"W	49°20'44"
C2	475.00'	415.90'	402.74'	S61°36'18"E	50°10'09"
C3	475.00'	37.50'	37.49'	S34°15'35"E	4°31'26"
C4	52.00'	51.40'	49.33'	S59°25'56"E	56°38'00"
C5	82.00'	81.05'	77.79'	S59°25'56"E	56°38'00"
C6	165.00'	135.32'	131.56'	N27°10'32"E	46°59'19"
C7	135.00'	110.74'	107.66'	N27°10'52"E	46°59'58"
C8	170.03'	82.58'	82.23'	N19°31'52"W	21°05'21"
C9	140.03'	52.18'	51.87'	N20°56'42"W	21°20'55"
C10	165.00'	105.22'	103.45'	N33°18'07"W	36°32'15"
C11	135.00'	86.09'	84.64'	N33°18'07"W	36°32'15"
C12	104.96'	102.04'	98.07'	N24°12'35"W	55°42'12"
C13	134.96'	131.07'	125.98'	N24°10'51"W	55°38'44"

LINE TABLE		
LABEL	BEARING	DISTANCE
L1	N69°11'40"E	5.70'
L2	N03°14'22"E	12.53'
L3	S02°03'53"W	5.09'
L4	N03°23'22"E	50.73'
L5	N03°18'42"E	50.00'
L6	N03°23'22"E	98.92'
L7	N86°36'34"W	30.02'
L8	S03°23'29"W	99.03'
L9	N86°49'13"W	21.09'
L10	S01°36'04"W	17.36'
L11	S53°28'42"W	31.59'
L12	S03°18'42"W	50.00'
L13	S36°31'18"E	60.80'
L14	N03°28'02"E	65.79'
L15	N03°28'02"E	65.78'
L16	N86°41'09"W	10.00'
L17	N86°49'13"W	51.76'
L18	N09°03'11"E	47.82'
L19	N86°35'01"W	113.59'
L20	N86°35'01"W	128.90'
L21	S86°35'01"E	136.01'
L22	S86°31'44"E	127.91'
L23	S02°15'04"W	3.48'
L24	S87°44'56"E	42.91'
L25	S03°31'49"W	18.06'
L26	S87°11'57"E	15.00'
L27	N03°31'49"E	254.49'
L28	S87°44'56"E	12.98'
L29	S31°06'56"E	63.42'
L30	S87°44'56"E	38.23'
L31	N03°31'49"E	14.99'
L32	N86°34'26"W	38.59'
L33	S87°44'56"E	12.98'
L34	S31°06'56"E	47.61'
L35	N86°35'01"W	28.93'
L36	S03°31'49"W	192.73'
L37	N86°28'11"W	15.76'
L38	S01°31'25"W	169.77'
L39	S86°28'47"E	11.62'
L40	N03°31'49"E	15.78'
L41	N86°28'47"W	11.37'
L42	N01°31'25"E	148.07'
L43	S89°24'52"E	10.18'
L44	N00°35'08"E	15.00'
L45	N89°24'52"W	9.71'
L46	S86°59'06"E	12.83'
L47	S03°00'54"W	15.00'
L48	N86°59'06"W	12.88'
L49	S03°10'56"W	127.73'
L50	S09°03'11"W	13.71'
L51	S86°42'51"E	21.79'
L52	S03°18'51"W	10.73'
L53	S03°18'51"W	23.98'
L54	N86°41'09"W	15.00'
L55	S03°18'51"W	4.28'
L56	N03°18'51"E	34.70'
L57	N86°42'51"W	8.29'
L58	S09°03'11"W	87.87'
L59	N03°10'56"E	436.17'
L60	N88°23'58"E	19.70'
L61	N01°36'02"W	20.00'
L62	S88°23'58"W	16.52'
L63	N09°03'11"E	12.99'
L64	S86°49'13"E	30.03'
L65	S83°16'07"E	238.86'
L66	N06°43'53"E	26.34'
L67	S06°43'53"W	10.41'
L68	N83°16'07"W	167.73'
L69	N03°38'30"E	71.18'
L70	N03°38'30"E	73.75'
L71	N13°25'55"E	46.47'
L72	N13°25'55"E	43.62'
L73	N87°44'56"W	50.00'
L74	S02°15'04"W	50.00'
L75	S87°44'56"E	50.00'
L76	N02°15'04"E	50.00'
L77	S03°23'29"W	58.15'
L78	S86°49'13"E	21.07'
L79	N03°23'39"E	57.77'
L80	N85°47'05"W	21.06'

VICINITY MAP NOT TO SCALE

SITE
LANCASTER BLVD
U.S. HWY 278
BUCKWALTER PKWY

LEGEND

RBF ●	IRON REBAR FOUND
CMF ■	CONC. MONUMENT FOUND
△	CALC POINT – CORNER NOT SET
RBS ○	IRON REBAR SET
PKS ○	PK NAIL SET
RWMF ■	RIGHT–OF–WAY CONC. MONUMENT FOUND
IPF ●	IRON PIPE FOUND
N.T.S.	NOT TO SCALE
	POWER POLE
×	GUY WIRE
OHP	OVERHEAD POWER LINE
	EDGE OF PAVEMENT

NOTES

1. THIS PARCEL APPEARS TO LIE IN FLOOD ZONE C, FIRM PANEL 0055–D AND 0085–D COMMUNITY 450025.
2. HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE GRID (NAD 83).
3. PONDS WERE SCALED IN PER GOOGLE EARTH. APPROXIMATE POND AREA CALCULATIONS IS TO THE TOP OF BANK.

REFERENCES

1. A BOUNDARY PLAT OF 63.12 ACRES, A PORTION OF TAX PARCEL 600–13–46, THE MEGGETT TRACT.
   PLAT BOOK 63 PAGE 9
   DATE: 11–14–97
   BY: MATTHEW M. CRAWFORD, S.C.R.L.S. No. 9756
2. A SUBDIVISION PLAT OF PHASE III, A SECTION OF EAGLE'S POINT.
   PLAT BOOK 78 PAGE 73
   DATE: 01–15–01
   BY: MACK W. THOMAS III, S.C.R.L.S. No. 14531
3. A CAD FILE BY WARD EDWARDS FOR PARISH LIFE CENTER – PHASE 1 UTILITIES RECIEVED ON 2–21–18.
4. AN EASEMENT PLAT OF ST. GREGORY THE GREAT SEWER EXPANSION DATED 03–12–18
   PLAT BOOK: 149 PAGE: 63
   BY: MARK ELLIS LAMB S.C.P.L.S. No. 23200
5. A RIGHT–OF–WAY EXHIBIT OF SAINT GREGORY CATHOLIC CHURCH. BY ATLAS SURVEYING, DATED: 12–10–15.

PREPARED FOR:
ST. GREGORY THE GREAT CATHOLIC CHURCH

A BOUNDARY SURVEY OF

ST. GREGORY THE GREAT CATHOLIC CHURCH

TAX PARCEL No. R600 022 000 0125 0000

THE TOWN OF BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK:	NCN
FIELD CHECK:	JWR
DRAWN BY:	MJF
DATE:	02–17–2020
SCALE:	1"=100'
PROJECT No.:	BFT–17105
FILE:	BFT–17105 B1.DWG

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

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

ATLAS SURVEYING INC. BFT LLC. No. C05928 CERTIFICATE OF AUTHORIZATION

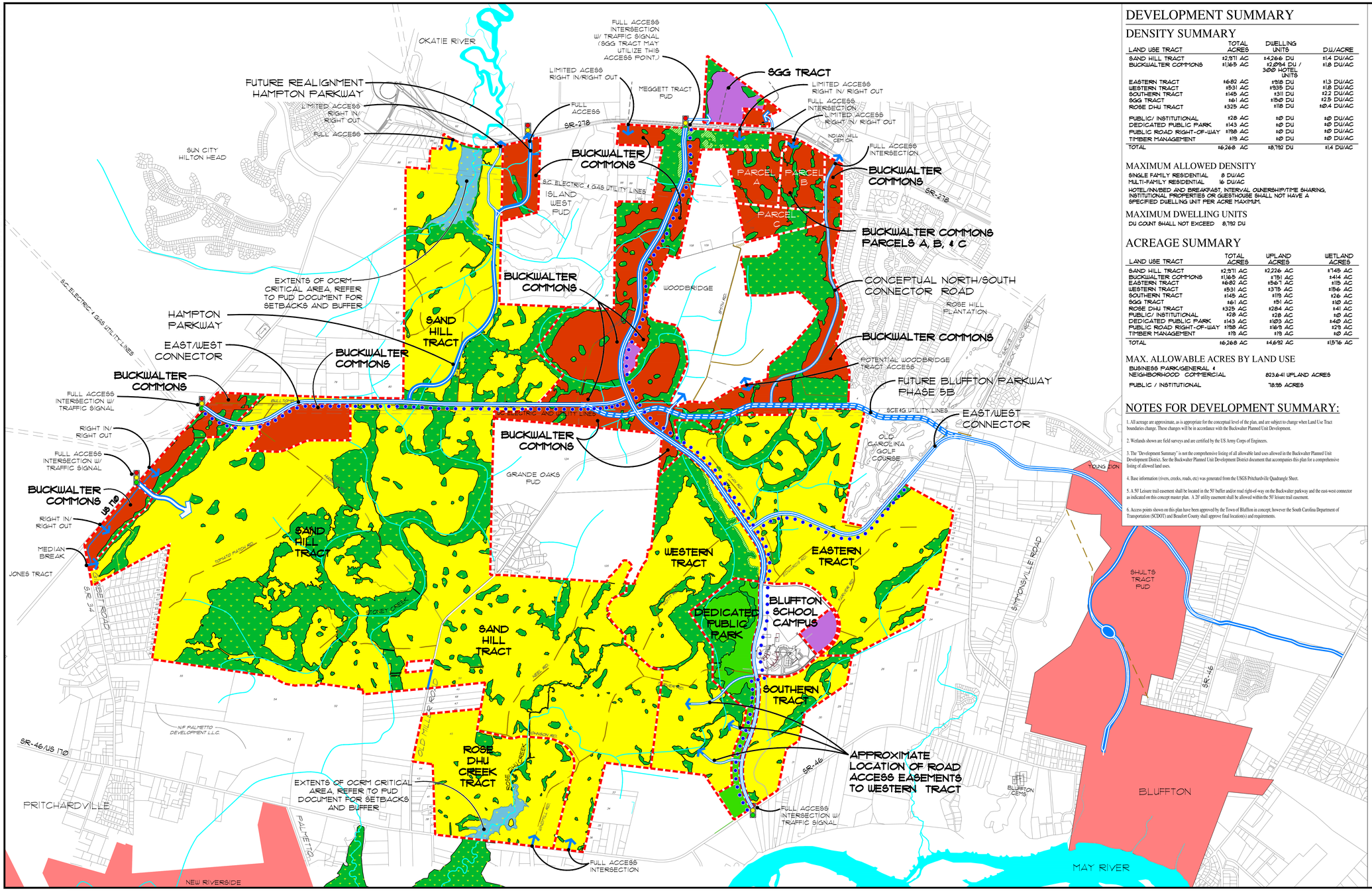
SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR No. 28139 JEREMY W. REEDER

JEREMY W. REEDER
S.C.P.L.S. No. 28139
NOT VALID UNLESS STAMPED WITH SEAL

EXHIBIT “C”

Amended Concept Plan for Buckwalter PUD

Attachment 8



DEVELOPMENT SUMMARY

DENSITY SUMMARY

LAND USE TRACT	TOTAL ACRES	DWELLING UNITS	DU/ACRE
SAND HILL TRACT	±2,971 AC	±4,266 DU	±1.4 DU/AC
BUCKWALTER COMMONS	±1,165 AC	±2,094 DU / 300 HOTEL UNITS	±1.8 DU/AC
EASTERN TRACT	±682 AC	±918 DU	±1.3 DU/AC
WESTERN TRACT	±531 AC	±935 DU	±1.8 DU/AC
SOUTHERN TRACT	±145 AC	±311 DU	±2.2 DU/AC
SGG TRACT	±61 AC	±150 DU	±2.5 DU/AC
ROSE DHU TRACT	±325 AC	±118 DU	±0.4 DU/AC
PUBLIC/ INSTITUTIONAL	±28 AC	±0 DU	±0 DU/AC
DEDICATED PUBLIC PARK	±143 AC	±0 DU	±0 DU/AC
PUBLIC ROAD RIGHT-OF-WAY	±198 AC	±0 DU	±0 DU/AC
TIMBER MANAGEMENT	±19 AC	±0 DU	±0 DU/AC
TOTAL	±6,268 AC	±8,792 DU	±1.4 DU/AC

MAXIMUM ALLOWED DENSITY

SINGLE FAMILY RESIDENTIAL 8 DU/AC
MULTI-FAMILY RESIDENTIAL 16 DU/AC

HOTEL/INN/BED AND BREAKFAST, INTERVAL OWNERSHIP/TIME SHARING, INSTITUTIONAL PROPERTIES OR GUESTHOUSE SHALL NOT HAVE A SPECIFIED DWELLING UNIT PER ACRE MAXIMUM.

MAXIMUM DWELLING UNITS

DU COUNT SHALL NOT EXCEED 8,792 DU

ACREAGE SUMMARY

LAND USE TRACT	TOTAL ACRES	UPLAND ACRES	WETLAND ACRES
SAND HILL TRACT	±2,971 AC	±2,226 AC	±748 AC
BUCKWALTER COMMONS	±1,165 AC	±751 AC	±414 AC
EASTERN TRACT	±682 AC	±567 AC	±115 AC
WESTERN TRACT	±531 AC	±375 AC	±156 AC
SOUTHERN TRACT	±145 AC	±119 AC	±26 AC
SGG TRACT	±61 AC	±51 AC	±10 AC
ROSE DHU TRACT	±325 AC	±284 AC	±41 AC
PUBLIC/ INSTITUTIONAL	±28 AC	±28 AC	±0 AC
DEDICATED PUBLIC PARK	±143 AC	±103 AC	±40 AC
PUBLIC ROAD RIGHT-OF-WAY	±198 AC	±169 AC	±29 AC
TIMBER MANAGEMENT	±19 AC	±19 AC	±0 AC
TOTAL	±6,268 AC	±4,692 AC	±1,576 AC

MAX. ALLOWABLE ACRES BY LAND USE

BUSINESS PARK/GENERAL & NEIGHBORHOOD COMMERCIAL	823.641 UPLAND ACRES
PUBLIC / INSTITUTIONAL	78.95 ACRES

NOTES FOR DEVELOPMENT SUMMARY:

1. All acreage are approximate, as is appropriate for the conceptual level of the plan, and are subject to change when Land Use Tract boundaries change. These changes will be in accordance with the Buckwalter Planned Unit Development.

2. Wetlands shown are field surveys and are certified by the US Army Corps of Engineers.

3. The "Development Summary" is not the comprehensive listing of all allowable land uses allowed in the Buckwalter Planned Unit Development District. See the Buckwalter Planned Unit Development District document that accompanies this plan for a comprehensive listing of allowed land uses.

4. Base information (rivers, creeks, roads, etc) was generated from the USGS Pritchardville Quadrangle Sheet.

5. A 50' Leisure trail easement shall be located in the 50' buffer and/or road right-of-way on the Buckwalter parkway and the east-west connector as indicated on this concept master plan. A 20' utility easement shall be allowed within the 50' leisure trail easement.

6. Access points shown on this plan have been approved by the Town of Bluffton in concept; however the South Carolina Department of Transportation (SCDOT) and Beaufort County shall approve final location(s) and requirements.

CONCEPT MASTER PLAN

For:

Buckwalter

PLANNED UNIT DEVELOPMENT

Bluffton, South Carolina

Prepared For:

Branigar Organization
Savannah, Georgia

BRANIGAR
The Branigar Organization, Inc.

A company of INTERNATIONAL PAPER

Prepared By:

Wood+Partners, Inc.
Landscape Architects/Land Planners
Hilton Head Island, South Carolina
Thomas & Hutton Engineering Co.
Savannah, Georgia

LEGEND:

- ROADS / PUBLIC RIGHT-OF-WAY
- INTERSECTION/ ACCESS POINTS
- EXISTING DIRT ROADS
- STREAMS / WATER CHANNELS
- LAND USE TRACT LIMIT
- LEISURE TRAIL

PUD LAND USE AREAS

- RESIDENTIAL
- COMMERCIAL
- PUBLIC/INSTITUTIONAL
- WETLANDS
- TIMBER MANAGEMENT
- OCRM CRITICAL AREA
- DEDICATED PUBLIC PARK

MILEAGE 0 1/2 1

0 600 1200 2400 3600 4800

NORTH

DATE: January 2000
REVISED: March 2000
REVISED: Sept. 2000 - To establish final alignment for East-West Connector (Bluffton Pkwy.)
REVISED: October 2001 - To provide leisure trail along East / West Connector
REVISED: May 2002 - Property addition to the Sand Hill Tract
REVISED: August 2002 - Property addition to the Sand Hill Tract
REVISED: October 2004 - Property addition to Sand Hill Tract & Buckwalter Commons
REVISED: December 2004 - Property addition to the Sand Hill Tract
REVISED: May 2005 - Hampton Parkway addition
REVISED: July 2005 - Groves Tract Addition
REVISED: October 2005 - Rose Dhu Phase 3 addition
REVISED: January 2006 - Jacoby addition
REVISED: May 2007 - Buckwalter Commons
REVISED: November 2007 - Willow Run Tract
REVISED: February 2008 - Unit Counts
REVISED: March 21, 2009 U-T 25S Parcel
REVISED: November 2011 - Buckwalter 10th Amendment - Robertson Site
REVISED: February 2012 - Modified Bluffton Parkway Phase 5B Alignment
REVISED: October 2012 - Modified Sand Hill Tract/Buckwalter Commons Connector Tract to add 70 Acres into Buckwalter Commons
REVISED: September 2020 - Annexed Saint Gregory the Great Tract (SGG Tract). Modification includes addition of 50.45 acres of public / institution and 10.65 acres of commercial and added 150 Residential Dwelling Units. Included future Bluffton Parkway Phase 5b.

EXHIBIT “D”

Campus Master Plan

Attachment 13

BUILDING LEGEND

- EXISTING
- PROPOSED EXPANSION
- NEW BUILDING S.G.G. CAMPUS

LEGEND

- (A) EXISTING CHURCH (+/- 12,000 S.F.)
- (B) EXISTING SCHOOL (+/- 25,000 S.F.)
- (C) RESSURECTION GARDEN
- (D) EXISTING PARKING (+/- 530 SPACES)
- (E) STORMWATER POND
- (F) FUTURE DEVELOPMENT/ PARKING EXPANSION
- (G) PARISH LIFE CENTER
- (H) COURTYARD
- (I) MULTI-PURPOSE FIELD
- (J) FUTURE MAIN CHURCH
- (K) SCHOOL/CHURCH EXPANSION (+/- 18,500 S.F.)
- (L) FUTURE RECTORY (+/- 3,000-5,000 S.F.)
- (M) CROSS COUNTRY TRAIL
- (N) FUTURE SERVICE BUILDING
- (O) APPROXIMATE LOCATION OF RELOCATABLE CURB CUTS, TYP.

FUTURE DEVELOPMENT

PROPERTY LINE ± 63.1 AC TOTAL

WETLAND & BUFFER (± 8.82 AC)

WETLAND & BUFFER (± 5.39 AC)

BERKELEY HALL

50' RIGHT OF WAY

COUNTY ROAD

50' PUD BUFFER

50' RIGHT OF WAY

ST. GREGORY DRIVE (±1 AC R/W)

OUTPARCEL 4 (± 2.94 AC)

NEIGHBORHOOD COMMERCIAL AREA

OUTPARCEL 3 (± 2.92 AC)

OUTPARCEL 2 (± 2.45 AC)

OUTPARCEL 1 (± 2.34 AC)

25' BUFFER

25' BUFFER

50' UNDISTURBED BUFFER/SETBACK

WETLAND & BUFFER (± .27 ACRES)

BLUFFTON FIRE DEPARTMENT

HIGHWAY 278 EAST

EXISTING S.G.G. SIGN

PROPOSED FREE STANDING OUTPARCEL SIGN (40 S.F.)

HIGHWAY 278 WEST

MAIN IDENTIFICATION SIGN (80 S.F.MAX)

* PEDESTRIAN CONNECTION/SIDEWALK

* PROPOSED PEDESTRIAN ACCESS

EXHIBIT C

INITIAL MASTER PLAN / CAMPUS MASTER PLAN

FOR

ST. GREGORY THE GREAT

BLUFFTON, SOUTH CAROLINA

Witmer·Jones·Keefer Ltd.
landscape architecture
land planning
www.wjkltd.com
23 Promenade Street, Suite 201 • Bluffton, South Carolina • 29910 • ph 843.757.7411

JANUARY, 2021

N

0 50 100 150 200 250 300 350 400

Scale 1 " = 100'

Note: Plan is conceptual in nature and subject to change

EXHIBIT “E”

Allowed Land Use Categories

Exhibit "E"
Buckwalter PUD Saint Gregory the Great Land Use Tract
Permitted Land Use Table

Legend: Permitted (P), Conditional (C), Special Use (S), Special Exception (SE), Not permitted (---)

Land Use Type	Saint Gregory The Great Land Use Tract		
	Civic/ Institutional Area 50.44 Acre Church, School, and BJWSA Pump Station	**Neighborhood Commercial Area** 10.65 Acre Outparcels	**Buckwalter PUD Applicable Use Standard Reference**
Agriculture			
Agricultural Support Services	---	---	---
Forestry	P	P	Section 2.D.15 Silviculture
Horse Riding School, Horse Training, Commercial Stables	---	---	---
Seafood/Shellfish Packaging/Processing	---	---	---
Residential			
Dwelling: Single-Family Detached Unit	---	---	---
Dwelling: Single-Family Attached Unit	---	---	---
Dwelling: Two Family Unit (Duplex)	---	---	---
Dwelling: Multifamily Unit	P	P	Sections 2.D.3 Dwelling Unit & 2.D.9 Multi-Family
Dwelling: Accessory Unit	---	---	---
Dwelling: Family Compound	---	---	---
Dwelling: Group Home	---	---	---
Community Residence	---	---	---
Home Office	---	---	---
Home Business	---	---	---
Live/Work	---	---	---
Retail & Restaurants			
General Retail 50,000 SF or less	---	---	---
General Retail 10,000 SF or less	---	P	Section 2.D.10. Neighborhood Commercial
General Retail 3,500 SF or less	---	P	Section 2.D.10. Neighborhood Commercial
General Retail with Drive-Thru	---	P	Section 2.D.10. Neighborhood Commercial
Bar, Tavern, Nightclub	---	---	---
Gas Station/Fuel Sales	---	P	Section 2.D.4 General Commercial
Outdoor Sales	---	---	---
Restaurant, Café, Coffee Shop	---	P	Section 2.D.10. Neighborhood Commercial
Restaurant, Café, Coffee Shop with Drive-Thru	---	P	Section 2.D.10. Neighborhood Commercial
Vehicle Sales & Rental Light	---	---	---

Exhibit "E"
Buckwalter PUD Saint Gregory the Great Land Use Tract
Permitted Land Use Table

Legend: Permitted (P), Conditional (C), Special Use (S), Special Exception (SE), Not permitted (---)

Land Use Type	Saint Gregory The Great Land Use Tract		
	Civic/ Institutional Area 50.44 Acre Church, School, and BJWSA Pump Station	**Neighborhood Commercial Area** 10.65 Acre Outparcels	**Buckwalter PUD Applicable Use Standard Reference**
Offices & Services			
Adult Oriented Business	---	---	---
Artisan Workshop	---	P	Section 2.D.10. Neighborhood Commercial
General Office & Services 25,000 SF or less	---	---	---
General Office & Services 10,000 SF or less	---	P	Section 2.D.10. Neighborhood Commercial
General Office & Services 3,500 SF or less	---	P	Section 2.D.10. Neighborhood Commercial
General Office & Services with Drive Thru	---	P	Section 2.D.10. Neighborhood Commercial
Animal Services: Clinic Hospital	---	P	Section 2.D.10. Neighborhood Commercial
Animal Services: Kennel	---	---	---
Car Wash	---	---	---
Cemetery	---	---	---
Day Care: Family Home (up to 8 clients)	---	---	---
Offices & Services - Continued			
Day Care: Commercial Center (9 or more clients)	---	---	---
Lodging: Bed & Breakfast (5 rooms or less)	---	---	---
Lodging: Inn (up to 24 rooms)	---	P	Sections 2.D.3 Dwelling Unit & 2.D.5 Hotel/ Inn
Lodging: Hotel	---	P	Sections 2.D.3 Dwelling Unit & 2.D.5 Hotel/ Inn
Medical Services: Clinics/Offices	---	P	Sections 2.D.3 Dwelling Unit & 2.D.5 Hotel/ Inn
Personal Service Establishments	---	---	---
Residential Storage Facility	---	---	---
Tattoo/Body Art Parlor	---	---	---
Vehicle Services: Minor Maintenance & Repair	---	---	---
Vehicle Services: Major Maintenance & Repair	---	---	---

Exhibit "E"
Buckwalter PUD Saint Gregory the Great Land Use Tract
Permitted Land Use Table

Legend: Permitted (P), Conditional (C), Special Use (S), Special Exception (SE), Not permitted (---)

Land Use Type	Saint Gregory The Great Land Use Tract		
	Civic/ Institutional Area 50.44 Acre Church, School, and BJWSA Pump Station	**Neighborhood Commercial Area** 10.65 Acre Outparcels	**Buckwalter PUD Applicable Use Standard Reference**
Recreation, Education, Safety, Public Assembly			
Community Oriented Cultural Facility (Less than 15,000 SF)	P	P	Section 2.D.6. Institutional/ Civic
Community Oriented Cultural Facility (More than 15,000 SF)	---	---	---
Community Public Safety Facility	P	P	Section 2.D.6. Institutional/ Civic
Conference or Exhibition Center	---	---	---
Club, Lodge, Union Hall, or Social Center	---	---	---
Golf Course	---	---	---
Government Building	---	---	---
Institutional Care Facility	P	P	Section 2.D.6. Institutional/ Civic
Meeting Facility/Place of Worship (Less than 15,000 SF)	P	P	Section 2.D.6. Institutional/ Civic
Meeting Facility/Place of Worship (More than 15,000 SF)	P	P	Section 2.D.6. Institutional/ Civic
Museum	---	---	---
Park, Playground, Outdoor Recreation Area	P	P	Sections 2.D.2 Community Recreation & 2.D.6. Institutional/ Civic
Recreation Facility	---	---	---
Recreation Facility: Commercial Indoor	---	---	---
Recreation, Education, Safety, Public Assembly - Continued			
Recreation Facility: Commercial Outdoor	---	---	---
Recreation Facility: Community-Based	---	---	---
School: Public or Private	P	P	Section 2.D.6. Institutional/ Civic
School: Specialized Training/Studio	P	P	---
School: College or University	---	---	---

Exhibit "E"
Buckwalter PUD Saint Gregory the Great Land Use Tract
Permitted Land Use Table

Legend: Permitted (P), Conditional (C), Special Use (S), Special Exception (SE), Not permitted (---)

Land Use Type	Saint Gregory The Great Land Use Tract		
	Civic/ Institutional Area 50.44 Acre Church, School, and BJWSA Pump Station	**Neighborhood Commercial Area** 10.65 Acre Outparcels	**Buckwalter PUD Applicable Use Standard Reference**
Infrastructure, Transportation, Communications			
Infrastructure and Utilities: Regional (Major) Utility	---	---	---
Parking Facility, Public or Commercial	---	---	---
Transportation Terminal	---	---	---
Industrial			
Artisan Workshop *(considered light manufacturing in County)*	---	---	---
Concrete & Asphalt Plants	---	---	---
Contractor's Office	---	---	---
Junk & Salvage Operations	---	---	---
Light Assembly/Fabrication *(considered light manufacturing in County)*	---	---	---
Mini-warehouses or Self-service Storage Facilities	---	---	---
Research and laboratory	---	---	---
Solid Waste Transfer Facility/Recycling Center	---	---	---
Telecommunication Towers	---	P	Section 2.D.4 General Commercial
Warehouse or Distribution Operation	---	---	---
Manufacturing, Processing, and Packaging - Light (Less than 15,000 SF)	---	---	---

ORDINANCE NO. 2020-_____

AN ORDINANCE PROVIDING FOR AMENDMENT OF THE BUCKWALTER CONCEPT PLAN TO INCORPERATE CERTAIN PROPERTY OWNED BY THE BISHOP OF CHARLESTON AND BEAUFORT-JASPER WATER AND SEWER AUTHORITY, THE SAME CONTAINING APPROXIMATELY 61.093 ACRES, MORE OR LESS, LOCATED AT 323 FORDING ISLAND ROAD, AND BEARING BEAUFORT COUNTY TAX MAP NOS. R600 022 000 0125 0000 AND R600 022 000 1120 0000, AND DESIGNATE SUCH PROPERTIES AS A NEW LAND USE TRACT TO BE KNOWN AS THE SAINT GREGORY THE GREAT TRACT AND INCREASE THE TOTAL PERMITTED DEVELOPMENT RIGHTS BY 10.03 ACRES OF GENERAL COMMERCIAL AND 150 RESIDENTIAL DWELLING UNITS TO THE BUCKWALTER CONCEPT PLAN.

WHEREAS, on April 19, 2000, the Town of Bluffton enacted Ordinance No. 2000-03 adopting the Buckwalter Development Agreement and Ordinance No. 2000-04 adopting the Buckwalter Concept Plan; and

WHEREAS, concurrent with the entering into the Development Agreement on April 19, 2000 the Town of Bluffton annexed the Buckwalter Tract into the town's corporate boundaries and approved Planned Unit Development zoning for the tract and the Buckwalter Concept Plan; and

WHEREAS, the Town has previously approved eleven amendments to the Buckwalter Tract Development Agreement and Concept Plan to add and/or reallocate additional property and density thereto; and

WHEREAS, the Bishop of Charleston (Saint Gregory the Great Catholic Church) and Beaufort-Jasper Water and Sewer Authority ("BJWSA"), submitted annexation petitions pursuant to the 100% freeholder method on July 10, 2019 requesting to annex the approximately 61.093 acre Property ("Properties") into the Town of Bluffton's municipal boundary; and

WHEREAS, Saint Gregory the Great Catholic Church and BJWSA have requested the Properties be zoned as and incorporated into the Buckwalter Planned Unit Development Concept Plan and Development Agreement, and designated as a new land use Tract to be known as the Saint Gregory the Great Tract; and

WHEREAS, in conjunction with the incorporation of the Properties into the Buckwalter Planned Unit Development Concept Plan and Development Agreement the Town and the addition of a new Land Use Tract, Saint Gregory the Great Catholic Church, and BJWSA desire to increase the total allowed residential and commercial development rights provided for in the Buckwalter Development Agreement, as amended, by 10.03 acres of general commercial and 150 residential dwelling units for use for the above referenced Properties as described therein.

NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BLUFFTON, SOUTH CAROLINA, in accordance with the foregoing,

the Town hereby amends the Buckwalter Concept Plan in the following particulars:

1. The Buckwalter Concept Plan shall be amended in accordance with the terms and conditions of the Twelfth Amendment To Development Agreement And Concept Plan - Buckwalter Tract – Saint Gregory The Great Planning Tract attached hereto as Exhibit A.

2. In the event of any conflict between the terms and conditions of the Buckwalter Concept Plan and this Amendment to the Buckwalter Concept Plan, the terms and conditions of this Amendment to the Buckwalter Concept Plan shall control and the Buckwalter Concept Plan shall be deemed amended to that extent.

3. All other terms and conditions of the Buckwalter Concept Plan, as amended, not changed or otherwise modified herein are reaffirmed and remain unchanged.

DONE, RATIFIED AND ENACTED this _____ day of _____, 2020.

This Ordinance was read and passed by first reading on December 8, 2020.

_____
Lisa Sulka, Mayor
Town of Bluffton, South Carolina

_____
Kimberly Chapman, Town Clerk
Town of Bluffton, South Carolina

A public hearing was held on this Ordinance on July 13, 2021.

_____
Lisa Sulka, Mayor
Town of Bluffton, South Carolina

_____
Kimberly Chapman, Town Clerk
Town of Bluffton, South Carolina

This Ordinance was passed at second reading held on July 13, 2021.

_____
Lisa Sulka, Mayor
Town of Bluffton, South Carolina

_____
Kimberly Chapman, Town Clerk
Town of Bluffton, South Carolina

Exhibit A

Prepared By and After
Recording Return to:
Burr & Forman LLP
Attn: Walter J. Nester, III
23-B Shelter Cove Lane
Hilton Head Island, SC 29928
843-785-2171

STATE OF SOUTH CAROLINA	**)**	**TWELFTH AMENDMENT TO**
	)	**DEVELOPMENT AGREEMENT**
	)	**AND CONCEPT PLAN -**
	)	**BUCKWALTER TRACT –**
	)	**SAINT GREGORY THE GREAT**
COUNTY OF BEAUFORT	**)**	**PLANNING TRACT**

THIS TWELFTH AMENDMENT ("**Twelfth Amendment**") to Development Agreement and Concept Plan is made and entered into this ___ day of _____, 2021 by and between the Town of Bluffton, South Carolina ("**Town**"), The Bishop of Charleston, a Corporation Sole ("**Bishop of Charleston**"), and Beaufort-Jasper Water & Sewer Authority ("**BJWSA**"), (Bishop of Charleston and BJWSA collectively "**Owner**").

WHEREAS, Town and The Branigar Organization, Inc. executed and approved a Development Agreement ("**Development Agreement**"), dated April 19, 2000, and recorded in the Office of the Register of Deeds ("**ROD**") for Beaufort County, South Carolina in Book 1288 at Page 1, which Development Agreement, as amended, governs the use and development of a tract of land known as the Buckwalter Tract, originally containing approximately 5,680 acres of land, more particularly described in the Development Agreement and amendments thereto (the "**Buckwalter PUD**"); and,

WHEREAS, concurrently with the execution of the Development Agreement, the Town annexed the Buckwalter Tract and granted Concept Plan zoning to the Buckwalter Tract, all as more particularly described in the Annexation Petition and Concept Plan ("**Concept Plan**") for Buckwalter Tract, adopted April 19, 2000; and,

WHEREAS, subsequent to the execution and approval of the Development Agreement and Concept Plan, the Town approved Eleven (11) Amendments to the Buckwalter Development Agreement and Concept Plan to add additional property thereto, each hereinafter identified as follows:

1. **First Amendment.** Addition of 11.721 acres known as the Robertson Tract with additional Density to the Buckwalter Development Agreement and Concept Plan executed on June 21, 2002 and recorded in the ROD in **Book 1599** at **Page 1149**; and

2. **Second Amendment.** Addition of 43.38 acres known as the Johnson Tracts together with 55 Dwelling Units to the Buckwalter Development Agreement and Concept Plan executed on February 4, 2003 and recorded in the ROD in **Book 1709** at **Page 440**; and

3. **Third Amendment.** Addition of 173.62 acres known as the Cypress Lake Tract from the Jones Estate Development Agreement and Concept Plan together with 600 Dwelling Units and 90 acres of General Commercial Density to the Buckwalter Development Agreement and Concept Plan executed on October 10, 2005 and recorded in the ROD in **Book 2256** at **Page 189**; and

4. **Fourth Amendment.** Addition of 59.91 acres known as the Rose Dhu Creek Phase III Tract together with 18 Dwelling Units to the Buckwalter Development Agreement and Concept Plan executed on October 10, 2005 and recorded in the ROD in **Book 2256** at **Page 204**; and

5. **Fifth Amendment.** Addition of 58.85 acres known as the Graves Tract together with 58.85 acres of General Commercial Density to the Buckwalter Development Agreement and Concept Plan executed on November 2, 2005 and recorded in the ROD in **Book 2305** at **Page 410**; and

6. **Sixth Amendment.** Addition of 2.687 acres known as the Jacoby Tract with no additional Density to the Buckwalter Development Agreement and Concept Plan executed on May 10, 2006 and recorded in the ROD in **Book 2816** at **Page 1746**; and

7. **Seventh Amendment.** Addition of 6.5 acres known as the University Investments Tract with no additional Density to the Buckwalter Development Agreement and Concept Plan executed on January 7, 2008 and recorded in the ROD in **Book 2671** at **Page 2250**; and

8. **Eighth Amendment.** Addition of 324 Dwelling Units through Transfer of Development Rights Permit for Buckwalter Place Initial Master Plan to the Buckwalter Development Agreement and Concept Plan executed on November 6, 2007 and recorded in the ROD in **Book 2823** at **Page 384**; and

9. **Ninth Amendment.** Addition of 163 acres known as the Willow Run Tract, together with the reallocation of Land Uses for the Northern Tract, as well as 260 Dwelling Units and 162 acres of General Commercial Density to the Buckwalter Development Agreement and Concept Master Plan executed on February 25, 2008 and recorded in the ROD in **Book 2724** at **Page 1787**; and

10. **Tenth Amendment.** Approved certain changes in use to the 9.18 acre Robertson site, and related conditions executed on February 10, 2012 and recorded in the ROD in **Book 3119** at **Page 2458**; and

11. **Eleventh Amendment.** Approved changes in permitted use for the Buckwalter Commons Connector Tract and redesignated a portion of the Sandhill Tract as Buckwalter Commons Tract and added an additional 70 acres of Commercial Density executed on April 10, 2013 and recorded in the ROD in **Book 3231** at **Page 3176**; and

WHEREAS, Owner owns that certain 61.093 acre parcel of real property (the "**Property**") located on the north side of U.S. Highway 278 and bounded to the east by the Bluffton Fire Department Station #35 and bounded to the west by the Berkeley Hall Club community. Said Property is more particularly described in Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, said Property is adjacent to the Buckwalter PUD which is located within the municipal limits of the Town, and is therefore contiguous with the Town; and

WHEREAS, portions of the Property have been improved to include the Saint Gregory the Great Catholic Church and the Saint Gregory the Great School consisting of an existing Church building of approximately 12,000 square feet; and an existing school building with offices supporting the school and the Church consisting of approximately 27,000 square feet, a church multipurpose building of approximately 27,000 square feet, and a sewer pump station and supporting infrastructure, parking, drives and rights of way (the "**Existing Development**"); and

WHEREAS, it is now the desire and intention of the Town and Owner to enter into this Twelfth Amendment to annex the Property into the Town to be included within the Concept Plan zoning of the Buckwalter Tract, designate the Property as being a part of the Buckwalter PUD, designate the Saint Gregory the Great Land Use Tract as an additional Planning Area, and to establish the permitted uses for said Saint Gregory the Great Land Use Tract; and

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Town and Owner agree as follows:

1. **Recitals.** The above recitals are incorporated herein by this reference thereto.

2. **Amendment of Development Agreement and Concept Plan.** The Development Agreement and Concept Plan are hereby further amended to provide:

   A. Amendment to Development Agreement. The Buckwalter Development Agreement, as amended, is hereby further amended to add the Property to the legal description of the property subject to the Development Agreement as a part of the Buckwalter Tract and the Development Agreement so amended. The effect of this Twelfth Amendment is to add the Property, depicted in the Plat described on Exhibit "B" attached hereto and made a part hereof as fully and completely as if the Property was originally included in the legal description to the Development Agreement.

   B. Amendments to Concept Plan. The Buckwalter Concept Plan, as amended, is hereby further amended as follows:

      i. Land Use Designation and Development Standards. The Property is hereby designated as being a part of the Buckwalter PUD, said tract designated hereunder as the Saint Gregory the Great Land Use Tract as depicted on the Amended Concept Plan for Buckwalter PUD attached hereto as Exhibit "C" and made a part hereof. Development within the 61.093 acres of the newly designated Saint Gregory the Great Land Use Tract shall be governed by the Zoning Regulations (as defined in the Development Agreement) and by the Amended Concept Plan. Specifically, the land uses and development standards applicable to the Saint Gregory the Great Land Use Tract shall control development within the Property with the same effect as if included in the original Concept Plan and Development Agreement.

      ii. Section 2 of the Concept Plan is further hereby amended as follows:

         1. Section 2.A. Introduction. Add as new tenth (10th) Planning Area the Saint Gregory the Great Land Use Tract.

2. Section 2.B. Allowed Land Uses. Add Saint Gregory the Great Land Use Tract as a new sub-section 10, with the following allowed land uses and definitions:

a. Community Recreation.
b. Hotel/Inn.
c. Institutional Civic.
d. Maintenance Areas.
e. Multifamily Residential.
f. Neighborhood Commercial – including specifically convenience stores and automobile service stations with up to 20 fueling stations and car wash but excluding Recreational Vehicle Parks.
g. Open Space.
h. Roads.
i. Setbacks and Buffers.
j. Silviculture.
k. Wetlands.
l. Utilities.

The land uses within the Saint Gregory the Great Tract are further defined by two sub-areas the first being the 10.65 acre Neighborhood Commercial Area and the remaining 50.44 acre area containing the school, church, BJWSA pump station and future development on Campus Master Plan attached hereto as Exhibit "D".

Specific land uses for each of the abovementioned areas from the allowed land use categories are identified in the table provided as Exhibit "E".

iii. Density. The Property is hereby added to the Buckwalter Concept Plan and designated as the Saint Gregory the Great Land Use Tract as depicted in the Amended Concept Plan attached hereto as Exhibit "C". The Property shall have 10.65 acres of general commercial development rights and 150 residential dwelling unit development rights both to be added to the Buckwalter PUD Concept Plan and Development Agreement. Notwithstanding anything otherwise contained in the Development Agreement or Concept Plan, the residential dwelling unit development rights allocated to the Saint Gregory the Great Land Use Tract may not be transferred to any other piece, parcel or tract of land within the Buckwalter Tract or otherwise. This prohibition shall not apply to the transfer of residential dwelling unit development rights to the Town.

iv. No Effect on Other Landowner Rights. No change which is hereby approved to the Development Agreement and Concept Plan shall have any effect whatsoever on any property or landowner rights other than the Saint Gregory the Great Land Use Tract and Owner.

3. **Traffic Impact Analysis.** Due to the COVID-19 pandemic, the Town understands that it is not feasible to conduct an accurate traffic count for a Transportation Impact Analysis for

the Property at the time of execution of this Twelfth Amendment. Therefore, as a condition of this Twelfth Amendment, the Owner must submit a Traffic Impact Analysis for the Property prior to the issuance of any new Development Permits for the Saint Gregory the Great Tract.

4. **Reaffirmation of Buckwalter Development Agreement, Concept Plan and Amendments Thereto.** The Buckwalter Development Agreement, Concept Plan and all prior amendments thereto as modified by this Twelfth Amendment are hereby ratified and reaffirmed as if set forth verbatim herein.

5. **Binding Effect.** This Twelfth Amendment to the Buckwalter Development Agreement and Concept Plan shall inure to the benefit of and be binding upon the respective parties hereto, their successors and assigns.

6. **Consistency with the Comprehensive Plan.** The Town confirms that the matters contained herein are consistent with the Comprehensive Plan of the Town of Bluffton and consistent with long range planning for the Town, wetland protection, and other planning goals.

[SIGNATURES ON FOLLOWING PAGES]

IN WITNESS WHEREOF, the parties hereto, in and through their authorized representatives, have caused this instrument to be executed on their behalf effective the date first above written.

WITNESSES:

TOWN OF BLUFFTON,
SOUTH CAROLINA

_____

By: _____

_____

Its: _____

Attest: _____

SOUTH CAROLINA)
) ACKNOWLEDGEMENT
COUNTY OF BEAUFORT)

I, _____, Notary Public for South Carolina do hereby certify that _____ on behalf of the Town of Bluffton, South Carolina, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this _____ day of _____, 2021.

_____
Notary Public for South Carolina
My Commission Expires:_____

WITNESSES:

THE BISHOP OF CHARLESTON,
A CORPORATION SOLE

_____

By: _____

_____

Its: _____

SOUTH CAROLINA)
) ACKNOWLEDGEMENT
COUNTY OF _____)

I, _____, Notary Public for South Carolina do hereby certify that _____ on behalf of The Bishop of Charleston personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this _____ day of _____, 2021.

_____
Notary Public for South Carolina
My Commission Expires:_____

WITNESSES:

BEAUFORT-JASPER WATER & SEWER AUTHORITY

_____

By: _____

_____

Its: _____

SOUTH CAROLINA)
) ACKNOWLEDGEMENT
COUNTY OF BEAUFORT)

I, _____, Notary Public for South Carolina do hereby certify that _____ on behalf of Beaufort-Jasper Water & Sewer Authority personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this _____ day of _____, 2021.

_____
Notary Public for South Carolina
My Commission Expires:_____

EXHIBIT "A"

ALL that certain piece, parcel, and tract of land containing 63.12 acres, more or less, situate, lying and being in the Meggett Tract Section of Beaufort County, South Carolina, with said tract more specifically shown and described on a plat thereof entitled "A Boundary Plat of 63.12 Acres A Portion Of Tax Parcel 600-13-46 The Meggett Tract", prepared by Connor & Associates, Inc., certified by Matthew L. Crawford, S.C.R.L.S. No. 9756, dated November 14, 1997 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 63 at Page 9.

LESS AND EXCEPT that certain 0.33 acre parcel, more or less, shown as "Area of Acquisition" on that certain Title to Real Estate date February 11, 2011 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 3040 at Page 2187.

LESS AND EXCEPT those certain "Frontage Roads" more particularly shown and described in that certain Deed of Right-of-Way in favor of Beaufort County, a political subdivision of the State of South Carolina dated December 14, 2015 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 3460 at Pages 1928-1931.

TMS #: R600 022 000 0125 0000

EXHIBIT “B”

Plat

NORTH
S.C. GRID
NAD 83

5/8" RBS W/CAP

1,253.71'

N/F
EAGLES POINTE GOLF COURSE LLC
TMS R600 022 000 0019 0000

N/F
EAGLE'S POINTE HOMEOWNER'S ASSOC INC
TMS R600 022 000 0055 0000

N/F
EAGLES POINTE GOLF COURSE LLC
TMS R600 022 000 0019 0000

6' CHAIN LINK FENCE

15.01'

S53°16'03"E 2748.07' (TOTAL)

1,479.95'

N03°21'37"E 1903.22'

6' CHAINLINK FENCE

POND 3
APPROX.
0.649 Ac.

TOP OF BANK
BOTTOM OF BANK

S86°41'18"E 267.58'

S86°41'18"E 240.03'

N50°33'54"E 209.78'

N50°33'54"E 196.07'

30.00'

15' BJWSA UTILITY EASEMENT (PER REFERENCE #4)

(SEE INSET 1)

BJWSA PUMP STATION
2,500 Sq.Ft.
0.057 Ac.

15' BJWSA UTILITY EASEMENTS (PER REFERENCE #4)

N34°53'45"E 379.10'

N34°53'45"E 387.03'

15.00'

N/F
BERKELEY HALL CLUB INC
TMS R600 013 000 0046 0000

ONE STORY STUCCO BUILDING

2 STORY STUCCO BUILDING

30' BJWSA ACCESS EASEMENT

30' BJWSA UTILITY EASEMENT (PER REFERENCE #4)

N/F
THE BISHOP OF CHARLESTON
TMS R600 022 000 0125 0000
2,658,736.29 Sq.Ft.
61.036 Ac.

(SEE INSET 2)

N03°26'33"E 329.09'

15' BJWSA UTILITY EASEMENT

N03°26'33"E 359.09'

3.35' FENCE ENCROACHMENT

5.5' WIDE DITCH

N03°53'11"E 156.72'

N03°53'11"E 153.20'

N15°05'56"W 105.04'

N15°05'56"W 105.04'

S86°35'01"E 148.64'

S86°35'01"E 148.24'

N51°34'14"W 172.18'

N51°34'14"W 172.50'

POND 1
APPROX.
1.540 Ac.

TOP OF BANK
BOTTOM OF BANK

S03°10'56"W 307.76'

N01°55'18"E 282.69'

15' BJWSA UTILITY EASEMENT

N01°55'18"E 252.53'

N86°33'53"W 372.23'

15' BJWSA UTILITY EASEMENT

N86°35'50"W 371.87'

15.00'

(SEE INSET 4)
(SEE INSET 3)

ONE STORY STUCCO CHURCH ON CONC SLAB

N03°18'51"E 268.73'

15' BJWSA UTILITY EASEMENT

N03°18'51"E 253.64'

BERKELEY HALL BLVD R/W VARIES

SCDOT R/W PER SCDOT FILE #7.037178A

3/4"RBF W/DISK

5/8" RBS W/CAP

BACK OF CURB

N/F BEAUFORT COUNTY R/W VARIES

N86°49'13"W 559.01' (TOTAL)

S86°49'13"E 559.07' (TOTAL)

3/4" IPF

RWMF 4" DISK

N86°37'00"W 334.94'

RWMF 4" DISK

218.50'

SIGN

N86°37'53"W 445.04' (TOTAL)

15.07'

211.47'

3/4"RBF W/DISK

N86°37'29"W 275.10'

23.96'

3/4" RBF W/DISK

10.00'

10' BJWSA UTILITY EASEMENT

N86°38'21"W 499.87' (TOTAL)

465.91'

N86°41'09"W 493.64'

S86°41'09"E 413.62'

15' BJWSA UTILITY EASEMENT

N86°41'09"W 899.57'

45' BJWSA UTILITY EASEMENT

S86°41'09"E 840.90'

45.00'

S01°36'04"W 198.30' (TOTAL)

86.72'

SIGN

N86°37'53"W 377.16'

3/4"RBF W/DISK

U.S. HIGHWAY 278 R/W VARIES

POND 2
APPROX.
1.068 Ac.

TOP OF BANK
BOTTOM OF BANK

PKS

N86°41'18"W 389.90'

S86°41'18"E 389.90'

5/8" RBS W/CAP

N/F BEAUFORT COUNTY R/W VARIES

BACK OF CURB

3X3" CMF

S68°17'37"W 357.14'

N/F
BLUFFTON TOWNSHIP FIRE DISTRICT
TMS R600 022 000 0316 0000

5/8" RBS W/CAP

BACK OF CURB

100 50 0 100 200
GRAPHIC SCALE

INSET 1 (N.T.S.)

PROPERTY CORNER FALLS IN FENCE POST

7' CHAINLINK FENCE

INSET 2 (N.T.S.)

INSET 3 (N.T.S.)

INSET 4 (N.T.S.)

EXISTING 15' BJWSA UTILITY EASEMENT

CURVE TABLE					
LABEL	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	525.00'	452.15'	438.31'	N62°00'56"W	49°20'44"
C2	475.00'	415.90'	402.74'	S61°36'18"E	50°10'09"
C3	475.00'	37.50'	37.49'	S34°15'35"E	4°31'26"
C4	52.00'	51.40'	49.33'	S59°25'56"E	56°38'00"
C5	82.00'	81.05'	77.79'	S59°25'56"E	56°38'00"
C6	165.00'	135.32'	131.56'	N27°10'32"E	46°59'19"
C7	135.00'	110.74'	107.66'	N27°10'52"E	46°59'58"
C8	170.03'	82.58'	82.23'	N19°31'52"W	21°05'21"
C9	140.03'	52.18'	51.87'	N20°56'42"W	21°20'55"
C10	165.00'	105.22'	103.45'	N33°18'07"W	36°32'15"
C11	135.00'	86.09'	84.64'	N33°18'07"W	36°32'15"
C12	104.96'	102.04'	98.07'	N24°12'35"W	55°42'12"
C13	134.96'	131.07'	125.98'	N24°10'51"W	55°38'44"

LINE TABLE		
LABEL	BEARING	DISTANCE
L1	N69°11'40"E	5.70'
L2	N03°14'22"E	12.53'
L3	S02°03'53"W	5.09'
L4	N03°23'22"E	50.73'
L5	N03°18'42"E	50.00'
L6	N03°23'22"E	98.92'
L7	N86°36'34"W	30.02'
L8	S03°23'29"W	99.03'
L9	N86°49'13"W	21.09'
L10	S01°36'04"W	17.36'
L11	S53°28'42"W	31.59'
L12	S03°18'42"W	50.00'
L13	S36°31'18"E	60.80'
L14	N03°28'02"E	65.79'
L15	N03°28'02"E	65.78'
L16	N86°41'09"W	10.00'
L17	N86°49'13"W	51.76'
L18	N09°03'11"E	47.82'
L19	N86°35'01"W	113.59'
L20	N86°35'01"W	128.90'
L21	S86°35'01"E	136.01'
L22	S86°31'44"E	127.91'
L23	S02°15'04"W	3.48'
L24	S87°44'56"E	42.91'
L25	S03°31'49"W	18.06'
L26	S87°11'57"E	15.00'
L27	N03°31'49"E	254.49'
L28	S87°44'56"E	12.98'
L29	S31°06'56"E	63.42'
L30	S87°44'56"E	38.23'
L31	N03°31'49"E	14.99'
L32	N86°34'26"W	38.59'
L33	S87°44'56"E	12.98'
L34	S31°06'56"E	47.61'
L35	N86°35'01"W	28.93'
L36	S03°31'49"W	192.73'
L37	N86°28'11"W	15.76'
L38	S01°31'25"W	169.77'
L39	S86°28'47"E	11.62'
L40	N03°31'49"E	15.78'
L41	N86°28'47"W	11.37'
L42	N01°31'25"E	148.07'
L43	S89°24'52"E	10.18'
L44	N00°35'08"E	15.00'
L45	N89°24'52"W	9.71'
L46	S86°59'06"E	12.83'
L47	S03°00'54"W	15.00'
L48	N86°59'06"W	12.88'
L49	S03°10'56"W	127.73'
L50	S09°03'11"W	13.71'
L51	S86°42'51"E	21.79'
L52	S03°18'51"W	10.73'
L53	S03°18'51"W	23.98'
L54	N86°41'09"W	15.00'
L55	S03°18'51"W	4.28'
L56	N03°18'51"E	34.70'
L57	N86°42'51"W	8.29'
L58	S09°03'11"W	87.87'
L59	N03°10'56"E	436.17'
L60	N88°23'58"E	19.70'
L61	N01°36'02"W	20.00'
L62	S88°23'58"W	16.52'
L63	N09°03'11"E	12.99'
L64	S86°49'13"E	30.03'
L65	S83°16'07"E	238.86'
L66	N06°43'53"E	26.34'
L67	S06°43'53"W	10.41'
L68	N83°16'07"W	167.73'
L69	N03°38'30"E	71.18'
L70	N03°38'30"E	73.75'
L71	N13°25'55"E	46.47'
L72	N13°25'55"E	43.62'
L73	N87°44'56"W	50.00'
L74	S02°15'04"W	50.00'
L75	S87°44'56"E	50.00'
L76	N02°15'04"E	50.00'
L77	S03°23'29"W	58.15'
L78	S86°49'13"E	21.07'
L79	N03°23'39"E	57.77'
L80	N85°47'05"W	21.06'

VICINITY MAP NOT TO SCALE

SITE
LANCASTER BLVD
U.S. HWY 278
BUCKWALTER PKWY

LEGEND

RBF ●	IRON REBAR FOUND
CMF ■	CONC. MONUMENT FOUND
△	CALC POINT – CORNER NOT SET
RBS ○	IRON REBAR SET
PKS ○	PK NAIL SET
RWMF ■	RIGHT–OF–WAY CONC. MONUMENT FOUND
IPF ●	IRON PIPE FOUND
N.T.S.	NOT TO SCALE
	POWER POLE
×	GUY WIRE
OHP	OVERHEAD POWER LINE
	EDGE OF PAVEMENT

NOTES

1. THIS PARCEL APPEARS TO LIE IN FLOOD ZONE C, FIRM PANEL 0055–D AND 0085–D COMMUNITY 450025.
2. HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE GRID (NAD 83).
3. PONDS WERE SCALED IN PER GOOGLE EARTH. APPROXIMATE POND AREA CALCULATIONS IS TO THE TOP OF BANK.

REFERENCES

1. A BOUNDARY PLAT OF 63.12 ACRES, A PORTION OF TAX PARCEL 600–13–46, THE MEGGETT TRACT.
   PLAT BOOK 63 PAGE 9
   DATE: 11–14–97
   BY: MATTHEW M. CRAWFORD, S.C.R.L.S. No. 9756
2. A SUBDIVISION PLAT OF PHASE III, A SECTION OF EAGLE'S POINT.
   PLAT BOOK 78 PAGE 73
   DATE: 01–15–01
   BY: MACK W. THOMAS III, S.C.R.L.S. No. 14531
3. A CAD FILE BY WARD EDWARDS FOR PARISH LIFE CENTER – PHASE 1 UTILITIES RECIEVED ON 2–21–18.
4. AN EASEMENT PLAT OF ST. GREGORY THE GREAT SEWER EXPANSION DATED 03–12–18
   PLAT BOOK: 149 PAGE: 63
   BY: MARK ELLIS LAMB S.C.P.L.S. No. 23200
5. A RIGHT–OF–WAY EXHIBIT OF SAINT GREGORY CATHOLIC CHURCH. BY ATLAS SURVEYING, DATED: 12–10–15.

PREPARED FOR:
ST. GREGORY THE GREAT CATHOLIC CHURCH

A BOUNDARY SURVEY OF

ST. GREGORY THE GREAT CATHOLIC CHURCH

TAX PARCEL No. R600 022 000 0125 0000

THE TOWN OF BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK:	NCN
FIELD CHECK:	JWR
DRAWN BY:	MJF
DATE:	02–17–2020
SCALE:	1"=100'
PROJECT No.:	BFT–17105
FILE:	BFT–17105 B1.DWG

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

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

ATLAS SURVEYING INC. BFT LLC. No. C05928 CERTIFICATE OF AUTHORIZATION

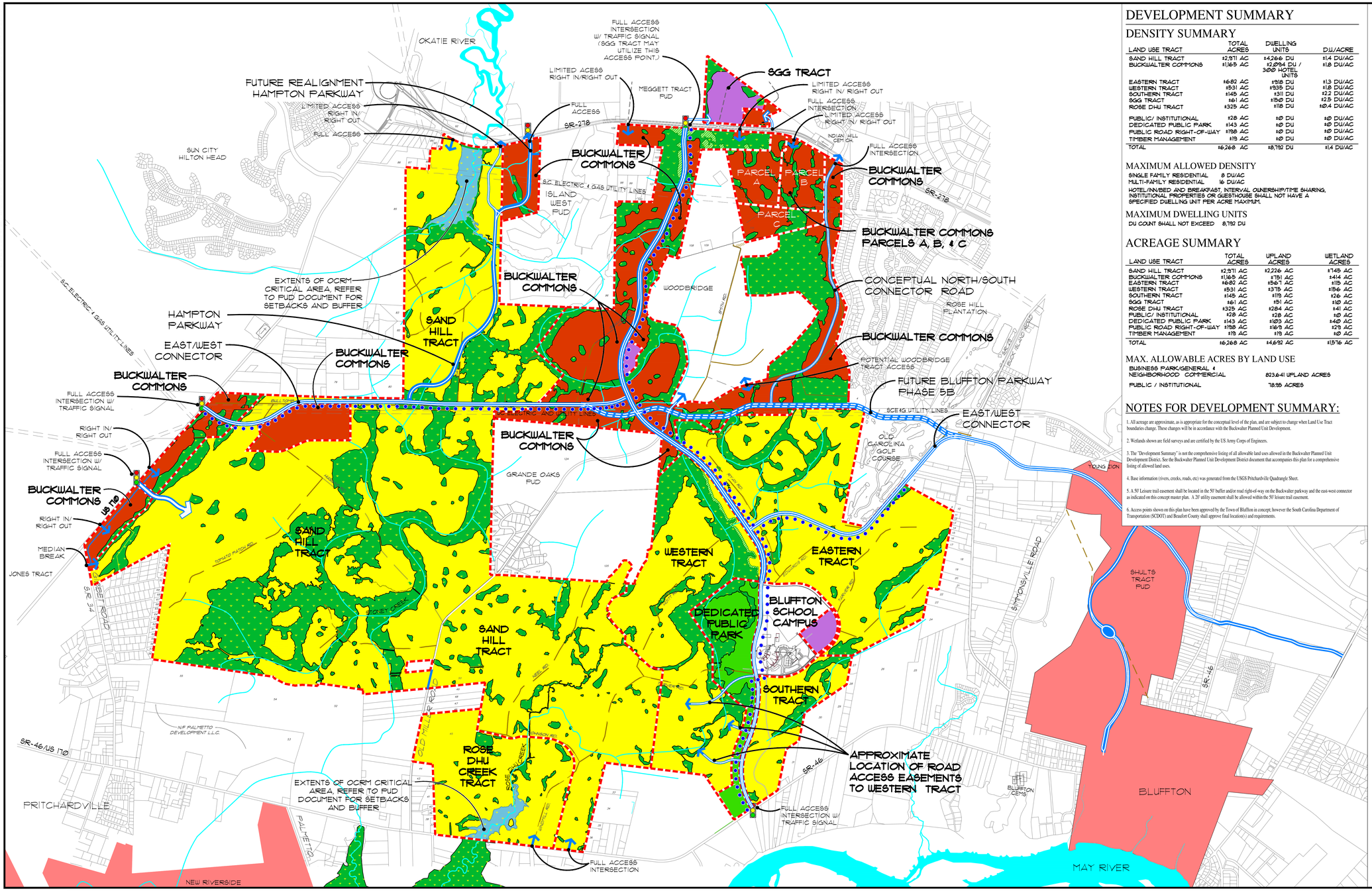
SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR No. 28139 JEREMY W. REEDER

JEREMY W. REEDER
S.C.P.L.S. No. 28139
NOT VALID UNLESS STAMPED WITH SEAL

EXHIBIT “C”

Amended Concept Plan for Buckwalter PUD

Attachment 8



DEVELOPMENT SUMMARY

DENSITY SUMMARY

LAND USE TRACT	TOTAL ACRES	DWELLING UNITS	DU/ACRE
SAND HILL TRACT	±2,971 AC	±4,266 DU	±1.4 DU/AC
BUCKWALTER COMMONS	±1,165 AC	±2,094 DU / 300 HOTEL UNITS	±1.8 DU/AC
EASTERN TRACT	±682 AC	±918 DU	±1.3 DU/AC
WESTERN TRACT	±531 AC	±935 DU	±1.8 DU/AC
SOUTHERN TRACT	±145 AC	±311 DU	±2.2 DU/AC
SGG TRACT	±61 AC	±150 DU	±2.5 DU/AC
ROSE DHU TRACT	±325 AC	±118 DU	±0.4 DU/AC
PUBLIC/ INSTITUTIONAL	±28 AC	±0 DU	±0 DU/AC
DEDICATED PUBLIC PARK	±143 AC	±0 DU	±0 DU/AC
PUBLIC ROAD RIGHT-OF-WAY	±198 AC	±0 DU	±0 DU/AC
TIMBER MANAGEMENT	±19 AC	±0 DU	±0 DU/AC
TOTAL	±6,268 AC	±8,792 DU	±1.4 DU/AC

MAXIMUM ALLOWED DENSITY

SINGLE FAMILY RESIDENTIAL 8 DU/AC
MULTI-FAMILY RESIDENTIAL 16 DU/AC

HOTEL/INN/BED AND BREAKFAST, INTERVAL OWNERSHIP/TIME SHARING, INSTITUTIONAL PROPERTIES OR GUESTHOUSE SHALL NOT HAVE A SPECIFIED DWELLING UNIT PER ACRE MAXIMUM.

MAXIMUM DWELLING UNITS

DU COUNT SHALL NOT EXCEED 8,792 DU

ACREAGE SUMMARY

LAND USE TRACT	TOTAL ACRES	UPLAND ACRES	WETLAND ACRES
SAND HILL TRACT	±2,971 AC	±2,226 AC	±748 AC
BUCKWALTER COMMONS	±1,165 AC	±751 AC	±414 AC
EASTERN TRACT	±682 AC	±567 AC	±115 AC
WESTERN TRACT	±531 AC	±375 AC	±156 AC
SOUTHERN TRACT	±145 AC	±119 AC	±26 AC
SGG TRACT	±61 AC	±51 AC	±10 AC
ROSE DHU TRACT	±325 AC	±284 AC	±41 AC
PUBLIC/ INSTITUTIONAL	±28 AC	±28 AC	±0 AC
DEDICATED PUBLIC PARK	±143 AC	±103 AC	±40 AC
PUBLIC ROAD RIGHT-OF-WAY	±198 AC	±169 AC	±29 AC
TIMBER MANAGEMENT	±19 AC	±19 AC	±0 AC
TOTAL	±6,268 AC	±4,692 AC	±1,576 AC

MAX. ALLOWABLE ACRES BY LAND USE

BUSINESS PARK/GENERAL & NEIGHBORHOOD COMMERCIAL	823.641 UPLAND ACRES
PUBLIC / INSTITUTIONAL	78.95 ACRES

NOTES FOR DEVELOPMENT SUMMARY:

1. All acreage are approximate, as is appropriate for the conceptual level of the plan, and are subject to change when Land Use Tract boundaries change. These changes will be in accordance with the Buckwalter Planned Unit Development.

2. Wetlands shown are field surveys and are certified by the US Army Corps of Engineers.

3. The "Development Summary" is not the comprehensive listing of all allowable land uses allowed in the Buckwalter Planned Unit Development District. See the Buckwalter Planned Unit Development District document that accompanies this plan for a comprehensive listing of allowed land uses.

4. Base information (rivers, creeks, roads, etc) was generated from the USGS Pritchardville Quadrangle Sheet.

5. A 50' Leisure trail easement shall be located in the 50' buffer and/or road right-of-way on the Buckwalter parkway and the east-west connector as indicated on this concept master plan. A 20' utility easement shall be allowed within the 50' leisure trail easement.

6. Access points shown on this plan have been approved by the Town of Bluffton in concept; however the South Carolina Department of Transportation (SCDOT) and Beaufort County shall approve final location(s) and requirements.

CONCEPT MASTER PLAN

For:

Buckwalter

PLANNED UNIT DEVELOPMENT

Bluffton, South Carolina

Prepared For:

Branigar Organization
Savannah, Georgia

BRANIGAR
The Branigar Organization, Inc.

A company of INTERNATIONAL PAPER

Prepared By:

Wood+Partners, Inc.
Landscape Architects/Land Planners
Hilton Head Island, South Carolina
Thomas & Hutton Engineering Co.
Savannah, Georgia

LEGEND:

- ROADS / PUBLIC RIGHT-OF-WAY
- INTERSECTION/ ACCESS POINTS
- EXISTING DIRT ROADS
- STREAMS / WATER CHANNELS
- LAND USE TRACT LIMIT
- LEISURE TRAIL

PUD LAND USE AREAS

- RESIDENTIAL
- COMMERCIAL
- PUBLIC/INSTITUTIONAL
- WETLANDS
- TIMBER MANAGEMENT
- OCRM CRITICAL AREA
- DEDICATED PUBLIC PARK

MILEAGE 0 1/2 1

0 600 1200 2400 3600 4800

NORTH

DATE: January 2000
REVISED: March 2000
REVISED: Sept. 2000 - To establish final alignment for East-West Connector (Bluffton Pkwy.)
REVISED: October 2001 - To provide leisure trail along East / West Connector
REVISED: May 2002 - Property addition to the Sand Hill Tract
REVISED: August 2002 - Property addition to the Sand Hill Tract
REVISED: October 2004 - Property addition to Sand Hill Tract & Buckwalter Commons
REVISED: December 2004 - Property addition to the Sand Hill Tract
REVISED: May 2005 - Hampton Parkway addition
REVISED: July 2005 - Groves Tract Addition
REVISED: October 2005 - Rose Dhu Phase 3 addition
REVISED: January 2006 - Jacoby addition
REVISED: May 2007 - Buckwalter Commons
REVISED: November 2007 - Willow Run Tract
REVISED: February 2008 - Unit Counts
REVISED: March 21, 2009 U-T 25S Parcel
REVISED: November 2011 - Buckwalter 10th Amendment - Robertson Site
REVISED: February 2012 - Modified Bluffton Parkway Phase 5B Alignment
REVISED: October 2012 - Modified Sand Hill Tract/Buckwalter Commons Connector Tract to add 70 Acres into Buckwalter Commons
REVISED: September 2020 - Annexed Saint Gregory the Great Tract (SGG Tract). Modification includes addition of 50.45 acres of public / institution and 10.65 acres of commercial and added 150 Residential Dwelling Units. Included future Bluffton Parkway Phase 5b.

EXHIBIT “D”

Campus Master Plan

Attachment 13

BUILDING LEGEND

- EXISTING
- PROPOSED EXPANSION
- NEW BUILDING S.G.G. CAMPUS

LEGEND

- (A) EXISTING CHURCH (+/- 12,000 S.F.)
- (B) EXISTING SCHOOL (+/- 25,000 S.F.)
- (C) RESSURECTION GARDEN
- (D) EXISTING PARKING (+/- 530 SPACES)
- (E) STORMWATER POND
- (F) FUTURE DEVELOPMENT/ PARKING EXPANSION
- (G) PARISH LIFE CENTER
- (H) COURTYARD
- (I) MULTI-PURPOSE FIELD
- (J) FUTURE MAIN CHURCH
- (K) SCHOOL/CHURCH EXPANSION (+/- 18,500 S.F.)
- (L) FUTURE RECTORY (+/- 3,000-5,000 S.F.)
- (M) CROSS COUNTRY TRAIL
- (N) FUTURE SERVICE BUILDING
- (O) APPROXIMATE LOCATION OF RELOCATABLE CURB CUTS, TYP.

FUTURE DEVELOPMENT

PROPERTY LINE ± 63.1 AC TOTAL

WETLAND & BUFFER (± 8.82 AC)

WETLAND & BUFFER (± 5.39 AC)

BERKELEY HALL

50' RIGHT OF WAY

COUNTY ROAD

50' PUD BUFFER

50' RIGHT OF WAY

ST. GREGORY DRIVE (±1 AC R/W)

OUTPARCEL 4 (± 2.94 AC)

NEIGHBORHOOD COMMERCIAL AREA

OUTPARCEL 3 (± 2.92 AC)

OUTPARCEL 2 (± 2.45 AC)

OUTPARCEL 1 (± 2.34 AC)

25' BUFFER

25' BUFFER

50' UNDISTURBED BUFFER/SETBACK

WETLAND & BUFFER (± .27 ACRES)

BLUFFTON FIRE DEPARTMENT

HIGHWAY 278 EAST

EXISTING S.G.G. SIGN

PROPOSED FREE STANDING OUTPARCEL SIGN (40 S.F.)

HIGHWAY 278 WEST

MAIN IDENTIFICATION SIGN (80 S.F.MAX)

* PEDESTRIAN CONNECTION/SIDEWALK

* PROPOSED PEDESTRIAN ACCESS

EXHIBIT C

INITIAL MASTER PLAN / CAMPUS MASTER PLAN

FOR

ST. GREGORY THE GREAT

BLUFFTON, SOUTH CAROLINA

Witmer·Jones·Keefer Ltd.
landscape architecture
land planning
www.wjkltd.com
23 Promenade Street, Suite 201 • Bluffton, South Carolina • 29910 • ph 843.757.7411

JANUARY, 2021

N

0 50 100 150 200 250 300 350 400

Scale 1 " = 100'

Note: Plan is conceptual in nature and subject to change

EXHIBIT “E”

Allowed Land Use Categories

Exhibit "E"
Buckwalter PUD Saint Gregory the Great Land Use Tract
Permitted Land Use Table

Legend: Permitted (P), Conditional (C), Special Use (S), Special Exception (SE), Not permitted (---)

Land Use Type	Saint Gregory The Great Land Use Tract		
	Civic/ Institutional Area 50.44 Acre Church, School, and BJWSA Pump Station	**Neighborhood Commercial Area** 10.65 Acre Outparcels	**Buckwalter PUD Applicable Use Standard Reference**
Agriculture			
Agricultural Support Services	---	---	---
Forestry	P	P	Section 2.D.15 Silviculture
Horse Riding School, Horse Training, Commercial Stables	---	---	---
Seafood/Shellfish Packaging/Processing	---	---	---
Residential			
Dwelling: Single-Family Detached Unit	---	---	---
Dwelling: Single-Family Attached Unit	---	---	---
Dwelling: Two Family Unit (Duplex)	---	---	---
Dwelling: Multifamily Unit	P	P	Sections 2.D.3 Dwelling Unit & 2.D.9 Multi-Family
Dwelling: Accessory Unit	---	---	---
Dwelling: Family Compound	---	---	---
Dwelling: Group Home	---	---	---
Community Residence	---	---	---
Home Office	---	---	---
Home Business	---	---	---
Live/Work	---	---	---
Retail & Restaurants			
General Retail 50,000 SF or less	---	---	---
General Retail 10,000 SF or less	---	P	Section 2.D.10. Neighborhood Commercial
General Retail 3,500 SF or less	---	P	Section 2.D.10. Neighborhood Commercial
General Retail with Drive-Thru	---	P	Section 2.D.10. Neighborhood Commercial
Bar, Tavern, Nightclub	---	---	---
Gas Station/Fuel Sales	---	P	Section 2.D.4 General Commercial
Outdoor Sales	---	---	---
Restaurant, Café, Coffee Shop	---	P	Section 2.D.10. Neighborhood Commercial
Restaurant, Café, Coffee Shop with Drive-Thru	---	P	Section 2.D.10. Neighborhood Commercial
Vehicle Sales & Rental Light	---	---	---

Exhibit "E"
Buckwalter PUD Saint Gregory the Great Land Use Tract
Permitted Land Use Table

Legend: Permitted (P), Conditional (C), Special Use (S), Special Exception (SE), Not permitted (---)

Land Use Type	Saint Gregory The Great Land Use Tract		
	Civic/ Institutional Area 50.44 Acre Church, School, and BJWSA Pump Station	**Neighborhood Commercial Area** 10.65 Acre Outparcels	**Buckwalter PUD Applicable Use Standard Reference**
Offices & Services			
Adult Oriented Business	---	---	---
Artisan Workshop	---	P	Section 2.D.10. Neighborhood Commercial
General Office & Services 25,000 SF or less	---	---	---
General Office & Services 10,000 SF or less	---	P	Section 2.D.10. Neighborhood Commercial
General Office & Services 3,500 SF or less	---	P	Section 2.D.10. Neighborhood Commercial
General Office & Services with Drive Thru	---	P	Section 2.D.10. Neighborhood Commercial
Animal Services: Clinic Hospital	---	P	Section 2.D.10. Neighborhood Commercial
Animal Services: Kennel	---	---	---
Car Wash	---	---	---
Cemetery	---	---	---
Day Care: Family Home (up to 8 clients)	---	---	---
Offices & Services - Continued			
Day Care: Commercial Center (9 or more clients)	---	---	---
Lodging: Bed & Breakfast (5 rooms or less)	---	---	---
Lodging: Inn (up to 24 rooms)	---	P	Sections 2.D.3 Dwelling Unit & 2.D.5 Hotel/ Inn
Lodging: Hotel	---	P	Sections 2.D.3 Dwelling Unit & 2.D.5 Hotel/ Inn
Medical Services: Clinics/Offices	---	P	Sections 2.D.3 Dwelling Unit & 2.D.5 Hotel/ Inn
Personal Service Establishments	---	---	---
Residential Storage Facility	---	---	---
Tattoo/Body Art Parlor	---	---	---
Vehicle Services: Minor Maintenance & Repair	---	---	---
Vehicle Services: Major Maintenance & Repair	---	---	---

Exhibit "E"
Buckwalter PUD Saint Gregory the Great Land Use Tract
Permitted Land Use Table

Legend: Permitted (P), Conditional (C), Special Use (S), Special Exception (SE), Not permitted (---)

Land Use Type	Saint Gregory The Great Land Use Tract		
	Civic/ Institutional Area 50.44 Acre Church, School, and BJWSA Pump Station	**Neighborhood Commercial Area** 10.65 Acre Outparcels	**Buckwalter PUD Applicable Use Standard Reference**
Recreation, Education, Safety, Public Assembly			
Community Oriented Cultural Facility (Less than 15,000 SF)	P	P	Section 2.D.6. Institutional/ Civic
Community Oriented Cultural Facility (More than 15,000 SF)	---	---	---
Community Public Safety Facility	P	P	Section 2.D.6. Institutional/ Civic
Conference or Exhibition Center	---	---	---
Club, Lodge, Union Hall, or Social Center	---	---	---
Golf Course	---	---	---
Government Building	---	---	---
Institutional Care Facility	P	P	Section 2.D.6. Institutional/ Civic
Meeting Facility/Place of Worship (Less than 15,000 SF)	P	P	Section 2.D.6. Institutional/ Civic
Meeting Facility/Place of Worship (More than 15,000 SF)	P	P	Section 2.D.6. Institutional/ Civic
Museum	---	---	---
Park, Playground, Outdoor Recreation Area	P	P	Sections 2.D.2 Community Recreation & 2.D.6. Institutional/ Civic
Recreation Facility	---	---	---
Recreation Facility: Commercial Indoor	---	---	---
Recreation, Education, Safety, Public Assembly - Continued			
Recreation Facility: Commercial Outdoor	---	---	---
Recreation Facility: Community-Based	---	---	---
School: Public or Private	P	P	Section 2.D.6. Institutional/ Civic
School: Specialized Training/Studio	P	P	---
School: College or University	---	---	---

Exhibit "E"
Buckwalter PUD Saint Gregory the Great Land Use Tract
Permitted Land Use Table

Legend: Permitted (P), Conditional (C), Special Use (S), Special Exception (SE), Not permitted (---)

Land Use Type	Saint Gregory The Great Land Use Tract		
	Civic/ Institutional Area 50.44 Acre Church, School, and BJWSA Pump Station	**Neighborhood Commercial Area** 10.65 Acre Outparcels	**Buckwalter PUD Applicable Use Standard Reference**
Infrastructure, Transportation, Communications			
Infrastructure and Utilities: Regional (Major) Utility	---	---	---
Parking Facility, Public or Commercial	---	---	---
Transportation Terminal	---	---	---
Industrial			
Artisan Workshop *(considered light manufacturing in County)*	---	---	---
Concrete & Asphalt Plants	---	---	---
Contractor's Office	---	---	---
Junk & Salvage Operations	---	---	---
Light Assembly/Fabrication *(considered light manufacturing in County)*	---	---	---
Mini-warehouses or Self-service Storage Facilities	---	---	---
Research and laboratory	---	---	---
Solid Waste Transfer Facility/Recycling Center	---	---	---
Telecommunication Towers	---	P	Section 2.D.4 General Commercial
Warehouse or Distribution Operation	---	---	---
Manufacturing, Processing, and Packaging - Light (Less than 15,000 SF)	---	---	---

Attachment 8

STATE OF SOUTH CAROLINA	)	**AMENDED PETITION FOR ANNEXATION**
	)	**TO**
COUNTY OF BEAUFORT	)	**THE TOWN OF BLUFFTON, SOUTH CAROLINA**

TO THE HONORABLE MAYOR AND TOWN COUNCIL OF THE TOWN OF BLUFFTON, SOUTH CAROLINA

The undersigned petitioner, being the 100% freehold owner of the real property hereinafter described on Exhibit "A" attached hereto and made a part hereof being a 61.036 acre parcel of real property identified by Beaufort County Tax Map number **R600 022 000 0125 0000**, requests annexation into the Town of Bluffton, South Carolina and does hereby petition the Honorable Mayor and Town Council of the Town of Bluffton so as to become a part thereof pursuant to Section 5 – 3 – 150(3) of the South Carolina Code of Laws.

1. The property to be annexed is that described and set forth in Exhibit "A" attached hereto and made a part hereof (the "**Property**").

2. The Property comprises approximately 61.036 acres and is located on the northern side of U.S. Highway 278 across from the Buckwalter Planned Unit Development as shown on that certain boundary survey entitled "Boundary Survey Prepared for: St. Gregory the Great Catholic Church," dated December 19, 2019, prepared by Atlas Surveying, Inc., Jeremy W. Reeder, SCPLS # 28159.

3. The Property is adjacent to other lands within the Town of Bluffton.

4. The petitioner requests that the Property be zoned Buckwalter Planned Unit Development and Saint Gregory the Great Planning Area.

WHEREFORE, your petitioner prays that the Town of Bluffton agrees to accept this petition and annex the aforesaid described Property.

IN WITNESS WHEREOF, petitioner has hereunto set its hand and seal this 6th day of February, 2020.

WITNESSES:

Elaine H. Fowler
(Witness signs here)

Amelia S Ard
(Witness signs here)

THE BISHOP OF CHARLESTON
A Corporation Sole

John L Barker
By: John L. Barker
Its: Chief Financial Officer

EXHIBIT "A"

ALL that certain piece, parcel, and tract of land containing 63.12 acres, more or less, situate, lying and being in the Meggett Tract Section of Beaufort County, South Carolina, with said tract more specifically shown and described on a plat thereof entitled "A Boundary Plat of 63.12 Acres A Portion Of Tax Parcel 600-13-46 The Meggett Tract", prepared by Connor & Associates, Inc., certified by Matthew L. Crawford, S.C.R.L.S. No. 9756, dated November 14, 1997 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 63 at Page 9.

LESS AND EXCEPT that certain 0.33 acre parcel, more or less, shown as "Area of Acquisition" on that certain Title to Real Estate date February 11, 2011 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 3040 at Page 2187.

LESS AND EXCEPT those certain "Frontage Roads" more particularly shown and described in that certain Deed of Right-of-Way in favor of Beaufort County, a political subdivision of the State of South Carolina dated December 14, 2015 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 3460 at Pages 1928-1931.

LESS AND EXCEPT that certain 0.057 acre parcel, more or less, designated as "New Pump Station" on that certain plat of survey consisting of three (3) pages, entitled "A Subdivision and Utility/Access Easement Plat at St. Gregory the Great Sewer Expansion," prepared by Atlas Surveying Inc., certified by Mark Ellis Lamb, Sr., dated March 12, ,2018 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 149 at Page 63.

TMS #: R600 022 000 0125 0000

STATE OF SOUTH CAROLINA	)	AMENDED PETITION FOR ANNEXATION
	)	TO
COUNTY OF BEAUFORT	)	THE TOWN OF BLUFFTON, SOUTH CAROLINA

TO THE HONORABLE MAYOR AND TOWN COUNCIL OF THE TOWN OF BLUFFTON, SOUTH CAROLINA

The undersigned petitioner, being the 100% freehold owner of the real property hereinafter described on Exhibit "A" attached hereto and made a part hereof being a 0.057 acre parcel of real property identified by Beaufort County Tax Map number **R600 022 000 1120 0000,** requests annexation into the Town of Bluffton, South Carolina and does hereby petition the Honorable Mayor and Town Council of the Town of Bluffton so as to become a part thereof pursuant to Section 5 – 3 – 150(3) of the South Carolina Code of Laws.

1. The property to be annexed is that described and set forth in Exhibit "A" attached hereto and made a part hereof (the "**Property**").

2. The Property comprises approximately 0.057 acres and is located within the St. Gregory the Great Church and School Campus on the northern side of U.S. Highway 278 across from the Buckwalter Planned Unit Development.

3. The Property surrounded by a single parcel which is adjacent to other lands within the Town of Bluffton which is seeking annexation into the Town.

4. The petitioner requests that the Property be zoned Buckwalter Planned Unit Development and Saint Gregory the Great Planning Area.

WHEREFORE, your petitioner prays that the Town of Bluffton agrees to accept this petition and annex the aforesaid described Property.

IN WITNESS WHEREOF, petitioner has hereunto set its hand and seal this 18 day of FEBRUARY, 2020.

WITNESSES:

(Witness signs here)

(Witness signs here)

BEAUFORT-JASPER WATER & SEWER AUTHORITY

By: BRIAN CHEMSAK

Its: DIRECTOR OF ENGINEERING

EXHIBIT "A"

ALL that certain piece, parcel, and tract of land containing 0.057 acres, more or less, designated as "New Pump Station" on that certain plat of survey consisting of three (3) pages, entitled "A Subdivision and Utility/Access Easement Plat at St. Gregory the Great Sewer Expansion," prepared by Atlas Surveying Inc., certified by Mark Ellis Lamb, Sr., dated March 12, 2018 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 149 at Page 63.

TMS #: R600 022 000 1120 0000

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TMS #: R600 022 000 0125 0000

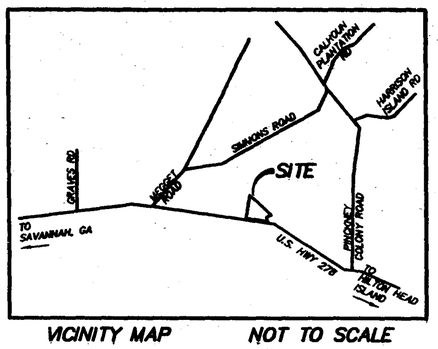
Exhibit C

Saint Gregory the Great Annexation

Plat Book 63 Page 9

Cash 10.00 Conveyance.

FILED
JOHN J. SULLIVAN - RMC
BEAUFORT COUNTY, S.C.
97 NOV 25 PM 4:52
BK 63 PG 9
FOLDER#



VICINITY MAP NOT TO SCALE

LINE	BEARING	LENGTH
L1	N37°44'39"E	44.67
L2	S89°30'23"E	200.96
L3	S60°17'18"E	194.78
L4	S37°46'01"W	150.09

CURVE	RADIUS	LENGTH	TANGENT	CHORD	CH. BRG.	DELTA
C1	1974.86	888.27	451.78	880.80	S73°10'24"E	25°46'16"

REFERENCE

"APPROXIMATE LOCATION OF A 40' WIDE EASEMENT TO CONSTRUCT, EXCAVATE, INSTALL, MAINTAIN AND USE A DITCH FOR LAND DRAINAGE PURPOSES. AGREEMENT RECORDED IN BEAUFORT COUNTY COURTHOUSE BOOK 668 P, PAGE 1266 – 1270." PER REFERENCE PLAT No. 1 LISTED HEREON.

ACREAGE SUMMARY	
AREA	ACRES
HIGH GROUND	49.61
WETLANDS	13.51
TOTAL	63.12

NOTES:

1. PREPARED FOR UNION CAMP CORPORATION.
2. THIS LOT LIES IN FLOOD ZONE C, NOT A SPECIAL FLOOD HAZARD AREA PER FIRM PANEL No. 55-D & 85-D, COMMUNITY No. 450025, DATED 9/29/86.
3. WETLANDS LOCATION DERIVED FROM REFERENCE PLAT No. 1. LISTED HEREON.

REFERENCE PLATS:

1. PLAT OF A 72.708 ACRE PORTION OF THE MEGGETT TRACT BEING A PORTION OF THE ARGENT LUMBER CO. TRACT
   DATE: 7/11/96
   BY: B.L. YOUNG, S.C.P.L.S. No. 11079
2. A PLAT OF PHASES I,II, & III, AND VARIOUS ACCESS EASEMENT A SECTION OF EAGLES' POINTE
   DATE: 1/29/97
   BY: JACK JONES, S.C.R.L.S. No. 13852

EAGLES POINTE
(FORMERLY INDIAN HILL)
TAX PARCEL 600-22-19

LEGEND

CONC. O.	CONCRETE MONUMENT, (OLD) FOUND
IPF	IRON PIPE/PIN FOUND
IPS	IRON PIPE/PIN SET

"APPROXIMATE LOCATION OF A 40' WIDE EASEMENT TO CONSTRUCT, EXCAVATE, INSTALL, MAINTAIN AND USE A DITCH FOR LAND DRAINAGE PURPOSES. AGREEMENT RECORDED IN BEAUFORT COUNTY COURTHOUSE BOOK 668 P, PAGE 1266 – 1270." PER REFERENCE PLAT No. 1 LISTED HEREON.

IPS
IPF
WETLANDS 371,504 Sq. Ft. 8.53 Ac.
WIRE FENCE
CHAIN LINK FENCE
N03°18'42"E — 2010.89'
UNION CAMP CORP.
REMAINING PRTION OF TAX PARCEL 600-13-46
DIRT ROAD
S53°22'22"E — 2748.07'
WETLANDS 93,554 Sq. Ft. 2.15 Ac.
WETLANDS 41,839 Sq. Ft. 0.96 Ac.
WETLANDS 50,949 Sq. Ft. 1.17 Ac.
A PORTION OF THE MEGGETT TRACT
TAX PARCEL 600-13-46
2,160,951 Sq. Ft.
HIGH GROUND: 49.61 Ac.
WETLANDS 15,405 Sq. Ft. 0.35 Ac.
WETLANDS 15,229 Sq. Ft. 0.35 Ac.
UNION CAMP CORP.
REMAINING PRTION OF TAX PARCEL 600-13-46
10.28 Ac.
S38°10'04"W 357.15'
357.05'
S01°25'31"W 359.10'
134.55'
L2
C1
IPF S53°22'22"E 1202.38'
CONC.O. DISTURBED
N80°15'43"W 636.38'
METAL DISC
APPROX. 2485' TO R/W OF PINCKNEY COLONY ROAD
PINCKNEY COLONY RD
INDIAN HILL BAPTIST CHRUCH
N86°41'16"W — 1984.75' EDGE OF PAVEMENT
WEST BOUND LANE
U.S. HIGHWAY 278
R/W VARIES
R/W
EXISTING MEDIAN CROSSOVER
EXISTING MEDIAN CROSSOVER

200 100 0 200 400
GRAPHIC SCALE

EXEMPT
The development plan shown hereon is exempt from the requirements of the Beaufort County Development Standards Ordinance according to the provisions of
Article 2 Section 2.1.1(D)
Certified by
Date 11/25/97
Beaufort County Development Review Team

SOUTH CAROLINA
CONNOR & ASSOCIATES INC.
No. C00152
CERTIFICATE OF AUTHORIZATION

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

MARSHALL M. CRAWFORD
S.C.R.L.S. No.: 9756
NOT VALID UNLESS EMBOSSED WITH SEAL.

CONNOR AND ASSOCIATES, INC.
engineers • planners • surveyors
P.O. BOX 381
BLUFFTON, SOUTH CAROLINA 29910
PH (803) 837-2580 / FAX (803) 837-2588

A BOUNDARY PLAT OF
63.12 ACRES
A PORTION OF TAX PARCEL 600-13-46
THE MEGGETT TRACT
U.S. HIGHWAY 278
BLUFFTON TOWNSHIP, BEAUFORT COUNTY, SOUTH CAROLINA

FIELD CHECK:
OFFICE CHECK: RJM
DRAWN BY: LAM
DATE: 11/14/97
SCALE: 1"=200'
PROJECT No.: SAP-002A
FILE: SAP02A.dwg

SHEET 1 OF 1

G:\projects\Sap\002\SURVEY\sap02a Wed Nov 19 11:04:32 1997

NORTH
S.C. GRID
NAD 83

5/8" RBS W/CAP

1,253.71'

N/F
EAGLES POINTE GOLF COURSE LLC
TMS R600 022 000 0019 0000

N/F
EAGLE'S POINTE HOMEOWNER'S ASSOC INC
TMS R600 022 000 0055 0000

N/F
EAGLES POINTE GOLF COURSE LLC
TMS R600 022 000 0019 0000

6' CHAIN LINK FENCE

15.01'

S53°16'03"E 2748.07' (TOTAL)

1,479.95'

N03°21'37"E 1903.22'

6' CHAINLINK FENCE

POND 3
APPROX.
0.649 Ac.

TOP OF BANK
BOTTOM OF BANK

S86°41'18"E 267.58'

S86°41'18"E 240.03'

N50°33'54"E 209.78'

N50°33'54"E 196.07'

30.00'

15' BJWSA UTILITY EASEMENT (PER REFERENCE #4)

(SEE INSET 1)

BJWSA PUMP STATION
2,500 Sq.Ft.
0.057 Ac.

15' BJWSA UTILITY EASEMENTS (PER REFERENCE #4)

N34°53'45"E 379.10'

N34°53'45"E 387.03'

15.00'

N/F
BERKELEY HALL CLUB INC
TMS R600 013 000 0046 0000

ONE STORY STUCCO BUILDING

2 STORY STUCCO BUILDING

30' BJWSA ACCESS EASEMENT

30' BJWSA UTILITY EASEMENT (PER REFERENCE #4)

N/F
THE BISHOP OF CHARLESTON
TMS R600 022 000 0125 0000
2,658,736.29 Sq.Ft.
61.036 Ac.

(SEE INSET 2)

N03°26'33"E 329.09'

15' BJWSA UTILITY EASEMENT

N03°26'33"E 359.09'

3.35' FENCE ENCROACHMENT

5.5' WIDE DITCH

N03°53'11"E 156.72'

N03°53'11"E 153.20'

N15°05'56"W 105.04'

N15°05'56"W 105.04'

S86°35'01"E 148.64'

S86°35'01"E 148.24'

N51°34'14"W 172.18'

N51°34'14"W 172.50'

POND 1
APPROX.
1.540 Ac.

TOP OF BANK
BOTTOM OF BANK

S03°10'56"W 307.76'

N01°55'18"E 282.69'

15' BJWSA UTILITY EASEMENT

N01°55'18"E 252.53'

N86°33'53"W 372.23'

15' BJWSA UTILITY EASEMENT

N86°35'50"W 371.87'

15.00'

(SEE INSET 4)
(SEE INSET 3)

ONE STORY STUCCO CHURCH ON CONC SLAB

N03°18'51"E 268.73'

15' BJWSA UTILITY EASEMENT

N03°18'51"E 253.64'

BERKELEY HALL BLVD R/W VARIES

SCDOT R/W PER SCDOT FILE #7.037178A

3/4"RBF W/DISK

5/8" RBS W/CAP

BACK OF CURB

N/F BEAUFORT COUNTY R/W VARIES

N86°49'13"W 559.01' (TOTAL)

S86°49'13"E 559.07' (TOTAL)

3/4" IPF

RWMF 4" DISK

N86°37'00"W 334.94'

RWMF 4" DISK

218.50'

SIGN

N86°37'53"W 445.04' (TOTAL)

15.07'

211.47'

3/4"RBF W/DISK

N86°37'29"W 275.10'

23.96'

3/4" RBF W/DISK

10.00'

10' BJWSA UTILITY EASEMENT

N86°38'21"W 499.87' (TOTAL)

465.91'

N86°41'09"W 493.64'

S86°41'09"E 413.62'

15' BJWSA UTILITY EASEMENT

N86°41'09"W 899.57'

45' BJWSA UTILITY EASEMENT

S86°41'09"E 840.90'

45.00'

S01°36'04"W 198.30' (TOTAL)

86.72'

SIGN

N86°37'53"W 377.16'

3/4"RBF W/DISK

U.S. HIGHWAY 278 R/W VARIES

POND 2
APPROX.
1.068 Ac.

TOP OF BANK
BOTTOM OF BANK

PKS

N86°41'18"W 389.90'

S86°41'18"E 389.90'

5/8" RBS W/CAP

N/F BEAUFORT COUNTY R/W VARIES

BACK OF CURB

3X3" CMF

S68°17'37"W 357.14'

N/F
BLUFFTON TOWNSHIP FIRE DISTRICT
TMS R600 022 000 0316 0000

5/8" RBS W/CAP

BACK OF CURB

100 50 0 100 200
GRAPHIC SCALE

INSET 1 (N.T.S.)

PROPERTY CORNER FALLS IN FENCE POST

7' CHAINLINK FENCE

INSET 2 (N.T.S.)

INSET 3 (N.T.S.)

INSET 4 (N.T.S.)

EXISTING 15' BJWSA UTILITY EASEMENT

CURVE TABLE					
LABEL	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	525.00'	452.15'	438.31'	N62°00'56"W	49°20'44"
C2	475.00'	415.90'	402.74'	S61°36'18"E	50°10'09"
C3	475.00'	37.50'	37.49'	S34°15'35"E	4°31'26"
C4	52.00'	51.40'	49.33'	S59°25'56"E	56°38'00"
C5	82.00'	81.05'	77.79'	S59°25'56"E	56°38'00"
C6	165.00'	135.32'	131.56'	N27°10'32"E	46°59'19"
C7	135.00'	110.74'	107.66'	N27°10'52"E	46°59'58"
C8	170.03'	82.58'	82.23'	N19°31'52"W	21°05'21"
C9	140.03'	52.18'	51.87'	N20°56'42"W	21°20'55"
C10	165.00'	105.22'	103.45'	N33°18'07"W	36°32'15"
C11	135.00'	86.09'	84.64'	N33°18'07"W	36°32'15"
C12	104.96'	102.04'	98.07'	N24°12'35"W	55°42'12"
C13	134.96'	131.07'	125.98'	N24°10'51"W	55°38'44"

LINE TABLE		
LABEL	BEARING	DISTANCE
L1	N69°11'40"E	5.70'
L2	N03°14'22"E	12.53'
L3	S02°03'53"W	5.09'
L4	N03°23'22"E	50.73'
L5	N03°18'42"E	50.00'
L6	N03°23'22"E	98.92'
L7	N86°36'34"W	30.02'
L8	S03°23'29"W	99.03'
L9	N86°49'13"W	21.09'
L10	S01°36'04"W	17.36'
L11	S53°28'42"W	31.59'
L12	S03°18'42"W	50.00'
L13	S36°31'18"E	60.80'
L14	N03°28'02"E	65.79'
L15	N03°28'02"E	65.78'
L16	N86°41'09"W	10.00'
L17	N86°49'13"W	51.76'
L18	N09°03'11"E	47.82'
L19	N86°35'01"W	113.59'
L20	N86°35'01"W	128.90'
L21	S86°35'01"E	136.01'
L22	S86°31'44"E	127.91'
L23	S02°15'04"W	3.48'
L24	S87°44'56"E	42.91'
L25	S03°31'49"W	18.06'
L26	S87°11'57"E	15.00'
L27	N03°31'49"E	254.49'
L28	S87°44'56"E	12.98'
L29	S31°06'56"E	63.42'
L30	S87°44'56"E	38.23'
L31	N03°31'49"E	14.99'
L32	N86°34'26"W	38.59'
L33	S87°44'56"E	12.98'
L34	S31°06'56"E	47.61'
L35	N86°35'01"W	28.93'
L36	S03°31'49"W	192.73'
L37	N86°28'11"W	15.76'
L38	S01°31'25"W	169.77'
L39	S86°28'47"E	11.62'
L40	N03°31'49"E	15.78'
L41	N86°28'47"W	11.37'
L42	N01°31'25"E	148.07'
L43	S89°24'52"E	10.18'
L44	N00°35'08"E	15.00'
L45	N89°24'52"W	9.71'
L46	S86°59'06"E	12.83'
L47	S03°00'54"W	15.00'
L48	N86°59'06"W	12.88'
L49	S03°10'56"W	127.73'
L50	S09°03'11"W	13.71'
L51	S86°42'51"E	21.79'
L52	S03°18'51"W	10.73'
L53	S03°18'51"W	23.98'
L54	N86°41'09"W	15.00'
L55	S03°18'51"W	4.28'
L56	N03°18'51"E	34.70'
L57	N86°42'51"W	8.29'
L58	S09°03'11"W	87.87'
L59	N03°10'56"E	436.17'
L60	N88°23'58"E	19.70'
L61	N01°36'02"W	20.00'
L62	S88°23'58"W	16.52'
L63	N09°03'11"E	12.99'
L64	S86°49'13"E	30.03'
L65	S83°16'07"E	238.86'
L66	N06°43'53"E	26.34'
L67	S06°43'53"W	10.41'
L68	N83°16'07"W	167.73'
L69	N03°38'30"E	71.18'
L70	N03°38'30"E	73.75'
L71	N13°25'55"E	46.47'
L72	N13°25'55"E	43.62'
L73	N87°44'56"W	50.00'
L74	S02°15'04"W	50.00'
L75	S87°44'56"E	50.00'
L76	N02°15'04"E	50.00'
L77	S03°23'29"W	58.15'
L78	S86°49'13"E	21.07'
L79	N03°23'39"E	57.77'
L80	N85°47'05"W	21.06'

VICINITY MAP NOT TO SCALE

SITE
LANCASTER BLVD
U.S. HWY 278
BUCKWALTER PKWY

LEGEND

RBF ●	IRON REBAR FOUND
CMF ■	CONC. MONUMENT FOUND
△	CALC POINT – CORNER NOT SET
RBS ○	IRON REBAR SET
PKS ○	PK NAIL SET
RWMF ■	RIGHT–OF–WAY CONC. MONUMENT FOUND
IPF ●	IRON PIPE FOUND
N.T.S.	NOT TO SCALE
	POWER POLE
×	GUY WIRE
OHP	OVERHEAD POWER LINE
	EDGE OF PAVEMENT

NOTES

1. THIS PARCEL APPEARS TO LIE IN FLOOD ZONE C, FIRM PANEL 0055–D AND 0085–D COMMUNITY 450025.
2. HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE GRID (NAD 83).
3. PONDS WERE SCALED IN PER GOOGLE EARTH. APPROXIMATE POND AREA CALCULATIONS IS TO THE TOP OF BANK.

REFERENCES

1. A BOUNDARY PLAT OF 63.12 ACRES, A PORTION OF TAX PARCEL 600–13–46, THE MEGGETT TRACT.
   PLAT BOOK 63 PAGE 9
   DATE: 11–14–97
   BY: MATTHEW M. CRAWFORD, S.C.R.L.S. No. 9756
2. A SUBDIVISION PLAT OF PHASE III, A SECTION OF EAGLE'S POINT.
   PLAT BOOK 78 PAGE 73
   DATE: 01–15–01
   BY: MACK W. THOMAS III, S.C.R.L.S. No. 14531
3. A CAD FILE BY WARD EDWARDS FOR PARISH LIFE CENTER – PHASE 1 UTILITIES RECIEVED ON 2–21–18.
4. AN EASEMENT PLAT OF ST. GREGORY THE GREAT SEWER EXPANSION DATED 03–12–18
   PLAT BOOK: 149 PAGE: 63
   BY: MARK ELLIS LAMB S.C.P.L.S. No. 23200
5. A RIGHT–OF–WAY EXHIBIT OF SAINT GREGORY CATHOLIC CHURCH. BY ATLAS SURVEYING, DATED: 12–10–15.

PREPARED FOR:
ST. GREGORY THE GREAT CATHOLIC CHURCH

A BOUNDARY SURVEY OF

ST. GREGORY THE GREAT CATHOLIC CHURCH

TAX PARCEL No. R600 022 000 0125 0000

THE TOWN OF BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK:	NCN
FIELD CHECK:	JWR
DRAWN BY:	MJF
DATE:	02–17–2020
SCALE:	1"=100'
PROJECT No.:	BFT–17105
FILE:	BFT–17105 B1.DWG

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

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

ATLAS SURVEYING INC. BFT LLC. No. C05928 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR No. 28139 JEREMY W. REEDER

JEREMY W. REEDER
S.C.P.L.S. No. 28139
NOT VALID UNLESS STAMPED WITH SEAL

Exhibit D

Saint Gregory the Great Annexation

Title to Real Estate to South Carolina Department of Transportation

Book 3040 Page 2187

3 4B 10 SCDOT 7605

SCDOT R/W Form 802 EXHI (01-09)

THE STATE OF SOUTH CAROLINA

COUNTY OF BEAUFORT

TITLE TO REAL ESTATE
Approximate Survey Station

Road/Route	U. S. 278	BEAUFORT COUNTY SC- ROD	514+00	To	539+00 LT
File	7.037178A	BK 03040 PGS 2187-2189		To	
Item		DATE: 03/02/2011 11:44:09 AM			
Project	EM08(006)	INST # 2011010755 RCPT# 641874		To	
PIN	37178 RD01				
Tract	42				

KNOW ALL MEN BY THESE PRESENTS, That **Bishop of Charleston, a Corporation Sole ("Grantor"), 1662 Ingram Road, Charleston, South Carolina 29407** in consideration of the sum of **One Hundred Thousand and No/100 Dollars ($100,000.00)** and other valuable consideration to it 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, subject to the exceptions set forth below, 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 described below that is owned in fee simple absolute **From S.C. Rte. 170 To: Near Rd. S-474** on **U. S. Route 278**, State and County aforesaid, as shown on plans prepared by the South Carolina Department of Transportation and dated **August 12, 2009**.

SPECIAL PROVISIONS: Notwithstanding anything to the contrary herein, the within conveyance and the consideration given is only for that parcel of land containing 0.327 acre, more or less, and all improvements thereon (including Grantor's sign), owned by Grantor and shown as the "Area of Acquisition" on Exhibit A attached hereto and made a part hereof. This conveyance is made subject to all easements, covenants and restrictions of record and all matters shown on surveys of record or that would be reflected on a current survey. This being a portion of the property acquired from Union Camp Corporation by deed dated December 26, 1997, and recorded December 29, 1997 in Deed Book 994, Page 412 in the records for Beaufort County and shown as Tax Map No. R600-022-000-0125-0000.

JUL 14 2010

PAYMENT REQUESTED

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 8th **day** of February, 2011, in the year of our Lord, Two Thousand and _____.

Signed, sealed and delivered in the presence of:

Elaine N. Fowler
1st Witness

Ornelia E Strickland
2nd Witness

BISHOP OF CHARLESTON, A CORPORATION SOLE

BY: _____ (L.S.)

ITS: Chief Financial Officer (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 SC
COUNTY OF Charleston } SS

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.

Elaine N. Fowler
1st Witness

SWORN to before me this 8th day of February, 2011

Ornelia E Strickland
NOTARY PUBLIC FOR South Carolina

My Commission Expires: 1-23-2017

RECORDED
2011 Mar -25 09:34 AM
Sharon G. Burris
BEAUFORT COUNTY AUDITOR

Title approved by the South Carolina Department of Transportation

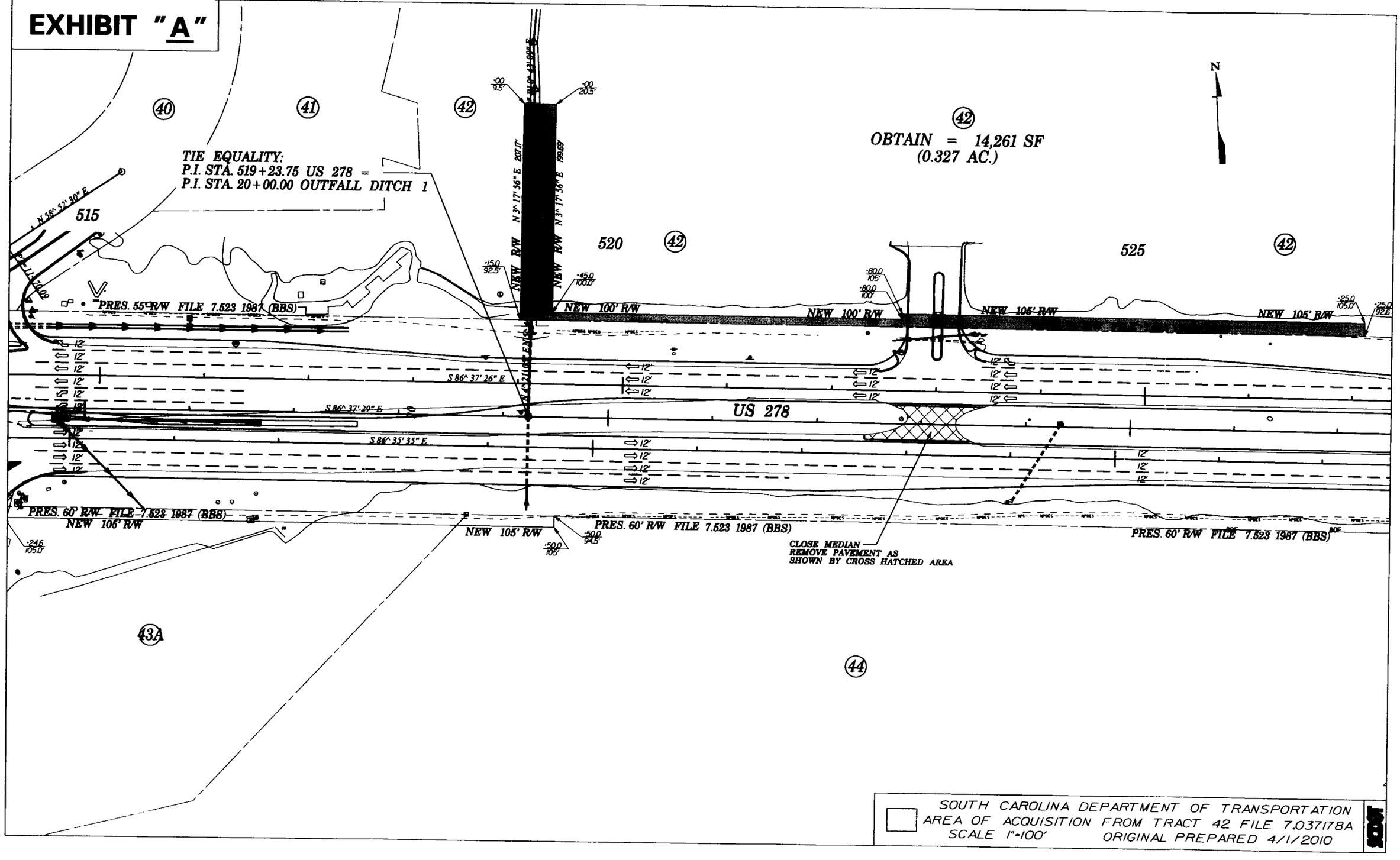
GRANTEE'S ADDRESS: SCDOT, Director, Rights of Way, P.O. Box 191, Columbia, SC 29202-0191

Checked 2/18/11 **By** CPC

Recorded _____ **By** _____ **Tract** 42

Project _____ **File No.** _____

EXHIBIT "A"



Book3040/Page2188

SCDOT R/W Form 849 (05-10)

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)
)
Road/Route **US 278**)
File **7.037178A**)
Item) AFFIDAVIT
Project **EM08(006)**)
PIN **37178 RD01**)

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

Property located on the above road or route, bearing **a portion of** Tax Map Number **R60002200001250000** in **BEAUFORT** COUNTY, was transferred by **Bishop of Charleston, a Corporation Sole** to the South Carolina Department of Transportation on **February 8, 2011.**

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.

Willie B. Johnson
Responsible Person Connected with the Transaction

SWORN to before me this 16th
day of February, 2011
Bea M Joyner
NOTARY PUBLIC FOR South Carolina
My Commission Expires January 29, 2017

Exhibit E

Saint Gregory the Great Annexation

Deed of Right-of-Way to Beaufort County

Book 3460 Page 1928

4 NC 48 Beaufort County att

BEAUFORT COUNTY SC - ROD
BK 3460 Pgs 1928-1931
FILE NUM 2016005711
02/05/2016 08:32:16 AM
REC'D BY pbaxley RCPT# 800814
RECORDING FEES $0.00

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

DEED OF RIGHT-OF-WAY

KNOW ALL MEN BY THESE PRESENTS, that **The Bishop of Charleston, a Corporation Sole** ("Grantor"), in the state aforesaid for and in consideration of the sum of **TEN and 00/100 DOLLARS ($10.00)**, to it in hand paid at and before the sealing of these presents by **Beaufort County, a political subdivision of the State of South Carolina** ("Grantee"), Post Office Drawer 1228, Beaufort, SC 29901, in the State aforesaid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release, subject to the restrictions, reservations and conditions and right of reverter set forth below, unto **Beaufort County, a political subdivision of the State of South Carolina**, its successors and assigns, the following described properties, in fee simple determinable, for the purpose of constructing, using and maintain thereon County roads for the use of the general public (the "Frontage Roads").

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION OF THE RIGHT-OF-WAY AREA (THE "PROPERTY")

This conveyance is made subject to the following conditions and reservations:

1. Grantor, for itself and its successors and assigns, expressly reserves the right, at its option, to harvest all trees within the Property, and to install lighting, irrigation and/or landscaping within the unpaved portion of the Property, provided that Grantor, its successors or assigns, shall be obligated to maintain such improvements in good condition and repair, and any such improvements shall be made in accordance with plans for same that shall be submitted to Grantee for approval, which approval shall not be unreasonably withheld, conditioned or delayed.

2. Grantor, for itself and its successors and assigns, reserves the right to have a minimum of three curb cuts on the Frontage Road described on Exhibit A as Right-of-Way 2 (East Road), one on the north side of the road, and two on the south side of the road, the exact locations of which shall be subject to the approval of Grantee, which consent shall not be unreasonably withheld, conditioned or delayed.

3. Grantor, for itself and its successors and assigns, reserves the right for the benefit of Grantee's property located between U.S. Highway 278 and the Frontage Road described on Exhibit A as Right-of-Way 2 (East Road), for surface water drainage through pipes to be run from said property, underneath the Frontage Road, to the drainage lagoon located on the north side of said Frontage Road; provided, however, the plans for the construction of said pipes shall be submitted to Grantee in conjunction with the plans for said Frontage Road and shall be subject to the approval of Grantee, and Grantor shall be responsible for the maintenance of said pipes and for the repair of any damage caused by such maintenance.

4. This conveyance is made subject to all easements, restrictions, reservations and conditions of record or that would be shown on a current survey of the Property, provided that such conditions do not adversely affect the use of the Property for the purposes of the construction and maintenance by Grantee of the Frontage Roads to be constructed on the Property and the full utilization by Grantee and the general public of the Frontage Roads.

5. This conveyance is also expressly conditioned upon the following conditions, and the Property shall revert to and be merged with the title of Grantor, its successors or assigns, in the event of the failure of: (i) Grantee to complete the construction of the Frontage Roads to be constructed thereon,

Approved by Beaufort County
Legal Department

and comply with any other requirements such that Grantor may use the Frontage Roads as intended for access to U.S. Highway 278, within a period of three years from the date of this conveyance; or (ii) the subsequent closing of access for Grantor, its successors or assigns, to U.S. Highway 278 through the Frontage Roads by the South Carolina Department of Transportation or others.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, subject to the above conditions, all and singular, the premises before mentioned unto the said **Beaufort County, a political subdivision of the State of South Carolina** its successors and assigns, forever.

AND, subject to the conditions and reservation of right of reverter, set forth herein, the said **The Bishop of Charleston, a Corporation Sole** does hereby bind itself and its successors and assigns to warrant and forever defend, all and singular, the said premises unto the said **Beaufort County, a political subdivision of the State of South Carolina**, its successors and assigns, against it and its successors and assigns, and all other persons whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS ITS HAND(S) AND SEAL(S) this 14th day of December, 2015.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Witness signature Ex

Notary Signature

THE BISHOP OF CHARLESTON,
A CORPORATION SOLE

By: _____

Its: Chief Financial Officer

****

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

ACKNOWLEDGEMENT

I, the undersigned Notary Public, do hereby certify that the proper official(s) for **The Bishop of Charleston, a Corporation Sole** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

SWORN to before me
this 14th day of December, 2015.

Notary Public for the State of South Carolina
My Commission Expires: 1-23-2017

AMELIA S. AVILES
Notary Public, State of South Carolina
My Commission Expires 1/23/2017

EXHIBIT A

RIGHT-OF-WAY 1 (WEST ROAD)

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SHOWN AS "THE BISHOP OF CHARLESTON TMS #R600-022-000-0125-0000 - PROPOSED R/W 1" AND BEING SHOWN AND DESIGNATED ON A RIGHT-OF-WAY EXHIBIT OF SAINT GREGORY CATHOLIC CHURCH PREPARED FOR WARD EDWARDS BY WILLIAM H. GRAY, JR. OF ATLAS SURVEYING, INC. DATED DECEMBER 10, 2015, COMMENCING AT AN IRON PIN ALONG THE NORTHERN RIGHT-OF-WAY OF U.S. HIGHWAY 278, BEING LABELED AS POINT OF COMMENCEMENT LABELED "POB 1", THENCE RUNNING N03°23'29"E FOR A DISTANCE OF 58.15' TO A POINT (BEING THE POINT OF BEGINNING); THENCE RUNNING N86°49'13"W FOR A DISTANCE OF 21.31' TO A POINT; THENCE RUNNING N03°18'42"E FOR A DISTANCE OF 50.00' TO A POINT; THENCE RUNNING S86°49'13"E FOR A DISTANCE OF 21.38' TO A POINT; THENCE RUNNING S86°49'13"E FOR A DISTANCE OF 30.03' TO A POINT; THENCE RUNNING S86°49'13"E FOR A DISTANCE OF 559.01' TO A POINT; THENCE RUNNING S03°18'42"W FOR A DISTANCE OF 50.00' TO A POINT; THENCE RUNNING N86°49'13"W FOR A DISTANCE OF 559.07' TO A POINT; THENCE RUNNING N03°23'22"E FOR A DISTANCE OF 50.00' TO A POINT; THENCE RUNNING N86°49'13"W FOR A DISTANCE OF 30.03' TO A POINT; THENCE RUNNING S03°23'29"W FOR A DISTANCE OF 50.00' TO A POINT; THENCE RUNNING S03°23'29"W FOR A DISTANCE OF 58.15' TO THE POINT OF BEGINNING. LESS AND EXCEPTING THE 50.00' (THE WIDTH OF THE ROAD) BY 30.03' STRIP OF LAND APPROXIMATELY 21.3' FROM THE WESTERN BOUNDARY OF SAID R/W 1 THAT WAS DEEDED TO THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION BY DEED DATED FEBRUARY 8, 2011 AND RECORDED MARCH 2, 2011 IN BOOK 03040, PAGE 2187 IN THE ROD OFFICE OF BEAUFORT COUNTY, SOUTH CAROLINA.

RIGHT-OF-WAY 2 (EAST ROAD)

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND AS SHOWN AS "THE BISHOP OF CHARLESTON TMS #R600-022-000-0125-0000 - PROPOSED R/W 2" AND BEING SHOWN AND DESIGNATED ON A RIGHT-OF-WAY EXHIBIT OF SAINT GREGORY CATHOLIC CHURCH PREPARED FOR WARD EDWARDS BY WILLIAM H. GRAY, JR. OF ATLAS SURVEYING, INC. DATED DECEMBER 10, 2015, COMMENCING AT A CONCRETE MONUMENT (3" CMF) (OFFSET 1.5') AT THE INTERSECTION OF "BLUFFTON TOWNSHIP FIRE DISTRICT" (TMS R600 022 000 0316 0000) AND THE PROPERTY OF GRANTOR, THENCE RUNNING S01°25'31"W FOR A DISTANCE OF 18.40' TO A POINT, BEING LABELED AS "POB 2" (BEING THE POINT OF BEGINNING); THENCE RUNNING S01°25'31"W FOR A DISTANCE OF 136.24' TO A POINT; THENCE RUNNING ALONG A CURVE WITH AN ARC LENGTH OF 39.16', HAVING A RADIUS OF 475.00' AND A LONG CHORD OF N34°09'35"W 39.15' TO A POINT; THENCE RUNNING N36°31'18"W FOR A DISTANCE OF 60.80' TO A POINT; THENCE RUNNING ALONG A CURVE WITH AN ARC LENGTH OF 415.90', HAVING A RADIUS OF 475.00' AND A LONG CHORD OF N61°36'18"W 402.74' TO A POINT; THENCE RUNNING N86°41'18"W FOR A DISTANCE OF 389.90' TO A POINT; THENCE RUNNING N03°18'42"E FOR A DISTANCE OF 50.00' TO A POINT; THENCE RUNNING S86°41'18"E FOR A DISTANCE OF 389.90' TO A POINT; THENCE RUNNING ALONG A CURVE WITH AN ARC LENGTH OF 452.15', HAVING A RADIUS OF 525.00' AND A LONG CHORD OF N62°00'56"W 438.31' TO A POINT; THENCE RUNNING N53°28'42"E FOR A DISTANCE OF 32.22' TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED RIGHTS-OF-WAY ARE A PORTION OF TMS #R600-022-000-0125-0000 AND ARE ALSO SHOWN ON EXHIBIT A-1 ATTACHED.

DERIVATION: THIS BEING THE SAME PROPERTY CONVEYED TO BISHOP OF CHARLESTON, A CORPORATION SOLE BY DEED OF UNION CAMP CORPORATION DATED DECEMBER 26, 1997 AND RECORDED DECEMBER 29, 1997 IN DEED BOOK 994, PAGE 412 IN THE ROD OFFICE OF BEAUFORT COUNTY, SOUTH CAROLINA.

DKE

EXHIBIT A-1 TO DEED OF RIGHT-OF-WAY

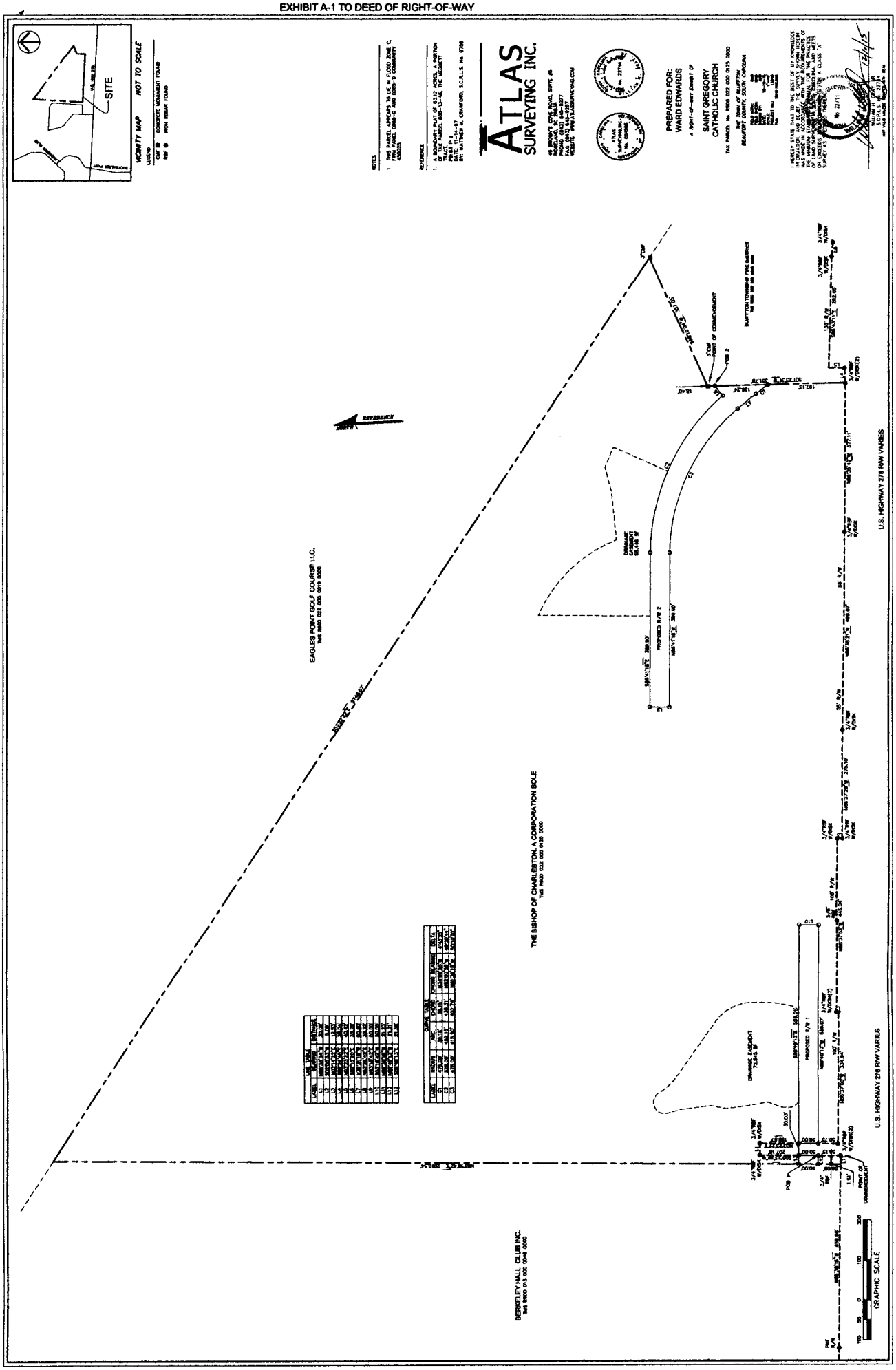


Exhibit F

Saint Gregory the Great Annexation

Beaufort-Jasper Water and Sewer Authority Annexation Petition

STATE OF SOUTH CAROLINA	)	**PETITION FOR ANNEXATION**
	)	**TO**
COUNTY OF BEAUFORT	)	**THE TOWN OF BLUFFTON, SOUTH CAROLINA**

TO THE HONORABLE MAYOR AND TOWN COUNCIL OF THE TOWN OF BLUFFTON, SOUTH CAROLINA

The undersigned petitioner, being the 100% freehold owner of the real property hereinafter described on Exhibit "A" attached hereto and made a part hereof being a 0.057 acre parcel of real property identified by Beaufort County Tax Map number **R600 022 000 1120 0000**, requests annexation into the Town of Bluffton, South Carolina and does hereby petition the Honorable Mayor and Town Council of the Town of Bluffton so as to become a part thereof pursuant to Section 5 – 3 – 150(3) of the South Carolina Code of Laws.

1. The property to be annexed is that described and set forth in Exhibit "A" attached hereto and made a part hereof (the "**Property**").

2. The Property comprises approximately 0.057 acres and is located within the St. Gregory the Great Church and School Campus on the northern side of U.S. Highway 278 across from the Buckwalter Planned Unit Development.

3. The Property surrounded by a single parcel which is adjacent to other lands within the Town of Bluffton which is seeking annexation into the Town.

4. The petitioner requests that the Property be zoned General Mixed Use with 0.057 acres of General Mixed Use density.

WHEREFORE, your petitioner prays that the Town of Bluffton agrees to accept this petition and annex the aforesaid described Property.

IN WITNESS WHEREOF, petitioner has hereunto set its hand and seal this 1 day of July, 2019.

WITNESSES:

(Witness signs here)

(Witness signs here)

BEAUFORT-JASPER WATER & SEWER AUTHORITY

By: B Chemsak

Its: DIRECTOR OF ENGINEERING

BEAUFORT - JASPER
WATER & SEWER
AUTHORITY

6 SNAKE ROAD, OKATIE, SC 29909-3937
Phone 843.987.8100 | Fax 843.548.0096
Customer Service 843.987.9200
Operations & Maintenance 843.987.8046
Engineering 843.987.8065
www.bjwsa.org

Our mission: Inspire trust and enhance public health

JOE MANTUA, PE, GENERAL MANAGER
843.987.8044 (o) | 843.540.4002 (c)

July 1, 2019

Planning Commission and
Town Council of the Town of Bluffton

Re: Petition for Annexation – Saint Gregory the Great Catholic Church Campus BJWSA Pump Station Site – Beaufort County Tax Map **R600 022 000 1120 0000**

Dear Ladies and Gentlemen:

Please let this letter serve to evidence the authorization by the owner of the property identified above for the Bishop of Charleston, a Corporation sole, to submit a Petition for Annexation (100% Petition Method), Application for Zoning Map Amendment and Amendment to the Town Comprehensive Plan and any related or associate applications necessary and appropriate to accomplish the proposed annexation of the above referenced parcel.

Sincerely,

B Chemsak

Brian Chemsak, PE

DONNA L. ALTMAN
CHAIR

MICHAEL L. BELL
VICE-CHAIR

DONALD A. MANSON
SECRETARY/TREASURER

JIMMY BAKER
GREGORY A. PADGETT
DR. WILLIAM SINGLETON

LORRAINE W. BOND
R. THAYER RIVERS, JR
VACANCY

BRANDY M. GRAY
GERALD H. SCHULZE

Exhibit G

Saint Gregory the Great Annexation

Beaufort-Jasper Water and Sewer Authority Property Description

EXHIBIT "A"

ALL that certain piece, parcel, and tract of land containing 0.057 acres, more or less, designated as "New Pump Station" on that certain plat of survey consisting of three (3) pages, entitled "A Subdivision and Utility/Access Easement Plat at St. Gregory the Great Sewer Expansion," prepared by Atlas Surveying Inc., certified by Mark Ellis Lamb, Sr., dated March 12, ,2018 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 149 at Page 63.

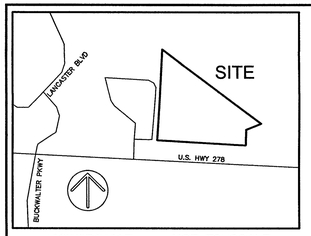
TMS #: R600 022 000 1120 0000

Exhibit H

Saint Gregory the Great Annexation

Beaufort-Jasper Water and Sewer Authority

Plat Book 149 Page 63



VICINITY MAP NOT TO SCALE

LEGEND

- RBF ● IRON REBAR FOUND
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- SANITARY SEWER STUBOUT
- WATER METER
- WATER VALVE
- WATER VALVE MARKER
- FIRE DEPARTMENT CONNECTION
- UNDERGROUND SEWER LINE
- NEW EASEMENT
- OLD EASEMENT

LINE TABLE		
LABEL	BEARING	DISTANCE
L1	S89°24'45"E	1.57'
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C12	135.00'	86.09'	84.64'	S33°18'07"E	36°32'15"
C13	134.96'	131.07'	125.98'	S24°10'51"E	55°38'44"

GRAPHIC SCALE
30 15 0 30 60

NORTH
S.C. GRID
NAD 83

N/F EAGLES POINTE GOLF COURSE, LLC
TMS R600 022 000 0019 0000

S53°22'22"E 1,254.28'
2748.07'
15.00'
1,478.78'

N34°53'45"E 378.99'
N34°53'45"E 386.94'
15.00'

S86°41'18"E 267.58'
N86°41'18"W 240.03'
S31°09'59"E 63.42'
N31°09'59"W 47.61'
N50°33'54"E 209.78'
S50°33'54"W 198.07'
30.00'
30' NEW BJWSA ACCESS EASEMENT
C7
C10
N03°33'11"E 156.72'
S03°33'11"W 153.20'

N/F THE BISHOP OF CHARLESTON
R600 022 000 0125 0000
2,736,287.76 Sq.Ft. TOTAL.
62.8 Ac. TOTAL.

NEW 15' BJWSA UTILITY EASEMENT
10.02'
L17
L18
L19
L20
N87°44'56"W 50.00'
4.74'
S86°31'44"E 127.91'
NEW BJWSA PUMP STATION
2,500 Sq.Ft.
0.057 Ac.
50.00'
50.00'
15.13'
1.50'
L21
L22
L23
L4
C8
C9
S02°15'04"W 15.25'
N02°15'04"E 15.00'
8.45'
S86°35'01"E 136.01'
S86°35'01"E 128.90'
NEW 15' BJWSA UTILITY EASEMENTS
N86°35'01"W 113.59'
L5
L24
2.28'
7.70'
S87°44'56"E 50.00'
6.68'
NEW 15' BJWSA UTILITY EASEMENT
NEW 30' BJWSA UTILITY EASEMENT
N03°31'49"E 254.49'
S03°09'06"W 192.73'
30.00'
L16
L15
L14
L25
15.00'
N01°31'25"E 148.07'
S01°31'25"W 169.77'
N03°09'33"E 329.09'
S03°28'33"W 359.09'
15.20'
NEW 15' BJWSA UTILITY EASEMENT

MATCH LINE (SHEET 1)
(SHEET 2)

NOTES

1. THIS PARCEL APPEARS TO LIE IN FLOOD ZONE C, FIRM PANEL 0055-D AND 0085-D COMMUNITY 450025.
2. ELEVATIONS ARE BASED ON NGVD 29 DATUM.
3. PROPERTY BOUNDARY IS SHOWN FOR REFERENCE ONLY.

REFERENCE

1. A BOUNDARY PLAT OF 63.12 ACRES, A PORTION OF TAX PARCEL 600-13-46, THE MEGGETT TRACT.
   PLAT BOOK 63 PAGE 9
   DATE: 11-14-97
   BY: MATTHEW M. CRAWFORD, S.C.R.L.S. No. 9756
2. A SUBDIVISION PLAT OF PHASE III, A SECTION OF EAGLE'S POINT.
   PLAT BOOK 78 PAGE 73
   DATE: 01-15-01
   BY: MACK W. THOMAS III, S.C.R.L.S. No. 14531
3. A CAD FILE BY WARD EDWARDS FOR PARISH LIFE CENTER - PHASE 1 UTILITIES RECIEVED ON 2-21-18.

ACREAGE SUMMARY

NEW BJWSA ACCESS EASEMENT
45,982.51 Sq.Ft.
1.056 Ac.

NEW BJWSA UTILITY EASEMENT
49,165.36 Sq.Ft.
1.129 Ac.

EXISTING BJWSA UTILITY EASEMENT
53,441.74 Sq.Ft.
1.227 Ac.

NEW BJWSA PUMP STATION
2,500 Sq.Ft.
0.057 Ac.

PARCEL REMAINING ACREAGE
62.7 Ac.

PREPARED FOR:
BJWSA

A SUBDIVISION AND UTILITY/ACCESS EASEMENT PLAT AT:

ST. GREGORY THE GREAT SEWER EXPANSION

TAX PARCEL No. R600 022 000 0125 0000

TOWN OF BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK:	DAB
FIELD CHECK:	MEL
DRAWN BY:	REC
DATE:	3-12-18
SCALE:	1"=30'
PROJECT No.:	BFT-17105
FILE:	BFT-17105 EASE1.DWG

SHEET 1 OF 3

BEAUFORT COUNTY SC - ROD
BK 149 Pgs 63-65
FILE NUM 2018027451
05/22/2018 04:03:58 PM
REC'D BY rbins RCPT# 892096
RECORDING FEES $30.00

EXEMPT
This plat of property is exempt from having to obtain a subdivision approval under the provision of the Beaufort County Community Development Code as provided for in Division 7.2 Section 7.2.70 (D)(1)(A)
Certified By: [signature]
Date: 4/6/2018

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

ATLAS SURVEYING,INC. No. C04285 CERTIFICATE OF AUTHORIZATION — SOUTH CAROLINA

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR 23200 MARK ELLIS LAMB, SR.

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

Mark E. Lamb 3/12/18
MARK ELLIS LAMB, SR.
S.C.P.L.S. No. 23200
NOT VALID UNLESS CRIMPED WITH SEAL

LINE TABLE		
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C13	134.98'	131.07'	125.98'	S24°10'51"E	50°38'44"

MATCH LINE (SHEET 1) (SHEET 2)

S86°35'01"E 148.64'

N86°35'01"W 148.24'

NOTES

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62.7 Ac.

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PREPARED FOR:
BJWSA

A SUBDIVISION AND UTILITY/ACCESS EASEMENT PLAT AT:

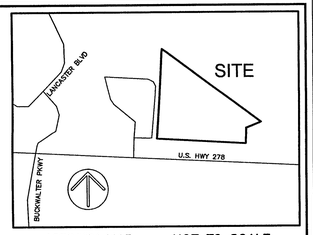
ST. GREGORY THE GREAT SEWER EXPANSION

TAX PARCEL No. R600 022 000 0125 0000

TOWN OF BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK: DAB
FIELD CHECK: MEL
DRAWN BY: REC
DATE: 3-12-18
SCALE: 1"=30'
PROJECT No.: BFT-17105
FILE: BFT-17105 EASE1.DWG

SHEET 2 OF 3



VICINITY MAP *NOT TO SCALE*

LEGEND

- RBF ● IRON REBAR FOUND
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- SS SANITARY SEWER STUBOUT
- W WATER METER
- WATER VALVE
- WV WATER VALVE MARKER
- FIRE DEPARTMENT CONNECTION
- SS UNDERGROUND SEWER LINE
- NEW EASEMENT
- OLD EASEMENT

SOUTH CAROLINA — ATLAS SURVEYING, INC. No. C04285 — CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA — PROFESSIONAL LAND SURVEYOR — 23200 — MARK ELLIS LAMB SR.

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Mark E. Lamb 3/12/18

MARK ELLIS LAMB, SR.
S.C.P.L.S. No. 23200
NOT VALID UNLESS CRIMPED WITH SEAL

EXEMPT

This plat of property is exempt from having to obtain a subdivision approval under the provision of the Beaufort County Community Development Code as provided for in Division 7-2 Section 7-2.70(3)(7)(A)

Certified By: [signature]

Date: 4/6/2018

N/F THE BISHOP OF CHARLESTON
R600 022 000 0125 0000
2,736,287.76 Sq.Ft. TOTAL.
62.8 Ac. TOTAL.

MATCH LINE (SHEET 2) (SHEET 3)

NORTH
S.C. GRID
NAD 83

30 15 0 30 60
GRAPHIC SCALE

U.S. HIGHWAY 278 R/W VARIES

ATLAS SURVEYING,INC. No. C04285 — SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION

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PHONE: (843) 645-9277
WEBSITE: WWW.ATLASSURVEYING.COM

PREPARED FOR:
BJWSA

A SUBDIVISION AND UTILITY/ACCESS EASEMENT PLAT AT:

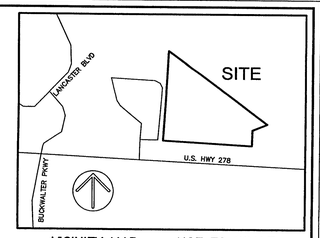
ST. GREGORY THE GREAT SEWER EXPANSION

TAX PARCEL No. R600 022 000 0125 0000

TOWN OF BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK:	DAB
FIELD CHECK:	MEL
DRAWN BY:	REC
DATE:	3-12-18
SCALE:	1"=30'
PROJECT No.:	BFT-17105
FILE: BFT-17105 EASE1.DWG	

SHEET 3 OF 3



VICINITY MAP *NOT TO SCALE*

LEGEND

- RBF ● IRON REBAR FOUND
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- IRRIGATION CONTROL VALVE
- S SANITARY SEWER STUBOUT
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- WATER VALVE
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CURVE TABLE					
LABEL	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	525.00'	452.15'	438.31'	N62°00'56"W	49°20'44"
C2	475.00'	415.90'	402.74'	S61°36'18"E	50°10'00"
C3	475.00'	39.16'	39.15'	S34°09'35"E	4°43'25"
C4	104.96'	102.04'	98.07'	N24°12'35"W	55°42'12"
C5	165.00'	105.22'	103.45'	N33°18'07"W	36°32'15"
C6	170.03'	62.58'	62.23'	N19°31'52"W	21°05'21"
C7	165.00'	135.32'	131.56'	N27°10'32"E	46°59'19"
C8	52.00'	51.40'	49.33'	S59°25'56"E	56°38'00"
C9	82.00'	81.05'	77.79'	N59°25'56"W	56°38'00"
C10	135.00'	110.74'	107.66'	S27°10'52"W	46°59'58"
C11	140.03'	52.18'	51.87'	S20°56'42"E	21°20'55"
C12	135.00'	86.09'	84.64'	S33°18'07"E	36°32'15"
C13	134.96'	131.07'	125.98'	S24°10'51"E	55°38'44"

NOTES

1. THIS PARCEL APPEARS TO LIE IN FLOOD ZONE C, FIRM PANEL 0055-D AND 0085-D COMMUNITY 450025.
2. ELEVATIONS ARE BASED ON NGVD 29 DATUM.
3. PROPERTY BOUNDARY IS SHOWN FOR REFERENCE ONLY.

REFERENCE

1. A BOUNDARY PLAT OF 63.12 ACRES, A PORTION OF TAX PARCEL 600-13-46, THE MEGGETT TRACT.
   PLAT BOOK 63 PAGE 9
   DATE: 11-14-97
   BY: MATTHEW M. CRAWFORD, S.C.R.L.S. No. 9756
2. A SUBDIVISION PLAT OF PHASE III, A SECTION OF EAGLE'S POINT.
   PLAT BOOK 78 PAGE 73
   DATE:01-15-01
   BY: MACK W. THOMAS III, S.C.R.L.S. No. 14531
3. A CAD FILE BY WARD EDWARDS FOR PARISH LIFE CENTER - PHASE 1 UTILITIES RECIEVED ON 2-21-18.

ACREAGE SUMMARY

NEW BJWSA ACCESS EASEMENT
45,982.51 Sq.Ft.
1.056 Ac.

NEW BJWSA UTILITY EASEMENT
49,165.36 Sq.Ft.
1.129 Ac.

EXISTING BJWSA UTILITY EASEMENT
53,441.74 Sq.Ft.
1.227 Ac.

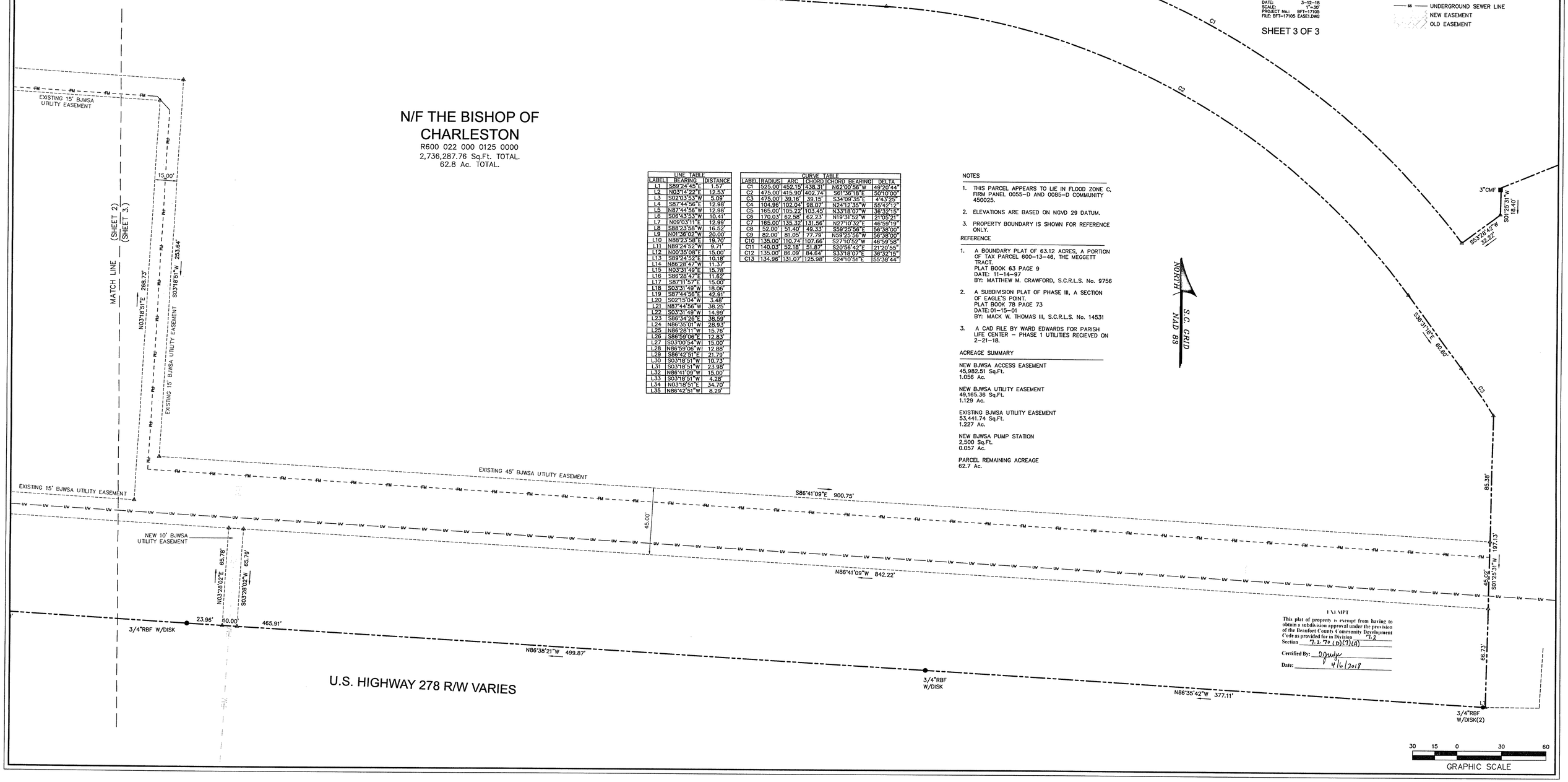
NEW BJWSA PUMP STATION
2,500 Sq.Ft.
0.057 Ac.

PARCEL REMAINING ACREAGE
62.7 Ac.

EXEMPT

This plat of property is exempt from having to obtain a subdivision approval under the provision of the Beaufort County Community Development Code as provided for in Division 7.2
Section 7.2.70 (D)(1)(A)

Certified By: D Gruber
Date: 4/6/2018



30 15 0 30 60
GRAPHIC SCALE

AMENDED

NARRATIVE

FOR

APPLICATION FOR ANNEXATION / ZONING MAP / COMPREHENSIVE PLAN AMENDMENTS

OF THE

BISHOP OF CHARLESTON, A CORPORATION SOLE

CONCERNING

A 61.093 ACRE PARCEL (A PORTION OF THE MEGGETT TRACT)

FOR

SAINT GREGORY THE GREAT CATHOLIC CHURCH CAMPUS PROPERTY, OUTPARCELS AND BEAUFORT-JASPER WATER & SEWER AUTHORITY PUMP STATION

BURR FORMAN MCNAIR **External Memorandum**

VIA EMAIL (hcolin@townofbluffton.com)

To: **Heather L. Colin**

From: **Walter J. Nester**

Date: **January 19, 2021**

Re: **Saint Gregory the Great Annexation**
Our File Number: 2069872.0000001

Heather:

Consistent with our discussions after the working group meeting earlier this week concerning the proposed densities and uses for the Saint Gregory the Great Tract at the Buckwalter PUD, I met with our client group to review the comparative use chart prepared by Brie for the working group meeting. I have revised that chart and attached the same hereto. As you will see, while perhaps a tally is not the most accurate method to assess, we have dropped thirty-three (33) proposed uses from the chart. Clearly my client heard and understood the discussion at the working group meeting and believes that this is a good result and trust council will agree.

There are a few remaining uses which are not allowed in the County in the C-3 Neighborhood Mixed Use Commercial District that we would like to remain as we see these uses being appropriate for the Outparcels and trust staff and council do as well. For instance, general retail with drive through allows a drug store, which we believe would be an appropriate use for an Outparcel. Similarly, a coffee shop with drive through and general office with drive through, which allows for a bank or financial services seem to be appropriate for the Outparcels. We are glad to provide limitations on these uses in the proposed amendment to the Development Agreement.

In addition, we believe that given the configuration of the Property, proposed uses and needs at the church and school, residential density at one hundred and ten (110) residential development rights would be sufficient. This is a reduction of forty (40) residential development rights.

I understand from our discussions that a follow up meeting is appropriate. We agree and available to participate any time next week except Tuesday, January 19, from 10:00 a.m. – 3:00 p.m. and Thursday, January 21, from 10:00 a.m. to 2:00 p.m.

WJN:jls
Attachment

cc: Terry A. Finger, Esquire

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STATE OF SOUTH CAROLINA	**)**	**BEFORE THE PLANNING COMMISSION**
	)	**AND TOWN COUNCIL OF THE**
COUNTY OF BEAUFORT	**)**	**TOWN OF BLUFFTON, SOUTH CAROLINA**

AMENDED

NARRATIVE

FOR

APPLICATION FOR ANNEXATION / ZONING MAP / COMPREHENSIVE PLAN AMENDMENTS

OF THE

BISHOP OF CHARLESTON, A CORPORATION SOLE

CONCERNING

A 61.093 ACRE PARCEL (A PORTION OF THE MEGGETT TRACT)

FOR

SAINT GREGORY THE GREAT CATHOLIC CHURCH CAMPUS PROPERTY, OUTPARCELS AND BEAUFORT-JASPER WATER & SEWER AUTHORITY PUMP STATION

This Project Narrative is submitted with and is intended to be incorporated in and comprise a part of the application for Annexation, application for Zoning Map Amendment, application for Buckwalter Development Agreement Amendment and Buckwalter Concept Plan Amendment, and application for Comprehensive Plan (specifically, the Future Annexation Area Map and the Future Land Use Map) Amendment (collectively the "**Application**") of the Bishop of Charleston, a Corporation Sole (the "**Bishop of Charleston**")[1] and the Beaufort-Jasper Water and Sewer Authority ("**BJWSA**")[2] (Bishop of Charleston and BJWSA hereinafter collectively the "**Owner**"). This narrative is submitted to the Planning Commission and the Town Council for the Town of Bluffton, South Carolina (the "**Town**") to explain the request and

[1] See Business Filings Report of the South Carolina Secretary of State attached hereto as Exhibit "A" and made a part hereof.

[2] BJWSA joins in this Application solely due to its ownership of a 0.057 acre parcel of real property located within the Property for the purpose of the operation of a pump station (the "**Pump Station**").

describe how the Application meets the criteria of the Town's Unified Development Ordinance (the "**UDO**") as required by the Application and the UDO.

I. **NARRATIVE**.

A. **Introduction, Background And Request**.

The Owner is the owner[3] of an approximate 61.036 acre parcel of real property (the "**Property**") identified by Beaufort County Tax Map number **R600 022 000 0125 0000** located on the north side of U.S. Highway 278 and bounded to the east by the Bluffton Fire Department Station #35 and bounded on the west by the Berkeley Hall Club community. The 411 address for the Property is #323 Fording Island Road and it is more specifically shown and described as "A Portion of the Meggett Tract" on that certain plat of survey entitled "A Boundary Plat of 63.12 Acres, Portion of Tax Parcel 600-13-46 The Meggett Tract, U.S. Highway 278, Bluffton Township, Beaufort County South Carolina, dated November 14, 1997 and recorded in the Office of the Register of Deeds ("**ROD**") for Beaufort County, South Carolina in Plat **Book 63** at **Page 9**[4]. An approximate 0.327 acre portion of the original parcel purchased by the Owner was conveyed in February of 2011 to the South Carolina Department of Transportation as part of the expansion of the U.S. 278 right of way[5] and an additional approximate 1.7 acre parcel was conveyed to Beaufort County[6] in December of 2015. The 1.7 acre parcel conveyed to the County consists of an approximate 0.7 acre parcel improved as a 50' wide right of way serving as a frontage road from the main entrance to Berkeley Hall Club from U.S. Highway 278, which is a fully served signalized intersection providing direct access to the Property. The remaining approximate 1.0 acre parcel is also improved as a 50' wide right of way, named Saint Gregory Drive which serves as a second point providing direct access to the Property from U.S. Highway 278. This second access point is also served by a fully signalized intersection. An additional approximate 0.057 acre portion of the original parcel purchased by the Owner was conveyed to BJWSA for the Pump Station to serve the Property as more particularly described therein.[7] The Pump Station is identified by Beaufort County Tax Map number **R600 022 000 1120 0000** and is surrounded by the Property. For the purposes of this Application the Pump Station shall hereinafter be included in the term "Property". In conjunction with this Application, the Owner commissioned an updated survey of the Property confirming the location of all of the aforementioned description which survey is entitled "A Boundary Survey of St. Gregory The Great Catholic Church," Tax Parcel No. R600 022 000 0125 0000, dated December 19, 2019[8].

Portions of the Property have been improved to include the Saint Gregory the Great Catholic Church and the Saint Gregory the Great School consisting of an existing Church building of approximately 12,000 square feet; and an existing school building with offices

[3] See deed recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in **Book 994** at **Pages 412 - 419** attached hereto as Exhibit "B" and made a part hereof.

[4] See said boundary plat attached hereto as Exhibit "C" and made a part hereof.

[5] See deed recorded in the ROD in **Book 3040** at **Pages 2187 – 2189**, attached hereto as Exhibit "B-1" and made a part hereof.

[6] See deed recorded in the ROD in **Book 3460** at **Pages 1928 – 1931**, attached hereto as Exhibit "B-2" and made a part hereof.

[7] See deed recorded in the ROD in **Book 3669** at **Pages 2349 – 2352**, attached hereto as Exhibit "B-3" and made a part hereof

[8] Attached hereto as Exhibit "C-1" and made a part hereof.

supporting the school and the Church consisting of approximately 27,000 square feet; and a church multipurpose building of approximately 27,000 square feet[9].

The Owner submits this Application requesting the approval of:

1. The annexation of the Property into the Town;

2. An amendment to the Town's official zoning map designating the Property with the zoning district of Buckwalter Planned Unit Development ("**Buckwalter PUD**"), specifically to be identified in the Buckwalter Concept Plan as the Saint Gregory the Great Land Use Tract with densities and land uses as described in Section B.8 of this Application Narrative; and

3. Approval of an amendment to the Development Agreement and amendment to the Buckwalter Concept Plan ("**Concept Plan**"); and

4. Approval of an amendment to the current version of the Comprehensive Plan's Future Annexation Area Map (Map 8.1)[10] and Future Land Use Map;[11] and

5. Approval of a Master Plan for the Property.

B. **Annexation**.

Adjacent to the south of the Property across the U.S. Highway 278 right of way, is the Buckwalter PUD which is located within the municipal limits of the Town[12]. The Property is therefore contiguous to the Town[13]. Since the Property is wholly owned by the Owner and BJWSA, the method of annexation is made pursuant to the one hundred percent (100%) property owner petition[14] and ordinance method[15]. In accordance with the checklist set forth in the Town's Annexation Policy & Procedures Manual[16] the following is submitted:

1. **Contact Information**.

a. Owner. The Bishop of Charleston, a Corporation Sole, c/o Elaine H. Fowler, Esq., 901 Orange Grove Road, Charleston South Carolina 29407, Telephone: 843-261-0523, E-mail: efowler@charlestondiocese.org.

b. Joinder Owner. Beaufort-Jasper Water and Sewer Authority, 6 Snake Road, Okatie, South Carolina 29909-3937, Telephone: 843-987-8100.

---

[9] See Existing Conditions Plan attached hereto as Exhibit "D" and made a part hereof.

[10] Attached hereto as Exhibit "E" and made a part hereof.

[11] Attached hereto as Exhibit "E-1" and made a part hereof.

[12] See Town Growth Management Department Planned Unit Developments map attached hereto as Exhibit "F" and made a part hereof.

[13] See Section 5-3-305 of the South Carolina Code of Laws, incorporated herein by this reference.

[14] See Petition attached hereto as Exhibit "G" and made a part hereof.

[15] See Section 5-3-150(3) of the South Carolina Code of Laws, incorporated herein by this reference.

[16] Annexation in the Town is undertaken pursuant to the Annexation Policy & Procedures Manual and State law.

c. Applicant. Burr & Forman LLP, c/o Walter J. Nester III, 4 Clarks Summit Drive, Bluffton, South Carolina 29910, Telephone: 843-815-2171, E-mail: wnester@burr.com.

2. **Agency Letter**. The Owner has authorized the filing of the Application[17].

3. **Reason for Annexation request and anticipated benefits.** See Section I and Section II of this Narrative Supplement.

4. **Parcel Number and Acreage**. Being an approximate 61.093 acre combined parcels of real property identified by Beaufort County Tax Map number **R600 022 000 0125 0000** and **R600 022 000 1120 0000**.

5. **Existing Structures**. A Church and School Campus buildings with associated drives, parking and infrastructure including but not limited to the Pump Station.

6. **Current Special Districts**. None.

7. **Current Beaufort County Zoning District and Land Uses**. Current zoning is C3 Neighborhood Mixed Use (C3NMU). Land uses in the C3NMU District include public and private schools as are meeting facilities and places of worship[18].

8. **Proposed Zoning District and Land Uses**. The proposed zoning district for the Property is Buckwalter PUD as a new Planning Area under the Concept Plan entitled "Saint Gregory the Great Land Use Tract." The Allowed Land Uses being as follows:

   a. Section 2.B. Allowed Land Uses. Add Saint Gregory the Great Land Use Tract as a new sub-section 10, with the following allowed land uses and definitions:

      (i) Community Recreation.
      (ii) Dwelling Units.
      (iii) Hotel/Inn.
      (iv) Institutional Civic.
      (v) Maintenance Areas.
      (vi) Multifamily Residential.
      (vii) Neighborhood Commercial – including specifically convenience stores and automobile service stations with up to 20 fueling stations but excluding Recreational Vehicle Parks.
      (viii) Open Space.
      (ix) Roads.
      (x) Setbacks and Buffers.
      (xi) Siviculture.
      (xii) Single Family Residential but excluding mobile homes.
      (xiii) Wetlands.
      (xiv) Utilities.

[17] See Agency Letter attached hereto as Exhibit "H" and made a part hereof.

[18] See Zoning Verification Letter dated March 12, 2019 from the Beaufort County Zoning Administrator attached hereto as Exhibit "I" and made a part hereof.

b. Density. The Property is to be added to the Buckwalter Concept Plan and designated as the Saint Gregory the Great Land Use Tract as depicted in the Amended Concept Plan attached hereto as Exhibit "R". The Property shall have 10.65 acres of general commercial development rights and 150 residential dwelling unit development rights both to be added to the Buckwalter PUD Concept Plan and Development Agreement. The balance of the Property is designated as Institutional/Civic which use does not require allocations of density as such use does not count against overall commercial acreage or residential density allowed for the Buckwalter PUD except however for student housing and employee dormitories using 1/2 residential dwelling unit development rights per room in accordance with Section 2.D.6.a. of the Buckwalter Concept Plan.

c. No Effect on Other Landowner Rights. No change which is hereby approved to the Development Agreement and Concept Plan shall have any effect whatsoever on any property or landowner rights other than the Saint Gregory the Great Land Use Tract and Owner.

9. **Current versus Proposed Zoning District and Land Use Comparison**. See table of comparative land uses attached hereto as Exhibit "K".

10. **Consistency with the Town's Comprehensive Plan, Future Annexation Area Map and Future Land Use Map**. See application narrative in support of rezoning set forth herein.

11. **Estimate of current population of Annexation Area**. None.

12. **Current Utility Service Providers**. See attached Exhibit "L".

C. **Parcel Information**.

1. **Deed**. See Deeds recorded in ROD in **Book 994** at **Pages 412 - 419** and **Book 3669** at **Pages 2349 - 2352** attached hereto as Exhibits "B" and "B-3" and made a part hereof.

2. **Plats**. See Plat entitled "A Boundary Plat of 63.12 Acres, A Portion of Tax Parcel 600-13-46 The Meggett Tract, U.S. Highway 278, Bluffton Township, Beaufort County South Carolina, dated November 14, 1997 and recorded in the ROD in **Plat Book 63** at **Page 9** attached hereto as Exhibit "C" and made a part hereof. See also plat entitled "A Boundary Survey of St. Gregory The Great Catholic Church," Tax Parcel No. R600 022 000 0125 0000, dated December 19, 2019. See also Plat entitled "A Subdivision and Utility/Access Easement Plat at Saint Gregory The Great Sewer Expansion" dated March 12, 2018 and recorded in the ROD in **Plat Book 149** at **Page 63** attached hereto as Exhibit "C-2" and made a part hereof

3. **Covenants and Restrictions**. Restrictions in original deed to Owner. Amended by document recorded in the ROD in **Book 2974** at **Pages 942 – 945** attached hereto as Exhibit "M" and made a part hereof. Released by document recorded in the ROD in **Book 3121** at **Pages 2353 – 2354** attached hereto as Exhibit "M-1" and made a part hereof.

4. **Easements**. See easement in favor of Palmetto Electric Cooperative, Inc., dated February 23, 2006 and recorded in the ROD in **Book 2389** at **Pages 712 – 714** attached hereto as Exhibit "N-1" and made a part hereof; easement in favor of Palmetto Electric Cooperative, Inc., dated March 28, 2006 and recorded in the ROD in **Book 2389** at **Pages 742 – 744** attached hereto as Exhibit "N-2" and made a part hereof; Drainage Easement Agreement with Beaufort County, dated February 4, 2016 and recorded in the ROD in **Book 3460** at **Pages 1932 – 1938** attached hereto as Exhibit "N-3" and made a part hereof; and, Water/Sewer Utility Easement Agreement with Beaufort Jasper Water & Sewer Authority dated May 4, 2018 and recorded in the ROD in **Book 3669** at **Pages 2353 - 2357** attached hereto as Exhibit "N-4" and made a part hereof.

5. **Agreement of record in the ROD**. None other than as stated herein.

6. **Other Documents of record in the ROD**. None other than as stated herein.

7. **Location Map**. See Beaufort County GIS Map of the Property attached hereto as Exhibit "O" and made a part hereof.

8. **Zoning Verification**. See Zoning Verification Letter from Beaufort County Zoning Administrator dated March 20, 2018 attached hereto as Exhibit "I" and made a part hereof.

9. **Parcel History**. A portion of the "Meggett Tract". See attached Exhibit "P".

10. **Photographs of Existing and Adjacent Structures**. See GIS photographs from Beaufort County Assessor's website attached hereto as Exhibit "Q" and made a part hereof.

D. **Annexation Assessment**.

The Town's Annexation Policy & Procedures Manual sets forth in Chapter 2 thereof the information to be considered in the Town's assessment of an application for annexation.

1. **Best Interests of the Municipality**. The proposed annexation represents the addition of a parcel of real property the majority of which is already developed with institutional uses that currently serve and employ many of the Town's citizens and families. These institutional uses do not create a significant demand on the services provided by the Town and are considered a less intense use. The Town services are currently provided to development throughout the Buckwalter PUD and the Property is directly adjacent thereto and will not place additional service burden on the Town. The undeveloped portions of the property provide opportunities for future development consistent with the U.S. Highway 278 and Buckwalter corridors which serve to increase the Town's tax base and opportunities for its citizens. Accordingly, the annexation is in the best interests of the Town.

2. **Feasibility Study and Cost/Benefit Analysis**. The proposed annexation represents the addition of a parcel of real property the majority of which is already developed with institutional uses that currently serve and employ many of the Town's citizens and families. These institutional uses do not create a significant demand on the services provided by the Town and are considered a less intense

use. The Owner respectfully submits that the benefits of the annexation of the Property outweigh the burdens, if any, on Town services. Those portions of the Property where commercial uses are anticipated have existing infrastructure and future development of these areas benefit the Town by enhancing the creation of a diverse and stable tax base.

3. **Guiding Principles for Assessment of Annexations**. The Owner submits that this annexation petition provides benefit to both the Town and its citizens in terms of both costs and services received. The proposed annexation represents the addition of a parcel of real property the majority of which is already developed with institutional uses that currently serve and employ many of the Town's citizens and families. These institutional uses do not create a significant demand on the services provided by the Town and are considered a less intense use. The undeveloped portions of the Property provide the opportunity for development consistent with the U.S. Highway 278 corridor which provides for a stable tax base and provides additional employment and retail opportunities for residents of the Town and those in unincorporated areas of the County. With respect to the guiding principles and consideration for assessing this annexation petition the following is submitted:

   a. *Meets the principles, policies, and procedures set forth in the Manual*. The Owner submits that the annexation petition represents the addition of a parcel of real property the majority of which is already developed with institutional uses that currently serve and employ many of the Town's citizens and families. These institutional uses do not create a significant demand on the services provided by the Town and are considered a less intense use;

   b. *Annexation of the property is in the best interest of the Town and its citizens*. The Owner submits that the annexation petition is in the best interests of the Town and its citizens as it represents the addition of a parcel of real property the majority of which is already developed with institutional uses that currently serve and employ many of the Town's citizens and families. These institutional uses do not create a significant demand on the services provided by the Town and are considered a less intense use;

   c. *Contiguity to the Town of Bluffton Municipal Boundary*. The Property is continuous with the Town's municipal boundary as it is adjacent to the Buckwalter PUD which is within the municipal limits of the Town;

   d. *Avoids creating new enclaves (or donut holes) in the Town's municipal boundaries*. The Owner submits that this annexation petition expands the municipal limits of the Town but does not create a new enclave as the municipal limits of the Town currently extend along the south side of the U.S. Highway 278 right of way adjacent to the Property and there are areas along the U.S. Highway 278 right of way where the municipal boundaries of the Town extend across to the north side of the U.S. Highway 278 right of way;

e. *Consistency with the recommendations of the Town of Bluffton's Comprehensive Plan including the Future Annexation Map*. The Property is located outside of the areas of future Town growth shown on the Town's Future Annexation Area Map[19]. This Application seeks to amend the Comprehensive Plan by an amendment to the Town's Future Annexation Area Map;

f. *Appropriateness of requested zoning district(s), land use regulations, development standards and environmental regulations*. The Owner submits that the annexation petition meets this guiding principle as the requested zoning district is consistent with the densities and uses along the U.S. Highway 278 corridor;

g. *Consideration of the costs, benefits and estimated revenues for a proposed annexation before action is taken on the petition*. The Owner submits that the annexation petition represents the addition of a parcel of real property the majority of which is already developed with institutional and civic uses that currently serve and employ many of the Town's citizens and families. These institutional uses do not create a significant demand on the services provided by the Town and are considered a less intense use;

h. *Annexation will not create a tax burden or measurably reduce the level of service(s) provided to existing citizens and property owners*. The Owner submits that the annexation petition represents the addition of a parcel of real property the majority of which is already developed with institutional uses that currently serve and employ many of the Town's citizens and families. These institutional uses do not create a significant demand on the services provided by the Town and are considered a less intense use;

i. *Fiscal impact of providing municipal services*. The Owner submits that the impact, if any, of providing municipal services to the Property will be negligible;

j. *Consideration of the annexation area's existing condition of utilities, transportation, infrastructure and future needs for expansion improvements*. The Owner submits that these considerations are inapplicable to this annexation petition. The utilities and transportation infrastructure are new and in excellent condition and to the extent there is need in the future for improvement or expansion those will be costs paid by the Owner or successors in title and not the Town. The need for new roads is not anticipated;

k. *Full impact that annexation will have on law enforcement*. The Owner submits that this annexation petition and the Project do not result in an increased burden on law enforcement as the annexation petition represents the addition of a church and school campus which are historically not substantive users of such services. Further, the land to the south of the

[19] See Future Annexation Area map (Map 8.1) of the Comprehensive Plan attached hereto as Exhibit "E" and made a part hereof.

Property and the opposite side of the U.S. Highway 278 is within the municipal limits of the Town and are served by Town law enforcement;

l. *Demonstrates potential for the diversification of the economic base and job opportunities*. The Owner submits that the annexation petition while modestly expanding the Town's economic base and opportunities for employment does little to diversify the Town's economic base;

m. *Consideration and utilization of Development Agreements for the proposed annexation area when applicable*. The Owner has submitted an amendment to the Buckwalter Development Agreement;

n. *Petitioners understanding of all potential costs/benefits associated with annexation*. The petitioner and the Owner understand the costs and benefits associated with the annexation and respectfully request approval; and

o. *Input provided by the public and affected agencies during the review process.* The Owner welcomes input from the public and affected agencies and looks forward to working with them during the review process.

E. **Current And Proposed Density And Use**.

The current zoning is C3 Neighborhood Mixed Use (C3NMU). Land uses in the C3NMU District include public and private schools, meeting facilities and places of worship as well as other uses consistent with the proposed use. The proposed zoning district is Buckwalter PUD and the land uses proposed are as set forth in Section B.8 of this Application Narrative.

II. **REZONING CRITERIA**.

A. **Applicability**. The current existing land use for the Property is C3 Neighborhood Mixed Use (C3NMU). Section 3.4.2 of the UDO requires that any rezoning "be based upon the recommended future land use category for the property as shown on the future land use map in the Town of Bluffton Comprehensive Plan". The future land use map in the Town's Comprehensive Plan (the "Comprehensive Plan") does not include the Property and therefore this Application also requests an amendment to the Comprehensive Plan[20]. The Property adjacent across U.S. Highway 278 from the Property is within the Town and zoned Buckwalter PUD and is assigned a variety of uses and densities consistent with Buckwalter PUD. The Owner submits that it is appropriate to designate the Property with a new Planning Area and assign it development rights consistent with its acreage as existing development and land uses and density consistent with other Planning Areas in the Concept Plan and Buckwalter PUD.

B. **Application Review Criteria**. Section 3.4.3 of the UDO sets forth the review criteria for consideration by the Town's Planning Commission and Town Council when reviewing an application for a Zoning Map Amendment. The Owner proposes that this Application satisfies or exceeds the requirements for a Zoning Map Amendment as set forth below.

[20] See Comprehensive Plan, Map 8.3, Future Land Use map attached hereto as Exhibit "E-1" and made a part hereof.

1. **Consistency with the Comprehensive Plan**.

a. Population Vision. *The Population Vision of the Comprehensive Plan acknowledges and accepts the Town's diverse population and strives to offer a high quality of life for all residents, visitors and workers*.[21] The proposed Zoning Map Amendment is consistent with the Population Vision as it provides institutional and educational services to support the existing and future population of the Town.[22] Furthermore, it is consistent with and furthers efforts to fulfill the goal to prepare for the minimum two-fold increase growth of the Town's permanent residents with the addition of these institutional and educational uses as well as provide the opportunity for future retail opportunities and services.[23] The proposed Zoning Map Amendment is therefore the Population Vision of the Comprehensive Plan.

b. Cultural Resources Vision. *The Cultural Resources Vision of the Comprehensive Plan instructs the Town to strive to maintain a sense of community, diversity and individuality by preserving cultural resources*.[24] The proposed amendment furthers the Culture Resources vision of the Comprehensive Plan since the Property is primarily developed as a church and school campus both of which serve to maintain a sense of community, diversity and individuality.

c. Natural Resources Vision. *The Natural Resources Vison of the Comprehensive Plan instructs the Town to inventory and protect critical resources in a manner which sustains the vitality, function, and beauty of Bluffton's natural heritage*.[25] The Owner is seeking to amend the Official Zoning Map to include the Property in the Buckwalter PUD as a new Planning Area with uses and density reflecting the existing development on the Property and consistent with other Planning Areas in the Concept Plan and other developed areas within the municipal limits of the Town along the U.S. Highway 278 corridor. The Owner submits that the proposed amendment seeks to add land which is already primarily developed consistent with uses available in the Buckwalter PUD district and are well-planned and developed in conformance with the design standards similar to the Town including modern storm water management facilities. Accordingly, the Application is consistent with the Natural Resources vison of the Comprehensive Plan.

d. Housing Vision. *The Housing Vision of the Comprehensive Plan seeks to ensure that every resident has decent, safe and affordable housing.*[26] The Owner's proposed Zoning Map Amendment supports the Housing Vision as it provides existing, modern and safe institutional and educational services to support the existing and future population of the Town. The

[21] See Chapter 2, Page 2-1, December 9, 2014 Comprehensive Plan.

[22] See Section 2.1 Population Needs and Goals Chart, Page 2-6, December 9, 2014 Comprehensive Plan.

[23] See Section 2.3 Population Projections Chart, Page 2-14, December 9, 2014 Comprehensive Plan.

[24] See Chapter 3, Page 3-1, December 9, 2014 Comprehensive Plan.

[25] See Chapter 4, Page 4-1, December 9, 2014 Comprehensive Plan.

[26] See Chapter 5, Page 5-1, December 9, 2014 Comprehensive Plan.

development currently existing on the Property, while not in itself housing, supports the vision overall by serving to attract new residents and business by making available quality institutional and educational services to support the existing and future population of the Town and its residents and guests, and therefore is consistent with the Housing Vision of the Comprehensive Plan.

e. Economic Development Vision. *The Economic Development Vision of the Comprehensive Plan instructs the Town to strive to create a vital, diverse and sustainable local economy that enhances Bluffton's community resources: human, natural and economic*.[27] The Economic Development Vision of the Comprehensive Plan recognizes the need to ensure a balanced local economy through revisions to zoning and land use regulations.[28] The Owner's proposed Zoning Map Amendment provides residents and guests of the Town and the greater Bluffton area with institutional and educational opportunities and potential development opportunities of business uses available in the Buckwalter PUD district and therefore serves the goals set forth in the Economic Development Vision[29]. All of which serve to enhance the Town's human, natural and economic resources and contributes to a stable tax base. Accordingly, the proposed additional use category is consistent with the Economic Development Vision of the Comprehensive Plan.

f. Community Facilities Vision. *The Community Facilities Vision of the Comprehensive Plan encourages the Town to provide efficient and reliable facilities and services for the residents and visitors of the Town of Bluffton and to meet level of service standards to ensure a high quality of life*.[30] The approval of this Application supports the Community Facilities Vision as it adds additional religious and educational opportunities for residents and visitors to the Town which serve to enhance the quality of life in the Town. Additionally, most of the Property is already developed and the infrastructure including roadways, sanitary sewer, solid waste, drainage, potable water, electricity, telephone and cable, is already in place. The Owner's proposed Zoning Map Amendment therefore supports and is consistent with the Community Facilities Vision of the Comprehensive Plan, as it adds the opportunity for expanded religious and educational opportunities for residents and visitors of the Town without adding additional unplanned burdens on community facilities.

g. Land Use Vision. *The Land Use Vision of the Comprehensive Plan encourages the Town to plan for a balance of land uses that ensure a high quality of life, business opportunity, environmentally protected areas and proposed placement of residential uses.*[31] The Owner's proposed Zoning Map Amendment provides residents and guests of the Town and the

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[27] See Chapter 6, December 9, 2014 Comprehensive Plan, Page 6-1.

[28] See Section 6.3 Local Economy, December 9, 2014 Comprehensive Plan, Page 6-9.

[29] See Section 6.6, Economic Development and Diversification Needs and Goals Chart, Page 6-23, December 9, 2014 Comprehensive Plan.

[30] See Chapter 7, December 9, 2014 Comprehensive Plan, Page 2-1.

[31] See Chapter 8, December 9, 2014 Comprehensive Plan, Page 8-1.

greater Bluffton area with additional institutional and educational opportunities and potential development opportunities of business uses available in the Buckwalter PUD district. The Owner's use of the Property is supported by the existing infrastructure and does not adversely impact or create unplanned burdens on the natural environment or existing infrastructure, and is consistent with the Land Use Vision of the Comprehensive Plan.[32]

h. Transportation Vision. *The Transportation Vision of the Comprehensive Plan seeks to plan an efficient, adequate and safe transportation network for all users, including motorists, cyclists and pedestrians.*[33] The Owner's proposed use is consistent with and supports the Transportation Vision of the Comprehensive Plan. Access and road infrastructure for the Property is already constructed and no additions are contemplated. The rezoning of the Property to the Buckwalter PUD district proposed by the Owner has no negative impact on the Town's transportation system, and is consistent with the Transportation Vision of the Comprehensive Plan.

i. Priority Investment Act Vision. *The Priority Investment Act Vision of the Comprehensive Plan encourages the shared commitment with neighboring jurisdictions and agencies to work together to plan and construct the public infrastructure needed by the residents of Bluffton and Beaufort County.*[34] The adoption of an Official Map is identified as a tool to implement the Comprehensive Plan by identifying property for future rights of way and other public uses and restricting the development on such property once such areas are identified.[35] The Property is located on the north side of the U.S. Highway 278 right of way and is well served by existing connections. Accordingly, the Owner's proposed Zoning Map Amendment does not negatively implicate the Priority Investment Act Vision and is therefore consistent with the Comprehensive Plan.

2. **Compatibility 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 proposed annexation and Zoning Map Amendment adds the Property to the Buckwalter PUD creates a new Planning Area under the Concept Plan and authorizes use and density on the Property with storm water facilities and infrastructure already developed consistent with current standards. The Owner submits that the physical, geological, hydrological and other environmental features of Property have largely already been reviewed, planned, designed and approved and any remaining development will not overburden nor negatively impact the physical, hydrological or other environmental features of the Property.

3. **Compatibility of all the potential uses allowed in the proposed zoning district with the surrounding uses and zoning districts**. Compatibility of all the potential uses allowed in the proposed zoning district with the surrounding uses and zoning

[32] See Land Use Table, Goals and Implementation Steps, Section 8.2, Page 8-22.

[33] See Chapter 9, December 9, 2014 Comprehensive Plan, Page 9-1.

[34] See Chapter 10, December 9, 2014 Comprehensive Plan, Page 10-1.

[35] See Section 10.2 Official Map, December 9, 2014 Comprehensive Plan, Page 10-5.

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.

a. Compatibility with surrounding uses and zoning districts – location. Adjacent to the Property to the west is the Berkeley Hall PUD, a private residential club community, to the northeast by the Eagle's Pointe private residential community and golf course, to the east by the Bluffton Township Fire Station # 35 and to the south across U.S. Highway 278 the Buckwalter PUD. Institutional and educational uses adjacent to these developments and facilities as well as Buckwalter PUD uses are compatible to the adjacent use as those uses are all existing uses in the Buckwalter PUD. Accordingly, the Owner submits that the Zoning Map Amendment is compatible with surrounding uses and zoning districts.

b. Compatibility with surrounding uses and zoning districts – impacts on the environment. Much of the Property is already developed with institutional uses and the impacts on natural resources and the existing natural environment have been considered, planned and already approved. Accordingly, the Owner submits that the Zoning Map Amendment essentially will not result in new or unplanned impacts to the natural resources and existing natural environment of the surrounding uses or zoning districts.

c. Compatibility with surrounding uses and zoning districts – noise. Much of the Property is already developed with institutional uses including a church and elementary school campus. The Owner submits that the Zoning Map Amendment will not result in new or unplanned noise impacts or create the type or level of noise beyond that created by the uses currently allowed in the Buckwalter PUD.

d. Compatibility with surrounding uses and zoning districts – density. Much of the Property is already developed with institutional uses including a church and elementary school campus. The density requested is consistent with the uses, density and development along the U.S. Highway 278 corridor and those within the Buckwalter PUD.

e. Compatibility with surrounding uses and zoning districts – nature of use. Much of the Property is already developed with institutional uses including a church and elementary school campus both being less intense use than other uses available in the Buckwalter PUD and therefore is compatible with surrounding uses and zoning districts.

f. Compatibility with surrounding uses and zoning districts – traffic impacts. The Property is served by two signalized intersections providing ingress and egress to U.S. Highway 278. No other public rights of way are nearby and no further connections are contemplated. Much of the Property is already developed with institutional uses including a church and elementary school campus and traffic impacts have already been addressed. To the extent other development is proposed, it will be required to comply with applicable traffic and trip generation requirements. The

Application therefore is compatible with surrounding uses and zoning districts.

g. Compatibility with surrounding uses and zoning districts – aesthetics. Much of the Property is already developed with institutional uses including a church and elementary school campus and design and aesthetics have already been considered and addressed. The Owner submits the aesthetics of the existing development on the Property is compatible with surrounding uses and zoning districts and future development, if any will be subject to the design standards of the UDO.

h. Compatibility with surrounding uses and zoning districts – ability to develop adjacent properties under existing zoning. The Owner submits that the annexation of the Property into the Town and the zoning map amendment has no adverse impact on the development of adjacent properties as they may continue to be developed as provided in applicable ordinances and or master plans.

i. Compatibility with surrounding uses and zoning districts – potential influence on property values. The Owner submits that the annexation of the Property into the Town and the zoning map amendment likely will have little or no influence or impact on property values of surrounding properties.

4. **Compatibility of public infrastructure and services to sufficiently accommodate all potential uses allowed in the proposed district**. Compatibility 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. The Property has direct access to U.S. Highway 278 a major arterial with excellent connections to the Buckwalter Parkway, the Bluffton Parkway, South Carolina Highway 46 and beyond. The Property has all necessary and readily available utilities access and storm water drainage facilities suitable for the existing use and those contemplated by this Application[36]. Accordingly, there is no adverse impact on the public facilities and services contemplated to serve the Property.

5. **Public need for the potential uses permitted in the requested zoning district**. The Property is primarily developed as a church and school campus providing services and support to the current and future residents of the Town and the Owner believes currently and will in the future serve a public need.

III. **AMENDMENT TO DEVELOPMENT AGREEMENT AND CONCEPT PLAN**.

A. **Applicability**. Adjacent to the South of the Property across the U.S. Highway 278 right of way, is the Buckwalter PUD which is located within the municipal limits of the Town. Section 3.9 of the UDO requires that "if any of the property subject to a PUD Master Plan application is not zoned PUD at the time of submittal, the application shall be submitted concurrently with a Zoning Map Amendment application requesting approval of a PUD Zoning for the subject property." The property is not currently zoned PUD and therefore

[36] See applicable utility intent to serve letters attached hereto as Exhibit "L" and made a part hereof.

this Application also requests an amendment of the Buckwalter PUD including amending the Development Agreement and Concept Plan for the Buckwalter Tract ("**Concept Plan Amendment**"). The Owner submits that it is appropriate to zone the Property Buckwalter PUD and assign the Property the uses and density of the Buckwalter PUD.

1. **Consistency with the Comprehensive Plan**.

   a. Population Vision. *The Population Vision of the Comprehensive Plan acknowledges and accepts the Town's diverse population and strives to offer a high quality of life for all residents, visitors and workers.*[37] The proposed Concept Plan Amendment is consistent with the Population Vision as it provides institutional and educational services to support existing and future population of the Town located in the Buckwalter PUD.[38] Furthermore, it is consistent with and furthers efforts to fulfill the goal to prepare for the minimum two-fold increase growth of the Town's permanent residents with the addition of these institutional and educational uses as well as provide the opportunity for future retail opportunities and services.[39] The proposed Concept Plan Amendment is therefore consistent with the Population Vision of the Comprehensive Plan.

   b. Cultural Resources Vision. *The Cultural Resources Vision of the Comprehensive Plan instructs the Town to strive to maintain a sense of community, diversity and individuality by preserving cultural resources.*[40] The proposed amendment furthers the Culture Resources vision of the Comprehensive Plan since a large part of the Property is already developed as a church and school campus both of which serve to maintain a sense of community, diversity and individuality for the citizens of the Town and its surrounds.

   c. Natural Resources Vision. *The Natural Resources Vison of the Comprehensive Plan instructs the Town to inventory and protect critical resources in a manner which sustains the vitality, function, and beauty of Bluffton's natural heritage.*[41] The Owner is seeking to amend the Concept Plan to authorize use of the Property for Buckwalter PUD uses consistent with existing development on the Property as well as that of other areas within the municipal limits of the Town along the U.S. Highway 278 corridor and in the Buckwalter PUD. The Owner submits that the proposed amendment seeks to add land which is already primarily developed consistent with uses available in the Buckwalter PUD district and are well-planned and developed in conformance with the design standards similar to the Town including modern storm water management facilities. Accordingly, the Application is consistent with the Natural Resources vison of the Comprehensive Plan.

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[37] See Chapter 2, Page 2-1, December 9, 2014 Comprehensive Plan.

[38] See Section 2.1, Population Needs and Goals Chart, Page 2-6, December 9, 2014 Comprehensive Plan.

[39] See Section 2.3 Population Projections Chart, Page 2-14, December 9, 2014 Comprehensive Plan.

[40] See Chapter 3, Page 3-1, December 9, 2014 Comprehensive Plan.

[41] See Chapter 4, Page 4-1, December 9, 2014 Comprehensive Plan.

d. Housing Vision. *The Housing Vision of the Comprehensive Plan seeks to ensure that every resident has decent, safe and affordable housing.*[42] The Owner's proposed Concept Plan Amendment supports the Housing Vision as it provides existing, modern and safe institutional and educational services to support the existing and future population of the Town. The development currently existing on the Property, while not in itself housing, supports the vision overall by serving to attract new residents and business by making available quality institutional and educational services to support the existing and future population of the Town and its residents and guests, Therefore the Application is consistent with the Housing Vision of the Comprehensive Plan.

e. Economic Development Vision. *The Economic Development Vision of the Comprehensive Plan instructs the Town to strive to create a vital, diverse and sustainable local economy that enhances Bluffton's community resources: human, natural and economic.*[43] The Economic Development Vision of the Comprehensive Plan recognizes the need to ensure a balanced local economy through revisions to zoning and land use regulations.[44] The Owner's proposed Concept Plan Amendment provides residents and guests of the Town and the greater Bluffton area with institutional and educational opportunities and potential development opportunities of business uses available in the Buckwalter PUD district and therefore serves the goals set forth in the Economic Development Vision[45]. All of which serve to enhance the Town's human, natural and economic resources and contributes to a stable tax base. Accordingly, the proposed additional use category is consistent with the Economic Development Vision of the Comprehensive Plan.

f. Community Facilities Vision. *The Community Facilities Vision of the Comprehensive Plan encourages the Town to provide efficient and reliable facilities and services for the residents and visitors of the Town of Bluffton and to meet level of service standards to ensure a high quality of life.*[46] The approval of this Application supports the Community Facilities Vision as it adds additional religious and educational opportunities for residents and visitors to the Town which serve to enhance the quality of life in the Town. Additionally, much of the Property is already developed and the infrastructure including roadways, sanitary sewer, storm water, drainage, potable water, electricity, telephone and cable, is already in place. The Owner's proposed Concept Plan Amendment therefore supports and is consistent with the Community Facilities Vision of the Comprehensive Plan, as it adds the opportunity for expanded religious and educational opportunities for residents and visitors of the Town without adding additional unplanned burdens on community facilities.

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[42] See Chapter 5, Page 5-1, December 9, 2014 Comprehensive Plan.

[43] See Chapter 6, December 9, 2014 Comprehensive Plan, Page 6-1.

[44] See Section 6.3 Local Economy, December 9, 2014 Comprehensive Plan, Page 6-9.

[45] See Section 6.6, Economic Development and Diversification Needs and Goals Chart, Page 6-23, December 9, 2014 Comprehensive Plan.

[46] See Chapter 7, December 9, 2014 Comprehensive Plan, Page 2-1.

g. Land Use Vision. *The Land Use Vision of the Comprehensive Plan encourages the Town to plan for a balance of land uses that ensure a high quality of life, business opportunity, environmentally protected areas and proposed placement of residential uses.*[47] The Owner's proposed Concept Plan Amendment provides residents and guests of the Town and the greater Bluffton area with additional institutional and educational opportunities and potential development opportunities of business uses available in the Buckwalter PUD district. The Owner's use of the Property is supported by the existing infrastructure and does not adversely impact or create unplanned burdens on the natural environment or existing infrastructure, and is consistent with the Land Use Vision of the Comprehensive Plan.[48]

h. Transportation Vision. *The Transportation Vision of the Comprehensive Plan seeks to plan an efficient, adequate and safe transportation network for all users, including motorists, cyclists and pedestrians.*[49] The Owner's proposed use is consistent with and supports the Transportation Vision of the Comprehensive Plan. Access and road infrastructure for the Property is already constructed and no additions are contemplated. The addition of the Property to the Buckwalter PUD proposed by the Owner has no negative impact on the Town's transportation system, and is therefore consistent with the Transportation Vision of the Comprehensive Plan.

i. Priority Investment Act Vision. *The Priority Investment Act Vision of the Comprehensive Plan encourages the shared commitment with neighboring jurisdictions and agencies to work together to plan and construct the public infrastructure needed by the residents of Bluffton and Beaufort County.*[50] The adoption of an Official Map is identified as a tool to implement the Comprehensive Plan by identifying property for future rights of way and other public uses and restricting the development on such property once such areas are identified.[51] The Property is located on the north side of the U.S. Highway 278 right of way and is well served by two (2) signalizing existing connections to that right of way. U.S. Highway 278 is a main arterial through southern Beaufort County and the Town and well serves residents and guests in the Town. Accordingly, the Owner's proposed Concept Plan Amendment does not negatively implicate the Priority Investment Act Vision and is therefore consistent with the Comprehensive Plan.

2. **Consistency with the intent of the Planned Unit Development Zoning District**. Section 4.2.13 of the UDO describes the purpose of the PUD district as one to "achieve the objectives of the Town of Bluffton *Comprehensive Plan* and to allow flexibility in development than could otherwise be achieved through strict application of this Ordinance." The Owner submits that the Concept Plan amendment will achieve this flexibility and will result in achieving the purpose of

[47] See Chapter 8, December 9, 2014 Comprehensive Plan, Page 8-1.
[48] See Land Use Table, Goals and Implementation Steps, Section 8.2, Page 8-22.
[49] See Chapter 9, December 9, 2014 Comprehensive Plan, Page 9-1.
[50] See Chapter 10, December 9, 2014 Comprehensive Plan, Page 10-1.
[51] See Section 10.2 Official Map, December 9, 2014 Comprehensive Plan, Page 10-5.

the PUD which is to "improve[] design, character and quality of walkable mixed-use developments and preserve natural and scenic features of open spaces."[52]

a. Eligibility. The Owner submits that the Concept Plan Amendment meets the required eligibility criteria as outlined below.

   i. Preservation of Significant Natural and Historic Features. The Owner submits that the addition of the Property to the Buckwalter PUD does not alter or diminish the existing preservation and enhancement natural and historic features of the Buckwalter PUD.

   ii. Preservation of Usable Open Space. The Owner submits that the addition of the Property to the Buckwalter PUD will not alter or diminish the existing preservation of usable open space. The addition of the Property adds usable open space to the Buckwalter PUD.

   iii. Incorporation of a Complementary Mixture of Uses. The Owner submits that the addition of the Property in the Buckwalter PUD will complement the current mixture of uses in the Buckwalter PUD because of the educational, church and institutional uses existing and proposed for the Property.

   iv. Inclusion of Creative Design of as Nonconforming Site. The Owner submits that the Property is in conformance with the Ordinance and the inclusion of the Property in the Buckwalter PUD will maintain compliance with the Ordinance.

   v. Economic Development. The Owner submits that the inclusion of the Property in the Buckwalter PUD will provide economic development consistent with the Comprehensive Plan as outlined in Section II.B.e of this Application.

b. Public Services. The Owner submits that the inclusion of the Property in the Buckwalter PUD will not impact the Buckwalter PUD's ability to be served by adequate public services. In fact, the inclusion of the Property will add to the public services offered through the addition of the elementary school and church campuses.

c. Allowed Uses. The Owner submits that the land uses proposed on the Property are consistent with the uses established in Section 4.3 of the UDO and have been specifically defined and submitted and described in this Application Narrative and as shown on the Table of Comparative Land Uses in Exhibit "K" attached hereto and made a part hereof.

d. Affordable Housing. The Owner submits that the addition of the Property to the Buckwalter PUD will not impact the existing affordable and workforce housing located within the Buckwalter PUD.

[52] See Section 4.2.13, Planned Unit Development, Town of Bluffton Unified Development Ordinance

e. Dimensional Requirements. The Owner submits that inclusion of the Property in the Buckwalter PUD will not cause deviations from the current standards for dimensional requirements.

3. **Consistency with Development and Concept Plan**. The proposed Concept Plan Amendment is consistent with the Development Agreement and Concept Plan for Buckwalter PUD. The Town and Branigar Organization, Inc. executed and approved a Development Agreement ("Development Agreement"), dated April 19, 2000, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 1288 at Page 1, which Development Agreement, as amended, governs the use and development of a tract of land known as the Buckwalter Tract. Concurrently with the execution of the Development Agreement, the Town of Bluffton annexed Buckwalter Tract into the Town boundaries and granted Concept Plan zoning to the Buckwalter Tract, all as more particularly described in the Annexation Petition and Concept Plan for Buckwalter Tract, adopted April 19, 2000. Subsequent to the execution and approval of the Development Agreement and Concept Plan, the Town Approved eleven (11) Amendments to the Buckwalter Development Agreement and Concept Plan. The Owner submits that the annexation of the Property into the Buckwalter PUD is consistent with the Development Agreement and Concept Plan for Buckwalter PUD and therefore submits an Amendment to Development Agreement and Concept Plan - Buckwalter Tract attached hereto as Exhibit "R" and made a part hereof.

4. **Compatibility of Proposed Land Uses, Densities, Traffic Circulation, Environmental Features and Design with Adjacent Land Uses as well as Character of Surrounding Area**.

a. Land Uses. Adjacent to the south of the Property across U.S. Highway 278 right of way is the Buckwalter PUD. Adjacent to the Property to the west and north is the Berkeley Hall PUD, a private residential community, to the northeast the Eagle's Pointe golf course and to the east by the Bluffton Township Fire station #35. The Property is therefore contiguous with the Town. Institutional and educational uses adjacent to these developments and facilities as well as the proposed uses are consistent with the uses already existing in the Buckwalter PUD and are derived from uses allowed in the Town and specifically within the Buckwalter PUD.

b. Density. Much of the Property is already developed with institutional uses including a church and elementary school campus. Further, the proposed density is consistent with that provided in the Buckwalter PUD, Development Agreement and Concept Plan and therefore the proposed density of the Property is compatible with the density and development along U.S. Highway 278 within the municipal limits of the Town and that along the Buckwalter PUD.

c. Traffic Circulation. The Property is served by two signalized intersections providing ingress and egress to U.S. Highway 278. No other public rights of way are nearby. Much of the Property is already developed and traffic impacts have already been addressed. To the extent other development is proposed, it will be required to comply with the applicable traffic

requirements. The Owner submits that the annexation of the Property into the Buckwalter PUD is compatible with the use of adjacent lands.

d. Environmental Features. Much of the Property is already developed with institutional uses and the impacts on natural resources and the existing natural environment have been considered, planned and already approved. Accordingly, the Owner submits that the Concept Plan Amendment will not result in any new or unplanned impacts to the natural resources and existing environmental features of the surrounding areas.

e. Character of Surrounding Areas. Much of the Property is already developed with institutional uses including a church and elementary school campus and design, aesthetics and character have already been considered and addressed. The proposed zoning for the Property is Buckwalter PUD and that zoning is adjacent to the Property. The Owner submits the design, aesthetics, and character of the existing development on the Property is compatible with surrounding areas.

5. **Ability to be served by adequate public services**. The Property has direct access to U.S. Highway 278, a major arterial with excellent connections to the Buckwalter Parkway, the Bluffton Parkway, South Carolina Highway 46 and beyond. The Property has all necessary and readily available utilities and storm water drainage facilities that are suitable for the existing use and those available in the Buckwalter PUD. Furthermore, much of the Property is already developed with a church and elementary school and will therefore enhance public services available to the balance of the Property and Buckwalter PUD.

6. **Demonstration of innovative site planning techniques that improve upon the standards in other allowable Town of Bluffton zoning districts with the purpose of enhancing the Town of Bluffton's health, safety and welfare**. Much of the Property is already developed with institutional uses including a church and elementary school campus. The annexation of the Property into the Buckwalter PUD will ensure that the balance of the Property is developed as is the surrounding Buckwalter PUD and will not negatively impact the Town of Bluffton's health, safety and welfare.

7. **Ability of the site to sufficiently accommodate the densities and land use intensities of the proposed development**. Much of the Property is already developed with institutional uses including a church and elementary school campus. The existing development on the Property accommodates the density of the existing development. The density requested is consistent with density and development along the U.S. Highway 278 corridor within the municipal limits of the Town and along the Buckwalter Parkway and Buckwalter PUD as that property is currently zoned Buckwalter PUD.

8. **Conformance with adopted or accepted plans, policies, and practices of the Town of Bluffton**. Much of the Property is already developed with institutional uses in conformance with policies and practices of the Town of Bluffton. For a discussion of compatibility with the Town of Bluffton Comprehensive Plan please refer to Section III.A.1 of this Application.

9. **Compliance with applicable requirements in the Application Manual**. The Owner submits that this Application is compliant with the applicable requirements of the Town's Applications Manual.

IV. AMENDMENT TO THE COMPREHENSIVE PLAN CRITERIA.

This Application proposes two changes to the Comprehensive Plan Maps – the Future Annexation Area Map and the Future Land Use Map (sometimes herein collectively the "**Maps**"). Importantly, the Future Annexation Area Map does not include the Property as no future annexations are shown on the map north of U.S. 278 in the area of the Property. This makes sense as Property surrounded by residential planned communities which are classified as PUDs in the County Code. However, many of the commercial and mixed use areas north of the U.S. Highway 278 corridor are within municipal boundaries of the Town through prior annexations. Those areas, specifically Belfair Town Centre, are also surrounded by private planned residential communities. The change to the Future Annexation Area Map to include the Property is consistent with areas similarly situated and already annexed into the Town.

Similarly, the requested amendment to the Future Land Use Map of the Comprehensive Plan is an appropriate amendment as it is reflective of other annexations and development in the Town along the north side of U.S. 278 right of way.

A. **Consistency with the intent and overall policies of the Comprehensive Plan**.

The Application is consistent with the intent and policies of the Comprehensive Plan as it assists to ensure the Town remains a highly desirable community in which to live, work and visit. The annexation and rezoning contemplated in the Application enhances the quality of life in the community by providing successfully operating civic and institutional facilities, as well as providing opportunity for new commercial development of the type in terms of use and density already existing in the Buckwalter PUD. Development of the remaining portions of the Property will contribute to a diversified tax base to support desired Town facilities and services while ensuring reasonable tax rates for Town citizens.

B. **Consistency with demographics changes, prevailing economic trends and/or newly recognized best planning practices that would deem the proposed amendment necessary and proper for the advancement of the Town of Bluffton's goals**.

The Application is consistent with the Comprehensive Plan's desire to remain consistent with demographic changes. The Town population continues to grow and the Application provides additional religious worship educational choices and business opportunities for citizens of the Town.

C. **If applicable, the ability of public infrastructure and services to sufficiently accommodate the requested amendment to the Comprehensive Plan**.

No changes to public infrastructure or services are requested or required to accommodate the amendment.

D. **Appropriate and efficient use of public funds, the future growth, development and redevelopment of its area of jurisdiction and consideration of the fiscal impact on property owners**.

The proposed amendments to the Maps represents appropriate and efficient use of the public funds as they bring in property in an area which requires no new infrastructure and little expenditure of public funds beyond police and administrative services. The institutional uses already existing on the Property add both worship and educational opportunities for residents of the Town, both uses which require little, if any, public funds. The area of the Property which may be developed for commercial uses will generate revenue for the Town helping to achieve the Comprehensive Plan purpose of creating a stable tax base. The Map amendments do not create negatively fiscal impacts on surrounding property owners as the institutional development already exists and future commercial development is consistent with other similar situated developments in the area of the Property along U.S. 278 right of way and the Buckwalter PUD.

E. **Enhancement of the health, safety, and welfare of the Town of Bluffton**.

The proposed Map amendments enhance the health, safety and welfare of the Town by providing new places of worship to residents in the Town not otherwise served by a Catholic church as well as providing new educational opportunities enhancing the religious worship and educational facilities and business opportunities in the Town.

F. **Consistency with applicable South Carolina Planning law and consideration of case law**.

The proposed Map amendments are consistent with the South Carolina Local Government Comprehensive Planning Enabling Act of 1994[53] and are not contrary to applicable South Carolina common law.

G. **Compliance with applicable requirements in the Applications Manual**.

The Owner submits that this Application is compliant with the applicable requirements of the Town's Applications Manual.

V. **CONCLUSION**.

A. The Owner believes the foregoing narrative and analysis demonstrates that this Application is in conformance with the Town's Comprehensive Plan, and meets the criteria set forth in Section 3.4.3 of the UDO. Accordingly, the Owner respectfully requests that the Planning Commission and Town Council:

B. Review this Application and the supporting documentation and any testimony which will be entered into the record.

[53] Section 6-29-310 et. Seq. South Carolina Code of Laws.

C. Find the following:

1. That this Application and the supporting testimony and documentation establish that the requested zoning map / text amendment is consistent with the Town's Comprehensive Plan.

2. That this Application and the supporting testimony and documentation establish the physical, geographical, hydrological and other environmental features of the Property support the breadth and intensity of the uses available in the proposed additional use category.

3. That this Application and the supporting testimony and documentation establish that the uses available in the proposed additional use category for the Property are compatible 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 the potential influence on property values.

4. That this Application and the supporting testimony and documentation establish that the public infrastructure and services are available and capable of sufficiently accommodating the uses available in the proposed additional use category without compromising the public health, safety and welfare of the Town.

5. That this Application and the supporting testimony and documentation establish that there is a public need in the zoning district and the Town for the use proposed by the Application.

6. That this Application and the supporting testimony and documentation are in compliance with the applicable requirements in the Applications Manual.

D. Recommend approval of this Application and the rezoning of the Property to Buckwalter PUD with uses and density as set forth in the proposed Amendment to the Buckwalter Development Agreement and Concept Plan.

Respectfully submitted on behalf of the Owner this 21st day of February, 2020.

Burr & Forman LLP

EXHIBIT "R" TO SUPPLEMENT

Amendment to Development Agreement and Concept Plan – Buckwalter Tract

(please see attached)

SUPPLEMENT TO

ANNEXATION APPLICATION

Attached please find the Application for Annexation which is the first of a series of six (6) applications being submitted together to supplement the Application for Annexation originally filed by The Bishop of Charleston, a Corporation Sole ("**Owner**") on July 9, 2019 and supplemented on February 21, 2020 (the "**Application**").

Owner owns an approximate 61.036 acre parcel of real property (the "**Property**") identified by Beaufort County Tax Map Number R600 022 000 0125 0000 and located in unincorporated Beaufort County. The Owner submits this Annexation Application requesting annexation of the Property into the Town of Bluffton (the "**Town**") and submits together with the Application additional applications as more particularly described below.

The Property is adjacent to the Buckwalter PUD. Since annexation necessarily requires a rezoning the Owner requests that the Property be zoned Buckwalter PUD, specifically to be identified as the Saint Gregory the Great Land Use Tract. Zoning as Buckwalter PUD necessarily requires an application for a PUD Amendment. Since the Buckwalter PUD is subject to and governed by a Development Agreement, the Owner also necessarily needs to file an application for Development Agreement. Since the Buckwalter PUD has a Concept Plan, Owner also requests approval of a Concept Plan Amendment, Comprehensive Plan Amendment, and Master Plan for the Property.

Accordingly, Owner has submitted the following:

1. Completed Annexation Petition and digital files;

2. Project Narrative and digital file describing reason for application and compliance with the criteria in Article 3 of the UDO was previously submitted. Please see Annexation Application Narrative filed with the Application on February 21, 2020;

3. Parcel Information and digital file;

4. Concurrent Applications for Zoning Map Amendment, Development Agreement Amendment, Concept Plan Amendment, Comprehensive Plan Amendment, and PUD Master Plan Application, and digital files;

5. All information required by the Annexation Application Checklist is found in the Application Narrative Supplement as more particularly described in the Annexation Application Checklist attached hereto as **Schedule "A"**; and

6. An Application Review Fee, previously submitted together with Application on July 9, 2019.

Schedule "A"

Town of Bluffton
Annexation Application Checklist

Narrative:

1. Contact Information. See Part I.B.1 on pages 3 and 4 of the Amended Application Narrative submitted with the Application February 21, 2020.
2. Agency Letter. Part I.B.2, page 4 of the Amended Application, Exhibit "H" of the Application submitted on February 21, 2020.
3. Reason for Annexation Request and Anticipated Benefits. See Part I.B., page 4 of the Amended Application Narrative submitted February 21, 2020.
4. Parcel Number and Acreage. See Part I.B.4, page 4 of the Amended Application Narrative submitted February 21, 2020.
5. Existing Structures. See Part I.B.5, page 4 of the Amended Application Narrative submitted February 21, 2020.
6. Current Special Districts. See Part I.B.6, page 4 of the Amended Application Narrative submitted February 21, 2020.
7. Current County Zoning and Land Use. See Part I.B.7, page 4 of the Amended Application Narrative submitted February 21, 2020.
8. Proposed Zoning District and Land Use. See Part I.B.8, page 4 of the Amended Application Narrative submitted February 21, 2020.
9. Current versus Proposed Zoning District and Land Use Comparison. See Part I.B.9, page 5 of the Amended Application Narrative submitted February 21, 2020.
10. Consistency with Comprehensive Plans and Maps. See Part I.B.10, page 5 of the Amended Application Narrative submitted February 21, 2020.
11. Population Estimate. See Part I.B.11, page 5 of the Amended Application Narrative submitted February 21, 2020.
12. Current Utility Providers. See Part I.B.12, page 5 of the Amended Application Narrative submitted February 21, 2020.

Parcel Information:

1. Deeds of Record. See Part I.C.1, page 5 of the Amended Application Narrative submitted February 21, 2020.
2. Plats of Record. See Part I.C.2, page 5 of the Amended Application Narrative submitted February 21, 2020.
3. Covenants, Conditions and Restrictions. See Part I.C.3, page 5 of the Amended Application Narrative submitted February 21, 2020.
4. Easements of Records. See Part I.C.4, pages 5 and 6 of the Amended Application Narrative submitted February 21, 2020.
5. Agreements of Record. See Part I.C.5, page 6 of the Amended Application Narrative submitted February 21, 2020.

6. Other Documents of Record. See Part I.C.6, page 6 of the Amended Application Narrative submitted February 21, 2020.

7. Location Map. See Part I.C.7, page 6 of the Amended Application Narrative submitted February 21, 2020.

8. Zoning Verification Letter. See Part I.C.8, page 6 of the Amended Application Narrative submitted February 21, 2020.

9. Parcel History Letter. See Part I.C.9, page 6 of the Amended Application Narrative submitted February 21, 2020.

10. Photographs. See Part I.C.10, page 6 of the Amended Application Narrative submitted February 21, 2020.

TOWN OF BLUFFTON
ANNEXATION 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: Walter J. Nester, III	Name: The Bishop of Charleston, a Corporation Sole
Phone: 843-815-2171	Phone: 843-261-0523
Mailing Address: 4 Clarks Summit Drive, Suite 200 Bluffton, SC 29910	Mailing Address: c/o Elaine H. Fowler, Esquire 901 Orange Grove Road Charleston, SC 29407
E-mail: wnester@burr.com	E-mail: efowler@charlestondiocese.org
Town Business License # (if applicable):	

Project Information

Project Name: Saint Gregory The Great Catholic Church Annexation	Acreage: 62.80
Project Location: 323 Fording Island Road, Bluffton	
Existing Zoning: C3NMU	Proposed Zoning: GM
Tax Map Number(s): R600 022 000 0125 0000	
Project Description: Annexation of Saint Gregory The Great Catholic Church Campus	

Select Annexation Method (see Annexation Policy and Procedures Manual):

[X] 100 Percent Petition and Ordinance Method [ ] 75 Percent Petition and Ordinance Method [ ] 25 Percent Elector Petition and Election Method

Minimum Requirements for Submittal

- [ ] 1. Completed Annexation Petition(s) and digital files.
- [ ] 2. Project Narrative and digital file per the attached Annexation Application Checklist.
- [ ] 3. Parcel Information and digital file per the attached Annexation Application Checklist.
- [ ] 4. Concurrent Applications and digital files per the attached Annexation Application Checklist.
- [ ] 5. All information required on the attached Application Checklist.
- [ ] 6. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.

Note: **A Pre-Application Meeting is required prior to Application submittal.**

Disclaimer: **The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.**

I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.

Property Owner Signature: By: John L. Barker, Chief Financial Officer Date: 6/27/2019

Applicant Signature: Date: 7.9.19

For Office Use

Application Number:	*Date Received:*
Received By:	*Date Approved:*

TOWN OF BLUFFTON
ANNEXATION
APPLICATION CHECKLIST

In accordance with the Town of Bluffton Annexation Policies & Procedures Manual, the following information shall be included as part of an Annexation application submitted for review. This checklist is intended to assist in the provision of the minimum documentation necessary to demonstrate compliance with Town of Bluffton policies and procedures. Upon review of the submitted application by Town Staff, additional information may be required. The use of this checklist by Town Staff or the Applicant shall not constitute a waiver of any requirement contained in the Annexation Policies & Procedures Manual. Applicants are encouraged to work closely with Town Staff in preparing any application prior to submittal.

Narrative.	
1.	Contact information for property owner(s), applicant, attorney and any other applicable consultant/firm.
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.
3.	Reason for annexation request and anticipated benefits.
4.	Parcel numbers and acreage of each.
5.	Existing structure(s).
6.	Current Special Districts (overlay, tax, and/or conservation).
7.	Current Beaufort County Zoning District(s) and Land Use(s).
8.	Proposed Zoning District(s) and Land Use(s).
9.	Current versus Proposed Zoning District and Land Use Comparison.
10.	Consistency with the Town of Bluffton Comprehensive Plan, Future Annexation Area Map, and Future Land Use Map.
11.	Estimate of current population of Annexation Area.
12.	Current utility service providers.
Parcel Information.	
1.	Deed(s) recorded with the Beaufort County Register of Deeds.
2.	Plat(s) recorded with the Beaufort County Register of Deeds.
3.	Covenants and Restriction(s) recorded with the Beaufort County Register of Deeds.
4.	Easement(s) recorded with the Beaufort County Register of Deeds.
5.	Agreement(s) recorded with the Beaufort County Register of Deeds.
6.	Any other Document(s) recorded with the Beaufort County Register of Deeds.
7.	Location Map of proposed Annexation Area showing: a) Existing Structures; b) Current Beaufort County Zoning District(s); and c) Adjacent Property Owners.
8.	Zoning verification letter from Beaufort County providing: a) Current Beaufort County Zoning; and b) Special Districts such as Overlays.
9.	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.
10.	Photographs of: a) Existing Structures and Land Use; and b) Adjacent Property.

TOWN OF BLUFFTON
ANNEXATION
APPLICATION CHECKLIST

Concurrent Applications.	
1.	Zoning Map Amendment application and required submittal items.
2.	Other concurrent applications, as applicable: a) Comprehensive Plan Amendment application and required submittal items; b) Development Agreement application and required submittal items; c) Concept Plan application and required submittal items; and/or d) Master Plan application and required submittal items.

SIGN AND RETURN THIS CHECKLIST WITH THE APPLICATION SUBMITTAL
ALL SUBMITTALS MUST BE COLLATED AND FOLDED TO 8-1/2" X 11"

By signature below I certify that I have reviewed and provided the minimum submittal requirements listed above, including any additional items requested by the Town of Bluffton Staff. Any items not provided have been listed in the project narrative with an explanation as to why the required submittal item has not been provided or is not applicable. Further, I understand that failure to provide a complete, quality application or erroneous information may result in the delay of processing my application(s).

Signature of Property Owner or Authorized Agent

7.9.19
Date

WALTER J. NESTER III
Printed Name

SUPPLEMENT TO

COMPREHENSIVE PLAN AMENDMENT APPLICATION

Attached please find the Comprehensive Plan Amendment Application which is the sixth of a series of six (6) applications being submitted together to supplement the Application for Annexation originally filed by The Bishop of Charleston, a Corporation Sole ("**Owner**") on July 9, 2019 and supplemented on February 21, 2020 (the "**Application**").

Owner owns an approximate 61.036 acre parcel of real property (the "**Property**") identified by Beaufort County Tax Map Number R600 022 000 0125 0000 and located in unincorporated Beaufort County. The Owner has requested the Property be annexed into the Town of Bluffton (the "**Town**"). Annexation of real property into the Town necessarily requires that the annexed property be rezoned to a Town zoning classification. Owner requests a designation of the Property with the zoning district Buckwalter PUD, specifically as the Saint Gregory the Great Land Use Tract.

As described in the Town's Unified Development Ordinance, applications for rezoning must be in conformance with the Town's Comprehensive Plan and if not, an application for amendment of the Comprehensive Plan is necessary. The Property is not included in the Comprehensive Plan's Future Annexation Areas Map and accordingly also not designated with a future land use in the Comprehensive Plan's Future Land Use Map. This application therefore seeks to amend the Comprehensive Plan's Future Annexation Areas Map to add the Property and to amend the Comprehensive Plan's Future Land Use Map to identify the Property with a future land use of Buckwalter PUD.

Accordingly, Owner has submitted the following:

1. Two (2) full sized copies and digital files of the maps and/or plans depicting the Property;

2. Project Narrative and digital file describing reason for application and compliance with the criteria in Article 3 of the UDO. See Section IV of the Amended Application Narrative submitted February 21, 2020; and

3. An Application Review Fee, previously submitted together with the Application July 9, 2020.

TOWN OF BLUFFTON
COMPREHENSIVE PLAN 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: Walter J. Nester, III	Name: The Bishop of Charleston, a Corporation Sole
Phone: 843-815-2171	Phone: 843-261-0523
Mailing Address: 4 Clarks Summit Drive, Suite 200 Bluffton, SC 29910	Mailing Address: c/o Elaine H. Fowler, Esquire 901 Orange Grove Road Charleston, SC 29407
E-mail: wnester@burr.com	E-mail: efowler@charlestondiocese.org
Town Business License # (if applicable):	

Project Information

Project Name: Saint Gregory The Great Catholic Church Annexation	
Project Location: 323 Fording Island Road, Bluffton	
Zoning District: GM	Acreage: 62.80
Tax Map Number(s): R600 - 022 - 000 - 0125 - 0000 ; R600 - 022 - 000 - 1120 - 0000 R___ - ___ - ____ - ____ ; R___ - ___ - ____ - ____	
Project Description: Annexation of Saint Gregory The Great Catholic Church Campus	

Minimum Requirements for Submittal

- ☐ 1. Two (2) full sized copies and digital files of the maps and/or plans depicting the subject property.
- ☐ 2. Project Narrative and digital file describing reason for application and compliance with the criteria in Article 3 of the UDO.
- ☐ 3. 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: By: John L. Barker, Chief Financial Officer Date: 7/1/2019

Applicant Signature: Date: 7.9.19

For Office Use

Application Number:	*Date Received:*
Received By:	*Date Approved:*

SUPPLEMENT TO

ZONING MAP/TEXT AMENDMENT APPLICATION

Attached please find the Zoning Map/Text Amendment Application which is the second of a series of six (6) applications being submitted together to supplement the Application for Annexation originally filed by The Bishop of Charleston, a Corporation Sole ("**Owner**") on July 9, 2019 and supplemented on February 21, 2020 (the "**Application**").

Owner owns an approximate 61.036 acre parcel of real property (the "**Property**") identified by Beaufort County Tax Map Number R600 022 000 0125 0000 and located in unincorporated Beaufort County. The Owner has requested the Property be annexed into the Town of Bluffton (the "**Town**"). Annexation of real property into the Town necessarily requires that the annexed property be rezoned to a Town zoning classification. Accordingly, Owner submits this Zoning Map/Text Amendment requesting a designation of the Property with the zoning district Buckwalter PUD, specifically as the Saint Gregory the Great Land Use Tract.

Accordingly, Owner has submitted the following:

1. Two (2) full sized copies and digital files of the maps and/or plans depicting the Property;

2. Project Narrative and digital file describing reason for application and compliance with the criteria in Article 3 of the UDO. Please see Section II of the Amended Application Narrative submitted February 21, 2020; and

3. An Application Review Fee, previously submitted together with the Application July 9, 2019.

TOWN OF BLUFFTON
ZONING MAP/TEXT 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: Walter J. Nester, III	Name: The Bishop of Charleston, a Corporation Sole
Phone: 843-815-2171	Phone: 843-261-0523
Mailing Address: 4 Clarks Summit Drive, Suite 200 Bluffton, SC 29910	Mailing Address: c/o Elaine H. Fowler, Esquire 901 Orange Grove Road Charleston, SC 29407
E-mail: wnester@burr.com	E-mail: efowler@charlestondiocese.org
Town Business License # (if applicable):	

Project Information

Project Name: Saint Gregory The Great Catholic Church Annexation	Acreage: 62.80
Project Location: 323 Fording Island Road, Bluffton	Comprehensive Plan Amendment X Yes No
Existing Zoning: C3NMU	Proposed Zoning: GM
Type of Amendment: Text Map X	
Tax Map Number(s): R600 022 000 0125 0000	
Project Description: Rezoning and amendment to future annexation area map.	

Minimum Requirements for Submittal

- ☐ 1. Two (2) full sized copies and digital files of the maps and/or plans depicting the subject property.
- ☐ 2. Project Narrative and digital file describing reason for application and compliance with the criteria in Article 3 of the UDO.
- ☐ 3. 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: By: John L. Barker, Chief Financial Officer Date: 6/27/2019

Applicant Signature: Date: 7.9.19

For Office Use

Application Number:	*Date Received:*
Received By:	*Date Approved:*

TOWN OF BLUFFTON
DEVELOPMENT AGREEMENT 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: Walter J. Nester, III	Name: The Bishop of Charleston, a Corporation sole
Phone: 843-815-2171	Phone: 843-261-0523
Mailing Address: 4 Clarks Summit Drive, Suite 200 Bluffton, SC 29910	Mailing Address: c/o Elaine H. Fowler, Esquire 901 Orange Grove Road Charleston, SC 29407
E-mail: wnester@burr.com	E-mail: efowler@charlestondiocese.org
Town Business License # (if applicable):	

Project Information

Project Name: Saint Gregory The Great Catholic Church Annexation	☐ New	☒ Amendment
Project Location: 323 Fording Island Road, Bluffton		
Zoning District: Currently C3NMU	Acreage: 61.093	
Tax Map Number(s): R600 022 000 0125 0000, R600 022 000 1120 0000		
Project Description: Annexation of Saint Gregory The Great Catholic Church property and rezoning by amendment of Buckwalter Development Agreement, Concept Plan, Buckwalter PUD and Master Plan.		

Minimum Requirements for Submittal

☐ 1. One (1) paper copy and digital file of the draft Development Agreement.
☐ 2. Project Narrative and digital file describing reason for application and compliance with the criteria in Article 3 of the UDO.
☐ 3. 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: As Agent Date: 2/18/2020

Applicant Signature: Date: 2/18/2020

For Office Use

Application Number:	*Date Received:*
Received By:	*Date Approved:*

Prepared by and after recording return to:
Burr & Forman LLP
23-B Shelter Cove Lane, Suite 400
Hilton Head Island, SC 29928
(843) 785-2171

STATE OF SOUTH CAROLINA	)	**TWELFTH AMENDMENT TO**
	)	**DEVELOPMENT AGREEMENT**
	)	**AND CONCEPT PLAN -**
	)	**BUCKWALTER TRACT –**
	)	**SAINT GREGORY THE GREAT**
COUNTY OF BEAUFORT	)	**PLANNING TRACT**

THIS TWELFTH AMENDMENT ("**Twelfth Amendment**") to Development Agreement and Concept Plan is made and entered into this ___ day of _____, 2020 by and between the Town of Bluffton, South Carolina ("**Town**"), The Bishop of Charleston, a Corporation Sole ("**Bishop of Charleston**"), and Beaufort-Jasper Water & Sewer Authority ("**BJWSA**"), (Bishop of Charleston and BJWSA collectively "**Owner**").

WHEREAS, Town and The Branigar Organization, Inc. executed and approved a Development Agreement ("**Development Agreement**"), dated April 19, 2000, and recorded in the Office of the Register of Deeds ("**ROD**") for Beaufort County, South Carolina in Book 1288 at Page 1, which Development Agreement, as amended, governs the use and development of a tract of land known as the Buckwalter Tract, originally containing approximately 5,680 acres of land, more particularly described in the Development Agreement and amendments thereto (the "**Buckwalter PUD**"); and,

WHEREAS, concurrently with the execution of the Development Agreement, the Town annexed the Buckwalter Tract and granted Concept Plan zoning to the Buckwalter Tract, all as more particularly described in the Annexation Petition and Concept Plan ("**Concept Plan**") for Buckwalter Tract, adopted April 19, 2000; and,

WHEREAS, subsequent to the execution and approval of the Development Agreement and Concept Plan, the Town approved Eleven (11) Amendments to the Buckwalter Development Agreement and Concept Plan to add additional property thereto, each hereinafter identified as follows:

1. **First Amendment.** Addition of 11.721 acres known as the Robertson Tract with additional Density to the Buckwalter Development Agreement and Concept Plan executed on June 21, 2002 and recorded in the ROD in **Book 1599** at **Page 1149**; and

2. **Second Amendment.** Addition of 43.38 acres known as the Johnson Tracts together with 55 Dwelling Units to the Buckwalter Development Agreement and Concept Plan executed on February 4, 2003 and recorded in the ROD in **Book 1709** at **Page 440**; and

3. **Third Amendment.** Addition of 173.62 acres known as the Cypress Lake Tract from the Jones Estate Development Agreement and Concept Plan together with 600 Dwelling Units

and 90 acres of General Commercial Density to the Buckwalter Development Agreement and Concept Plan executed on October 10, 2005 and recorded in the ROD in **Book 2256** at **Page 189**; and

4. **Fourth Amendment.** Addition of 59.91 acres known as the Rose Dhu Creek Phase III Tract together with 18 Dwelling Units to the Buckwalter Development Agreement and Concept Plan executed on October 10, 2005 and recorded in the ROD in **Book 2256** at **Page 204**; and

5. **Fifth Amendment.** Addition of 58.85 acres known as the Graves Tract together with 58.85 acres of General Commercial Density to the Buckwalter Development Agreement and Concept Plan executed on November 2, 2005 and recorded in the ROD in **Book 2305** at **Page 410**; and

6. **Sixth Amendment.** Addition of 2.687 acres known as the Jacoby Tract with no additional Density to the Buckwalter Development Agreement and Concept Plan executed on May 10, 2006 and recorded in the ROD in **Book 2816** at **Page 1746**; and

7. **Seventh Amendment.** Addition of 6.5 acres known as the University Investments Tract with no additional Density to the Buckwalter Development Agreement and Concept Plan executed on January 7, 2008 and recorded in the ROD in **Book 2671** at **Page 2250**; and

8. **Eighth Amendment.** Addition of 324 Dwelling Units through Transfer of Development Rights Permit for Buckwalter Place Initial Master Plan to the Buckwalter Development Agreement and Concept Plan executed on November 6, 2007 and recorded in the ROD in **Book 2823** at **Page 384**; and

9. **Ninth Amendment.** Addition of 163 acres known as the Willow Run Tract, together with the reallocation of Land Uses for the Northern Tract, as well as 260 Dwelling Units and 162 acres of General Commercial Density to the Buckwalter Development Agreement and Concept Master Plan executed on February 25, 2008 and recorded in the ROD in **Book 2724** at **Page 1787**; and

10. **Tenth Amendment.** Approved certain changes in use to the 9.18 acre Robertson site, and related conditions executed on February 10, 2012 and recorded in the ROD in **Book 3119** at **Page 2458**; and

11. **Eleventh Amendment.** Approved changes in permitted use for the Buckwalter Commons Connector Tract and redesignated a portion of the Sandhill Tract as Buckwalter Commons Tract and added an additional 70 acres of Commercial Density executed on April 10, 2013 and recorded in the ROD in **Book 3231** at **Page 3176**; and

WHEREAS, Owner owns that certain 61.093 acre parcel of real property ("the **Property**") located on the north side of U.S. Highway 278 and bounded to the east by the Bluffton Fire Department Station #35 and bounded to the west by the Berkeley Hall Club community. Said Property is more particularly described in Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, said Property is adjacent to the Buckwalter PUD which is located within the municipal limits of the Town, and is therefore contiguous with the Town; and

WHEREAS, portions of the Property have been improved to include the Saint Gregory the Great Catholic Church and the Saint Gregory the Great School consisting of an existing Church building of approximately 12,000 square feet; and an existing school building with offices supporting the school and the Church consisting of approximately 27,000 square feet, a church multipurpose building of approximately 27,000 square feet, and a sewer pump station and supporting infrastructure, parking, drives and rights of way (the "**Existing Development**"); and

WHEREAS, it is now the desire and intention of the Town and Owner to enter into this Twelfth Amendment to annex the Property into the Town to be included within the Concept Plan zoning of the Buckwalter Tract, designate the Property as being a part of the Buckwalter PUD, designate the Saint Gregory the Great Land Use Tract (the "**SGG Tract**") as an additional Planning Area, and to establish the permitted uses for said SGG Tract; and

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Town and Owner agree as follows:

1. **Recitals.** The above recitals are incorporated herein by this reference thereto.

2. **Amendment of Development Agreement and Concept Plan.** The Development Agreement and Concept Plan are hereby further amended to provide:

   A. Amendment to Development Agreement. The Buckwalter Concept Plan and Development Agreement, as amended, are hereby further amended to add the Property to the legal description of the property subject to the Development Agreement as a part of the Buckwalter Tract and the Development Agreement so amended. The effect of this Twelfth Amendment is to add the Property, depicted in the Plat described on Exhibit "B" attached hereto and made a part hereof as fully and completely as if the Property was originally included in the legal description to the Development Agreement.

   B. Amendments to Concept Plan.

      i. Land Use Designation and Development Standards. The Property is hereby designated as being a part of the Buckwalter PUD, said tract designated hereunder as the SGG Tract as depicted on the Amended Concept Plan for Buckwalter PUD attached hereto as Exhibit "C". Development within the 61.093 acres of the newly designated SGG Tract shall be governed by the Zoning Regulations (as defined in the Development Agreement) and by the Amended Concept Plan. Specifically, the land uses and development standards applicable to the SGG Tract shall control development within the Property with the same effect as if included in the original Concept Plan and Development Agreement. Together with this Twelfth Amendment the Town has approved a Master Plan for the SGG Tract which Master Plan is attached hereto as Exhibit "D" and made a part hereof (the "**SGG Master Plan**").

ii. Section 2 of the Concept Plan is further hereby amended as follows:

1. Section 2.A. Introduction. Add as new tenth (10th) Planning Area the SGG Tract.

2. Section 2.B. Allowed Land Uses. Add SGG Tract as a new sub-section 10, with the following allowed land uses and definitions:

a. Community Recreation.
b. Dwelling Units.
c. Hotel/Inn.
d. Institutional Civic.
e. Maintenance Areas.
f. Multifamily Residential.
g. Neighborhood Commercial – including specifically convenience stores and automobile service stations with up to 20 fueling stations but excluding Recreational Vehicle Parks.
h. Open Space.
i. Roads.
j. Setbacks and Buffers.
k. Siviculture.
l. Single Family Residential but excluding mobile homes.
m. Wetlands.
n. Utilities.

iii. Density. The Property is hereby added to the Buckwalter Concept Plan and designated as SGG Tract as depicted in the Amended Concept Plan attached hereto as Exhibit "C". The Property shall have 10.30 acres of commercial density and multifamily density of up to 164 dwelling units and single family density of up to 82 dwelling units. The balance of the Property is designated as Institutional/Civic which use does not require allocations of density as such use does not count against overall commercial acreage or residential density allowed for the Buckwalter PUD except however for student housing and employee dormitories and for such use the Property is hereby designated with an additional 200 residential units.

iv. No Effect on Other Landowner Rights. No change which is hereby approved to the Development Agreement and Concept Plan shall have any effect whatsoever on any property or landowner rights other than the SGG Tract and Owner.

3. **Reaffirmation of Buckwalter Development Agreement, Concept Plan and Amendments Thereto.** The Buckwalter Development Agreement, Concept Plan and all prior amendments thereto as modified by this Twelfth Amendment are hereby ratified and reaffirmed as if set forth verbatim herein.

4. **Binding Effect.** This Twelfth Amendment to the Buckwalter Development Agreement and Concept Plan shall inure to the benefit of and be binding upon the respective parties hereto, their successors and assigns.

5. **Consistency with the Comprehensive Plan.** The Town confirms that the matters contained herein are consistent with the Comprehensive Plan of the Town of Bluffton and consistent with long range planning for the Town, wetland protection, and other planning goals.

[SIGNATURES ON FOLLOWING PAGES]

IN WITNESS WHEREOF, the parties hereto, in and through their authorized representatives, have caused these instruments to be executed on their behalf effective the date first above written.

WITNESSES:

TOWN OF BLUFFTON,
SOUTH CAROLINA

_____

By: _____

_____

Its: _____

Attest: _____

SOUTH CAROLINA)
) ACKNOWLEDGEMENT
COUNTY OF BEAUFORT)

I, _____, Notary Public for South Carolina do hereby certify that _____ on behalf of the Town of Bluffton, South Carolina, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this _____ day of _____, 2020.

_____
Notary Public for South Carolina
My Commission Expires:_____

WITNESSES:

THE BISHOP OF CHARLESTON,
A CORPORATION SOLE

_____

By: _____

_____

Its: _____

SOUTH CAROLINA)
) ACKNOWLEDGEMENT
COUNTY OF _____)

I, _____, Notary Public for South Carolina do hereby certify that _____ on behalf of The Bishop of Charleston personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this _____ day of _____, 2020.

_____
Notary Public for South Carolina
My Commission Expires:_____

WITNESSES:

BEAUFORT-JASPER WATER & SEWER AUTHORITY

_____

By: _____

_____

Its: _____

SOUTH CAROLINA)
) ACKNOWLEDGEMENT
COUNTY OF BEAUFORT)

I, _____, Notary Public for South Carolina do hereby certify that _____ on behalf of Beaufort-Jasper Water & Sewer Authority personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this _____ day of _____, 2020.

_____
Notary Public for South Carolina
My Commission Expires:_____

EXHIBIT "A"

ALL that certain piece, parcel, and tract of land containing 63.12 acres, more or less, situate, lying and being in the Meggett Tract Section of Beaufort County, South Carolina, with said tract more specifically shown and described on a plat thereof entitled "A Boundary Plat of 63.12 Acres A Portion Of Tax Parcel 600-13-46 The Meggett Tract", prepared by Connor & Associates, Inc., certified by Matthew L. Crawford, S.C.R.L.S. No. 9756, dated November 14, 1997 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 63 at Page 9.

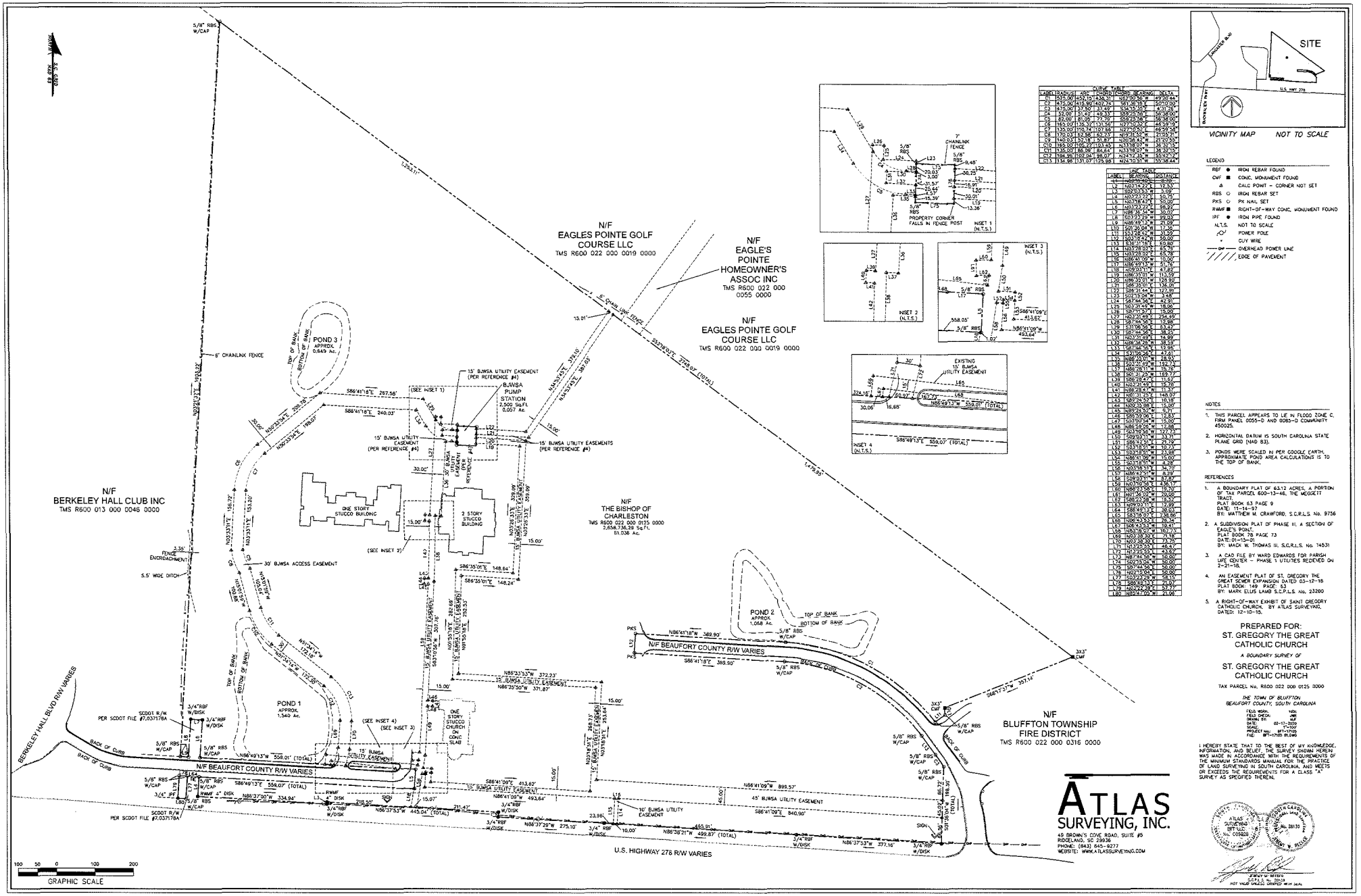
LESS AND EXCEPT that certain 0.33 acre parcel, more or less, shown as "Area of Acquisition" on that certain Title to Real Estate date February 11, 2011 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 3040 at Page 2187.

LESS AND EXCEPT those certain "Frontage Roads" more particularly shown and described in that certain Deed of Right-of-Way in favor of Beaufort County, a political subdivision of the State of South Carolina dated December 14, 2015 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 3460 at Pages 1928-1931.

TMS #: R600 022 000 0125 0000

EXHIBIT "B"

Plat



VICINITY MAP NOT TO SCALE

CURVE TABLE					
LABEL	RADIUS	ARC	CHORD	BEARING	DELTA
C1	1525.00'	452.15'	450.51'	N52°00'56"W	16°59'04"
C2	475.00'	418.90'	405.29'	S61°38'18"E	50°31'50"
C3	475.00'	37.50'	37.49'	S54°19'55"E	4°31'28"
C4	12.00'	21.42'	18.73'	S85°15'56"E	102°16'00"
C5	62.00'	81.09'	75.49'	S59°22'58"E	74°58'00"
C6	165.00'	138.92'	134.86'	N27°02'52"E	48°13'14"
C7	135.00'	110.74'	107.68'	N27°02'52"E	46°59'28"
C8	170.03'	62.58'	62.23'	N10°31'52"W	21°05'24"
C9	140.03'	52.18'	51.87'	N10°56'42"W	21°20'55"
C10	165.00'	105.27'	103.65'	N33°18'07"W	36°32'15"
C11	135.00'	86.99'	84.64'	N33°18'07"W	36°55'00"
C12	194.98'	102.04'	98.07'	N24°12'35"W	30°00'24"
C13	134.98'	131.07'	125.98'	N22°10'31"W	55°38'44"

LINE TABLE		
LABEL	BEARING	DISTANCE
L1	N86°41'18"W	389.90'
L2	N03°14'42"E	17.33'
L3	S02°03'35"E	5.09'
L4	N00°23'23"E	50.75'
L5	N03°18'47"E	50.00'
L6	N03°27'27"E	98.22'
L7	N86°32'14"W	30.07'
L8	S03°27'27"W	98.03'
L9	N86°48'11"W	20.09'
L10	S03°30'45"E	31.26'
L11	S21°28'52"W	31.22'
L12	S02°15'42"W	30.00'
L13	S36°01'15"E	63.80'
L14	N03°28'02"E	69.79'
L15	N03°28'02"E	67.78'
L16	N86°41'09"W	10.00'
L17	N86°49'13"W	51.76'
L18	N09°03'11"E	47.65'
L19	N86°35'01"E	31.53'
L20	N86°35'01"W	139.89'
L21	S86°35'01"E	136.01'
L22	S21°31'44"E	127.01'
L23	S01°13'08"W	3.48'
L24	S87°44'56"E	42.91'
L25	S03°31'49"W	18.06'
L26	S87°31'32"E	30.00'
L27	S03°31'49"W	254.49'
L28	S86°28'11"E	13.88'
L29	S31°06'56"E	63.42'
L30	N03°31'49"E	38.20'
L31	N03°31'49"E	38.20'
L32	N86°28'11"W	38.28'
L33	S87°44'56"E	13.95'
L34	S31°06'56"E	47.65'
L35	N86°35'01"W	28.03'
L36	S03°31'49"W	182.73'
L37	N86°35'01"W	15.78'
L38	S01°31'21"W	169.77'
L39	N03°31'49"E	15.00'
L40	N03°31'49"E	15.00'
L41	N86°28'11"W	14.37'
L42	N87°31'32"W	148.07'
L43	S87°24'52"E	10.18'
L44	S03°35'08"E	15.00'
L45	N87°24'52"W	9.71'
L46	S86°35'01"E	28.03'
L47	S03°00'44"E	15.00'
L48	N86°59'16"E	13.85'
L49	S03°19'39"W	12.47'
L50	S09°03'11"W	23.73'
L51	S86°47'01"E	21.79'
L52	S03°18'01"W	10.23'
L53	S30°18'01"W	46.63'
L54	N86°41'09"E	15.00'
L55	S03°18'01"W	4.28'
L56	N03°18'01"E	14.70'
L57	N86°42'51"W	15.00'
L58	S09°03'11"W	87.84'
L59	N03°18'01"E	498.10'
L60	N86°41'09"E	13.70'
L61	N01°36'42"W	20.00'
L62	S86°23'18"W	15.00'
L63	N09°03'11"E	12.99'
L64	S86°49'13"E	98.03'
L65	S83°16'01"E	138.86'
L66	S86°35'01"E	148.24'
L67	N06°43'53"W	10.41'
L68	N86°42'51"W	192.41'
L69	N09°03'11"E	87.84'
L70	N03°36'33"E	13.25'
L71	N13°22'53"E	46.63'
L72	N13°22'53"E	43.63'
L73	N87°44'56"W	50.00'
L74	S02°15'04"W	50.00'
L75	S87°44'56"E	50.00'
L76	N02°15'04"E	50.00'
L77	S03°27'27"W	98.13'
L78	S86°49'13"E	50.00'
L79	N87°24'52"W	27.97'
L80	N83°47'05"W	21.06'

LEGEND

RBF ●	IRON REBAR FOUND
CMF ■	CONC. MONUMENT FOUND
Δ	CALC POINT – CORNER NOT SET
RBS ○	IRON REBAR SET
PKS ○	PK NAIL SET
RWMF ■	RIGHT-OF-WAY CONC. MONUMENT FOUND
OPF ●	IRON PIPE FOUND
N.T.S.	NOT TO SCALE
	POWER POLE
	GUY WIRE
OHP	OVERHEAD POWER LINE
	EDGE OF PAVEMENT

NOTES

1. THIS PARCEL APPEARS TO LIE IN FLOOD ZONE C, FIRM PANEL 0055-D AND 0085-D COMMUNITY 450025.
2. HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE GRID (NAD 83).
3. PONDS WERE SCALED IN PER GOOGLE EARTH. APPROXIMATE POND AREA CALCULATIONS IS TO THE TOP OF BANK.

REFERENCES

1. A BOUNDARY PLAT OF 63.12 ACRES, A PORTION OF TAX PARCEL 600-13-46, THE MEGGETT TRACT, PLAT BOOK 63 PAGE 9 DATE: 11-14-97 BY: MATTHEW M. CRAWFORD, S.C.R.L.S. No. 9756
2. A SUBDIVISION PLAT OF PHASE III, A SECTION OF EAGLE'S POINTE, PLAT BOOK 78 PAGE 73 DATE: 01-23-01 BY: MACK W. THOMAS III, S.C.R.L.S. No. 14531
3. A CAD FILE BY WARD EDWARDS FOR PARISH LIFE CENTER – PHASE 1 UTILITIES RECEIVED ON 2-21-18.
4. AN EASEMENT PLAT OF ST. GREGORY THE GREAT SEWER EXPANSION DATED 03-12-18 PLAT BOOK: 149 PAGE: 63 BY: MARK ELLIS LAMB S.C.P.L.S. No. 23200
5. A RIGHT-OF-WAY EXHIBIT OF SAINT GREGORY CATHOLIC CHURCH. BY ATLAS SURVEYING, DATED: 12-10-15.

PREPARED FOR:
ST. GREGORY THE GREAT CATHOLIC CHURCH

A BOUNDARY SURVEY OF

ST. GREGORY THE GREAT CATHOLIC CHURCH

TAX PARCEL No. R600 022 000 0125 0000

THE TOWN OF BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK: NEH
DRAWN BY: JLP
CHECKED BY: JLP
DATE: 02-12-2020
SCALE: 1"=100'
PROJECT No: BFT-17105
FILE: BFT-17105 BS.DWG

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

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

ATLAS SURVEYING, INC. C.O.A. No. C05028

JEREMY W. PETERS S.C.P.L.S. No. 29124

NOT VALID UNLESS SIGNED WITH SEAL

EXHIBIT C

Amended Concept Plan for Buckwalter PUD

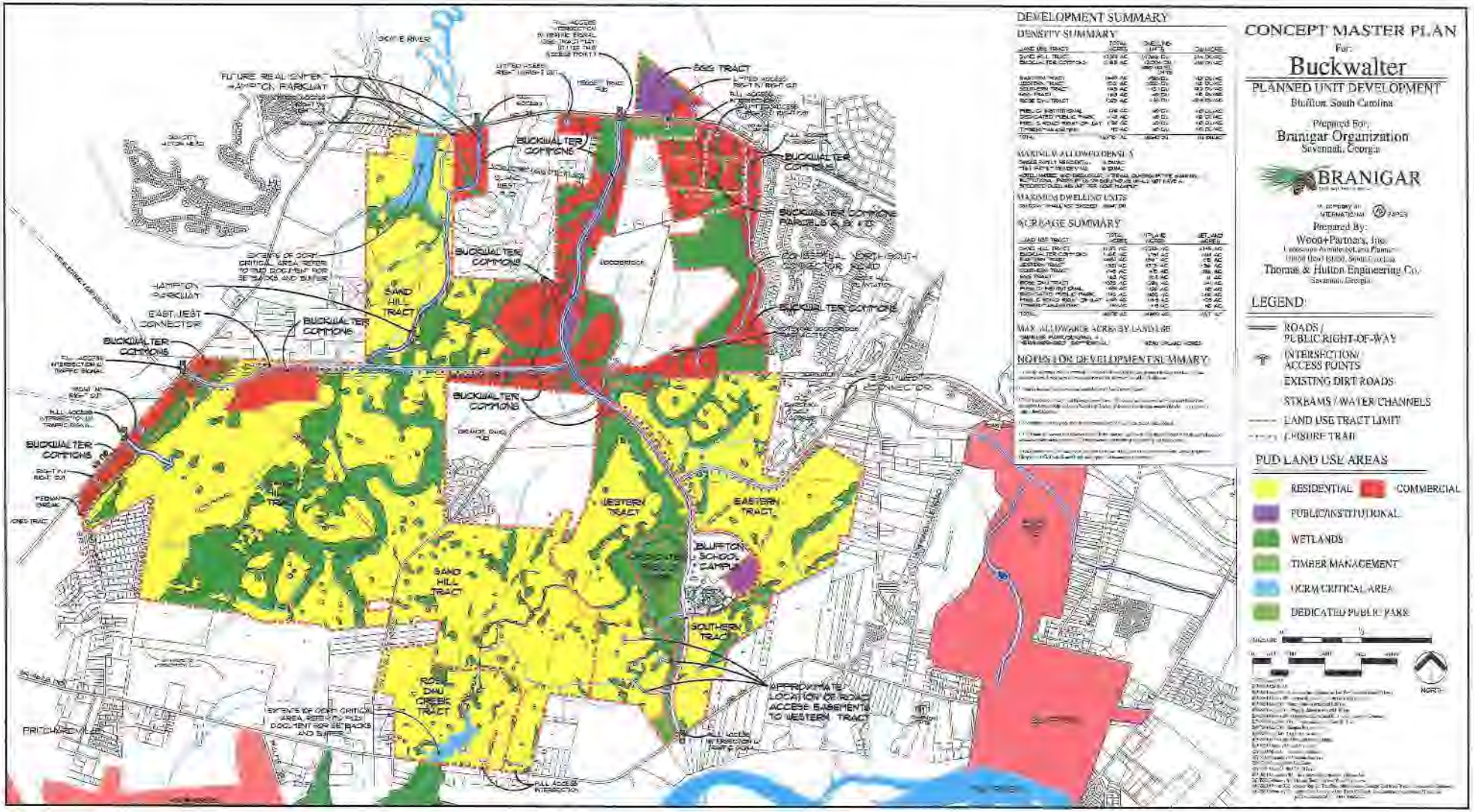

FUTURE REALIGNMENT HAMPTON PARKWAY
BUCKWALTER COMMONS
EAGS TRACT
BUCKWALTER COMMONS PARCELS 4 & 5
COMMERCIAL CORRIDOR ROAD
EAST/WEST CONNECTOR
HAMPTON PARKWAY
SAND HILL TRACT
WESTERN TRACT
EASTERN TRACT
BLUFFTON SCHOOL CAMPUS
SOUTHERN TRACT
ROSE DHU CREEK TRACT
APPROXIMATE LOCATION OF ROAD ACCESS EASEMENTS TO WESTERN TRACT
EXTENTS OF OCRM CRITICAL AREA REFER TO PUD DOCUMENT FOR SETBACKS AND BUFFER
PRITCHARD MILL ROAD
DEVELOPMENT SUMMARY
DENSITY SUMMARY
MAXIMUM ALLOWED DENSITY
MAXIMUM DWELLING UNITS
ACREAGE SUMMARY
MAX. ALLOWABLE ACRES BY LAND USE
NOTES FOR DEVELOPMENT SUMMARY
CONCEPT MASTER PLAN
For:
Buckwalter
PLANNED UNIT DEVELOPMENT
Bluffton, South Carolina
Prepared For:
Branigar Organization
Savannah, Georgia
BRANIGAR
Prepared By:
Wood+Partners, Inc.
Landscape Architecture/Land Planning
Bluffton (hq) Beaufort, South Carolina
Thomas & Hutton Engineering Co.
Savannah, Georgia
LEGEND
ROADS / PUBLIC RIGHT-OF-WAY
INTERSECTION / ACCESS POINTS
EXISTING DIRT ROADS
STREAMS / WATER CHANNELS
LAND USE TRACT LIMIT
CLOSURE TRAIL
PUD LAND USE AREAS
RESIDENTIAL
COMMERCIAL
PUBLIC/INSTITUTIONAL
WETLANDS
TIMBER MANAGEMENT
OCRM CRITICAL AREA
DEDICATED PUBLIC PARK
SCALE
NORTH

EXHIBIT "D"

SGG Tract Master Plan



Witmer Jones Keefer Ltd.
landscape architecture
land planning
www.wjkltd.com

FEBRUARY, 2020

CAMPUS MASTER PLAN
FOR
ST. GREGORY THE GREAT
BLUFFTON, SOUTH CAROLINA

N
0 50 100 150 200 250 300 350 400
Scale 1 " = 100'

Note: Plan is conceptual in nature and subject to change

Prepared By and After
Recording Return to:
Burr & Forman LLP
Attn: Walter J. Nester, III
23-B Shelter Cove Lane
Hilton Head Island, SC 29928
843-785-2171

STATE OF SOUTH CAROLINA	**)**	**_____ AMENDMENT TO**
	)	**DEVELOPMENT AGREEMENT**
	)	**AND CONCEPT PLAN -**
	)	**BUCKWALTER TRACT –**
	)	**SAINT GREGORY THE GREAT**
COUNTY OF BEAUFORT	**)**	**PLANNING TRACT**

THIS _____ AMENDMENT ("**_____ Amendment**") to Development Agreement and Concept Plan is made and entered into this ___ day of _____, 2020 by and between the Town of Bluffton, South Carolina ("**Town**"), The Bishop of Charleston, a Corporation Sole ("**Bishop of Charleston**"), and Beaufort-Jasper Water & Sewer Authority ("**BJWSA**"), (Bishop of Charleston and BJWSA collectively "**Owner**").

WHEREAS, Town and The Branigar Organization, Inc. executed and approved a Development Agreement ("**Development Agreement**"), dated April 19, 2000, and recorded in the Office of the Register of Deeds ("**ROD**") for Beaufort County, South Carolina in Book 1288 at Page 1, which Development Agreement, as amended, governs the use and development of a tract of land known as the Buckwalter Tract, originally containing approximately 5,680 acres of land, more particularly described in the Development Agreement and amendments thereto (the "**Buckwalter PUD**"); and,

WHEREAS, concurrently with the execution of the Development Agreement, the Town annexed the Buckwalter Tract and granted Concept Plan zoning to the Buckwalter Tract, all as more particularly described in the Annexation Petition and Concept Plan ("**Concept Plan**") for Buckwalter Tract, adopted April 19, 2000; and,

WHEREAS, subsequent to the execution and approval of the Development Agreement and Concept Plan, the Town approved Eleven (11) Amendments to the Buckwalter Development Agreement and Concept Plan to add additional property thereto, each hereinafter identified as follows:

1. **First Amendment.** Addition of 11.721 acres known as the Robertson Tract with additional Density to the Buckwalter Development Agreement and Concept Plan executed on June 21, 2002 and recorded in the ROD in **Book 1599** at **Page 1149**; and

2. **Second Amendment.** Addition of 43.38 acres known as the Johnson Tracts together with 55 Dwelling Units to the Buckwalter Development Agreement and Concept Plan executed on February 4, 2003 and recorded in the ROD in **Book 1709** at **Page 440**; and

3. **Third Amendment.** Addition of 173.62 acres known as the Cypress Lake Tract from the Jones Estate Development Agreement and Concept Plan together with 600 Dwelling Units and 90 acres of General Commercial Density to the Buckwalter Development Agreement and Concept Plan executed on October 10, 2005 and recorded in the ROD in **Book 2256** at **Page 189**; and

4. **Fourth Amendment.** Addition of 59.91 acres known as the Rose Dhu Creek Phase III Tract together with 18 Dwelling Units to the Buckwalter Development Agreement and Concept Plan executed on October 10, 2005 and recorded in the ROD in **Book 2256** at **Page 204**; and

5. **Fifth Amendment.** Addition of 58.85 acres known as the Graves Tract together with 58.85 acres of General Commercial Density to the Buckwalter Development Agreement and Concept Plan executed on November 2, 2005 and recorded in the ROD in **Book 2305** at **Page 410**; and

6. **Sixth Amendment.** Addition of 2.687 acres known as the Jacoby Tract with no additional Density to the Buckwalter Development Agreement and Concept Plan executed on May 10, 2006 and recorded in the ROD in **Book 2816** at **Page 1746**; and

7. **Seventh Amendment.** Addition of 6.5 acres known as the University Investments Tract with no additional Density to the Buckwalter Development Agreement and Concept Plan executed on January 7, 2008 and recorded in the ROD in **Book 2671** at **Page 2250**; and

8. **Eighth Amendment.** Addition of 324 Dwelling Units through Transfer of Development Rights Permit for Buckwalter Place Initial Master Plan to the Buckwalter Development Agreement and Concept Plan executed on November 6, 2007 and recorded in the ROD in **Book 2823** at **Page 384**; and

9. **Ninth Amendment.** Addition of 163 acres known as the Willow Run Tract, together with the reallocation of Land Uses for the Northern Tract, as well as 260 Dwelling Units and 162 acres of General Commercial Density to the Buckwalter Development Agreement and Concept Master Plan executed on February 25, 2008 and recorded in the ROD in **Book 2724** at **Page 1787**; and

10. **Tenth Amendment.** Approved certain changes in use to the 9.18 acre Robertson site, and related conditions executed on February 10, 2012 and recorded in the ROD in **Book 3119** at **Page 2458**; and

11. **Eleventh Amendment.** Approved changes in permitted use for the Buckwalter Commons Connector Tract and redesignated a portion of the Sandhill Tract as Buckwalter Commons Tract and added an additional 70 acres of Commercial Density executed on April 10, 2013 and recorded in the ROD in **Book 3231** at **Page 3176**; and

WHEREAS, Owner owns that certain 61.093 acre parcel of real property (the "**Property**") located on the north side of U.S. Highway 278 and bounded to the east by the Bluffton Fire Department Station #35 and bounded to the west by the Berkeley Hall Club community. Said Property is more particularly described in Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, said Property is adjacent to the Buckwalter PUD which is located within the municipal limits of the Town, and is therefore contiguous with the Town; and

WHEREAS, portions of the Property have been improved to include the Saint Gregory the Great Catholic Church and the Saint Gregory the Great School consisting of an existing Church building of approximately 12,000 square feet; and an existing school building with offices supporting the school and the Church consisting of approximately 27,000 square feet, a church multipurpose building of approximately 27,000 square feet, and a sewer pump station and supporting infrastructure, parking, drives and rights of way (the "**Existing Development**"); and

WHEREAS, it is now the desire and intention of the Town and Owner to enter into this _____ _____ Amendment to annex the Property into the Town to be included within the Concept Plan zoning of the Buckwalter Tract, designate the Property as being a part of the Buckwalter PUD, designate the Saint Gregory the Great Land Use Tract as an additional Planning Area, and to establish the permitted uses for said Saint Gregory the Great Land Use Tract; and

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Town and Owner agree as follows:

1. **Recitals.** The above recitals are incorporated herein by this reference thereto.

2. **Amendment of Development Agreement and Concept Plan.** The Development Agreement and Concept Plan are hereby further amended to provide:

   A. Amendment to Development Agreement. The Buckwalter Development Agreement, as amended, is hereby further amended to add the Property to the legal description of the property subject to the Development Agreement as a part of the Buckwalter Tract and the Development Agreement so amended. The effect of this _____ Amendment is to add the Property, depicted in the Plat described on Exhibit "B" attached hereto and made a part hereof as fully and completely as if the Property was originally included in the legal description to the Development Agreement.

   B. Amendments to Concept Plan. The Buckwalter Concept Plan, as amended, is hereby further amended as follows:

      i. Land Use Designation and Development Standards. The Property is hereby designated as being a part of the Buckwalter PUD, said tract designated hereunder as the Saint Gregory the Great Land Use Tract as depicted on the Amended Concept Plan for Buckwalter PUD attached hereto as Exhibit "C" and made a part hereof. Development within the 61.093 acres of the newly designated Saint Gregory the Great Land Use Tract shall be governed by the Zoning Regulations (as defined in the Development Agreement) and by the Amended Concept Plan. Specifically, the land uses and development standards applicable to the Saint Gregory the Great Land Use Tract shall control development within the Property with the same effect as if included in the original Concept Plan and Development Agreement.

ii. Section 2 of the Concept Plan is further hereby amended as follows:

1. Section 2.A. Introduction. Add as new tenth (10th) Planning Area the Saint Gregory the Great Land Use Tract.

2. Section 2.B. Allowed Land Uses. Add Saint Gregory the Great Land Use Tract as a new sub-section 10, with the following allowed land uses and definitions:

a. Community Recreation.
b. Dwelling Units.
c. Hotel/Inn.
d. Institutional Civic.
e. Maintenance Areas.
f. Multifamily Residential.
g. Neighborhood Commercial – including specifically convenience stores and automobile service stations with up to 20 fueling stations and car wash but excluding Recreational Vehicle Parks.
h. Open Space.
i. Roads.
j. Setbacks and Buffers.
k. Siviculture.
l. Single Family Residential but excluding mobile homes.
m. Wetlands.
n. Utilities.

iii. Density. The Property is hereby added to the Buckwalter Concept Plan and designated as Saint Gregory the Great Land Use Tract as depicted in the Amended Concept Plan attached hereto as Exhibit "C". The Property shall have 10.30 acres of General Commercial development rights and 446 residential dwelling units of development rights subject to the following allocation of limits: multifamily density of up to 164 dwelling units and single family density of up to 82 dwelling units and 200 residential dwelling units for student housing or employee dormitories at 1/2 residential dwelling rights per room in accordance with Section 2.D.6.a. of the Buckwalter Concept Plan. The balance of the Property is designated as Institutional/Civic which use does not require allocations of density as such use does not count against overall commercial acreage or residential density allowed for the Buckwalter PUD.

iv. No Effect on Other Landowner Rights. No change which is hereby approved to the Development Agreement and Concept Plan shall have any effect whatsoever on any property or landowner rights other than the Saint Gregory the Great Land Use Tract and Owner.

3. **Reaffirmation of Buckwalter Development Agreement, Concept Plan and Amendments Thereto.** The Buckwalter Development Agreement, Concept Plan and all prior amendments thereto as modified by this _____ Amendment are hereby ratified and reaffirmed as if set forth verbatim herein.

4. **Binding Effect.** This _____ Amendment to the Buckwalter Development Agreement and Concept Plan shall inure to the benefit of and be binding upon the respective parties hereto, their successors and assigns.

5. **Consistency with the Comprehensive Plan.** The Town confirms that the matters contained herein are consistent with the Comprehensive Plan of the Town of Bluffton and consistent with long range planning for the Town, wetland protection, and other planning goals.

[SIGNATURES ON FOLLOWING PAGES]

IN WITNESS WHEREOF, the parties hereto, in and through their authorized representatives, have caused these instruments to be executed on their behalf effective the date first above written.

WITNESSES:

TOWN OF BLUFFTON,
SOUTH CAROLINA

_____ By: _____

_____ Its: _____

Attest: _____

SOUTH CAROLINA)
) ACKNOWLEDGEMENT
COUNTY OF BEAUFORT)

I, _____, Notary Public for South Carolina do hereby certify that _____ on behalf of the Town of Bluffton, South Carolina, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this _____ day of _____, 2020.

_____
Notary Public for South Carolina
My Commission Expires:_____

WITNESSES:

THE BISHOP OF CHARLESTON,
A CORPORATION SOLE

_____ By: _____

_____ Its: _____

SOUTH CAROLINA)
) ACKNOWLEDGEMENT
COUNTY OF _____)

I, _____, Notary Public for South Carolina do hereby certify that _____ on behalf of The Bishop of Charleston personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this _____ day of _____, 2020.

_____
Notary Public for South Carolina
My Commission Expires:_____

WITNESSES:

BEAUFORT-JASPER WATER & SEWER AUTHORITY

_____ By: _____

_____ Its: _____

SOUTH CAROLINA)
) ACKNOWLEDGEMENT
COUNTY OF BEAUFORT)

I, _____, Notary Public for South Carolina do hereby certify that _____ on behalf of Beaufort-Jasper Water & Sewer Authority personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this _____ day of _____, 2020.

_____
Notary Public for South Carolina
My Commission Expires:_____

EXHIBIT "A"

ALL that certain piece, parcel, and tract of land containing 63.12 acres, more or less, situate, lying and being in the Meggett Tract Section of Beaufort County, South Carolina, with said tract more specifically shown and described on a plat thereof entitled "A Boundary Plat of 63.12 Acres A Portion Of Tax Parcel 600-13-46 The Meggett Tract", prepared by Connor & Associates, Inc., certified by Matthew L. Crawford, S.C.R.L.S. No. 9756, dated November 14, 1997 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 63 at Page 9.

LESS AND EXCEPT that certain 0.33 acre parcel, more or less, shown as "Area of Acquisition" on that certain Title to Real Estate date February 11, 2011 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 3040 at Page 2187.

LESS AND EXCEPT those certain "Frontage Roads" more particularly shown and described in that certain Deed of Right-of-Way in favor of Beaufort County, a political subdivision of the State of South Carolina dated December 14, 2015 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 3460 at Pages 1928-1931.

TMS #: R600 022 000 0125 0000

EXHIBIT “B”

Plat

EXHIBIT C

Amended Concept Plan for Buckwalter PUD

SUPPLEMENT TO

APPLICATION FOR DEVELOPMENT AGREEMENT AMENDMENT – BUCKWALTER DEVELOPMENT AGREEMENT

Attached please find the Application for Development Agreement Amendment – Buckwalter Development Agreement which is the third of a series of six (6) applications being submitted together to supplement the Application for Annexation originally filed by The Bishop of Charleston, a Corporation Sole ("**Owner**") on July 9, 2019 and supplemented on February 21, 2020 (the "**Application**").

Owner owns an approximate 61.036 acre parcel of real property (the "**Property**") identified by Beaufort County Tax Map Number R600 022 000 0125 0000 and located in unincorporated Beaufort County. The Owner has requested the Property be annexed into the Town of Bluffton (the "**Town**"). Annexation of real property into the Town necessarily requires that the annexed property be rezoned to a Town zoning classification. Owner requests a designation of the Property with the zoning district Buckwalter PUD, specifically as the Saint Gregory the Great Land Use Tract.

The Buckwalter PUD was created pursuant to and is governed by a development agreement between SP Forests L.L.C. and the Town (the "**Buckwalter Development Agreement**"). Since the zoning classification requested for the annexation of the Property into the Town is Buckwalter PUD, the Buckwalter Development Agreement is implicated and an amendment is required. Accordingly, the Applicant requests approval of an amendment to the Buckwalter Development Agreement and submits the following:

1. A paper and digital copy of the draft Twelfth Amendment to Buckwalter Development Agreement. Please see Exhibit "R" of the Amended Annexation Application submitted February 21, 2020;

2. Project Narrative and digital file describing the reason for application and compliance with criteria in Article 3 of the UDO. Please see Section III of Amended Annexation Application submitted February 21, 2020; and

3. An Application Review Fee, previously submitted together with the Application February 21, 2020.

TOWN OF BLUFFTON
DEVELOPMENT AGREEMENT 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: Walter J. Nester, III	Name: The Bishop of Charleston, a Corporation sole
Phone: 843-815-2171	Phone: 843-261-0523
Mailing Address: 4 Clarks Summit Drive, Suite 200 Bluffton, SC 29910	Mailing Address: c/o Elaine H. Fowler, Esquire 901 Orange Grove Road Charleston, SC 29407
E-mail: wnester@burr.com	E-mail: efowler@charlestondiocese.org
Town Business License # (if applicable):	

Project Information

Project Name: Saint Gregory The Great Catholic Church Annexation	☐ New	☒ Amendment
Project Location: 323 Fording Island Road, Bluffton		
Zoning District: Currently C3NMU	Acreage: 61.093	
Tax Map Number(s): R600 022 000 0125 0000, R600 022 000 1120 0000		
Project Description: Annexation of Saint Gregory The Great Catholic Church property and rezoning by amendment of Buckwalter Development Agreement, Concept Plan, Buckwalter PUD and Master Plan.		

Minimum Requirements for Submittal

☐ 1. One (1) paper copy and digital file of the draft Development Agreement.
☐ 2. Project Narrative and digital file describing reason for application and compliance with the criteria in Article 3 of the UDO.
☐ 3. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.

Note: **A Pre-Application Meeting is required prior to Application submittal.**

Disclaimer: **The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.**

I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.

Property Owner Signature: Date: 2/18/2020

Applicant Signature: Date: 2/18/2020

For Office Use

Application Number:	*Date Received:*
Received By:	*Date Approved:*

SUPPLEMENT TO

PLANNED UNIT DEVELOPMENT CONCEPT PLAN APPLICATION

Attached please find the Planned Unit Development Concept Plan Application which is the fourth of a series of six (6) applications being submitted together to supplement the Application for Annexation originally filed by The Bishop of Charleston, a Corporation Sole ("**Owner**") on July 9, 2019 and supplemented on February 21, 2020 (the "**Application**").

Owner owns an approximate 61.036 acre parcel of real property (the "**Property**") identified by Beaufort County Tax Map Number R600 022 000 0125 0000 and located in unincorporated Beaufort County. The Owner has requested the Property be annexed into the Town of Bluffton (the "**Town**"). Annexation of real property into the Town necessarily requires that the annexed property be rezoned to a Town zoning classification. Owner requests a designation of the Property with the zoning district Buckwalter PUD, specifically as the Saint Gregory the Great Land Use Tract.

In addition to a zoning, PUD amendment and development agreement amendment, the annexation of the Property into the Town necessarily requires an amendment to the Buckwalter PUD Concept Plan (the "**Concept Plan**"). The Town maintains the Concept Plan in its data base to identify densities and uses within the various planning areas within the Town. An amendment is required as new property is added. Accordingly, Applicant hereby requests an amendment to the Concept Plan and submits the following:

1. Two (2) full sized copies and digital files of the Concept Plan previously delivered February 27, 2020;

2. Project Narrative and digital file describing the reason for application and compliance with criteria in Article 3 of the UDO was previously submitted together with the Amended Application Narrative. Please see Section III of the Amended Application Narrative; and

3. An Application Review Fee previously submitted together with the Application February 21, 2020.

TOWN OF BLUFFTON
PLANNED UNIT DEVELOPMENT (PUD)
CONCEPT PLAN 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: Walter J. Nester, III	Name: The Bishop of Charleston, a Corporation sole
Phone: 843-815-2171	Phone: 843-261-0523
Mailing Address: 4 Clarks Summit Drive, Suite 200 Bluffton, SC 29910	Mailing Address: c/o Elaine H. Fowler, Esquire 901 Orange Grove Road Charleston, SC 29407
E-mail: wnester@burr.com	E-mail: efowler@charlestondiocese.org
Town Business License # (if applicable):	

Project Information

Project Name: Saint Gregory The Great Catholic Church Annexation	☐ New	☒ Amendment
Project Location: 323 Fording Island Road, Bluffton	Acreage: 61.093	
PUD Name: Buckwalter PUD		
Tax Map Number(s): R600 022 000 0125 0000, R600 022 000 1120 0000		
Project Description: Annexation of Saint Gregory The Great Catholic Church property and rezoning by amendment of Buckwalter Development Agreement, Concept Plan, Buckwalter PUD and Master Plan.		

Minimum Requirements for Submittal

- ☐ 1. Two (2) full sized copies and digital files of the Concept Plan.
- ☐ 2. Project Narrative and digital file describing reason for application and compliance with the criteria in Article 3 of the UDO.
- ☐ 3. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.

Note: **A Pre-Application Meeting is required prior to Application submittal.**

Disclaimer: **The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.**

I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.

Property Owner Signature: Date: 2/18/2020

Applicant Signature: Date: 2/18/2020

For Office Use

Application Number:	*Date Received:*
Received By:	*Date Approved:*

TOWN OF BLUFFTON
PLANNED UNIT DEVELOPMENT (PUD) CONCEPT PLAN APPLICATION

Growth Management Customer Service Center
20 Bridge Street
Bluffton, SC 29910
(843)706-4522
www.townofbluffton.sc.gov
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Applicant	Property Owner
Name: Walter J. Nester, III	Name: The Bishop of Charleston, a Corporation sole
Phone: 843-815-2171	Phone: 843-261-0523
Mailing Address: 4 Clarks Summit Drive, Suite 200 Bluffton, SC 29910	Mailing Address: c/o Elaine H. Fowler, Esquire 901 Orange Grove Road Charleston, SC 29407
E-mail: wnester@burr.com	E-mail: efowler@charlestondiocese.org
Town Business License # (if applicable):	

Project Information

Project Name: Saint Gregory The Great Catholic Church Annexation	☐ New	☒ Amendment
Project Location: 323 Fording Island Road, Bluffton	Acreage: 61.093	
PUD Name: Buckwalter PUD		
Tax Map Number(s): R600 022 000 0125 0000, R600 022 000 1120 0000		
Project Description: Annexation of Saint Gregory The Great Catholic Church property and rezoning by amendment of Buckwalter Development Agreement, Concept Plan, Buckwalter PUD and Master Plan.		

Minimum Requirements for Submittal

☐ 1. Two (2) full sized copies and digital files of the Concept Plan.
☐ 2. Project Narrative and digital file describing reason for application and compliance with the criteria in Article 3 of the UDO.
☐ 3. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.

Note: **A Pre-Application Meeting is required prior to Application submittal.**

Disclaimer: **The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.**

I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.

Property Owner Signature:	Date: 2/18/2020
Applicant Signature:	Date: 2/18/2020

For Office Use

Application Number:	*Date Received:*
Received By:	*Date Approved:*

TOWN OF BLUFFTON
PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN 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: Walter J. Nester, III	Name: The Bishop of Charleston, a Corporation Sole
Phone: 843-815-2171	Phone: 843-261-0523
Mailing Address: 4 Clarks Summit Drive, Suite 200 Bluffton, SC 29910	Mailing Address: c/o Elaine H. Fowler, Esquire 901 Orange Grove Road Charleston, SC 29407
E-mail: wnester@burr.com	E-mail: efowler@charlestondiocese.org
Town Business License # (if applicable):	

Project Information

Project Name: Saint Gregory The Great Catholic Church Annexation	☐ New	☒ Amendment
Project Location: 323 Fording Island Road, Bluffton	Acreage: 61.093	
PUD Name: Saint Buckwalter PUD		
Tax Map Number(s): R600 022 000 0125 0000 , R600 022 000 1120 0000		
Project Description: Annexation of Saint Gregory The Great Catholic Church property and rezoning by amendment of Buckwalter Development Agreement, Concept Plan, Buckwalter PUD and Master Plan.		

Minimum Requirements for Submittal

☐ 1. Two (2) full sized copies and digital files of the Master Plan.
☐ 2. Project Narrative and digital file describing reason for application and compliance with the criteria in Article 3 of the UDO.
☐ 3. All information required on the attached Application Checklist.
☐ 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: By: _____ John L. Barker, Chief Financial Officer Date: 2/6/2020

Applicant Signature: _____ Date: 2/18/2020

For Office Use

Application Number:	*Date Received:*
Received By:	*Date Approved:*

TOWN OF BLUFFTON
MASTER PLAN
APPLICATION CHECKLIST

In accordance with the Town of Bluffton Unified Development Ordinance (UDO), the following information shall be included as part of a Master Plan application submitted for review. Depending on the proposal, the amount and type of documentation will vary. This checklist is intended to assist in the provision of the minimum documentation necessary to demonstrate compliance with the UDO. Upon review of the submitted application by Town Staff, additional information may be required. The use of this checklist by Town Staff or the Applicant shall not constitute a waiver of any requirement contained in the UDO. Applicants are encouraged to work closely with Town Staff in preparing any application prior to submittal.

NOTE: Depending on the activities proposed, Master Plan documentation will vary. At minimum, each plan must contain the General Information and Site & Existing Conditions Documentation in addition to information required for the other specific activities listed below, as applicable. Please contact Town Staff for questions and additional information.
General Information.
1. Name and address of property owner(s) and applicant.
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.
3. Project name and/or name of development.
4. A detailed narrative describing the existing site conditions and uses, proposed development, proposed uses and activities that will be conducted on the site, statement of conformance with the UDO, description of any energy conservation or green technologies proposed on the site, the maintenance responsibility of any common or public areas, and publically dedicated improvements to be completed.
5. A listing of any past development permit approval numbers associated with the site and existing conditions placed on the development property by the Town of Bluffton through past approvals including a detailed description of how the condition will be met.
6. An explanation of why any items on this checklist are not included with the application materials.
7. Project name and/or name of development.
8. All plans must include the following: name of county; municipality; project location; parcel identification number(s); date of original design; all dates of revisions; north arrow; graphic scale; and legend identifying all symbology.
9. Vicinity map.
10. Site data table to include; total acreage, pervious versus impervious cover, required and proposed open space calculations, number and area of proposed lots, residential density, number and area of each proposed structure, area of each use of the property and buildings, and required and proposed parking calculations.
11. Phasing plan if the development is proposed to be developed in phases.
12. Letters of approval, including any applicable permits, from the following agencies (as necessary for the project): a) United States Army Corp of Engineers; b) South Carolina Department of Health & Environmental Control; c) South Carolina Department of Transportation; d) Beaufort County Engineering; e) Beaufort County EMS; f) Beaufort County School District; g) Bluffton Township Fire District; h) Beaufort Jasper Water Sewer Authority; i) Town of Bluffton; j) Electric Provider; k) Natural Gas provider; and l) Cable, telephone, and data provider.
Site and Existing Conditions Documentation.
1. Comprehensive color photograph documentation of site and existing conditions. If digital, images should be at a minimum of 300 dpi resolution.

TOWN OF BLUFFTON
MASTER PLAN
APPLICATION CHECKLIST

NOTE: Depending on the activities proposed, Master Plan documentation will vary. At minimum, each plan must contain the General Information and Site & Existing Conditions Documentation in addition to information required for the other specific activities listed below, as applicable. Please contact Town Staff for questions and additional information.	
2.	Names of the owners of contiguous parcels and an indication of adjacent existing and proposed (if known) land uses and zoning.
3.	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 development property, or are contiguous to such boundary.
4.	Location of all existing access points and intersections along both sides of any frontage or access roadway(s) within a minimum of 1,000 feet of the development property.
5.	Location, dimensions, name, and descriptions of all existing or recorded roadways, alleys, reservations, railroads, easements, or other public rights-of-way on or within 200 feet of the development property.
6.	Location, size, and type of all existing easements, rights-of-way, or utility infrastructure on or within a minimum of 200 feet of the development property.
7.	Existing topography and land cover. Contours shall be shown in intervals of 1 foot or less.
8.	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 the development property.
9.	Location of any existing buildings, structures, parking lots, impervious areas, public and private infrastructure, or other man made objects located on the development property.
10.	Boundary survey with bearings and distances of all property lines, tract/lot acreage, location of property markers, and seal of a Registered Land Surveyor, as well as a legal description of the property.
11.	Location of benchmarks/primary control points or descriptions and ties to such control points to which all dimensions, angles, bearings, block numbers, and similar data shall be referred.
12.	Existing deed covenants, conditions, and restrictions, including any design or architectural standards.
13.	Proposed deed covenants, conditions, and restrictions, including any design or architectural standards.
14.	Legal documents for proposed public dedications.
Lot and Building Pattern.	
1.	Schematic block and roadway type layout and design indicating access, configuration, land use and intensity by block or portion thereof, and buffers including detailed dimensions as are necessary and appropriate to demonstrate compliance with all applicable standards and requirements.
Transportation Networks.	
1.	A map or sketch showing the general relationship of the development to the surrounding areas with existing and proposed access roadways referenced to the intersection of the nearest primary or secondary paved roadway.
2.	A Traffic Assessment.
3.	A Traffic Impact Analysis (TIA), if warranted by the Traffic Assessment.
4.	Proposed roadway alignment plan showing right-of-way widths with specific reference to the roadway type and design assembly.
5.	Proposed access indicating roadway names, connectivity, roadway extensions, proposed stub roads, and dead-end roadways including detailed dimensions as are necessary and appropriate to demonstrate compliance with all applicable standards and requirements.
6.	Existing and proposed non-motorized vehicle lanes, paths, sidewalks, and other facilities, including transit facilities, on and within 200 feet of the development property including detailed dimensions as are necessary and appropriate to demonstrate compliance with all applicable standards and requirements.
7.	Emergency access provisions.
8.	Phasing plan of proposed traffic mitigation measures, or approved payments in-lieu of such that will be provided to the Town of Bluffton or applicable agency. Plan must ensure adequate transportation network is in place to support development at time of construction.
Natural Resources, Tree Conservation, Planting, and Landscaping.	
1.	Location of existing tree canopy coverage including table summarizing canopy lot coverage area, lot area not covered by tree canopy, and tree canopy expressed as percentage of lot coverage.

TOWN OF BLUFFTON
MASTER PLAN
APPLICATION CHECKLIST

NOTE: Depending on the activities proposed, Master Plan documentation will vary. At minimum, each plan must contain the General Information and Site & Existing Conditions Documentation in addition to information required for the other specific activities listed below, as applicable. Please contact Town Staff for questions and additional information.	
2.	Location and table summarizing trees listed on America's Historic Tree Register as maintained by American Forests.
3.	Location of groups of trees that connect to other vegetated and/or treed areas on adjacent sites helping to create or extend a wildlife or natural corridor.
Open Space Plan.	
1.	Proposed open space areas, habitat areas, types, and access trails both on and off-site.
2.	Proposed public lands and methods of dedication and access.
3.	Proposed ownership and method of transfer through deed restrictions, covenants, public dedication, or other method acceptable to the UDO Administrator.
4.	Proposed use for all portions of dedicated open space.
Stormwater Management.	
1.	Description of proposed methods, and general layout of stormwater drainage, water system, sewer system and open space areas.

SIGN AND RETURN THIS CHECKLIST WITH THE APPLICATION SUBMITTAL
ALL SUBMITTALS MUST BE COLLATED AND FOLDED TO 8-1/2" X 11"

By signature below I certify that I have reviewed and provided the minimum submittal requirements listed above, including any additional items requested by the Town of Bluffton Staff. Any items not provided have been listed in the project narrative with an explanation as to why the required submittal item has not been provided or is not applicable. Further, I understand that failure to provide a complete, quality application or erroneous information may result in the delay of processing my application(s).

Signature of Property Owner or Authorized Agent

2/18/2020
Date

Printed Name

Saint Gregory the Great Land Use Tract

Planned Unit Development

Master Plan Application

SUPPLEMENT TO

PLANNED UNIT DEVELOPMENT MASTER PLAN APPLICATION

Attached please find the Planned Unit Development Master Plan Application which is the fifth of a series of six (6) applications being submitted together to supplement the Application for Annexation originally filed by The Bishop of Charleston, a Corporation Sole ("**Owner**") on July 9, 2019 and supplemented on February 21, 2020 (the "**Application**").

Owner owns an approximate 61.036 acre parcel of real property (the "**Property**") identified by Beaufort County Tax Map Number R600 022 000 0125 0000 and located in unincorporated Beaufort County. The Owner has requested the Property be annexed into the Town of Bluffton (the "**Town**"). Annexation of real property into the Town necessarily requires that the annexed property be rezoned to a Town zoning classification. Owner requests a designation of the Property with the zoning district Buckwalter PUD, specifically as the Saint Gregory the Great Land Use Tract.

Accordingly, Owner has submitted the following:

1. Two (2) full sized copies and digital files of the Master Plan previously delivered February 27, 2020.

2. Project Narrative and digital file describing the reason for application and compliance with criteria in Article 3 of the UDO. Please see Section III of the Amended Application Narrative submitted February 21, 2020;

3. All information required on the Master Plan Application Checklist is found in the Application Narrative Supplement as more particularly described in the Master Plan Application Checklist attached hereto as **Schedule "A"**; and

4. An Application Review Fee previously submitted together with the Application February 21, 2020.

Schedule "A"

Town of Bluffton
Master Plan Application Checklist

General Information:

1. Name and contact information for property owner and applicant. See Part I.B.1, page 3 of the Amended Application Narrative submitted February 21, 2020.
2. Agency Letter. See Part I.B.2, page 3 of the Amended Application Narrative submitted February 21, 2020.
3. Project Name. "Saint Gregory the Great Land Use Tract."
4. Detailed Narrative. See Part I.A., pages 2 and 2 of the Amended Application Narrative submitted February 21, 2020.
5. Prior development permit approvals. See Parcel History, Exhibit "P" of the Amended Application Narrative submitted February 21, 2020.
6. Specific uses for the Property. Other than the institutional uses described and depicted in the Campus Master Plan, Exhibit "J" of the Amended Application Narrative submitted February 21, 2020, specific uses have not been determined. Accordingly, certain checklist materials cannot be prepared.
7. Project Name: "Saint Gregory the Great Land Use Tract."
8. Plans. See Exhibit "C" and Exhibit "J" of the Amended Application Narrative submitted February 21, 2020.
9. Vicinity Map. See Exhibit "O" of the Amended Application Narrative submitted February 21, 2020.
10. Site Data. Specific uses for the outparcels have yet to be determined so certain of this information is not capable of preparation as this time. See Exhibit "J" of the Amended Application Narrative submitted February 21, 2020.
11. Phasing Plan. None.
12. Utility Letters. See Exhibit "L" of the Amended Application Narrative submitted February 21, 2020.

Site and Existing Conditions Documentation:

1. Photos. See Exhibit "Q" of the Amended Application Narrative submitted February 21, 2020.
2. Contiguous Parcels. The Property is bounded to the east by the Bluffton Township Fire District Station #35; to the south (across U.S. Highway 278) by undeveloped land in the Town owned by Parcel C1, LLC and zoned Buckwalter PUD; developed land owned by Medical Landholdings, LLC and developed as a medical facility and day spa; to the west by undeveloped land owned by the Berkeley Hall Club, Inc. and being a part of the Berkeley Hall PUD; and, to the north by undeveloped land owned by Hallmark Golf Group I, LLC.
3. Boundaries. See Boundary Survey, C-1 of the Amended Application Narrative submitted February 21, 2020.
4. Access Points. See Exhibit "C-1" of the Amended Application Narrative submitted February 21, 2020.

5. Existing Roads. See Exhibit "C-1" of the Amended Application Narrative submitted February 21, 2020.

6. Existing Easements. See Exhibit "C-1" of the Amended Application Narrative submitted February 21, 2020.

7. Existing Topography. See Existing Conditions, Exhibit "D" of the Amended Application Narrative submitted February 21, 2020.

8. Watercourses. See Existing Conditions, Exhibit "D" of the Amended Application Narrative submitted February 21, 2020.

9. Existing Structures. See Existing Conditions, Exhibit "D" of the Amended Application Narrative submitted February 21, 2020.

10. Boundary Survey. See Boundary Survey, Exhibit "C-1" of the Amended Application Narrative submitted February 21, 2020.

11. Survey Controls. See Boundary Survey, Exhibit "C-1" of the Amended Application Narrative submitted February 21, 2020.

12. Existing covenants, conditions and restrictions. None.

13. Proposed covenants, conditions and restrictions. None

14. Proposed public dedications. None.

Lot and Building Pattern:

1. Layout. See Exhibit "J", Campus Master Plan, of the Amended Application Narrative submitted February 21, 2020.

Transportation Networks:

1. Roads. See Boundary Survey, Exhibit "C-1" of the Amended Application Narrative submitted February 21, 2020.

2. Traffic Assessment. Uses for the outparcels not known at time of Application so Traffic Analysis cannot be completed.

3. Traffic Impact Analysis. Uses for the Outparcels not known at time of Application so Traffic Analysis cannot be completed.

4. Proposed Roadways. See Boundary Survey, Exhibit "C-1" of the Amended Application Narrative submitted February 21, 2020.

5. Proposed Access. Uses for the Outparcels not known at time of Application; unaware of proposed additional access.

6. Existing and Proposed Pathways. See Exhibit "J", Campus Master Plan of the Amended Application Narrative submitted February 21, 2020.

7. Emergency Access. See Boundary Survey, Exhibit "C-1" of the Amended Application Narrative submitted February 21, 2020.

8. Phasing Plan. None.

Natural Resources, Tree Conservation, Planting and Landscaping:

1. Existing Tree Coverage. Undeveloped upland areas on the Property contain overage planted agricultural pines. Wetland areas consist of native trees. See Existing Conditions, Exhibit "D" of the Amended Application Narrative submitted February 21, 2020.

2. Historic Trees. None.

3. Tree Groups. See Existing Conditions, Exhibit "D" of the Amended Application Narrative submitted February 21, 2020.

Open Space:

1. Proposed open space areas. See Campus Master Plan, Exhibit "J" of the Amended Application Narrative submitted February 21, 2020.

2. Proposed public dedications. None

3. Proposed ownership method. Outparcels to be conveyed by standard limited warranty deed without deed restrictions.

4. Proposed use of open space. See Campus Master Plan, Exhibit "J" of the Amended Application Narrative submitted February 21, 2020.

Stormwater Management:

1. Methods and General Layout. Storm water shall be treated in conformance with applicable storm water regulations existing as development is proposed. Uses and development of the Outparcels not yet known and not possible to draft, design or depict storm water systems for the Property beyond that depicted in the Campus Master Plan, "Exhibit "J" of the Amended Application Narrative submitted February 21, 2020.

TOWN OF BLUFFTON
PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN APPLICATION

Growth Management Customer Service Center
20 Bridge Street
Bluffton, SC 29910
(843)706-4522
www.townofbluffton.sc.gov
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Applicant	Property Owner
Name: Walter J. Nester, III	Name: The Bishop of Charleston, a Corporation Sole
Phone: 843-815-2171	Phone: 843-261-0523
Mailing Address: 4 Clarks Summit Drive, Suite 200 Bluffton, SC 29910	Mailing Address: c/o Elaine H. Fowler, Esquire 901 Orange Grove Road Charleston, SC 29407
E-mail: wnester@burr.com	E-mail: efowler@charlestondiocese.org
Town Business License # (if applicable):	

Project Information

Project Name: Saint Gregory The Great Catholic Church Annexation	☐ New	☒ Amendment
Project Location: 323 Fording Island Road, Bluffton	Acreage: 61.093	
PUD Name: Saint Buckwalter PUD		
Tax Map Number(s): R600 022 000 0125 0000 , R600 022 000 1120 0000		
Project Description: Annexation of Saint Gregory The Great Catholic Church property and rezoning by amendment of Buckwalter Development Agreement, Concept Plan, Buckwalter PUD and Master Plan.		

Minimum Requirements for Submittal

☐ 1. Two (2) full sized copies and digital files of the Master Plan.
☐ 2. Project Narrative and digital file describing reason for application and compliance with the criteria in Article 3 of the UDO.
☐ 3. All information required on the attached Application Checklist.
☐ 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: By: _____ John L. Barker, Chief Financial Officer Date: 2/6/2020

Applicant Signature: _____ Date: 2/18/2020

For Office Use

Application Number:	*Date Received:*
Received By:	*Date Approved:*

TOWN OF BLUFFTON
MASTER PLAN
APPLICATION CHECKLIST

In accordance with the Town of Bluffton Unified Development Ordinance (UDO), the following information shall be included as part of a Master Plan application submitted for review. Depending on the proposal, the amount and type of documentation will vary. This checklist is intended to assist in the provision of the minimum documentation necessary to demonstrate compliance with the UDO. Upon review of the submitted application by Town Staff, additional information may be required. The use of this checklist by Town Staff or the Applicant shall not constitute a waiver of any requirement contained in the UDO. Applicants are encouraged to work closely with Town Staff in preparing any application prior to submittal.

NOTE: Depending on the activities proposed, Master Plan documentation will vary. At minimum, each plan must contain the General Information and Site & Existing Conditions Documentation in addition to information required for the other specific activities listed below, as applicable. Please contact Town Staff for questions and additional information.
General Information.
1. Name and address of property owner(s) and applicant.
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.
3. Project name and/or name of development.
4. A detailed narrative describing the existing site conditions and uses, proposed development, proposed uses and activities that will be conducted on the site, statement of conformance with the UDO, description of any energy conservation or green technologies proposed on the site, the maintenance responsibility of any common or public areas, and publically dedicated improvements to be completed.
5. A listing of any past development permit approval numbers associated with the site and existing conditions placed on the development property by the Town of Bluffton through past approvals including a detailed description of how the condition will be met.
6. An explanation of why any items on this checklist are not included with the application materials.
7. Project name and/or name of development.
8. All plans must include the following: name of county; municipality; project location; parcel identification number(s); date of original design; all dates of revisions; north arrow; graphic scale; and legend identifying all symbology.
9. Vicinity map.
10. Site data table to include; total acreage, pervious versus impervious cover, required and proposed open space calculations, number and area of proposed lots, residential density, number and area of each proposed structure, area of each use of the property and buildings, and required and proposed parking calculations.
11. Phasing plan if the development is proposed to be developed in phases.
12. Letters of approval, including any applicable permits, from the following agencies (as necessary for the project): a) United States Army Corp of Engineers; b) South Carolina Department of Health & Environmental Control; c) South Carolina Department of Transportation; d) Beaufort County Engineering; e) Beaufort County EMS; f) Beaufort County School District; g) Bluffton Township Fire District; h) Beaufort Jasper Water Sewer Authority; i) Town of Bluffton; j) Electric Provider; k) Natural Gas provider; and l) Cable, telephone, and data provider.
Site and Existing Conditions Documentation.
1. Comprehensive color photograph documentation of site and existing conditions. If digital, images should be at a minimum of 300 dpi resolution.

TOWN OF BLUFFTON
MASTER PLAN
APPLICATION CHECKLIST

NOTE: Depending on the activities proposed, Master Plan documentation will vary. At minimum, each plan must contain the General Information and Site & Existing Conditions Documentation in addition to information required for the other specific activities listed below, as applicable. Please contact Town Staff for questions and additional information.	
2.	Names of the owners of contiguous parcels and an indication of adjacent existing and proposed (if known) land uses and zoning.
3.	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 development property, or are contiguous to such boundary.
4.	Location of all existing access points and intersections along both sides of any frontage or access roadway(s) within a minimum of 1,000 feet of the development property.
5.	Location, dimensions, name, and descriptions of all existing or recorded roadways, alleys, reservations, railroads, easements, or other public rights-of-way on or within 200 feet of the development property.
6.	Location, size, and type of all existing easements, rights-of-way, or utility infrastructure on or within a minimum of 200 feet of the development property.
7.	Existing topography and land cover. Contours shall be shown in intervals of 1 foot or less.
8.	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 the development property.
9.	Location of any existing buildings, structures, parking lots, impervious areas, public and private infrastructure, or other man made objects located on the development property.
10.	Boundary survey with bearings and distances of all property lines, tract/lot acreage, location of property markers, and seal of a Registered Land Surveyor, as well as a legal description of the property.
11.	Location of benchmarks/primary control points or descriptions and ties to such control points to which all dimensions, angles, bearings, block numbers, and similar data shall be referred.
12.	Existing deed covenants, conditions, and restrictions, including any design or architectural standards.
13.	Proposed deed covenants, conditions, and restrictions, including any design or architectural standards.
14.	Legal documents for proposed public dedications.
Lot and Building Pattern.	
1.	Schematic block and roadway type layout and design indicating access, configuration, land use and intensity by block or portion thereof, and buffers including detailed dimensions as are necessary and appropriate to demonstrate compliance with all applicable standards and requirements.
Transportation Networks.	
1.	A map or sketch showing the general relationship of the development to the surrounding areas with existing and proposed access roadways referenced to the intersection of the nearest primary or secondary paved roadway.
2.	A Traffic Assessment.
3.	A Traffic Impact Analysis (TIA), if warranted by the Traffic Assessment.
4.	Proposed roadway alignment plan showing right-of-way widths with specific reference to the roadway type and design assembly.
5.	Proposed access indicating roadway names, connectivity, roadway extensions, proposed stub roads, and dead-end roadways including detailed dimensions as are necessary and appropriate to demonstrate compliance with all applicable standards and requirements.
6.	Existing and proposed non-motorized vehicle lanes, paths, sidewalks, and other facilities, including transit facilities, on and within 200 feet of the development property including detailed dimensions as are necessary and appropriate to demonstrate compliance with all applicable standards and requirements.
7.	Emergency access provisions.
8.	Phasing plan of proposed traffic mitigation measures, or approved payments in-lieu of such that will be provided to the Town of Bluffton or applicable agency. Plan must ensure adequate transportation network is in place to support development at time of construction.
Natural Resources, Tree Conservation, Planting, and Landscaping.	
1.	Location of existing tree canopy coverage including table summarizing canopy lot coverage area, lot area not covered by tree canopy, and tree canopy expressed as percentage of lot coverage.

TOWN OF BLUFFTON
MASTER PLAN
APPLICATION CHECKLIST

NOTE: Depending on the activities proposed, Master Plan documentation will vary. At minimum, each plan must contain the General Information and Site & Existing Conditions Documentation in addition to information required for the other specific activities listed below, as applicable. Please contact Town Staff for questions and additional information.	
2.	Location and table summarizing trees listed on America's Historic Tree Register as maintained by American Forests.
3.	Location of groups of trees that connect to other vegetated and/or treed areas on adjacent sites helping to create or extend a wildlife or natural corridor.
Open Space Plan.	
1.	Proposed open space areas, habitat areas, types, and access trails both on and off-site.
2.	Proposed public lands and methods of dedication and access.
3.	Proposed ownership and method of transfer through deed restrictions, covenants, public dedication, or other method acceptable to the UDO Administrator.
4.	Proposed use for all portions of dedicated open space.
Stormwater Management.	
1.	Description of proposed methods, and general layout of stormwater drainage, water system, sewer system and open space areas.

SIGN AND RETURN THIS CHECKLIST WITH THE APPLICATION SUBMITTAL
ALL SUBMITTALS MUST BE COLLATED AND FOLDED TO 8-1/2" X 11"

By signature below I certify that I have reviewed and provided the minimum submittal requirements listed above, including any additional items requested by the Town of Bluffton Staff. Any items not provided have been listed in the project narrative with an explanation as to why the required submittal item has not been provided or is not applicable. Further, I understand that failure to provide a complete, quality application or erroneous information may result in the delay of processing my application(s).

Signature of Property Owner or Authorized Agent

2/18/2020
Date

Printed Name

AMENDED
NARRATIVE
FOR
APPLICATION FOR ANNEXATION / ZONING MAP / COMPREHENSIVE PLAN AMENDMENTS
OF THE
BISHOP OF CHARLESTON, A CORPORATION SOLE
CONCERNING
A 61.093 ACRE PARCEL (A PORTION OF THE MEGGETT TRACT)
FOR
SAINT GREGORY THE GREAT CATHOLIC CHURCH CAMPUS PROPERTY, OUTPARCELS AND BEAUFORT-JASPER WATER & SEWER AUTHORITY PUMP STATION

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STATE OF SOUTH CAROLINA	)	BEFORE THE PLANNING COMMISSION
	)	AND TOWN COUNCIL OF THE
COUNTY OF BEAUFORT	)	TOWN OF BLUFFTON, SOUTH CAROLINA

AMENDED

NARRATIVE

FOR

APPLICATION FOR ANNEXATION / ZONING MAP / COMPREHENSIVE PLAN AMENDMENTS

OF THE

BISHOP OF CHARLESTON, A CORPORATION SOLE

CONCERNING

A 61.093 ACRE PARCEL (A PORTION OF THE MEGGETT TRACT)

FOR

SAINT GREGORY THE GREAT CATHOLIC CHURCH CAMPUS PROPERTY, OUTPARCELS AND BEAUFORT-JASPER WATER & SEWER AUTHORITY PUMP STATION

This Project Narrative is submitted with and is intended to be incorporated in and comprise a part of the application for Annexation, application for Zoning Map Amendment, application for Buckwalter Development Agreement Amendment and Buckwalter Concept Plan Amendment, and application for Comprehensive Plan (specifically, the Future Annexation Area Map and the Future Land Use Map) Amendment (collectively the "**Application**") of the Bishop of Charleston, a Corporation Sole (the "**Bishop of Charleston**")[1] and the Beaufort-Jasper Water and Sewer Authority ("**BJWSA**")[2] (Bishop of Charleston and BJWSA hereinafter collectively the "**Owner**"). This narrative is submitted to the Planning Commission and the Town Council for the Town of Bluffton, South Carolina (the "**Town**") to explain the request and

[1] See Business Filings Report of the South Carolina Secretary of State attached hereto as Exhibit "A" and made a part hereof.

[2] BJWSA joins in this Application solely due to its ownership of a 0.057 acre parcel of real property located within the Property for the purpose of the operation of a pump station (the "**Pump Station**").

describe how the Application meets the criteria of the Town's Unified Development Ordinance (the "**UDO**") as required by the Application and the UDO.

I. NARRATIVE.

A. **Introduction, Background And Request**.

The Owner is the owner[3] of an approximate 61.036 acre parcel of real property (the "**Property**") identified by Beaufort County Tax Map number **R600 022 000 0125 0000** located on the north side of U.S. Highway 278 and bounded to the east by the Bluffton Fire Department Station #35 and bounded on the west by the Berkeley Hall Club community. The 411 address for the Property is #323 Fording Island Road and it is more specifically shown and described as "A Portion of the Meggett Tract" on that certain plat of survey entitled "A Boundary Plat of 63.12 Acres, Portion of Tax Parcel 600-13-46 The Meggett Tract, U.S. Highway 278, Bluffton Township, Beaufort County South Carolina, dated November 14, 1997 and recorded in the Office of the Register of Deeds ("**ROD**") for Beaufort County, South Carolina in Plat **Book 63** at **Page 9**[4]. An approximate 0.327 acre portion of the original parcel purchased by the Owner was conveyed in February of 2011 to the South Carolina Department of Transportation as part of the expansion of the U.S. 278 right of way[5] and an additional approximate 1.7 acre parcel was conveyed to Beaufort County[6] in December of 2015. The 1.7 acre parcel conveyed to the County consists of an approximate 0.7 acre parcel improved as a 50' wide right of way serving as a frontage road from the main entrance to Berkeley Hall Club from U.S. Highway 278, which is a fully served signalized intersection providing direct access to the Property. The remaining approximate 1.0 acre parcel is also improved as a 50' wide right of way, named Saint Gregory Drive which serves as a second point providing direct access to the Property from U.S. Highway 278. This second access point is also served by a fully signalized intersection. An additional approximate 0.057 acre portion of the original parcel purchased by the Owner was conveyed to BJWSA for the Pump Station to serve the Property as more particularly described therein.[7] The Pump Station is identified by Beaufort County Tax Map number **R600 022 000 1120 0000** and is surrounded by the Property. For the purposes of this Application the Pump Station shall hereinafter be included in the term "Property". In conjunction with this Application, the Owner commissioned an updated survey of the Property confirming the location of all of the aforementioned description which survey is entitled "A Boundary Survey of St. Gregory The Great Catholic Church," Tax Parcel No. R600 022 000 0125 0000, dated December 19, 2019[8].

Portions of the Property have been improved to include the Saint Gregory the Great Catholic Church and the Saint Gregory the Great School consisting of an existing Church building of approximately 12,000 square feet; and an existing school building with offices

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[3] See deed recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in **Book 994** at **Pages 412 - 419** attached hereto as Exhibit "B" and made a part hereof.

[4] See said boundary plat attached hereto as Exhibit "C" and made a part hereof.

[5] See deed recorded in the ROD in **Book 3040** at **Pages 2187 – 2189**, attached hereto as Exhibit "B-1" and made a part hereof.

[6] See deed recorded in the ROD in **Book 3460** at **Pages 1928 – 1931**, attached hereto as Exhibit "B-2" and made a part hereof.

[7] See deed recorded in the ROD in **Book 3669** at **Pages 2349 – 2352**, attached hereto as Exhibit "B-3" and made a part hereof

[8] Attached hereto as Exhibit "C-1" and made a part hereof.

supporting the school and the Church consisting of approximately 27,000 square feet; and a church multipurpose building of approximately 27,000 square feet[9].

The Owner submits this Application requesting the approval of:

1. The annexation of the Property into the Town;

2. An amendment to the Town's official zoning map designating the Property with the zoning district of Buckwalter Planned Unit Development ("**Buckwalter PUD**"), specifically to be identified as the Saint Gregory the Great Land Use Tract (the "**SGG Tract**") with densities and land uses as described in Section B.8 of this Application Narrative; and

3. Approval of an amendment to the Development Agreement and amendment to the Buckwalter Concept Plan ("**Concept Plan**"); and

4. Approval of an amendment to the current version of the Comprehensive Plan's Future Annexation Area Map (Map 8.1)[10] and Future Land Use Map;[11] and

5. Approval of a Master Plan for the Property.

B. **Annexation**.

Adjacent to the south of the Property across the U.S. Highway 278 right of way, is the Buckwalter PUD which is located within the municipal limits of the Town[12]. The Property is therefore contiguous to the Town[13]. Since the Property is wholly owned by the Owner and BJWSA, the method of annexation is made pursuant to the one hundred percent (100%) property owner petition[14] and ordinance method[15]. In accordance with the checklist set forth in the Town's Annexation Policy & Procedures Manual[16] the following is submitted:

1. **Contact Information**.

a. Owner. The Bishop of Charleston, a Corporation Sole, c/o Elaine H. Fowler, Esq., 901 Orange Grove Road, Charleston South Carolina 29407, Telephone: 843-261-0523, E-mail: efowler@charlestondiocese.org.

b. Joinder Owner. Beaufort-Jasper Water and Sewer Authority, 6 Snake Road, Okatie, South Carolina 29909-3937, Telephone: 843-987-8100.

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[9] See Existing Conditions Plan attached hereto as Exhibit "D" and made a part hereof.

[10] Attached hereto as Exhibit "E" and made a part hereof.

[11] Attached hereto as Exhibit "E-1" and made a part hereof.

[12] See Town Growth Management Department Planned Unit Developments map attached hereto as Exhibit "F" and made a part hereof.

[13] See Section 5-3-305 of the South Carolina Code of Laws, incorporated herein by this reference.

[14] See Petition attached hereto as Exhibit "G" and made a part hereof.

[15] See Section 5-3-150(3) of the South Carolina Code of Laws, incorporated herein by this reference.

[16] Annexation in the Town is undertaken pursuant to the Annexation Policy & Procedures Manual and State law.

c. Applicant. Burr & Forman LLP, c/o Walter J. Nester III, 4 Clarks Summit Drive, Bluffton, South Carolina 29910, Telephone: 843-815-2171, E-mail: wnester@burr.com.

2. **Agency Letter**. The Owner has authorized the filing of the Application[17].

3. **Reason for Annexation request and anticipated benefits.** See Section I and Section II of this Narrative Supplement.

4. **Parcel Number and Acreage**. Being an approximate 61.093 acre combined parcels of real property identified by Beaufort County Tax Map number **R600 022 000 0125 0000** and **R600 022 000 1120 0000**.

5. **Existing Structures**. A Church and School Campus buildings with associated drives, parking and infrastructure including but not limited to the Pump Station.

6. **Current Special Districts**. None.

7. **Current Beaufort County Zoning District and Land Uses**. Current zoning is C3 Neighborhood Mixed Use (C3NMU). Land uses in the C3NMU District include public and private schools as are meeting facilities and places of worship[18].

8. **Proposed Zoning District and Land Uses**. The proposed zoning district for the Property is Buckwalter PUD as a new Planning Area under the Concept Plan entitled "SGG Tract." The Allowed Land Uses being as follows:

   a. Section 2.B. Allowed Land Uses. Add SGG Tract as a new sub-section 10, with the following allowed land uses and definitions:

      (i) Community Recreation.
      (ii) Dwelling Units.
      (iii) Hotel/Inn.
      (iv) Institutional Civic.
      (v) Maintenance Areas.
      (vi) Multifamily Residential.
      (vii) Neighborhood Commercial – including specifically convenience stores and automobile service stations with up to 20 fueling stations but excluding Recreational Vehicle Parks.
      (viii) Open Space.
      (ix) Roads.
      (x) Setbacks and Buffers.
      (xi) Siviculture.
      (xii) Single Family Residential but excluding mobile homes.
      (xiii) Wetlands.
      (xiv) Utilities.

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[17] See Agency Letter attached hereto as Exhibit "H" and made a part hereof.

[18] See Zoning Verification Letter dated March 12, 2019 from the Beaufort County Zoning Administrator attached hereto as Exhibit "I" and made a part hereof.

b. Density. The Property is hereby added to the Buckwalter Concept Plan and designated as SGG Tract as depicted in the Amended Concept Plan attached hereto as Exhibit "R". The Property shall have 10.65 acres of commercial density and multifamily density of up to 164 dwelling units and single family density of up to 82 dwelling units. The balance of the Property is designated as Institutional/Civic which use does not require allocations of density as such use does not count against overall commercial acreage or residential density allowed for the Buckwalter PUD except however for student housing and employee dormitories and for such use the Property is hereby designated with an additional 200 residential units.

c. No Effect on Other Landowner Rights. No change which is hereby approved to the Development Agreement and Concept Plan shall have any effect whatsoever on any property or landowner rights other than the SGG Tract and Owner.

9. **Current versus Proposed Zoning District and Land Use Comparison**. See table of comparative land uses attached hereto as Exhibit "K".

10. **Consistency with the Town's Comprehensive Plan, Future Annexation Area Map and Future Land Use Map**. See application narrative in support of rezoning set forth herein.

11. **Estimate of current population of Annexation Area**. None.

12. **Current Utility Service Providers**. See attached Exhibit "L".

C. **Parcel Information**.

1. **Deed**. See Deeds recorded in ROD in **Book 994** at **Pages 412 - 419** and **Book 3669** at **Pages 2349 - 2352** attached hereto as Exhibits "B" and "B-3" and made a part hereof.

2. **Plats**. See Plat entitled "A Boundary Plat of 63.12 Acres, A Portion of Tax Parcel 600-13-46 The Meggett Tract, U.S. Highway 278, Bluffton Township, Beaufort County South Carolina, dated November 14, 1997 and recorded in the ROD in **Plat Book 63** at **Page 9** attached hereto as Exhibit "C" and made a part hereof. See also plat entitled "A Boundary Survey of St. Gregory The Great Catholic Church," Tax Parcel No. R600 022 000 0125 0000, dated December 19, 2019. See also Plat entitled "A Subdivision and Utility/Access Easement Plat at Saint Gregory The Great Sewer Expansion" dated March 12, 2018 and recorded in the ROD in **Plat Book 149** at **Page 63** attached hereto as Exhibit "C-2" and made a part hereof

3. **Covenants and Restrictions**. Restrictions in original deed to Owner. Amended by document recorded in the ROD in **Book 2974** at **Pages 942 – 945** attached hereto as Exhibit "M" and made a part hereof. Released by document recorded in the ROD in **Book 3121** at **Pages 2353 – 2354** attached hereto as Exhibit "M-1" and made a part hereof.

4. **Easements**. See easement in favor of Palmetto Electric Cooperative, Inc., dated February 23, 2006 and recorded in the ROD in **Book 2389** at **Pages 712 – 714**

attached hereto as Exhibit "N-1" and made a part hereof; easement in favor of Palmetto Electric Cooperative, Inc., dated March 28, 2006 and recorded in the ROD in **Book 2389** at **Pages 742 – 744** attached hereto as Exhibit "N-2" and made a part hereof; Drainage Easement Agreement with Beaufort County, dated February 4, 2016 and recorded in the ROD in **Book 3460** at **Pages 1932 – 1938** attached hereto as Exhibit "N-3" and made a part hereof; and, Water/Sewer Utility Easement Agreement with Beaufort Jasper Water & Sewer Authority dated May 4, 2018 and recorded in the ROD in **Book 3669** at **Pages 2353 - 2357** attached hereto as Exhibit "N-4" and made a part hereof.

5. **Agreement of record in the ROD**. None other than as stated herein.

6. **Other Documents of record in the ROD**. None other than as stated herein.

7. **Location Map**. See Beaufort County GIS Map of the Property attached hereto as Exhibit "O" and made a part hereof.

8. **Zoning Verification**. See Zoning Verification Letter from Beaufort County Zoning Administrator dated March 20, 2018 attached hereto as Exhibit "I" and made a part hereof.

9. **Parcel History**. A portion of the "Meggett Tract". See attached Exhibit "P".

10. **Photographs of Existing and Adjacent Structures**. See GIS photographs from Beaufort County Assessor's website attached hereto as Exhibit "Q" and made a part hereof.

D. **Annexation Assessment**.

The Town's Annexation Policy & Procedures Manual sets forth in Chapter 2 thereof the information to be considered in the Town's assessment of an application for annexation.

1. **Best Interests of the Municipality**. The proposed annexation represents the addition of a parcel of real property the majority of which is already developed with institutional uses that currently serve and employ many of the Town's citizens and families. These institutional uses do not create a significant demand on the services provided by the Town and are considered a less intense use. The Town services are currently provided to development throughout the Buckwalter PUD and the Property is directly adjacent thereto and will not place additional service burden on the Town. The undeveloped portions of the property provide opportunities for future development consistent with the U.S. Highway 278 and Buckwalter corridors which serve to increase the Town's tax base and opportunities for its citizens. Accordingly, the annexation is in the best interests of the Town.

2. **Feasibility Study and Cost/Benefit Analysis**. The proposed annexation represents the addition of a parcel of real property the majority of which is already developed with institutional uses that currently serve and employ many of the Town's citizens and families. These institutional uses do not create a significant demand on the services provided by the Town and are considered a less intense use. The Owner respectfully submits that the benefits of the annexation of the

Property outweigh the burdens, if any, on Town services. Those portions of the Property where commercial uses are anticipated have existing infrastructure and future development of these areas benefit the Town by enhancing the creation of a diverse and stable tax base.

3. **Guiding Principles for Assessment of Annexations**. The Owner submits that this annexation petition provides benefit to both the Town and its citizens in terms of both costs and services received. The proposed annexation represents the addition of a parcel of real property the majority of which is already developed with institutional uses that currently serve and employ many of the Town's citizens and families. These institutional uses do not create a significant demand on the services provided by the Town and are considered a less intense use. The undeveloped portions of the Property provide the opportunity for development consistent with the U.S. Highway 278 corridor which provides for a stable tax base and provides additional employment and retail opportunities for residents of the Town and those in unincorporated areas of the County. With respect to the guiding principles and consideration for assessing this annexation petition the following is submitted:

   a. *Meets the principles, policies, and procedures set forth in the Manual*. The Owner submits that the annexation petition represents the addition of a parcel of real property the majority of which is already developed with institutional uses that currently serve and employ many of the Town's citizens and families. These institutional uses do not create a significant demand on the services provided by the Town and are considered a less intense use;

   b. *Annexation of the property is in the best interest of the Town and its citizens*. The Owner submits that the annexation petition is in the best interests of the Town and its citizens as it represents the addition of a parcel of real property the majority of which is already developed with institutional uses that currently serve and employ many of the Town's citizens and families. These institutional uses do not create a significant demand on the services provided by the Town and are considered a less intense use;

   c. *Contiguity to the Town of Bluffton Municipal Boundary*. The Property is continuous with the Town's municipal boundary as it is adjacent to the Buckwalter PUD which is within the municipal limits of the Town;

   d. *Avoids creating new enclaves (or donut holes) in the Town's municipal boundaries*. The Owner submits that this annexation petition expands the municipal limits of the Town but does not create a new enclave as the municipal limits of the Town currently extend along the south side of the U.S. Highway 278 right of way adjacent to the Property and there are areas along the U.S. Highway 278 right of way where the municipal boundaries of the Town extend across to the north side of the U.S. Highway 278 right of way;

   e. *Consistency with the recommendations of the Town of Bluffton's Comprehensive Plan including the Future Annexation Map*. The Property is located outside of the areas of future Town growth shown on the Town's

Future Annexation Area Map[19]. This Application seeks to amend the Comprehensive Plan by an amendment to the Town's Future Annexation Area Map;

f. *Appropriateness of requested zoning district(s), land use regulations, development standards and environmental regulations*. The Owner submits that the annexation petition meets this guiding principle as the requested zoning district is consistent with the densities and uses along the U.S. Highway 278 corridor;

g. *Consideration of the costs, benefits and estimated revenues for a proposed annexation before action is taken on the petition*. The Owner submits that the annexation petition represents the addition of a parcel of real property the majority of which is already developed with institutional and civic uses that currently serve and employ many of the Town's citizens and families. These institutional uses do not create a significant demand on the services provided by the Town and are considered a less intense use;

h. *Annexation will not create a tax burden or measurably reduce the level of service(s) provided to existing citizens and property owners*. The Owner submits that the annexation petition represents the addition of a parcel of real property the majority of which is already developed with institutional uses that currently serve and employ many of the Town's citizens and families. These institutional uses do not create a significant demand on the services provided by the Town and are considered a less intense use;

i. *Fiscal impact of providing municipal services*. The Owner submits that the impact, if any, of providing municipal services to the Property will be negligible;

j. *Consideration of the annexation area's existing condition of utilities, transportation, infrastructure and future needs for expansion improvements*. The Owner submits that these considerations are inapplicable to this annexation petition. The utilities and transportation infrastructure are new and in excellent condition and to the extent there is need in the future for improvement or expansion those will be costs paid by the Owner or successors in title and not the Town. The need for new roads is not anticipated;

k. *Full impact that annexation will have on law enforcement*. The Owner submits that this annexation petition and the Project do not result in an increased burden on law enforcement as the annexation petition represents the addition of a church and school campus which are historically not substantive users of such services. Further, the land to the south of the Property and the opposite side of the U.S. Highway 278 is within the municipal limits of the Town and are served by Town law enforcement;

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[19] See Future Annexation Area map (Map 8.1) of the Comprehensive Plan attached hereto as Exhibit "E" and made a part hereof.

l. *Demonstrates potential for the diversification of the economic base and job opportunities*. The Owner submits that the annexation petition while modestly expanding the Town's economic base and opportunities for employment does little to diversify the Town's economic base;

m. *Consideration and utilization of Development Agreements for the proposed annexation area when applicable*. The Owner has submitted an amendment to the Buckwalter Development Agreement;

n. *Petitioners understanding of all potential costs/benefits associated with annexation*. The petitioner and the Owner understand the costs and benefits associated with the annexation and respectfully request approval; and

o. *Input provided by the public and affected agencies during the review process.* The Owner welcomes input from the public and affected agencies and looks forward to working with them during the review process.

E. **Current And Proposed Density And Use**.

The current zoning is C3 Neighborhood Mixed Use (C3NMU). Land uses in the C3NMU District include public and private schools, meeting facilities and places of worship as well as other uses consistent with the proposed use. The proposed zoning district is Buckwalter PUD and the land uses proposed are as set forth in Section B.8 of this Application Narrative.

II. **REZONING CRITERIA**.

A. **Applicability**. The current existing land use for the Property is C3 Neighborhood Mixed Use (C3NMU). Section 3.4.2 of the UDO requires that any rezoning "be based upon the recommended future land use category for the property as shown on the future land use map in the Town of Bluffton Comprehensive Plan". The future land use map in the Town's Comprehensive Plan (the "Comprehensive Plan") does not include the Property and therefore this Application also requests an amendment to the Comprehensive Plan[20]. The Property adjacent across U.S. Highway 278 from the Property is within the Town and zoned Buckwalter PUD and is assigned a variety of uses and densities consistent with Buckwalter PUD. The Owner submits that it is appropriate to designate the Property with a new Planning Area and assign it density consistent with its acreage as existing development and land uses and density consistent with other Planning Areas in the Concept Plan and Buckwalter PUD.

B. **Application Review Criteria**. Section 3.4.3 of the UDO sets forth the review criteria for consideration by the Town's Planning Commission and Town Council when reviewing an application for a Zoning Map Amendment. The Owner proposes that this Application satisfies or exceeds the requirements for a Zoning Map Amendment as set forth below.

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[20] See Comprehensive Plan, Map 8.3, Future Land Use map attached hereto as Exhibit "E-1" and made a part hereof.

1. **Consistency with the Comprehensive Plan**.

a. Population Vision. *The Population Vision of the Comprehensive Plan acknowledges and accepts the Town's diverse population and strives to offer a high quality of life for all residents, visitors and workers.*[21] The proposed Zoning Map Amendment is consistent with the Population Vision as it provides institutional and educational services to support the existing and future population of the Town.[22] Furthermore, it is consistent with and furthers efforts to fulfill the goal to prepare for the minimum two-fold increase growth of the Town's permanent residents with the addition of these institutional and educational uses as well as provide the opportunity for future retail opportunities and services.[23] The proposed Zoning Map Amendment is therefore the Population Vision of the Comprehensive Plan.

b. Cultural Resources Vision. *The Cultural Resources Vision of the Comprehensive Plan instructs the Town to strive to maintain a sense of community, diversity and individuality by preserving cultural resources.*[24] The proposed amendment furthers the Culture Resources vision of the Comprehensive Plan since the Property is primarily developed as a church and school campus both of which serve to maintain a sense of community, diversity and individuality.

c. Natural Resources Vision. *The Natural Resources Vison of the Comprehensive Plan instructs the Town to inventory and protect critical resources in a manner which sustains the vitality, function, and beauty of Bluffton's natural heritage.*[25] The Owner is seeking to amend the Official Zoning Map to include the Property in the Buckwalter PUD as a new Planning Area with uses and density reflecting the existing development on the Property and consistent with other Planning Areas in the Concept Plan and other developed areas within the municipal limits of the Town along the U.S. Highway 278 corridor. The Owner submits that the proposed amendment seeks to add land which is already primarily developed consistent with uses available in the Buckwalter PUD district and are well-planned and developed in conformance with the design standards similar to the Town including modern storm water management facilities. Accordingly, the Application is consistent with the Natural Resources vison of the Comprehensive Plan.

d. Housing Vision. *The Housing Vision of the Comprehensive Plan seeks to ensure that every resident has decent, safe and affordable housing.*[26] The Owner's proposed Zoning Map Amendment supports the Housing Vision as it provides existing, modern and safe institutional and educational

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[21] See Chapter 2, Page 2-1, December 9, 2014 Comprehensive Plan.

[22] See Section 2.1 Population Needs and Goals Chart, Page 2-6, December 9, 2014 Comprehensive Plan.

[23] See Section 2.3 Population Projections Chart, Page 2-14, December 9, 2014 Comprehensive Plan.

[24] See Chapter 3, Page 3-1, December 9, 2014 Comprehensive Plan.

[25] See Chapter 4, Page 4-1, December 9, 2014 Comprehensive Plan.

[26] See Chapter 5, Page 5-1, December 9, 2014 Comprehensive Plan.

services to support the existing and future population of the Town. The development currently existing on the Property, while not in itself housing, supports the vision overall by serving to attract new residents and business by making available quality institutional and educational services to support the existing and future population of the Town and its residents and guests, and therefore is consistent with the Housing Vision of the Comprehensive Plan.

e. Economic Development Vision. *The Economic Development Vision of the Comprehensive Plan instructs the Town to strive to create a vital, diverse and sustainable local economy that enhances Bluffton's community resources: human, natural and economic.*[27] The Economic Development Vision of the Comprehensive Plan recognizes the need to ensure a balanced local economy through revisions to zoning and land use regulations.[28] The Owner's proposed Zoning Map Amendment provides residents and guests of the Town and the greater Bluffton area with institutional and educational opportunities and potential development opportunities of business uses available in the Buckwalter PUD district and therefore serves the goals set forth in the Economic Development Vision[29]. All of which serve to enhance the Town's human, natural and economic resources and contributes to a stable tax base. Accordingly, the proposed additional use category is consistent with the Economic Development Vision of the Comprehensive Plan.

f. Community Facilities Vision. *The Community Facilities Vision of the Comprehensive Plan encourages the Town to provide efficient and reliable facilities and services for the residents and visitors of the Town of Bluffton and to meet level of service standards to ensure a high quality of life.*[30] The approval of this Application supports the Community Facilities Vision as it adds additional religious and educational opportunities for residents and visitors to the Town which serve to enhance the quality of life in the Town. Additionally, most of the Property is already developed and the infrastructure including roadways, sanitary sewer, solid waste, drainage, potable water, electricity, telephone and cable, is already in place. The Owner's proposed Zoning Map Amendment therefore supports and is consistent with the Community Facilities Vision of the Comprehensive Plan, as it adds the opportunity for expanded religious and educational opportunities for residents and visitors of the Town without adding additional unplanned burdens on community facilities.

g. Land Use Vision. *The Land Use Vision of the Comprehensive Plan encourages the Town to plan for a balance of land uses that ensure a high quality of life, business opportunity, environmentally protected areas and proposed placement of residential uses.*[31] The Owner's proposed Zoning

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[27] See Chapter 6, December 9, 2014 Comprehensive Plan, Page 6-1.

[28] See Section 6.3 Local Economy, December 9, 2014 Comprehensive Plan, Page 6-9.

[29] See Section 6.6, Economic Development and Diversification Needs and Goals Chart, Page 6-23, December 9, 2014 Comprehensive Plan.

[30] See Chapter 7, December 9, 2014 Comprehensive Plan, Page 2-1.

[31] See Chapter 8, December 9, 2014 Comprehensive Plan, Page 8-1.

Map Amendment provides residents and guests of the Town and the greater Bluffton area with additional institutional and educational opportunities and potential development opportunities of business uses available in the Buckwalter PUD district. The Owner's use of the Property is supported by the existing infrastructure and does not adversely impact or create unplanned burdens on the natural environment or existing infrastructure, and is consistent with the Land Use Vision of the Comprehensive Plan.[32]

h. Transportation Vision. *The Transportation Vision of the Comprehensive Plan seeks to plan an efficient, adequate and safe transportation network for all users, including motorists, cyclists and pedestrians.*[33] The Owner's proposed use is consistent with and supports the Transportation Vision of the Comprehensive Plan. Access and road infrastructure for the Property is already constructed and no additions are contemplated. The rezoning of the Property to the Buckwalter PUD district proposed by the Owner has no negative impact on the Town's transportation system, and is consistent with the Transportation Vision of the Comprehensive Plan.

i. Priority Investment Act Vision. *The Priority Investment Act Vision of the Comprehensive Plan encourages the shared commitment with neighboring jurisdictions and agencies to work together to plan and construct the public infrastructure needed by the residents of Bluffton and Beaufort County.*[34] The adoption of an Official Map is identified as a tool to implement the Comprehensive Plan by identifying property for future rights of way and other public uses and restricting the development on such property once such areas are identified.[35] The Property is located on the north side of the U.S. Highway 278 right of way and is well served by existing connections. Accordingly, the Owner's proposed Zoning Map Amendment does not negatively implicate the Priority Investment Act Vision and is therefore consistent with the Comprehensive Plan.

2. **Compatibility 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 proposed annexation and Zoning Map Amendment adds the Property to the Buckwalter PUD creates a new Planning Area under the Concept Plan and authorizes use and density on the Property with storm water facilities and infrastructure already developed consistent with current standards. The Owner submits that the physical, geological, hydrological and other environmental features of Property have largely already been reviewed, planned, designed and approved and any remaining development will not overburden nor negatively impact the physical, hydrological or other environmental features of the Property.

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[32] See Land Use Table, Goals and Implementation Steps, Section 8.2, Page 8-22.

[33] See Chapter 9, December 9, 2014 Comprehensive Plan, Page 9-1.

[34] See Chapter 10, December 9, 2014 Comprehensive Plan, Page 10-1.

[35] See Section 10.2 Official Map, December 9, 2014 Comprehensive Plan, Page 10-5.

3. **Compatibility of all the potential uses allowed in the proposed zoning district with the surrounding uses and zoning districts**. Compatibility of all the potential uses allowed in the proposed zoning district with the 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.

a. Compatibility with surrounding uses and zoning districts – location. Adjacent to the Property to the west is the Berkeley Hall PUD, a private residential club community, to the northeast by the Eagle's Pointe private residential community and golf course, to the east by the Bluffton Township Fire Station # 35 and to the south across U.S. Highway 278 the Buckwalter PUD. Institutional and educational uses adjacent to these developments and facilities as well as Buckwalter PUD uses are compatible to the adjacent use as those uses are all existing uses in the Buckwalter PUD. Accordingly, the Owner submits that the Zoning Map Amendment is compatible with surrounding uses and zoning districts.

b. Compatibility with surrounding uses and zoning districts – impacts on the environment. Much of the Property is already developed with institutional uses and the impacts on natural resources and the existing natural environment have been considered, planned and already approved. Accordingly, the Owner submits that the Zoning Map Amendment essentially will not result in new or unplanned impacts to the natural resources and existing natural environment of the surrounding uses or zoning districts.

c. Compatibility with surrounding uses and zoning districts – noise. Much of the Property is already developed with institutional uses including a church and elementary school campus. The Owner submits that the Zoning Map Amendment will not result in new or unplanned noise impacts or create the type or level of noise beyond that created by the uses currently allowed in the Buckwalter PUD.

d. Compatibility with surrounding uses and zoning districts – density. Much of the Property is already developed with institutional uses including a church and elementary school campus. The density requested is consistent with the uses, density and development along the U.S. Highway 278 corridor and those within the Buckwalter PUD.

e. Compatibility with surrounding uses and zoning districts – nature of use. Much of the Property is already developed with institutional uses including a church and elementary school campus both being less intense use than other uses available in the Buckwalter PUD and therefore is compatible with surrounding uses and zoning districts.

f. Compatibility with surrounding uses and zoning districts – traffic impacts. The Property is served by two signalized intersections providing ingress and egress to U.S. Highway 278. No other public rights of way are nearby and no further connections are contemplated. Much of the Property is already developed with institutional uses including a church and

elementary school campus and traffic impacts have already been addressed. To the extent other development is proposed, it will be required to comply with applicable traffic and trip generation requirements. The Application therefore is compatible with surrounding uses and zoning districts.

g. Compatibility with surrounding uses and zoning districts – aesthetics. Much of the Property is already developed with institutional uses including a church and elementary school campus and design and aesthetics have already been considered and addressed. The Owner submits the aesthetics of the existing development on the Property is compatible with surrounding uses and zoning districts and future development, if any will be subject to the design standards of the UDO.

h. Compatibility with surrounding uses and zoning districts – ability to develop adjacent properties under existing zoning. The Owner submits that the annexation of the Property into the Town and the zoning map amendment has no adverse impact on the development of adjacent properties as they may continue to be developed as provided in applicable ordinances and or master plans.

i. Compatibility with surrounding uses and zoning districts – potential influence on property values. The Owner submits that the annexation of the Property into the Town and the zoning map amendment likely will have little or no influence or impact on property values of surrounding properties.

4. **Compatibility of public infrastructure and services to sufficiently accommodate all potential uses allowed in the proposed district**. Compatibility 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. The Property has direct access to U.S. Highway 278 a major arterial with excellent connections to the Buckwalter Parkway, the Bluffton Parkway, South Carolina Highway 46 and beyond. The Property has all necessary and readily available utilities access and storm water drainage facilities suitable for the existing use and those contemplated by this Application[36]. Accordingly, there is no adverse impact on the public facilities and services contemplated to serve the Property.

5. **Public need for the potential uses permitted in the requested zoning district**. The Property is primarily developed as a church and school campus providing services and support to the current and future residents of the Town and the Owner believes currently and will in the future serve a public need.

III. **AMENDMENT TO DEVELOPMENT AGREEMENT AND CONCEPT PLAN**.

A. **Applicability**. Adjacent to the South of the Property across the U.S. Highway 278 right of way, is the Buckwalter PUD which is located within the municipal limits of the Town. Section 3.9 of the UDO requires that "if any of the property subject to a PUD Master Plan

[36] See applicable utility intent to serve letters attached hereto as Exhibit "L" and made a part hereof.

application is not zoned PUD at the time of submittal, the application shall be submitted concurrently with a Zoning Map Amendment application requesting approval of a PUD Zoning for the subject property." The property is not currently zoned PUD and therefore this Application also requests an amendment of the Buckwalter PUD including amending the Development Agreement and Concept Plan for the Buckwalter Tract ("**Concept Plan Amendment**"). The Owner submits that it is appropriate to zone the Property Buckwalter PUD and assign the Property the uses and density of the Buckwalter PUD.

1. **Consistency with the Comprehensive Plan**.

   a. Population Vision. *The Population Vision of the Comprehensive Plan acknowledges and accepts the Town's diverse population and strives to offer a high quality of life for all residents, visitors and workers.*[37] The proposed Concept Plan Amendment is consistent with the Population Vision as it provides institutional and educational services to support existing and future population of the Town located in the Buckwalter PUD.[38] Furthermore, it is consistent with and furthers efforts to fulfill the goal to prepare for the minimum two-fold increase growth of the Town's permanent residents with the addition of these institutional and educational uses as well as provide the opportunity for future retail opportunities and services.[39] The proposed Concept Plan Amendment is therefore consistent with the Population Vision of the Comprehensive Plan.

   b. Cultural Resources Vision. *The Cultural Resources Vision of the Comprehensive Plan instructs the Town to strive to maintain a sense of community, diversity and individuality by preserving cultural resources.*[40] The proposed amendment furthers the Culture Resources vision of the Comprehensive Plan since a large part of the Property is already developed as a church and school campus both of which serve to maintain a sense of community, diversity and individuality for the citizens of the Town and its surrounds.

   c. Natural Resources Vision. *The Natural Resources Vison of the Comprehensive Plan instructs the Town to inventory and protect critical resources in a manner which sustains the vitality, function, and beauty of Bluffton's natural heritage.*[41] The Owner is seeking to amend the Concept Plan to authorize use of the Property for Buckwalter PUD uses consistent with existing development on the Property as well as that of other areas within the municipal limits of the Town along the U.S. Highway 278 corridor and in the Buckwalter PUD. The Owner submits that the proposed amendment seeks to add land which is already primarily developed consistent with uses available in the Buckwalter PUD district and are well-planned and developed in conformance with the design standards similar to the Town including modern storm water management

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[37] See Chapter 2, Page 2-1, December 9, 2014 Comprehensive Plan.

[38] See Section 2.1, Population Needs and Goals Chart, Page 2-6, December 9, 2014 Comprehensive Plan.

[39] See Section 2.3 Population Projections Chart, Page 2-14, December 9, 2014 Comprehensive Plan.

[40] See Chapter 3, Page 3-1, December 9, 2014 Comprehensive Plan.

[41] See Chapter 4, Page 4-1, December 9, 2014 Comprehensive Plan.

facilities. Accordingly, the Application is consistent with the Natural Resources vison of the Comprehensive Plan.

d. Housing Vision. *The Housing Vision of the Comprehensive Plan seeks to ensure that every resident has decent, safe and affordable housing.*[42] The Owner's proposed Concept Plan Amendment supports the Housing Vision as it provides existing, modern and safe institutional and educational services to support the existing and future population of the Town. The development currently existing on the Property, while not in itself housing, supports the vision overall by serving to attract new residents and business by making available quality institutional and educational services to support the existing and future population of the Town and its residents and guests, Therefore the Application is consistent with the Housing Vision of the Comprehensive Plan.

e. Economic Development Vision. *The Economic Development Vision of the Comprehensive Plan instructs the Town to strive to create a vital, diverse and sustainable local economy that enhances Bluffton's community resources: human, natural and economic.*[43] The Economic Development Vision of the Comprehensive Plan recognizes the need to ensure a balanced local economy through revisions to zoning and land use regulations.[44] The Owner's proposed Concept Plan Amendment provides residents and guests of the Town and the greater Bluffton area with institutional and educational opportunities and potential development opportunities of business uses available in the Buckwalter PUD district and therefore serves the goals set forth in the Economic Development Vision[45]. All of which serve to enhance the Town's human, natural and economic resources and contributes to a stable tax base. Accordingly, the proposed additional use category is consistent with the Economic Development Vision of the Comprehensive Plan.

f. Community Facilities Vision. *The Community Facilities Vision of the Comprehensive Plan encourages the Town to provide efficient and reliable facilities and services for the residents and visitors of the Town of Bluffton and to meet level of service standards to ensure a high quality of life.*[46] The approval of this Application supports the Community Facilities Vision as it adds additional religious and educational opportunities for residents and visitors to the Town which serve to enhance the quality of life in the Town. Additionally, much of the Property is already developed and the infrastructure including roadways, sanitary sewer, storm water, drainage, potable water, electricity, telephone and cable, is already in place. The Owner's proposed Concept Plan Amendment therefore supports and is consistent with the Community Facilities Vision of the Comprehensive Plan, as it adds the opportunity for expanded religious and

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[42] See Chapter 5, Page 5-1, December 9, 2014 Comprehensive Plan.

[43] See Chapter 6, December 9, 2014 Comprehensive Plan, Page 6-1.

[44] See Section 6.3 Local Economy, December 9, 2014 Comprehensive Plan, Page 6-9.

[45] See Section 6.6, Economic Development and Diversification Needs and Goals Chart, Page 6-23, December 9, 2014 Comprehensive Plan.

[46] See Chapter 7, December 9, 2014 Comprehensive Plan, Page 2-1.

educational opportunities for residents and visitors of the Town without adding additional unplanned burdens on community facilities.

g. Land Use Vision. *The Land Use Vision of the Comprehensive Plan encourages the Town to plan for a balance of land uses that ensure a high quality of life, business opportunity, environmentally protected areas and proposed placement of residential uses.*[47] The Owner's proposed Concept Plan Amendment provides residents and guests of the Town and the greater Bluffton area with additional institutional and educational opportunities and potential development opportunities of business uses available in the Buckwalter PUD district. The Owner's use of the Property is supported by the existing infrastructure and does not adversely impact or create unplanned burdens on the natural environment or existing infrastructure, and is consistent with the Land Use Vision of the Comprehensive Plan.[48]

h. Transportation Vision. *The Transportation Vision of the Comprehensive Plan seeks to plan an efficient, adequate and safe transportation network for all users, including motorists, cyclists and pedestrians.*[49] The Owner's proposed use is consistent with and supports the Transportation Vision of the Comprehensive Plan. Access and road infrastructure for the Property is already constructed and no additions are contemplated. The addition of the Property to the Buckwalter PUD proposed by the Owner has no negative impact on the Town's transportation system, and is therefore consistent with the Transportation Vision of the Comprehensive Plan.

i. Priority Investment Act Vision. *The Priority Investment Act Vision of the Comprehensive Plan encourages the shared commitment with neighboring jurisdictions and agencies to work together to plan and construct the public infrastructure needed by the residents of Bluffton and Beaufort County.*[50] The adoption of an Official Map is identified as a tool to implement the Comprehensive Plan by identifying property for future rights of way and other public uses and restricting the development on such property once such areas are identified.[51] The Property is located on the north side of the U.S. Highway 278 right of way and is well served by two (2) signalizing existing connections to that right of way. U.S. Highway 278 is a main arterial through southern Beaufort County and the Town and well serves residents and guests in the Town. Accordingly, the Owner's proposed Concept Plan Amendment does not negatively implicate the Priority Investment Act Vision and is therefore consistent with the Comprehensive Plan.

2. **Consistency with the intent of the Planned Unit Development Zoning District**. Section 4.2.13 of the UDO describes the purpose of the PUD district as one to "achieve the objectives of the Town of Bluffton *Comprehensive Plan* and to allow

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[47] See Chapter 8, December 9, 2014 Comprehensive Plan, Page 8-1.
[48] See Land Use Table, Goals and Implementation Steps, Section 8.2, Page 8-22.
[49] See Chapter 9, December 9, 2014 Comprehensive Plan, Page 9-1.
[50] See Chapter 10, December 9, 2014 Comprehensive Plan, Page 10-1.
[51] See Section 10.2 Official Map, December 9, 2014 Comprehensive Plan, Page 10-5.

flexibility in development than could otherwise be achieved through strict application of this Ordinance." The Owner submits that the Concept Plan amendment will achieve this flexibility and will result in achieving the purpose of the PUD which is to "improve[] design, character and quality of walkable mixed-use developments and preserve natural and scenic features of open spaces."[52]

a. Eligibility. The Owner submits that the Concept Plan Amendment meets the required eligibility criteria as outlined below.

   i. Preservation of Significant Natural and Historic Features. The Owner submits that the addition of the Property to the Buckwalter PUD does not alter or diminish the existing preservation and enhancement natural and historic features of the Buckwalter PUD.

   ii. Preservation of Usable Open Space. The Owner submits that the addition of the Property to the Buckwalter PUD will not alter or diminish the existing preservation of usable open space. The addition of the Property adds usable open space to the Buckwalter PUD.

   iii. Incorporation of a Complementary Mixture of Uses. The Owner submits that the addition of the Property in the Buckwalter PUD will complement the current mixture of uses in the Buckwalter PUD because of the educational, church and institutional uses existing and proposed for the Property.

   iv. Inclusion of Creative Design of as Nonconforming Site. The Owner submits that the Property is in conformance with the Ordinance and the inclusion of the Property in the Buckwalter PUD will maintain compliance with the Ordinance.

   v. Economic Development. The Owner submits that the inclusion of the Property in the Buckwalter PUD will provide economic development consistent with the Comprehensive Plan as outlined in Section II.B.e of this Application.

b. Public Services. The Owner submits that the inclusion of the Property in the Buckwalter PUD will not impact the Buckwalter PUD's ability to be served by adequate public services. In fact, the inclusion of the Property will add to the public services offered through the addition of the elementary school and church campuses.

c. Allowed Uses. The Owner submits that the land uses proposed on the Property are consistent with the uses established in Section 4.3 of the UDO and have been specifically defined and submitted and described in this Application Narrative and as shown on the Table of Comparative Land Uses in Exhibit "K" attached hereto and made a part hereof.

[52] See Section 4.2.13, Planned Unit Development, Town of Bluffton Unified Development Ordinance

d. Affordable Housing. The Owner submits that the addition of the Property to the Buckwalter PUD will not impact the existing affordable and workforce housing located within the Buckwalter PUD.

e. Dimensional Requirements. The Owner submits that inclusion of the Property in the Buckwalter PUD will not cause deviations from the current standards for dimensional requirements.

3. **Consistency with Development and Concept Plan**. The proposed Concept Plan Amendment is consistent with the Development Agreement and Concept Plan for Buckwalter PUD. The Town and Branigar Organization, Inc. executed and approved a Development Agreement ("Development Agreement"), dated April 19, 2000, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 1288 at Page 1, which Development Agreement, as amended, governs the use and development of a tract of land known as the Buckwalter Tract. Concurrently with the execution of the Development Agreement, the Town of Bluffton annexed Buckwalter Tract into the Town boundaries and granted Concept Plan zoning to the Buckwalter Tract, all as more particularly described in the Annexation Petition and Concept Plan for Buckwalter Tract, adopted April 19, 2000. Subsequent to the execution and approval of the Development Agreement and Concept Plan, the Town Approved eleven (11) Amendments to the Buckwalter Development Agreement and Concept Plan. The Owner submits that the annexation of the Property into the Buckwalter PUD is consistent with the Development Agreement and Concept Plan for Buckwalter PUD and therefore submits the Twelfth Amendment to Development Agreement and Concept Plan - Buckwalter Tract attached hereto as Exhibit "R" and made a part hereof.

4. **Compatibility of Proposed Land Uses, Densities, Traffic Circulation, Environmental Features and Design with Adjacent Land Uses as well as Character of Surrounding Area**.

a. Land Uses. Adjacent to the south of the Property across U.S. Highway 278 right of way is the Buckwalter PUD. Adjacent to the Property to the west and north is the Berkeley Hall PUD, a private residential community, to the northeast the Eagle's Pointe golf course and to the east by the Bluffton Township Fire station #35. The Property is therefore contiguous with the Town. Institutional and educational uses adjacent to these developments and facilities as well as the proposed uses are consistent with the uses already existing in the Buckwalter PUD and are derived from uses allowed in the Town and specifically within the Buckwalter PUD.

b. Density. Much of the Property is already developed with institutional uses including a church and elementary school campus. Further, the proposed density is consistent with that provided in the Buckwalter PUD, Development Agreement and Concept Plan and therefore the proposed density of the Property is compatible with the density and development along U.S. Highway 278 within the municipal limits of the Town and that along the Buckwalter PUD.

c. Traffic Circulation. The Property is served by two signalized intersections providing ingress and egress to U.S. Highway 278. No other public rights of way are nearby. Much of the Property is already developed and traffic impacts have already been addressed. To the extent other development is proposed, it will be required to comply with the applicable traffic requirements. The Owner submits that the annexation of the Property into the Buckwalter PUD is compatible with the use of adjacent lands.

d. Environmental Features. Much of the Property is already developed with institutional uses and the impacts on natural resources and the existing natural environment have been considered, planned and already approved. Accordingly, the Owner submits that the Concept Plan Amendment will not result in any new or unplanned impacts to the natural resources and existing environmental features of the surrounding areas.

e. Character of Surrounding Areas. Much of the Property is already developed with institutional uses including a church and elementary school campus and design, aesthetics and character have already been considered and addressed. The proposed zoning for the Property is Buckwalter PUD and that zoning is adjacent to the Property. The Owner submits the design, aesthetics, and character of the existing development on the Property is compatible with surrounding areas.

5. **Ability to be served by adequate public services**. The Property has direct access to U.S. Highway 278, a major arterial with excellent connections to the Buckwalter Parkway, the Bluffton Parkway, South Carolina Highway 46 and beyond. The Property has all necessary and readily available utilities and storm water drainage facilities that are suitable for the existing use and those available in the Buckwalter PUD. Furthermore, much of the Property is already developed with a church and elementary school and will therefore enhance public services available to the balance of the Property and Buckwalter PUD.

6. **Demonstration of innovative site planning techniques that improve upon the standards in other allowable Town of Bluffton zoning districts with the purpose of enhancing the Town of Bluffton's health, safety and welfare**. Much of the Property is already developed with institutional uses including a church and elementary school campus. The annexation of the Property into the Buckwalter PUD will ensure that the balance of the Property is developed as is the surrounding Buckwalter PUD and will not negatively impact the Town of Bluffton's health, safety and welfare.

7. **Ability of the site to sufficiently accommodate the densities and land use intensities of the proposed development**. Much of the Property is already developed with institutional uses including a church and elementary school campus. The existing development on the Property accommodates the density of the existing development. The density requested is consistent with density and development along the U.S. Highway 278 corridor within the municipal limits of the Town and along the Buckwalter Parkway and Buckwalter PUD as that property is currently zoned Buckwalter PUD.

8. **Conformance with adopted or accepted plans, policies, and practices of the Town of Bluffton**. Much of the Property is already developed with institutional uses in conformance with policies and practices of the Town of Bluffton. For a discussion of compatibility with the Town of Bluffton Comprehensive Plan please refer to Section III.A.1 of this Application.

9. **Compliance with applicable requirements in the Application Manual**. The Owner submits that this Application is compliant with the applicable requirements of the Town's Applications Manual.

IV. AMENDMENT TO THE COMPREHENSIVE PLAN CRITERIA.

This Application proposes two changes to the Comprehensive Plan Maps – the Future Annexation Area Map and the Future Land Use Map (sometimes herein collectively the "**Maps**"). Importantly, the Future Annexation Area Map does not include the Property as no future annexations are shown on the map north of U.S. 278 in the area of the Property. This makes sense as Property surrounded by residential planned communities which are classified as PUDs in the County Code. However, many of the commercial and mixed use areas north of the U.S. Highway 278 corridor are within municipal boundaries of the Town through prior annexations. Those areas, specifically Belfair Town Centre, are also surrounded by private planned residential communities. The change to the Future Annexation Area Map to include the Property is consistent with areas similarly situated and already annexed into the Town.

Similarly, the requested amendment to the Future Land Use Map of the Comprehensive Plan is an appropriate amendment as it is reflective of other annexations and development in the Town along the north side of U.S. 278 right of way.

A. Consistency with the intent and overall policies of the Comprehensive Plan.

The Application is consistent with the intent and policies of the Comprehensive Plan as it assists to ensure the Town remains a highly desirable community in which to live, work and visit. The annexation and rezoning contemplated in the Application enhances the quality of life in the community by providing successfully operating civic and institutional facilities, as well as providing opportunity for new commercial development of the type in terms of use and density already existing in the Buckwalter PUD. Development of the remaining portions of the Property will contribute to a diversified tax base to support desired Town facilities and services while ensuring reasonable tax rates for Town citizens.

B. Consistency with demographics changes, prevailing economic trends and/or newly recognized best planning practices that would deem the proposed amendment necessary and proper for the advancement of the Town of Bluffton's goals.

The Application is consistent with the Comprehensive Plan's desire to remain consistent with demographic changes. The Town population continues to grow and the Application provides additional religious worship educational choices and business opportunities for citizens of the Town.

C. If applicable, the ability of public infrastructure and services to sufficiently accommodate the requested amendment to the Comprehensive Plan.

No changes to public infrastructure or services are requested or required to accommodate the amendment.

D. **Appropriate and efficient use of public funds, the future growth, development and redevelopment of its area of jurisdiction and consideration of the fiscal impact on property owners**.

The proposed amendments to the Maps represents appropriate and efficient use of the public funds as they bring in property in an area which requires no new infrastructure and little expenditure of public funds beyond police and administrative services. The institutional uses already existing on the Property add both worship and educational opportunities for residents of the Town, both uses which require little, if any, public funds. The area of the Property which may be developed for commercial uses will generate revenue for the Town helping to achieve the Comprehensive Plan purpose of creating a stable tax base. The Map amendments do not create negatively fiscal impacts on surrounding property owners as the institutional development already exists and future commercial development is consistent with other similar situated developments in the area of the Property along U.S. 278 right of way and the Buckwalter PUD.

E. **Enhancement of the health, safety, and welfare of the Town of Bluffton**.

The proposed Map amendments enhance the health, safety and welfare of the Town by providing new places of worship to residents in the Town not otherwise served by a Catholic church as well as providing new educational opportunities enhancing the religious worship and educational facilities and business opportunities in the Town.

F. **Consistency with applicable South Carolina Planning law and consideration of case law**.

The proposed Map amendments are consistent with the South Carolina Local Government Comprehensive Planning Enabling Act of 1994[53] and are not contrary to applicable South Carolina common law.

G. **Compliance with applicable requirements in the Applications Manual**.

The Owner submits that this Application is compliant with the applicable requirements of the Town's Applications Manual.

V. CONCLUSION.

A. The Owner believes the foregoing narrative and analysis demonstrates that this Application is in conformance with the Town's Comprehensive Plan, and meets the criteria set forth in Section 3.4.3 of the UDO. Accordingly, the Owner respectfully requests that the Planning Commission and Town Council:

B. Review this Application and the supporting documentation and any testimony which will be entered into the record.

---

[53] Section 6-29-310 et. Seq. South Carolina Code of Laws.

C. Find the following:

1. That this Application and the supporting testimony and documentation establish that the requested zoning map / text amendment is consistent with the Town's Comprehensive Plan.

2. That this Application and the supporting testimony and documentation establish the physical, geographical, hydrological and other environmental features of the Property support the breadth and intensity of the uses available in the proposed additional use category.

3. That this Application and the supporting testimony and documentation establish that the uses available in the proposed additional use category for the Property are compatible 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 the potential influence on property values.

4. That this Application and the supporting testimony and documentation establish that the public infrastructure and services are available and capable of sufficiently accommodating the uses available in the proposed additional use category without compromising the public health, safety and welfare of the Town.

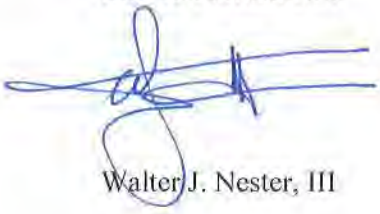
5. That this Application and the supporting testimony and documentation establish that there is a public need in the zoning district and the Town for the use proposed by the Application.

6. That this Application and the supporting testimony and documentation are in compliance with the applicable requirements in the Applications Manual.

D. Recommend approval of this Application and the rezoning of the Property to Buckwalter PUD with uses and density as set forth in the proposed Twelfth Amendment.

Respectfully submitted on behalf of the Owner this 21st day of February, 2020.

Burr & Forman LLP



Walter J. Nester, III

EXHIBIT "A" TO SUPPLEMENT

South Carolina Secretary of State
Business Filings Report

(please see attached)

South Carolina Secretary of State Mark Hammond

Business Entities Online

File, Search, and Retrieve Documents Electronically

BISHOP OF CHARLESTON

Corporate Information

Entity Type: Nonprofit

Status: Good Standing

Domestic/Foreign: Domestic

Incorporated State: South Carolina

Important Dates

Effective Date: 12/13/1880

Expiration Date: N/A

Term End Date: N/A

Dissolved Date: N/A

Registered Agent

Agent: JOHN L. BARKER

Address: 901 Orange Grove Road
Charleston, South Carolina 29407

Official Documents On File

Filing Type	Filing Date
Notice of Change of Registered Office or Registered Agent or Both of a Nonprofit Corporation	07/03/2017
Change of Agent or Office	08/28/2007
Amendment	03/10/1999
Amendment	06/11/1984
Amendment	01/10/1901
Incorporation	12/13/1880

For further assistance, please contact us at 803.734.2158

Copyright © 2017 State of South Carolina

EXHIBIT "B" TO SUPPLEMENT

Property Deed

(please see attached)

46006

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

LIMITED WARRANTY INDENTURE DEED 412
FOR MEGGETT TRACT

BEAUFORT COUNTY, S.I
RECORDING FEES COLLEC
TRANSFER FEES $ 0
COUNTY $ 148.40 STATE $ 9,274.00

TO WHOM ALL THESE PRESENTS MAY COME:

WHEREAS, UNION CAMP CORPORATION, a Virginia corporation, formerly known as Union Bag-Camp Paper Corporation, qualified to conduct business in the State of South Carolina (hereinafter "Grantor"), is the owner of certain real property situate, lying and being in the Meggett Tract Section of Beaufort County, South Carolina, which Grantor may, subsequent to the date hereof, develop as a planned commercial development to be known as the Meggett Tract ("Meggett Tract"); and

WHEREAS, Grantor, is the owner of certain other real property in Beaufort County, South Carolina as described on Exhibit "A" attached hereto (the "Property") and desires to convey the Property in fee simple to The Bishop of Charleston, a corporation sole, ("Grantee"), whose mailing address is 119 Broad Street, Charleston, South Carolina 29401; and

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that the said Grantor, for and in consideration of the payment of the sum of TEN AND NO/100 ($10.00) DOLLARS and other good and valuable consideration, paid to the said Grantor by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released and by these presents does grant, bargain, sell and release to the Grantee, its successors and assigns, in fee simple, the following described real property (Property), to wit:

See Exhibit "A" attached hereto and made an integral part hereof.

Together with the easements, rights and benefits as provided in the Covenants; and as shown on the above-referenced plat; and as defined below.

The within conveyance is made subject to the following:

1. Real Estate Taxes and Assessments for the current year and all future years.

2. All recorded easements, terms, provisions, conditions, covenants, reservations and restrictions affecting the Property.

3. All applicable governmental restrictions and regulations, specifically including, without limitation, the provisions of the Beaufort County Development Standards Ordinance ("DSO") and amendments thereto, as may be imposed upon the Property.

4. The assumption by Grantee of any and all obligations imposed by Beaufort County or any provider of utility services for the payment of impact fees, building permit fees, aid to

construction fees and any other costs and expenses incident to Grantee's proposed use of the Property.

5. All matters which remain executory and subsequently binding upon the Grantor and Grantee as set forth in the Purchase and Sale Agreement ("Purchase Agreement") between the parties dated the 25th day of November, 1997, specifically including the reservation of timber rights by Union Camp upon the Property as set forth in such Purchase Agreement.

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6. The Property may be used for any lawful purpose, as permitted from time to time by applicable zoning and land use planning ordinances; PROVIDED, HOWEVER, that in no event may the Property, or any portion thereof, be used for any commercial use or for new or used auto and truck sales, mobile home sales, industrial or freight receipt and distribution facilities, all of which uses are strictly prohibited on the Property.

7. All utilities on the Property shall be located underground, unless the utility provider is prohibited therefrom by statute, rule or regulation.

8. A buffer of fifty (50) feet around the perimeter boundary of the Property shall remain undeveloped but may be cleaned of underbrush and otherwise maintained by Grantee. Trees may be thinned or planted and a fence may be constructed therein as may be approved under the provisions of the DSO. Utility easements may be granted by Grantee within the buffer and roads may be constructed across it.

9. All construction of improvements shall comply with building guidelines established under the Beaufort County Development Standards Ordinance ("DSO"), specifically including Article XVII thereof incident to the U.S. Highway 278 Corridor Overlay District, but subject to Grantee's right to seek any variances therefrom.

10. It is the desire of Grantor that all buildings placed on the Property and all landscaping be constructed in a manner reasonably consistent and compatible with the character of the adjacent master planned development of the Meggett Tract.

All buildings will be considered in the round, since buildings will be viewed from all sides (i.e., they cannot have a special treatment only on the front or entry, but an architectural concept must be consistent throughout). Buildings can be simple but interesting in form. The number of materials used for the exterior of all buildings shall be kept to a minimum. One of these materials will clearly have a dominant role. Buildings will be designed to appear substantial and in no way temporary in nature. Materials used should support this intent; e.g., brick, well-finished concrete (precast or poured in place), architectural block, wood, and glass. Any equipment placed or operated on the exterior of any structure, including air conditioning and heating units, must have appropriate vegetative screening of said equipment which is designed to blend with the building architecture. All flues, vents, downspouts, and other appurtenances will be considered as part of the total architectural concept. The enclosure treatment of these elements will be indicated on elevations and plans. Material, color and all other pertinent information will also be specified.

Grantee shall submit plans for the construction of buildings and all other improvements to Grantor for Grantor's review and comment only, subject to the provisions hereof, with such comments to be delivered to Grantee not more than ten (10) days subsequent to receipt of two (2) complete sets of plans by Grantor. All subsequent owners of all or any portion of the Property shall

be obligated to submit plans for the construction of any improvements to Grantor for review and approval with such approval not to be unreasonably withheld or delayed.

11. No temporary building, trailer, mobile home, shed or facility shall be brought or placed upon the Property without the prior written approval of Grantor except that temporary job trailers, material storage facilities or sheds may be brought upon the Property as may be reasonably required for the construction of the improvements upon the Property upon the express condition that such construction related items are removed promptly with the completion of such construction activities.

This limited right in favor of Grantee shall be neither transferable nor assignable without the prior written permission of Grantor. 414

Together with the rights, members, hereditaments and appurtenances to the Property belonging or in any way incident or appertaining thereto.

IN ACCEPTING THIS DEED, the Grantee, for itself, its successors and assigns, herein expressly acknowledges and agrees that:

1. The Grantee hereby covenants and agrees to have secured all necessary permits and approvals from all governmental and quasi-governmental authorities having jurisdiction over development and construction activities for the Property and to have commenced construction of a church sanctuary upon the Property not more than sixty (60) months after the date of Closing. The specific terms regarding commencement of construction are set forth in the Option to Purchase Agreement (hereinafter "Option Agreement") and Memorandum of Option ("Memorandum of Option") of even date to be executed by Grantee concurrently with execution of the within instrument with such Option Agreement and Memorandum of Option incorporated herein and made an integral part hereof.

2. Grantor has the right to enforce the Covenants as herein set forth or in the Option Agreement by any legal or equitable proceeding Grantor may deem appropriate except as otherwise agreed in writing.

3. In the event Grantor elects to undertake any legal or equitable action to enforce the provisions hereof or for the recovery of any damages occasioned by Grantee's failure to honor the Covenants or as set forth in the instruments herein referenced, Grantee shall be liable for all such damages, together with all costs incident to such enforcement or collection action, specifically including Grantor's attorneys fees.

4. All of the forgoing covenants, restrictions and requirements shall run with the land and shall be binding upon the Grantee, its successors, successors-in-title and assigns, provided that Grantor reserves the right to waive any or all such covenants, restrictions and requirements as Grantor may, in its sole and absolute discretion, deem appropriate.

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the said Grantee, forever, in fee simple, subject to the affirmative obligations herein set forth assumed by Grantee upon acceptance of the within conveyance.

Subject to the conditions, restrictions, requirements and reservations set forth herein above, Grantor does hereby bind itself, its successors and assigns to warrant and forever defend all and singular the said premises unto Grantee, its successors and assigns, against the Grantor, its successors and assigns lawfully claiming or to claim the same, or any part thereof.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed this 25th day of November, 1997.

WITNESSES:

Unofficial Witness

Bettie M. Gantt Brown
Notary Public

station1\wpdocs\olatte\agreements\ldwtylinden.catholicchurch

GRANTOR: UNION CAMP CORPORATION, a Virginia corporation qualified to conduct business in the State of South Carolina

By: John T. Gilbert

Its: Sr. Vice President

Attest: James R. Hickman

Its: Asst. Secretary

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STATE OF GEORGIA)
)
COUNTY OF CHATHAM)

ACKNOWLEDGMENT

I, Bettie M. Quattlebaum, Notary Public for Georgia do hereby certify that John C. Albert, Senior Vice President and James R. Kobleur, Assistant Secretary of Union Camp Corporation, personally appeared before me this day and acknowledged the due execution of the foregoing instrument. 416

Witness my hand and official seal this the 25th Day of November, 1997.

Bettie M. Quattlebaum

Notary Public for Georgia
My Commission Expires: BETTIE M. QUATTLEBAUM
Notary Public, Chatham County, Ga.
My Commission Expires Nov. 28, 1999

11-25-1997 10:19AM FROM Jones Schneider Patterson TO 9122387631 P.02

The undersigned Grantee, for itself, its successors and assigns, herewith accepts the conveyance of the Property as herein described and assumes the obligations imposed hereunder this 26th day of November, 1997.

WITNESSES:

GRANTEE:
The Bishop of Charleston
a corporation sole

417

Unofficial Witness

By: + David B. Thompson
The Most Reverend David B. Thompson

Notary Public
station1\wpdocs\closets\agreemts\dchrtyjn\diocesan.catholicchurch

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

ACKNOWLEDGMENT

I, Barbara P. McKenzie, Notary Public for South Carolina do hereby certify that The Bishop of Charleston, a corporation sole, by The Most Reverend David B. Thompson, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 26 Day of November, 1997.

Notary Public for South Carolina
My Commission Expires: 7/15/03

Exhibit "A"

ALL that certain piece, parcel and tract of land, containing 63.12 acres, situate, lying and being in the Meggett Tract Section of Beaufort County, South Carolina, with said tract more specifically shown and described on a plat thereof entitled "A Boundary Plat of 63.12 Acres A Portion Of Tax Parcel 600-13-46 The Meggett Tract", with said plat prepared by Connor & Associates, Inc., as certified by Matthew L. Crawford, S.C.R.L.S. No. 9756, said plat dated the 14th day of November, 1997, and recorded in the Office of the Register of Mesne Conveyances for Beaufort County, South Carolina in Plat Book 63 at Page 9.

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Said 63.12 acres is further described by metes and bounds as follows, to wit: Commencing at a concrete monument at the northern right-of-way of U.S. Highway 278 and the southeastern corner of said 63.12 acre parcel, said concrete monument being the POINT OF COMMENCING; thence north 86 degrees 41 minutes 18 seconds west for a distance of 1984.75 feet along the right-of-way of U.S. Highway 278 to an iron pin; thence north 03 degrees 18 minutes 42 seconds east for a distance of 2010.99 feet to an iron pin; thence south 53 degrees 22 minutes 22 seconds east for a distance of 2748.07 feet to a concrete monument; thence south 68 degrees 10 minutes 04 seconds west for a distance of 357.05 feet to an iron pin; thence south 01 degrees 25 minutes 31 seconds west for a distance of 350.10 feet to a concrete monument, said concrete monument being the POINT OF COMMENCING.

This being a portion of the same property conveyed to the within Grantor by Deed of Argent Lumber Company, with said Deed recorded in the Office of the Register of Mesne Conveyances for Beaufort County, South Carolina in Deed Book 95 at Page 6.

The within instrument was prepared in the law offices of Jones, Scheider & Patterson, P.A. by James P. Scheider, Jr., Post Office Drawer 7049, Hilton Head Island, South Carolina 29938, 803-842-6111.

600-13-46 portion of.

station1\wpdocs\closings\bishopcharleston.ex.exhibit

H+B 5920

FILED
JOHN A. SULLIVAN - RMC
BEAUFORT COUNTY, S.C.
97 DEC -1 PM 4:07
BK 994 PG 412
FOLDER#

RECORDED THIS 29 DAY
OF December 1997
BOOK AD PAGE 2357
Aaron P. Burris Jr.
REGISTER, BEAUFORT COUNTY, S.C.

612

EXHIBIT "B-1" TO SUPPLEMENT

Deed to SCDOT

(please see attached)

SCDOT R/W Form 802 EXHI (01-09) 3 10 SCDOT 7605

THE STATE OF SOUTH CAROLINA

COUNTY OF BEAUFORT

TITLE TO REAL ESTATE
Approximate Survey Station

BEAUFORT COUNTY SC - ROD
BK 03040 PGS 2187-2189
DATE: 03/02/2011 11:44:09 AM
INST # 2011010755 RCPT# 641874

Road/Route	U. S. 278	514+00	To	539+00 LT
File	7.037178A		To	
Item			To	
Project	EM08(006)			
PIN	37178 RD01			
Tract	42			

KNOW ALL MEN BY THESE PRESENTS, That **Bishop of Charleston, a Corporation Sole ("Grantor"), 1662 Ingram Road, Charleston, South Carolina 29407** in consideration of the sum of **One Hundred Thousand and No/100 Dollars ($100,000.00)** and other valuable consideration to it 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, subject to the exceptions set forth below, 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 described below that is owned in fee simple absolute **From S.C. Rte. 170 To: Near Rd. S-474** on **U. S. Route 278**, State and County aforesaid, as shown on plans prepared by the South Carolina Department of Transportation and dated **August 12, 2009**.

SPECIAL PROVISIONS: Notwithstanding anything to the contrary herein, the within conveyance and the consideration given is only for that parcel of land containing 0.327 acre, more or less, and all improvements thereon (including Grantor's sign), owned by Grantor and shown as the "Area of Acquisition" on Exhibit A attached hereto and made a part hereof. This conveyance is made subject to all easements, covenants and restrictions of record and all matters shown on surveys of record or that would be reflected on a current survey. This being a portion of the property acquired from Union Camp Corporation by deed dated December 26, 1997, and recorded December 29, 1997 in Deed Book 994, Page 412 in the records for Beaufort County and shown as Tax Map No. R600-022-000-0125-0000.

JUL 14 2010

PAYMENT REQUESTED

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 8th day of February, 2011, in the year of our Lord, Two Thousand and _____.

Signed, sealed and delivered in the presence of:

Elaine N. Fowler
1st Witness

Amelia E Strickland
2nd Witness

BISHOP OF CHARLESTON, A CORPORATION SOLE

BY: _____ (L.S.)

ITS: Chief Financial Officer (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 SC
COUNTY OF Charleston } SS

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.

Elaine N. Fowler
1st Witness

SWORN to before me this 8th

day of February, 20 11

Amelia E Strickland

NOTARY PUBLIC FOR South Carolina

My Commission Expires: 1-23-2017

RECORDED
2011 Mar -25 09:34 AM
Sharon G. Burris
BEAUFORT COUNTY AUDITOR

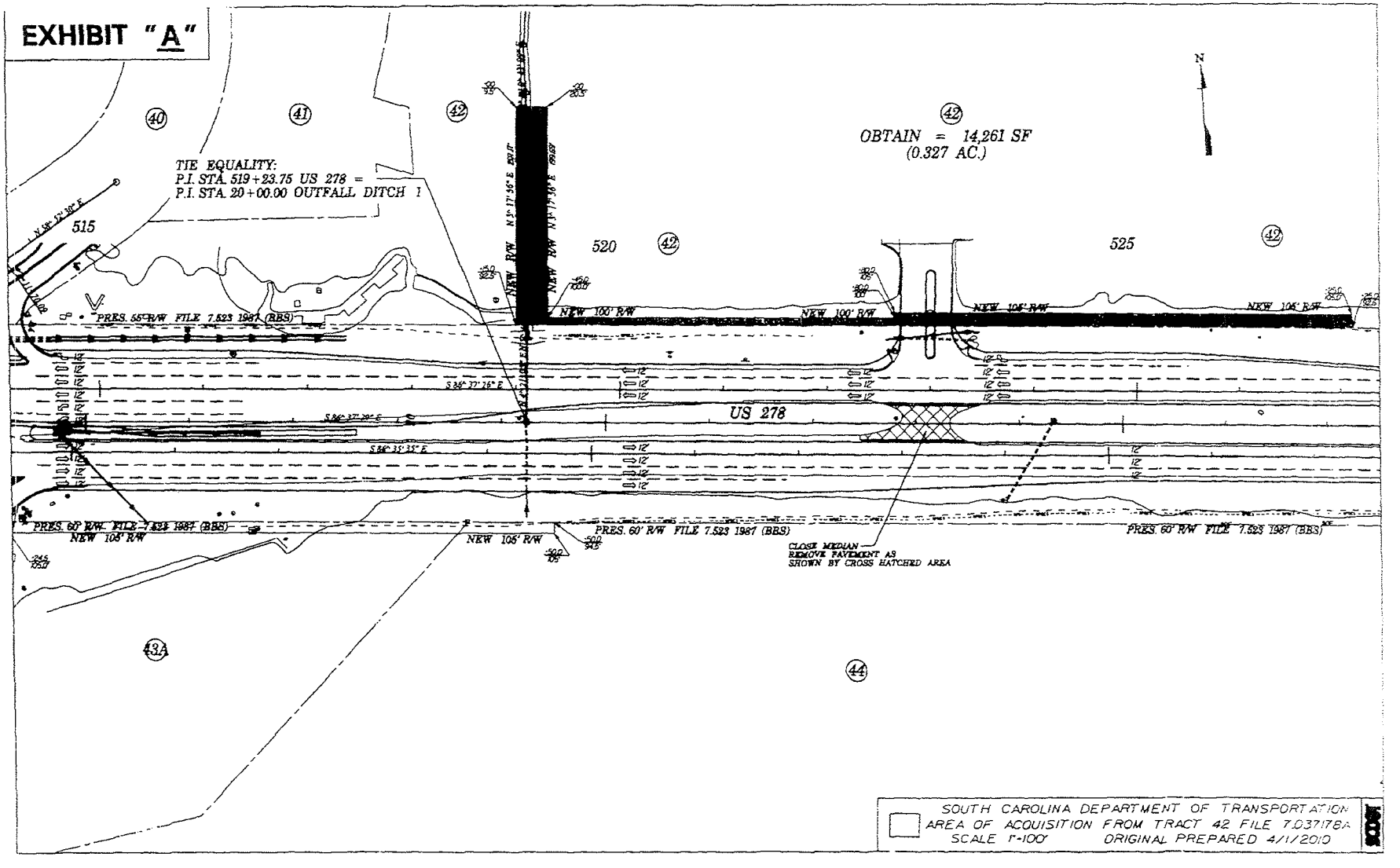
Title approved by the South Carolina Department of Transportation

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

Checked 2/18/11 By CPC

Recorded _____ By _____ Tract 42

Project _____ File No. _____



Book3040/Page2188

SCDOT R/W Form 849 (05-10)

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)
)
Road/Route **US 278**)
File **7.037178A**)
Item) AFFIDAVIT
Project **EM08(006)**)
PIN **37178 RD01**)

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

Property located on the above road or route, bearing **a portion of** Tax Map Number **R60002200001250000** in **BEAUFORT** COUNTY, was transferred by **Bishop of Charleston, a Corporation Sole** to the South Carolina Department of Transportation on **February 8, 2011**.

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.

Willie L. Johnson
Responsible Person Connected with the Transaction

SWORN to before me this 16th
day of February, 2011
Bea M Signer
NOTARY PUBLIC FOR South Carolina
My Commission Expires January 29, 2017

EXHIBIT "B-2" TO SUPPLEMENT

Deed to Beaufort County

(please see attached)

4 NC FB Beaufort County att

BEAUFORT COUNTY SC - ROD
BK 3460 Pgs 1928-1931
FILE NUM 2016005711
02/05/2016 08:32:16 AM
REC'D BY pbaxley RCPT# 800814
RECORDING FEES $0.00

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

DEED OF RIGHT-OF-WAY

KNOW ALL MEN BY THESE PRESENTS, that **The Bishop of Charleston, a Corporation Sole** ("Grantor"), in the state aforesaid for and in consideration of the sum of **TEN and 00/100 DOLLARS ($10.00)**, to it in hand paid at and before the sealing of these presents by **Beaufort County, a political subdivision of the State of South Carolina** ("Grantee"), Post Office Drawer 1228, Beaufort, SC 29901, in the State aforesaid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release, subject to the restrictions, reservations and conditions and right of reverter set forth below, unto **Beaufort County, a political subdivision of the State of South Carolina,** its successors and assigns, the following described properties, in fee simple determinable, for the purpose of constructing, using and maintain thereon County roads for the use of the general public (the "Frontage Roads").

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION OF THE RIGHT-OF-WAY AREA (THE "PROPERTY")

This conveyance is made subject to the following conditions and reservations:

1. Grantor, for itself and its successors and assigns, expressly reserves the right, at its option, to harvest all trees within the Property, and to install lighting, irrigation and/or landscaping within the unpaved portion of the Property, provided that Grantor, its successors or assigns, shall be obligated to maintain such improvements in good condition and repair, and any such improvements shall be made in accordance with plans for same that shall be submitted to Grantee for approval, which approval shall not be unreasonably withheld, conditioned or delayed.

2. Grantor, for itself and its successors and assigns, reserves the right to have a minimum of three curb cuts on the Frontage Road described on Exhibit A as Right-of-Way 2 (East Road), one on the north side of the road, and two on the south side of the road, the exact locations of which shall be subject to the approval of Grantee, which consent shall not be unreasonably withheld, conditioned or delayed.

3. Grantor, for itself and its successors and assigns, reserves the right for the benefit of Grantee's property located between U.S. Highway 278 and the Frontage Road described on Exhibit A as Right-of-Way 2 (East Road), for surface water drainage through pipes to be run from said property, underneath the Frontage Road, to the drainage lagoon located on the north side of said Frontage Road; provided, however, the plans for the construction of said pipes shall be submitted to Grantee in conjunction with the plans for said Frontage Road and shall be subject to the approval of Grantee, and Grantor shall be responsible for the maintenance of said pipes and for the repair of any damage caused by such maintenance.

4. This conveyance is made subject to all easements, restrictions, reservations and conditions of record or that would be shown on a current survey of the Property, provided that such conditions do not adversely affect the use of the Property for the purposes of the construction and maintenance by Grantee of the Frontage Roads to be constructed on the Property and the full utilization by Grantee and the general public of the Frontage Roads.

5. This conveyance is also expressly conditioned upon the following conditions, and the Property shall revert to and be merged with the title of Grantor, its successors or assigns, in the event of the failure of: (i) Grantee to complete the construction of the Frontage Roads to be constructed thereon,

Approved by Beaufort County
Legal Department

and comply with any other requirements such that Grantor may use the Frontage Roads as intended for access to U.S. Highway 278, within a period of three years from the date of this conveyance; or (ii) the subsequent closing of access for Grantor, its successors or assigns, to U.S. Highway 278 through the Frontage Roads by the South Carolina Department of Transportation or others.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, subject to the above conditions, all and singular, the premises before mentioned unto the said **Beaufort County, a political subdivision of the State of South Carolina** its successors and assigns, forever.

AND, subject to the conditions and reservation of right of reverter, set forth herein, the said **The Bishop of Charleston, a Corporation Sole** does hereby bind itself and its successors and assigns to warrant and forever defend, all and singular, the said premises unto the said **Beaufort County, a political subdivision of the State of South Carolina**, its successors and assigns, against it and its successors and assigns, and all other persons whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS ITS HAND(S) AND SEAL(S) this 14th day of December, 2015.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Witness signature Ex

Notary Signature

**THE BISHOP OF CHARLESTON,
A CORPORATION SOLE**

By:

Its: Chief Financial Officer

****

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

ACKNOWLEDGEMENT

I, the undersigned Notary Public, do hereby certify that the proper official(s) for **The Bishop of Charleston, a Corporation Sole** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

SWORN to before me
this 14th day of December, 2015.

Notary Public for the State of South Carolina
My Commission Expires: 1-23-2017

AMELIA S. AVILES
Notary Public, State of South Carolina
My Commission Expires 1/23/2017

EXHIBIT A

RIGHT-OF-WAY 1 (WEST ROAD)

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SHOWN AS "THE BISHOP OF CHARLESTON TMS #R600-022-000-0125-0000 - PROPOSED R/W 1" AND BEING SHOWN AND DESIGNATED ON A RIGHT-OF-WAY EXHIBIT OF SAINT GREGORY CATHOLIC CHURCH PREPARED FOR WARD EDWARDS BY WILLIAM H. GRAY, JR. OF ATLAS SURVEYING, INC. DATED DECEMBER 10, 2015, COMMENCING AT AN IRON PIN ALONG THE NORTHERN RIGHT-OF-WAY OF U.S. HIGHWAY 278, BEING LABELED AS POINT OF COMMENCEMENT LABELED "POB 1", THENCE RUNNING N03°23'29"E FOR A DISTANCE OF 58.15' TO A POINT (BEING THE POINT OF BEGINNING); THENCE RUNNING N86°49'13"W FOR A DISTANCE OF 21.31' TO A POINT; THENCE RUNNING N03°18'42"E FOR A DISTANCE OF 50.00' TO A POINT; THENCE RUNNING S86°49'13"E FOR A DISTANCE OF 21.38' TO A POINT; THENCE RUNNING S86°49'13"E FOR A DISTANCE OF 30.03' TO A POINT; THENCE RUNNING S86°49'13"E FOR A DISTANCE OF 559.01' TO A POINT; THENCE RUNNING S03°18'42"W FOR A DISTANCE OF 50.00' TO A POINT; THENCE RUNNING N86°49'13"W FOR A DISTANCE OF 559.07' TO A POINT; THENCE RUNNING N03°23'22"E FOR A DISTANCE OF 50.00' TO A POINT; THENCE RUNNING N86°49'13"W FOR A DISTANCE OF 30.03' TO A POINT; THENCE RUNNING S03°23'29"W FOR A DISTANCE OF 50.00' TO A POINT; THENCE RUNNING S03°23'29"W FOR A DISTANCE OF 58.15' TO THE POINT OF BEGINNING. LESS AND EXCEPTING THE 50.00' (THE WIDTH OF THE ROAD) BY 30.03' STRIP OF LAND APPROXIMATELY 21.3' FROM THE WESTERN BOUNDARY OF SAID R/W 1 THAT WAS DEEDED TO THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION BY DEED DATED FEBRUARY 8, 2011 AND RECORDED MARCH 2, 2011 IN BOOK 03040, PAGE 2187 IN THE ROD OFFICE OF BEAUFORT COUNTY, SOUTH CAROLINA.

RIGHT-OF-WAY 2 (EAST ROAD)

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND AS SHOWN AS "THE BISHOP OF CHARLESTON TMS #R600-022-000-0125-0000 - PROPOSED R/W 2" AND BEING SHOWN AND DESIGNATED ON A RIGHT-OF-WAY EXHIBIT OF SAINT GREGORY CATHOLIC CHURCH PREPARED FOR WARD EDWARDS BY WILLIAM H. GRAY, JR. OF ATLAS SURVEYING, INC. DATED DECEMBER 10, 2015, COMMENCING AT A CONCRETE MONUMENT (3" CMF) (OFFSET 1.5') AT THE INTERSECTION OF "BLUFFTON TOWNSHIP FIRE DISTRICT" (TMS R600 022 000 0316 0000) AND THE PROPERTY OF GRANTOR, THENCE RUNNING S01°25'31"W FOR A DISTANCE OF 18.40' TO A POINT, BEING LABELED AS "POB 2" (BEING THE POINT OF BEGINNING); THENCE RUNNING S01°25'31"W FOR A DISTANCE OF 136.24' TO A POINT; THENCE RUNNING ALONG A CURVE WITH AN ARC LENGTH OF 39.16', HAVING A RADIUS OF 475.00' AND A LONG CHORD OF N34°09'35"W 39.15' TO A POINT; THENCE RUNNING N36°31'18"W FOR A DISTANCE OF 60.80' TO A POINT; THENCE RUNNING ALONG A CURVE WITH AN ARC LENGTH OF 415.90', HAVING A RADIUS OF 475.00' AND A LONG CHORD OF N61°36'18"W 402.74' TO A POINT; THENCE RUNNING N86°41'18"W FOR A DISTANCE OF 389.90' TO A POINT; THENCE RUNNING N03°18'42"E FOR A DISTANCE OF 50.00' TO A POINT; THENCE RUNNING S86°41'18"E FOR A DISTANCE OF 389.90' TO A POINT; THENCE RUNNING ALONG A CURVE WITH AN ARC LENGTH OF 452.15', HAVING A RADIUS OF 525.00' AND A LONG CHORD OF N62°00'56"W 438.31' TO A POINT; THENCE RUNNING N53°28'42"E FOR A DISTANCE OF 32.22' TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED RIGHTS-OF-WAY ARE A PORTION OF TMS #R600-022-000-0125-0000 AND ARE ALSO SHOWN ON EXHIBIT A-1 ATTACHED.

DERIVATION: THIS BEING THE SAME PROPERTY CONVEYED TO BISHOP OF CHARLESTON, A CORPORATION SOLE BY DEED OF UNION CAMP CORPORATION DATED DECEMBER 26, 1997 AND RECORDED DECEMBER 29, 1997 IN DEED BOOK 994, PAGE 412 IN THE ROD OFFICE OF BEAUFORT COUNTY, SOUTH CAROLINA.

DKE

EXHIBIT A-1 TO DEED OF RIGHT-OF-WAY

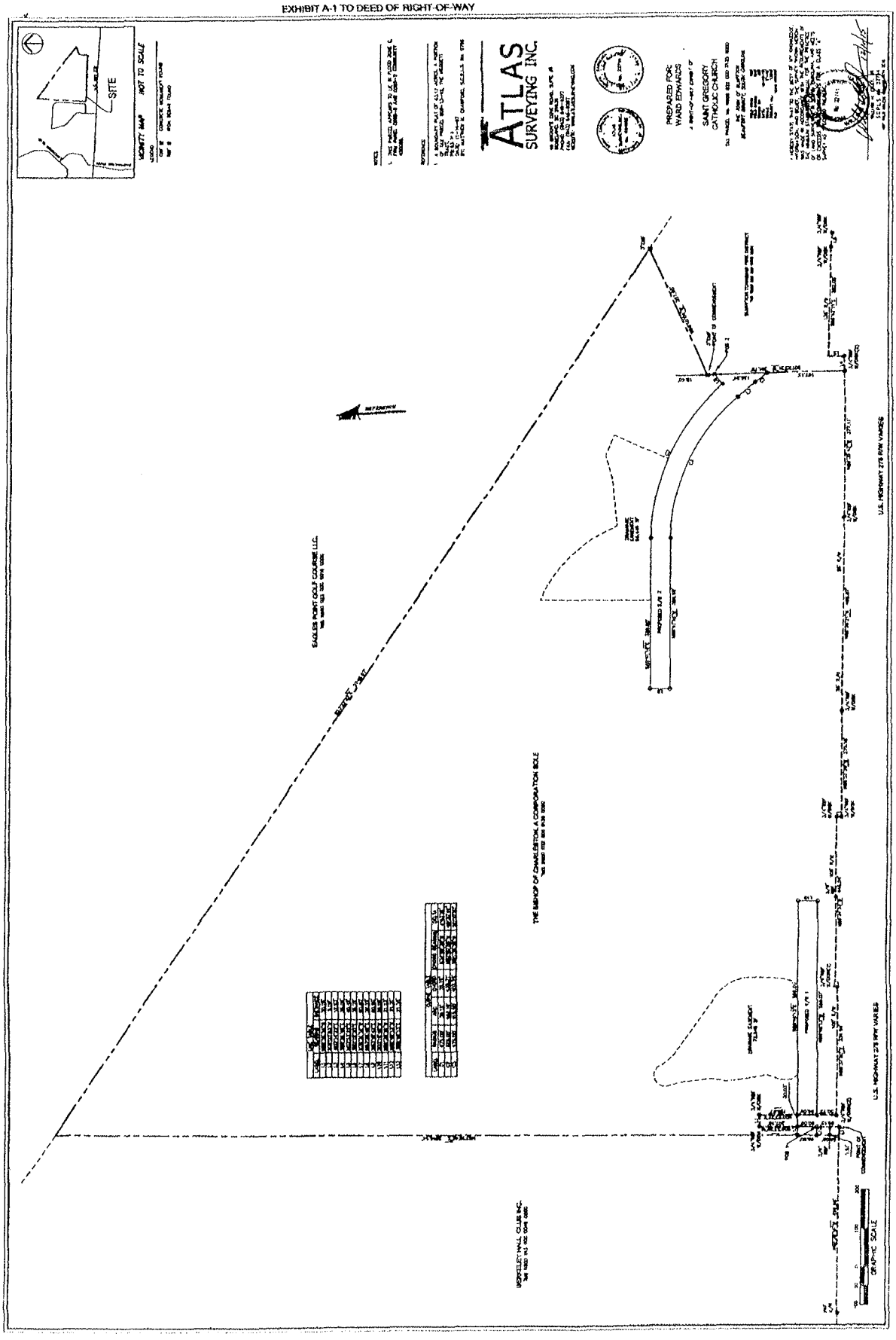


EXHIBIT "B-3" TO SUPPLEMENT

Deed to BJWSA

(please see attached)

4/JRB/Tupper 8385

RECORDED
2018 May -30 01:53 PM
BEAUFORT COUNTY AUDITOR

BEAUFORT COUNTY SC - ROD
BK 3669 Pgs 2349-2352
FILE NUM 2018027452
05/22/2018 04:03:58 PM
REC'D BY rbing RCPT# 892096
RECORDING FEES $10.00

This instrument was prepared by the law firm of
Tupper, Grimsley, Dean & Canaday, P.A.
611 Bay Street
Beaufort, SC 29902
843/524-1116

ADD DMP Record 5/23/2018 10:52:53 AM
BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R600	022	000	1120	0000	00

TG&D File #0075

TAX REF: R600 022 000 0125 0000 (PORTION OF)

**********AREA ABOVE THIS LINE RESERVED FOR RECORDING**********

STATE OF SOUTH CAROLINA)
) **TITLE TO REAL ESTATE**
COUNTY OF BEAUFORT)

KNOW ALL MEN BY THESE PRESENTS, THAT BISHOP OF CHARLESTON, a Corporation Sole, in the State aforesaid, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), to me in hand paid at and before the sealing of these presents by BEAUFORT-JASPER WATER & SEWER AUTHORITY, INC., 6 Snake Road, Okatie, South Carolina 29909 (sometimes referred to herein as "Grantee"), in the State aforesaid, for which the receipt whereof is hereby acknowledged, have, subject to the easements, restrictions, reservations and conditions set forth below, granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said BEAUFORT-JASPER WATER & SEWER AUTHORITY, INC., its Successors and Assigns forever, the following described real property, to-wit:

SEE ATTACHED SCHEDULE "A"

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

This conveyance is made subject to all easements, restrictions, reservations and conditions of record and matters that would be reflected on a current survey of the property. Furthermore,

Grantor, for itself and its successors and assigns, reserves the right, from time to time, to relocate the access easement serving the property at its own expense. In the event that Grantor should determine it necessary or appropriate to relocate the New BJWSA Pump Station and the Access Easement (as defined on Schedule A) in the future, Grantee, by accepting this Title to Real Estate, agrees for itself and its successors and assigns to cooperate reasonably with Grantor to relocate the New BJWSA Pump Station and Access Easement to a new location on Grantor's property to be conveyed to Grantee in exchange for the reconveyance to Grantor of the property described on Schedule A, all at Grantor's sole cost.

TO HAVE AND TO HOLD, all and singular the said Premises before mentioned unto the said BEAUFORT-JASPER WATER & SEWER AUTHORITY, INC., its Successors and Assigns forever.

AND, Grantor does hereby bind itself and its successors and assigns to warrant and forever defend, all and singular, the said Premises unto the said BEAUFORT-JASPER WATER & SEWER AUTHORITY, INC., its Successors and Assigns, from and and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

[The remainder of this page intentionally left blank. The signature page follows.]

WITNESS the Hand and Seal this 4th day of May, 2018.

SIGNED SEALED AND DELIVERED
IN THE PRESENCE OF:

Witness signature

Notary Public signature

BISHOP OF CHARLESTON,
A CORPORATION SOLE

By:
Name: John L. Barker
Its: CFO

****

STATE OF SOUTH CAROLINA)
)SS **ACKNOWLEDGMENT**
COUNTY OF CHARLESTON)

The foregoing instrument was acknowledged before me by Bishop of Charleston, a Corporation Sole, by John L. Barker, its CFO.

WITNESS my signature as of the 4th day of May, 2018.

Notary Public for South Carolina
Printed Name of Notary Public:
Elaine H. Fowler

My Commission Expires: 12/15/2026

SCHEDULE "A"

ALL that certain piece, parcel or lot of land, situate, lying and being in the Meggett Tract Section of Beaufort County, South Carolina, containing 2,500 Sq. Ft., 0.057 Ac., and designated as NEW BJWSA PUMP STATION on that certain plat consisting of three (3) pages, entitled "A Subdivision and Utility/Access Easement Plat at St. Gregory the Great Sewer Expansion" prepared by Atlas Surveying, Inc., certified by Mark Ellis Lamb, Sr., dated March 12, 2018, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Plat Book 149 at Page 63.

Together with the right of ingress and egress over and upon the "30' New BJWSA Access Easement", as depicted on the above-referenced plat, and other property of Grantor necessary to access and connect the property hereinabove described to the right of way of S.C. Highway 278.

This being a portion of the property conveyed to the Grantor herein by deed of Union Camp Corporation dated November 25, 1997, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Records Book 994 at Page 412.

TAX REF: R600 022 000 0125 0000 (portion of)

EXHIBIT "C" TO SUPPLEMENT

Boundary Plat

(please see attached)

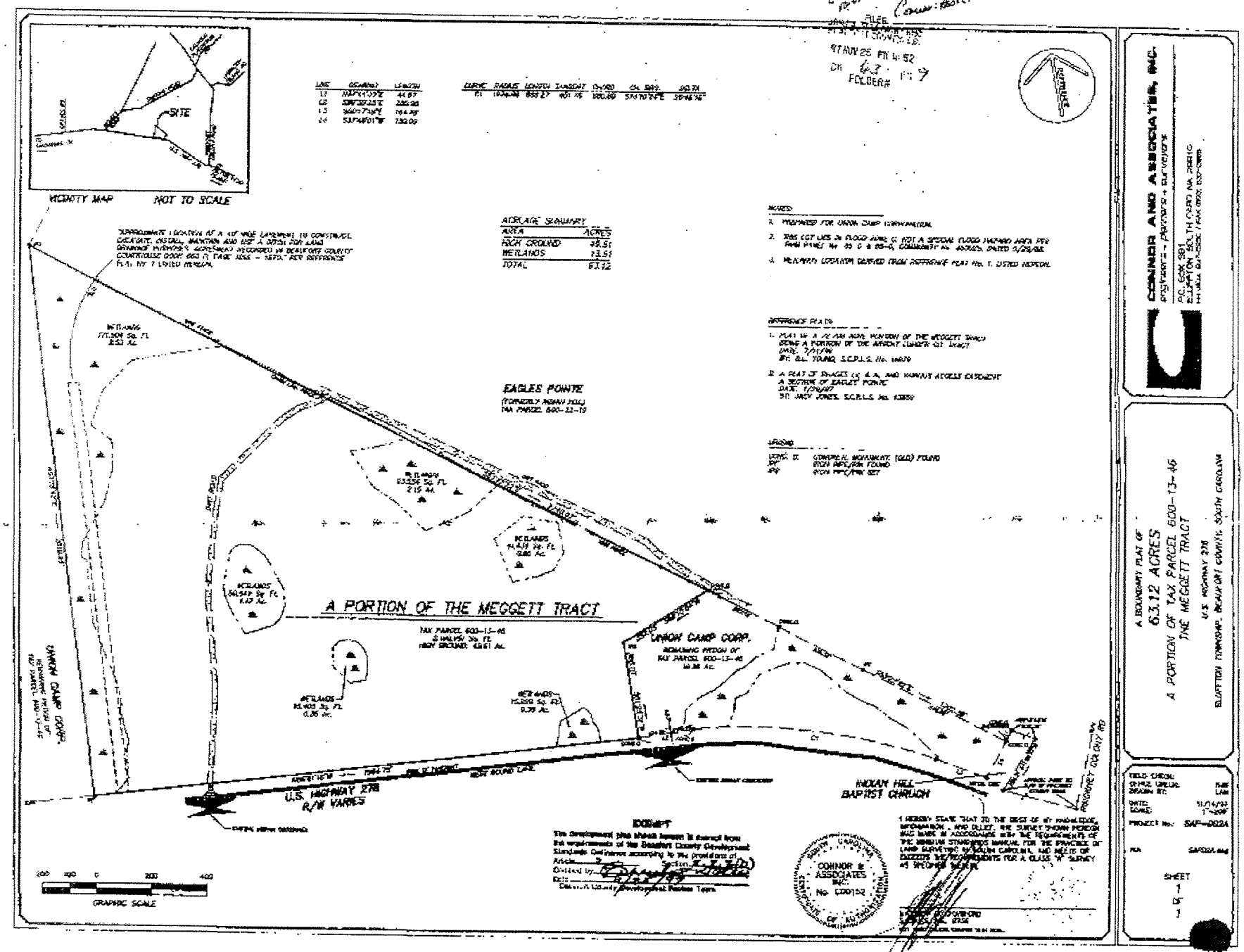
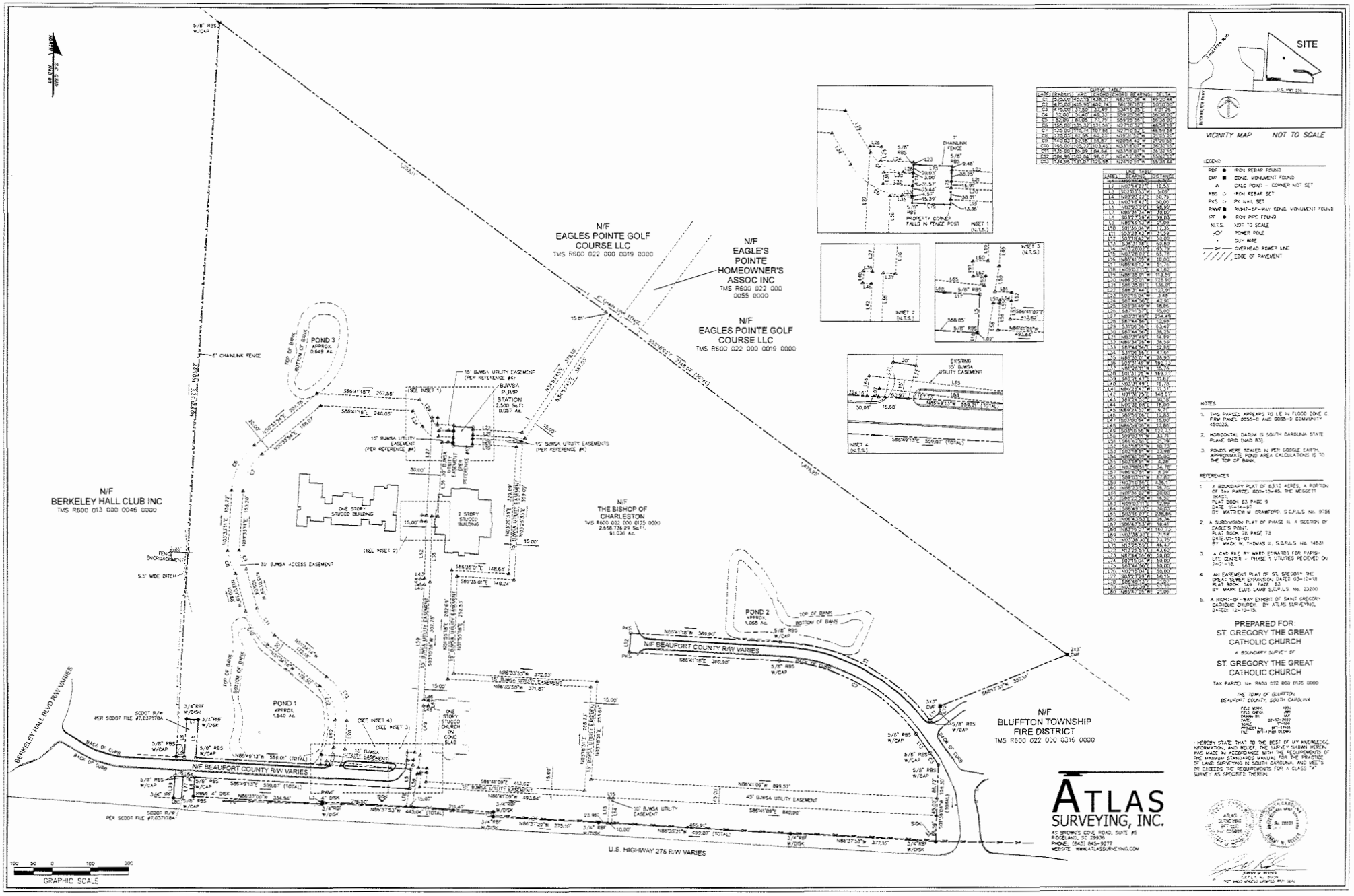

VICINITY MAP
NOT TO SCALE
SITE
ACREAGE SUMMARY
AREA ACRES
HIGH GROUND 48.51
WETLANDS 13.61
TOTAL 62.12
EAGLES POINTE
(FORMERLY INDIAN HILL)
TAX PARCEL 600-13-19
A PORTION OF THE MEGGETT TRACT
TAX PARCEL 600-13-46
UNION CAMP CORP.
REMAINING PORTION OF
TAX PARCEL 600-13-46
U.S. HIGHWAY 278
R/W VARIES
INDIAN HILL
BAPTIST CHURCH
GRAPHIC SCALE
DRAFT
COMMERCIAL MONUMENT (OLD) FOUND
IRON REBAR/PIN FOUND
IRON PIPE/PIN SET
CONNOR & ASSOCIATES, INC.
No. C001052
CONNOR AND ASSOCIATES, INC.
ENGINEERS + PLANNERS + SURVEYORS
P.O. BOX 381
BLUFFTON, SOUTH CAROLINA 29910
A BOUNDARY PLAT OF
62.12 ACRES
A PORTION OF TAX PARCEL 600-13-46
THE MEGGETT TRACT
U.S. HIGHWAY 278
BLUFFTON TOWNSHIP, BEAUFORT COUNTY, SOUTH CAROLINA
SHEET
1
OF
1

EXHIBIT "C-1" TO SUPPLEMENT

A Boundary Survey of St. Gregory the Great Catholic Church

(please see attached)



CURVE TABLE						
CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C1	1532.00'	1452.53'	1398.19'	N58°49'13"W	54°19'58"
C2	1432.00'	1439.90'	1379.42'	N58°49'13"W	57°36'00"
C3	1432.00'	13.62'	13.62'	N30°01'13"W	0°32'41"
C4	25.00'	39.27'	35.36'	N41°18'47"E	90°00'00"
C5	1532.00'	13.62'	13.62'	N30°01'13"W	0°30'33"
C6	1532.00'	1452.53'	1398.19'	N58°49'13"W	54°19'58"
C7	1235.00'	1170.74'	1127.56'	N57°49'13"W	54°19'58"
C8	1770.00'	1677.96'	1615.62'	N57°49'13"W	54°19'58"
C9	1432.00'	1357.94'	1308.07'	N57°49'13"W	54°19'58"
C10	1532.00'	1452.53'	1398.19'	N58°49'13"W	54°19'58"
C11	1535.00'	1455.39'	1401.04'	N58°49'13"W	54°19'58"
C12	1535.00'	1455.39'	1401.04'	N58°49'13"W	54°19'58"
C13	1534.99'	1531.07'	1468.98'	N24°01'31"W	57°09'44"

LINE TABLE		
LINE	BEARING	LENGTH
L1	N01°13'13"E	15.00'
L2	N01°13'13"E	15.00'
L3	N01°13'13"E	15.00'
L4	N01°13'13"E	15.00'
L5	N01°13'13"E	15.00'
L6	N01°13'13"E	15.00'
L7	N01°13'13"E	15.00'
L8	N01°13'13"E	15.00'
L9	N01°13'13"E	15.00'
L10	N01°13'13"E	15.00'
L11	N01°13'13"E	15.00'
L12	N01°13'13"E	15.00'
L13	N01°13'13"E	15.00'
L14	N01°13'13"E	15.00'
L15	N01°13'13"E	15.00'
L16	N01°13'13"E	15.00'
L17	N01°13'13"E	15.00'
L18	N01°13'13"E	15.00'
L19	N01°13'13"E	15.00'
L20	N01°13'13"E	15.00'
L21	N01°13'13"E	15.00'
L22	N01°13'13"E	15.00'
L23	N01°13'13"E	15.00'
L24	N01°13'13"E	15.00'
L25	N01°13'13"E	15.00'
L26	N01°13'13"E	15.00'
L27	N01°13'13"E	15.00'
L28	N01°13'13"E	15.00'
L29	N01°13'13"E	15.00'
L30	N01°13'13"E	15.00'
L31	N01°13'13"E	15.00'
L32	N01°13'13"E	15.00'
L33	N01°13'13"E	15.00'
L34	N01°13'13"E	15.00'
L35	N01°13'13"E	15.00'
L36	N01°13'13"E	15.00'
L37	N01°13'13"E	15.00'
L38	N01°13'13"E	15.00'
L39	N01°13'13"E	15.00'
L40	N01°13'13"E	15.00'
L41	N01°13'13"E	15.00'
L42	N01°13'13"E	15.00'
L43	N01°13'13"E	15.00'
L44	N01°13'13"E	15.00'
L45	N01°13'13"E	15.00'
L46	N01°13'13"E	15.00'
L47	N01°13'13"E	15.00'
L48	N01°13'13"E	15.00'
L49	N01°13'13"E	15.00'
L50	N01°13'13"E	15.00'
L51	N01°13'13"E	15.00'
L52	N01°13'13"E	15.00'
L53	N01°13'13"E	15.00'
L54	N01°13'13"E	15.00'
L55	N01°13'13"E	15.00'
L56	N01°13'13"E	15.00'
L57	N01°13'13"E	15.00'
L58	N01°13'13"E	15.00'
L59	N01°13'13"E	15.00'
L60	N01°13'13"E	15.00'
L61	N01°13'13"E	15.00'
L62	N01°13'13"E	15.00'
L63	N01°13'13"E	15.00'

LEGEND

RBF ●	IRON REBAR FOUND
CMF ■	CONC. MONUMENT FOUND
⊿	CALC POINT – CORNER NOT SET
RBS ○	IRON REBAR SET
PKS ○	PK NAIL SET
RWMF ■	RIGHT-OF-WAY CONC. MONUMENT FOUND
IPF ●	IRON PIPE FOUND
N.T.S.	NOT TO SCALE
-○-	POWER POLE
•	GUY WIRE
OHP	OVERHEAD POWER LINE
	EDGE OF PAVEMENT

NOTES

1. THIS PARCEL APPEARS TO LIE IN FLOOD ZONE C, FIRM PANEL 0050-D AND 0085-D COMMUNITY 450025.
2. HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE GRID (NAD 83).
3. PONDS WERE SCALED IN PER GOOGLE EARTH. APPROXIMATE POND AREA CALCULATIONS IS TO THE TOP OF BANK.

REFERENCES

1. A BOUNDARY PLAT OF 63.12 ACRES, A PORTION OF TAX PARCEL 600-13-46, THE MEGGETT TRACT. PLAT BOOK 63 PAGE 9 DATED: 10-14-97 BY: MATTHEW M. CRAWFORD, S.C.R.L.S. No. 9756
2. A SUBDIVISION PLAT OF PHASE III, A SECTION OF EAGLE'S POINTE. PLAT BOOK 78 PAGE 73 DATED: 01-10-01 BY: MACK H. THOMAS III, S.C.R.L.S. No. 14531
3. A CAD FILE BY WARD EDWARDS FOR PARISH LIFE CENTER – PHASE 1 UTILITIES RECEIVED ON 7-31-18.
4. AN EASEMENT PLAT OF ST. GREGORY THE GREAT SEWER EXPANSION DATED 03-12-10 PLAT BOOK 149 PAGE 83 BY: MARK ELLIS, LAND S.C.P.L.S. No. 23200
5. A RIGHT-OF-WAY EXHIBIT OF SAINT GREGORY CATHOLIC CHURCH. BY: ATLAS SURVEYING, DATED: 12-19-19.

PREPARED FOR:
ST. GREGORY THE GREAT
CATHOLIC CHURCH

A BOUNDARY SURVEY OF
ST. GREGORY THE GREAT
CATHOLIC CHURCH

TAX PARCEL No. R600 022 000 0125 0000

THE TOWN OF BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK:	NDN
FIELD CHECK:	JMP
DRAWN BY:	MAA
DATE:	03-12-2020
SCALE:	1"=100'
PROJECT No.:	BFT-11700
FILE:	BFT-11700 BT.DWG

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

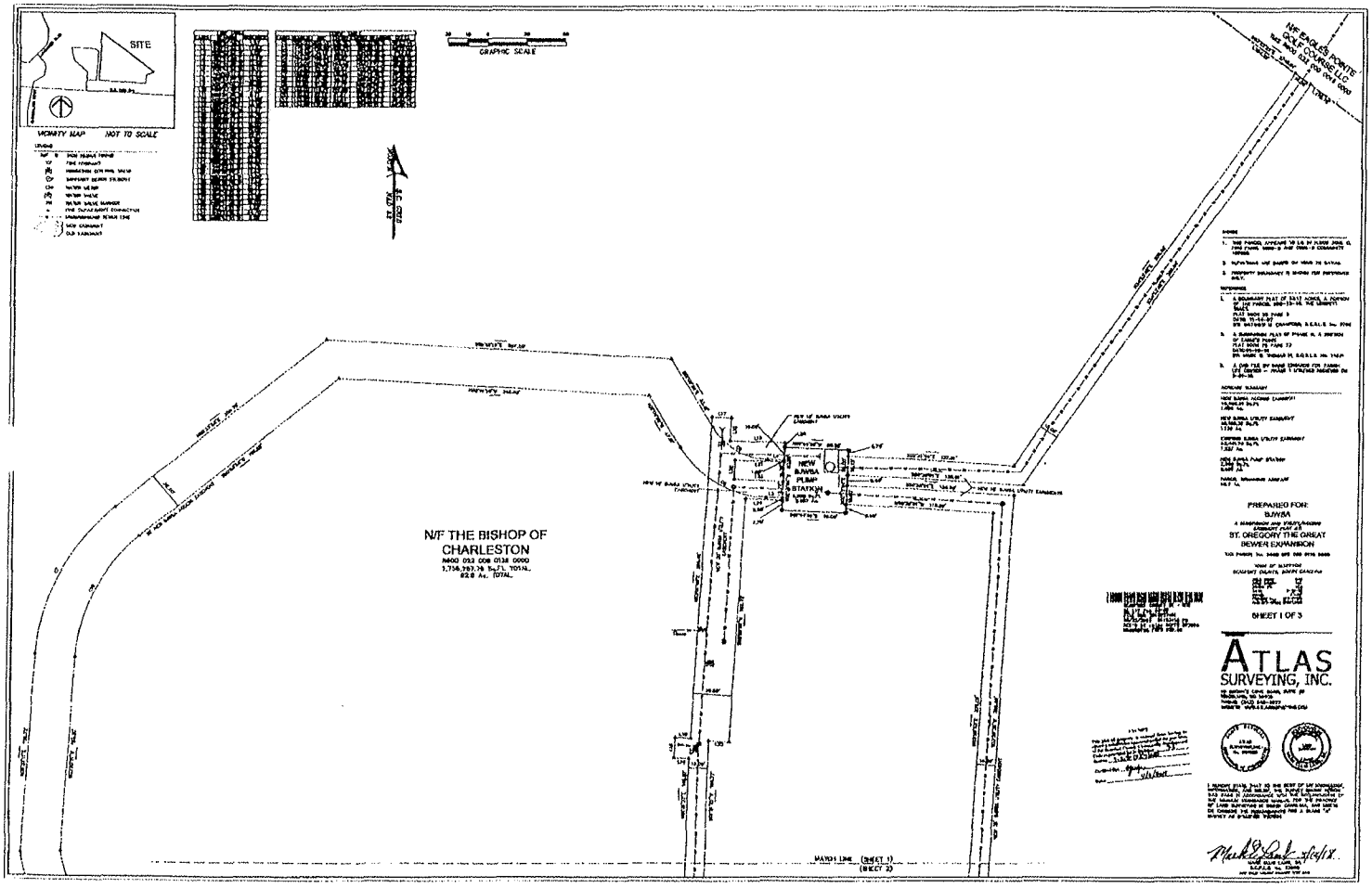
ATLAS
SURVEYING, INC.
48 BROWN'S COVE ROAD, SUITE #5
RIDGELAND, SC 29936
PHONE: (843) 645-9272
WEBSITE: WWW.ATLASSURVEYING.COM

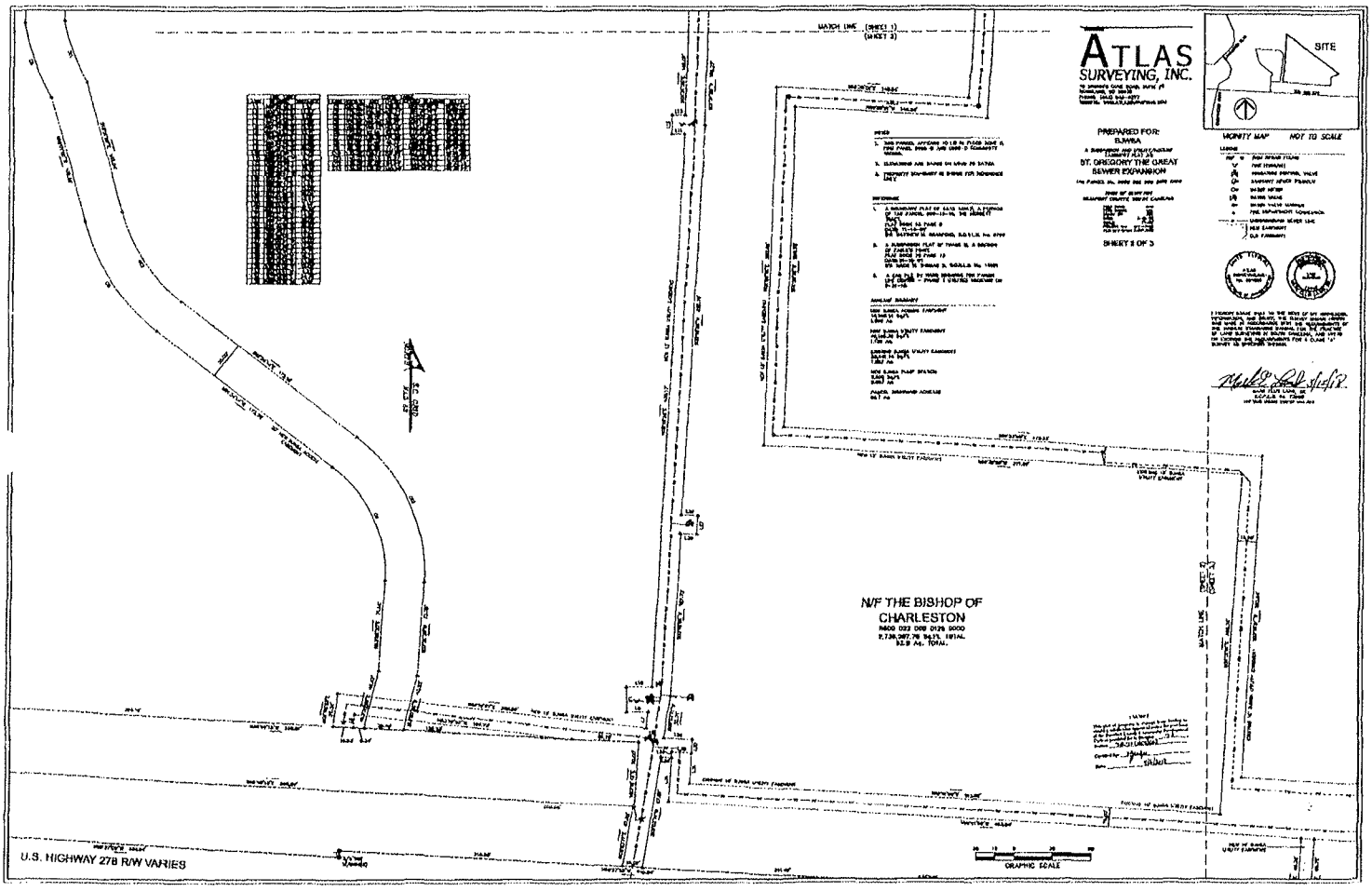
NOT VALID UNLESS SIGNED WITH SEAL

EXHIBIT "C-2" TO SUPPLEMENT

A Subdivision and Utility Access Easement Plat

(please see attached)


SITE
VICINITY MAP NOT TO SCALE
GRAPHIC SCALE
NEW EAGLES POINTE GOLF COURSE, LLC
N/F THE BISHOP OF CHARLESTON
NEW BJWSA PUMP STATION
PREPARED FOR:
BJWSA
ST. GREGORY THE GREAT SEWER EXPANSION
SHEET 1 OF 3
ATLAS SURVEYING, INC.
MATCH LINE (SHEET 1) (SHEET 2)


ATLAS
SURVEYING, INC.
PREPARED FOR:
ST. GREGORY THE GREAT
SEWER EXPANSION
SHEET 3 OF 3
VICINITY MAP
NOT TO SCALE
SITE
MATCH LINE (SHEET 1) (SHEET 3)
N/F THE BISHOP OF
CHARLESTON
U.S. HIGHWAY 278 R/W VARIES
GRAPHIC SCALE

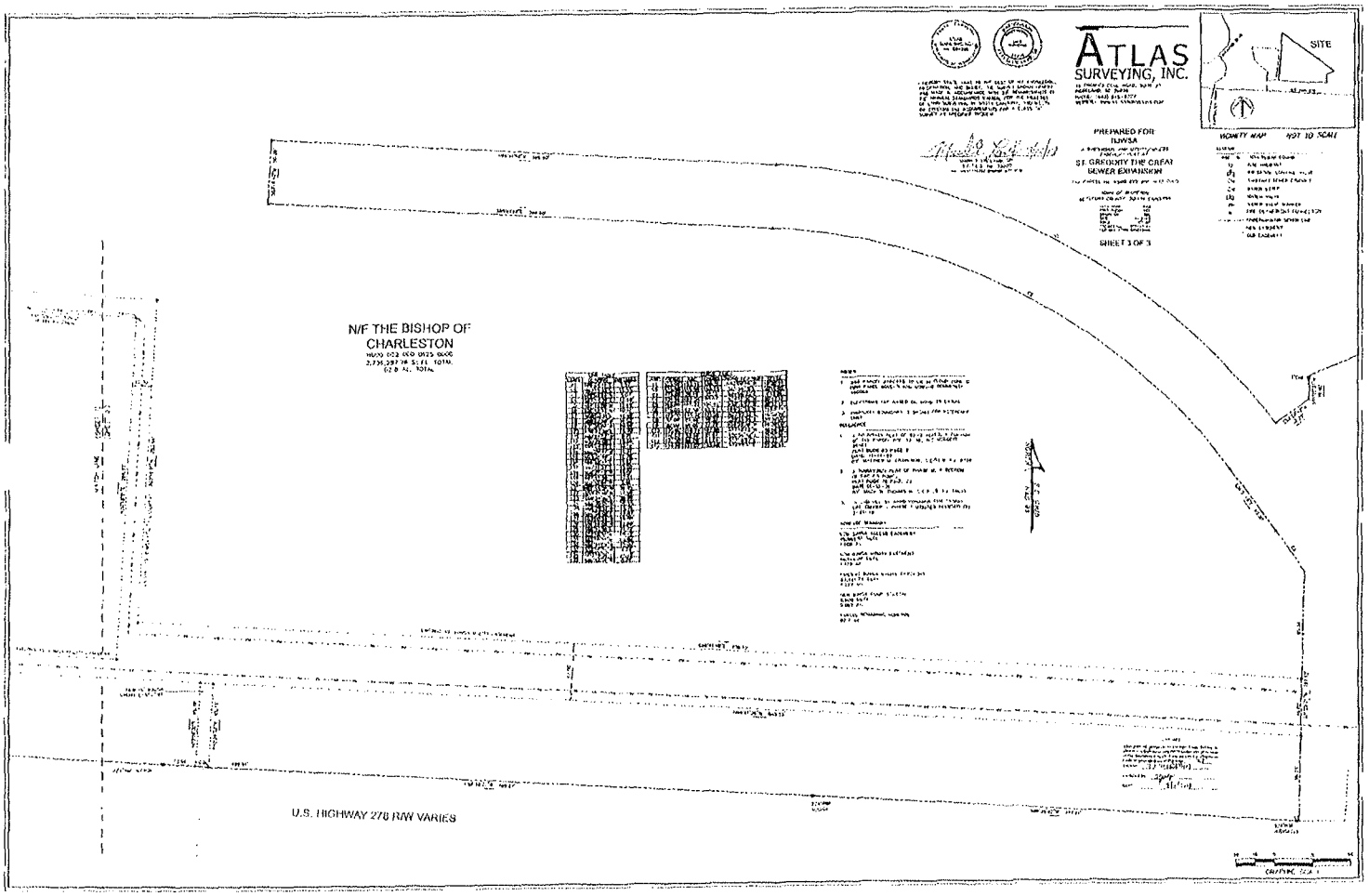

ATLAS
SURVEYING, INC.
SITE
VICINITY MAP NOT TO SCALE
PREPARED FOR
SHEET 3 OF 3
N/F THE BISHOP OF
CHARLESTON
U.S. HIGHWAY 278 R/W VARIES

EXHIBIT "D" TO SUPPLEMENT

Existing Conditions Plan

(please see attached)



Witmer Jones Keefer Ltd.

MAY, 2010

EXISTING CONDITIONS PLAN
FOR
ST. GREGORY THE GREAT
BLUFFTON, SOUTH CAROLINA

N

0 50 100 150 200 250 300 350 400

Scale 1" = 100'

Note: Plan is conceptual in nature and subject to change

EXHIBIT "E" TO SUPPLEMENT

Future Annexation Area Map
(Map 8.1)
of the Comprehensive Plan

(please see attached)

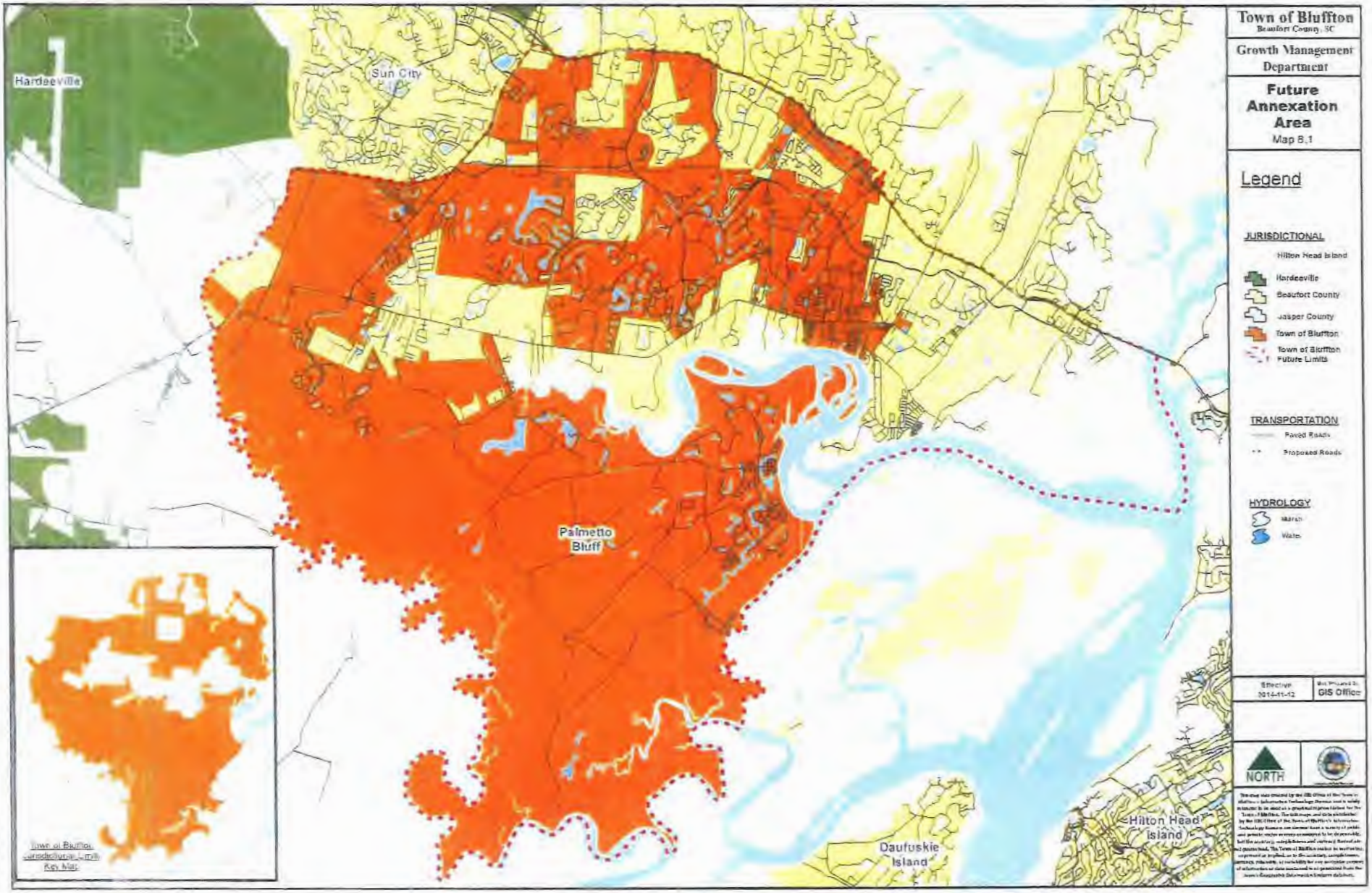

Hardeeville
Sun City
Palmetto Bluff
Daufuskie Island
Hilton Head Island
Town of Bluffton
Beaufort County, SC
Growth Management Department
Future Annexation Area
Map 8.1
Legend
JURISDICTIONAL
Hilton Head Island
Hardeeville
Beaufort County
Jasper County
Town of Bluffton
Town of Bluffton Future Limits
TRANSPORTATION
Paved Roads
Proposed Roads
HYDROLOGY
Marsh
Water
Effective
2014-11-12
GIS Office
NORTH
Town of Bluffton Jurisdictional Limits Key Map

EXHIBIT "E-1" TO SUPPLEMENT

Future Land Use Map
of the Comprehensive Plan

(please see attached)

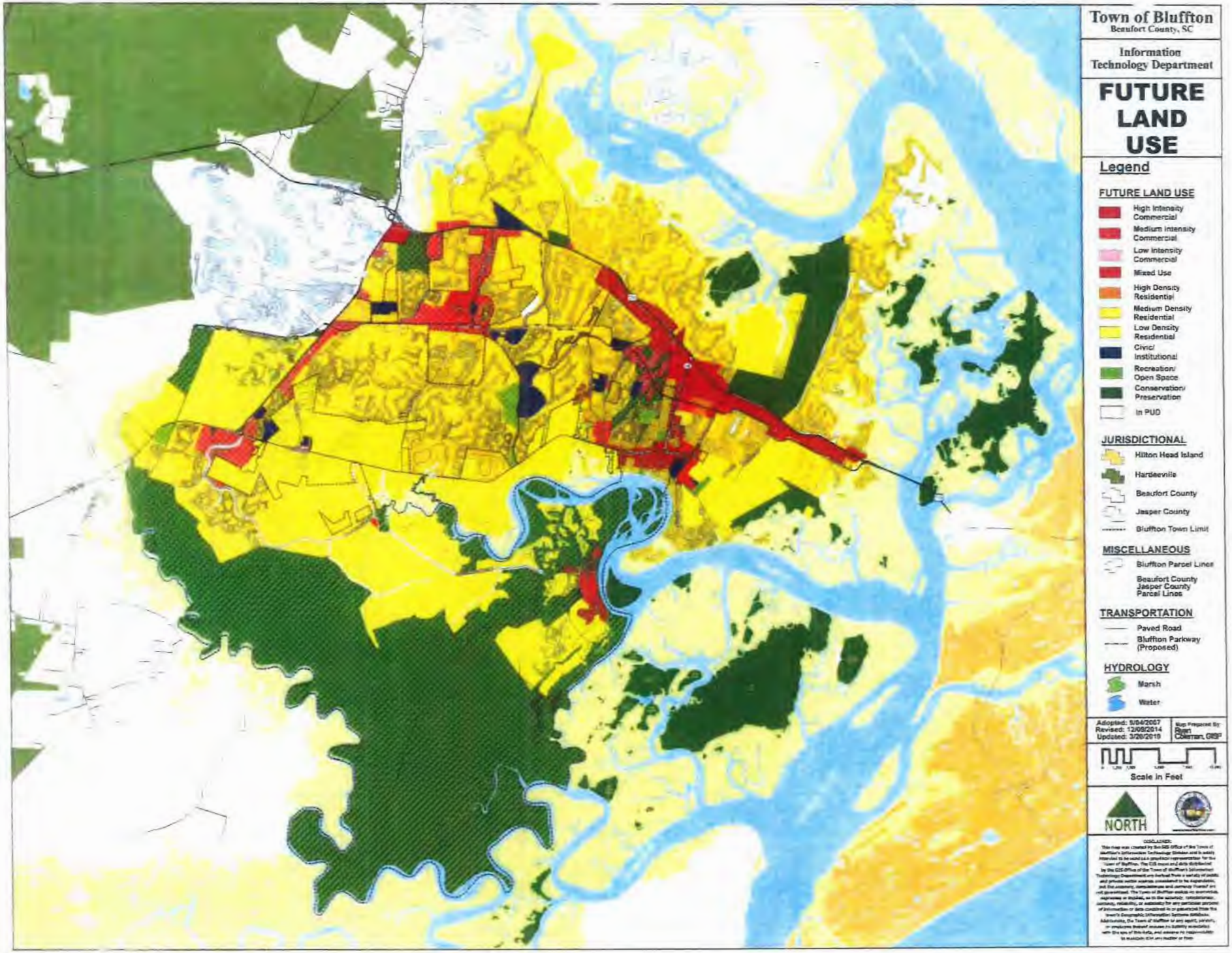
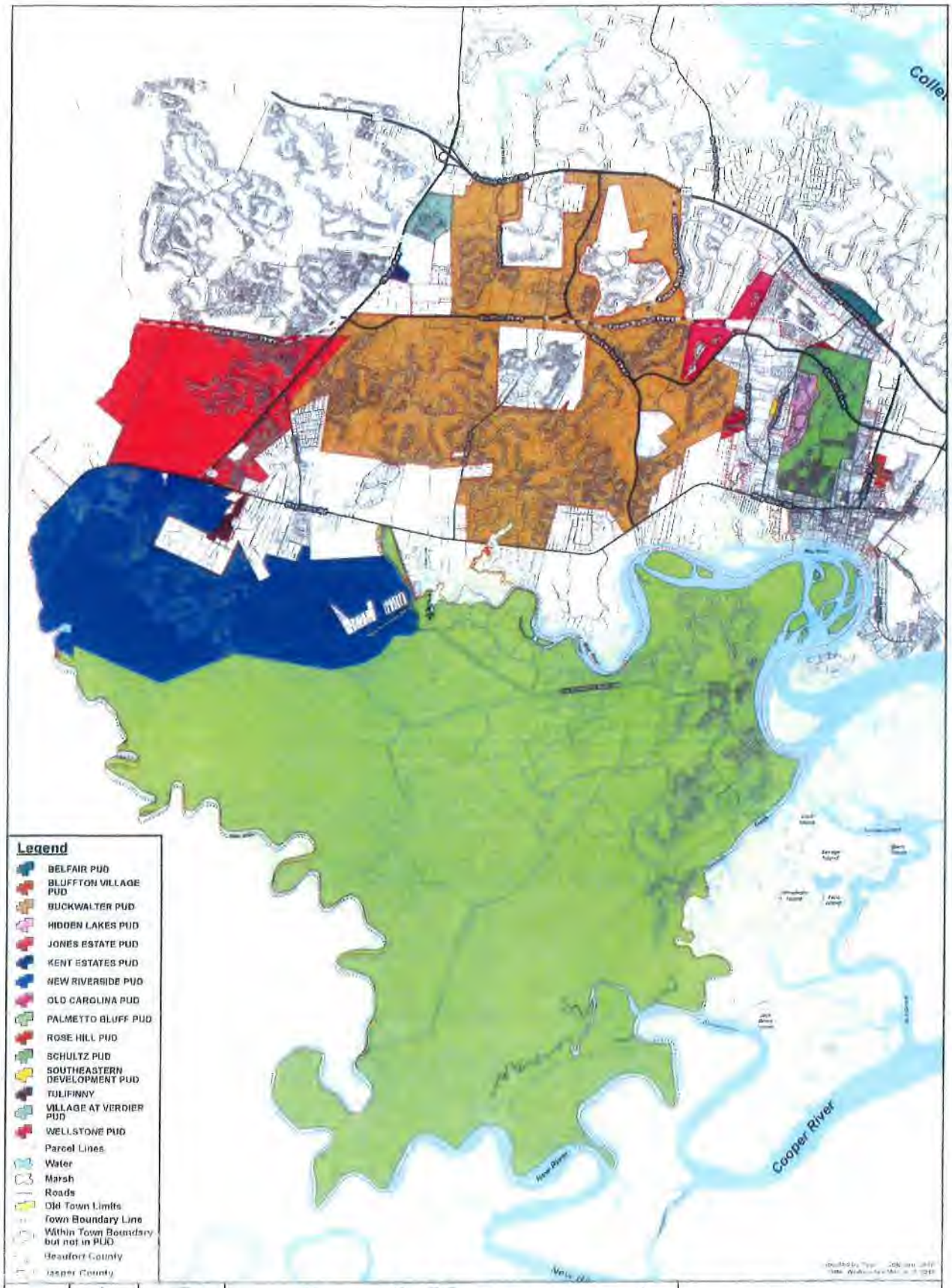

Town of Bluffton
Beaufort County, SC
Information Technology Department
FUTURE LAND USE
Legend
FUTURE LAND USE
High Intensity Commercial
Medium Intensity Commercial
Low Intensity Commercial
Mixed Use
High Density Residential
Medium Density Residential
Low Density Residential
Civic/ Institutional
Recreation/ 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: 5/04/2007
Revised: 12/09/2014
Updated: 3/20/2019
Map Prepared By: Ryan Coleman, GISP
Scale in Feet
NORTH
DISCLAIMER:

EXHIBIT "F" TO SUPPLEMENT

Town Growth Management Department Planned Unit Development Map

(please see attached)



PLANNED UNIT DEVELOPMENTS

EXHIBIT "G" TO SUPPLEMENT

Amended Petition for Annexation

(please see attached)

STATE OF SOUTH CAROLINA	)	**AMENDED PETITION FOR ANNEXATION**
	)	**TO**
COUNTY OF BEAUFORT	)	**THE TOWN OF BLUFFTON, SOUTH CAROLINA**

TO THE HONORABLE MAYOR AND TOWN COUNCIL OF THE TOWN OF BLUFFTON, SOUTH CAROLINA

The undersigned petitioner, being the 100% freehold owner of the real property hereinafter described on Exhibit "A" attached hereto and made a part hereof being a 61.036 acre parcel of real property identified by Beaufort County Tax Map number **R600 022 000 0125 0000**, requests annexation into the Town of Bluffton, South Carolina and does hereby petition the Honorable Mayor and Town Council of the Town of Bluffton so as to become a part thereof pursuant to Section 5 – 3 – 150(3) of the South Carolina Code of Laws.

1. The property to be annexed is that described and set forth in Exhibit "A" attached hereto and made a part hereof (the "**Property**").

2. The Property comprises approximately 61.036 acres and is located on the northern side of U.S. Highway 278 across from the Buckwalter Planned Unit Development as shown on that certain boundary survey entitled "Boundary Survey Prepared for: St. Gregory the Great Catholic Church," dated December 19, 2019, prepared by Atlas Surveying, Inc., Jeremy W. Reeder, SCPLS # 28159.

3. The Property is adjacent to other lands within the Town of Bluffton.

4. The petitioner requests that the Property be zoned Buckwalter Planned Unit Development and Saint Gregory the Great Planning Area.

WHEREFORE, your petitioner prays that the Town of Bluffton agrees to accept this petition and annex the aforesaid described Property.

IN WITNESS WHEREOF, petitioner has hereunto set its hand and seal this 6th day of February, 2020.

WITNESSES:

(Witness signs here)

(Witness signs here)

THE BISHOP OF CHARLESTON
A Corporation Sole

By: John L. Barker
Its: Chief Financial Officer

EXHIBIT "A"

ALL that certain piece, parcel, and tract of land containing 63.12 acres, more or less, situate, lying and being in the Meggett Tract Section of Beaufort County, South Carolina, with said tract more specifically shown and described on a plat thereof entitled "A Boundary Plat of 63.12 Acres A Portion Of Tax Parcel 600-13-46 The Meggett Tract", prepared by Connor & Associates, Inc., certified by Matthew L. Crawford, S.C.R.L.S. No. 9756, dated November 14, 1997 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 63 at Page 9.

LESS AND EXCEPT that certain 0.33 acre parcel, more or less, shown as "Area of Acquisition" on that certain Title to Real Estate date February 11, 2011 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 3040 at Page 2187.

LESS AND EXCEPT those certain "Frontage Roads" more particularly shown and described in that certain Deed of Right-of-Way in favor of Beaufort County, a political subdivision of the State of South Carolina dated December 14, 2015 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 3460 at Pages 1928-1931.

LESS AND EXCEPT that certain 0.057 acre parcel, more or less, designated as "New Pump Station" on that certain plat of survey consisting of three (3) pages, entitled "A Subdivision and Utility/Access Easement Plat at St. Gregory the Great Sewer Expansion," prepared by Atlas Surveying Inc., certified by Mark Ellis Lamb, Sr., dated March 12, ,2018 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 149 at Page 63.

TMS #: R600 022 000 0125 0000

STATE OF SOUTH CAROLINA	)	AMENDED PETITION FOR ANNEXATION
	)	TO
COUNTY OF BEAUFORT	)	THE TOWN OF BLUFFTON, SOUTH CAROLINA

TO THE HONORABLE MAYOR AND TOWN COUNCIL OF THE TOWN OF BLUFFTON, SOUTH CAROLINA

The undersigned petitioner, being the 100% freehold owner of the real property hereinafter described on Exhibit "A" attached hereto and made a part hereof being a 0.057 acre parcel of real property identified by Beaufort County Tax Map number **R600 022 000 1120 0000,** requests annexation into the Town of Bluffton, South Carolina and does hereby petition the Honorable Mayor and Town Council of the Town of Bluffton so as to become a part thereof pursuant to Section 5 – 3 – 150(3) of the South Carolina Code of Laws.

1. The property to be annexed is that described and set forth in Exhibit "A" attached hereto and made a part hereof (the "**Property**").

2. The Property comprises approximately 0.057 acres and is located within the St. Gregory the Great Church and School Campus on the northern side of U.S. Highway 278 across from the Buckwalter Planned Unit Development.

3. The Property surrounded by a single parcel which is adjacent to other lands within the Town of Bluffton which is seeking annexation into the Town.

4. The petitioner requests that the Property be zoned Buckwalter Planned Unit Development and Saint Gregory the Great Planning Area.

WHEREFORE, your petitioner prays that the Town of Bluffton agrees to accept this petition and annex the aforesaid described Property.

IN WITNESS WHEREOF, petitioner has hereunto set its hand and seal this 18 day of FEBRUARY, 2020.

WITNESSES:

(Witness signs here)

(Witness signs here)

BEAUFORT-JASPER WATER & SEWER AUTHORITY

By: BRIAN CHEMSAK

Its: DIRECTOR OF ENGINEERING

EXHIBIT "A"

ALL that certain piece, parcel, and tract of land containing 0.057 acres, more or less, designated as "New Pump Station" on that certain plat of survey consisting of three (3) pages, entitled "A Subdivision and Utility/Access Easement Plat at St. Gregory the Great Sewer Expansion," prepared by Atlas Surveying Inc., certified by Mark Ellis Lamb, Sr., dated March 12, 2018 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 149 at Page 63.

TMS #: R600 022 000 1120 0000

EXHIBIT "H" TO SUPPLEMENT

Agency Letter

(please see attached)

BEAUFORT - JASPER
WATER & SEWER
AUTHORITY

Our mission: Inspire trust and enhance public health

BOB MANTEUFFEL, GENERAL MANAGER

July 1, 2019

Planning Commission and
Town Council of the Town of Bluffton

Re: Petition for Annexation – Saint Gregory the Great Catholic Church Campus BJWSA Pump Station Site – Beaufort County Tax Map R600 022 000 1120 0000

Dear Ladies and Gentlemen:

Please let this letter serve to evidence the authorization by the owner of the property identified above for the Bishop of Charleston, a Corporation sole, to submit a Petition for Annexation (100% Petition Method), Application for Zoning Map Amendment and Amendment to the Town Comprehensive Plan and any related or associate applications necessary and appropriate to accomplish the proposed annexation of the above referenced parcel.

Sincerely,

B Chemsak

Brian Chemsak, PE

EXHIBIT "I" TO SUPPLEMENT

Zoning Verification Letter

(please see attached)

COUNTY COUNCIL OF BEAUFORT COUNTY
Beaufort County Community Development
Multi Government Center • 100 Ribaut Road
Post Office Drawer 1228, Beaufort, SC 29901-1228
OFFICE (843) 255-2170
FAX (843) 255-9446

March 12, 2019

Mr. Walter J. Nester, III
Burr & Forman LLP
Post Office Drawer 3
Hilton Head Island, SC 29938

Re: Zoning Verification Letter – St. Gregory The Great Catholic Church/School Complex
District 600, Map 022, Parcel 0125
31 Fording Island Road, Bluffton

Dear Mr. Nester:

This is to certify that the referenced property, located at 31 Fording Island Road, and further defined as R600-022-0125-0000, and being located in Bluffton District, is zoned C3 Neighborhood Mixed-Use (C3NMU). Schools, Public or Private are permitted uses, and Meeting Facility/Places of Worship (15,000 gsf or greater) are conditional uses within this zoning district.

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 "J" TO SUPPLEMENT

Campus Master Plan

(please see attached)



Wilmer Jones Keefer Ltd.
landscape architecture
land planning
www.wjkltd.com

FEBRUARY, 2020

CAMPUS MASTER PLAN
FOR
ST. GREGORY THE GREAT
BLUFFTON, SOUTH CAROLINA

0 50 100 150 200 250 300 350 400

Scale 1" = 100'

Note: Plan is conceptual in nature and subject to change

EXHIBIT "K" TO SUPPLEMENT

Table of Comparative Land Uses

(please see attached)

Comparison of Current Beaufort County and Proposed Town of Bluffton Zoning District Land Uses

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

Land Use Type	Jurisdiction/ Zoning District		
	Beaufort County	Buckwalter Planned Unit Development	Town of Bluffton
	C-3 Neighborhood Mixed Use (C3NMU)1	Saint Gregory The Great Land Use Tract	General Mixed Use (GM)3
Agriculture			
Agricultural Support Services	TCP	P	P
Forestry	P	P	---
Horse Riding School, Horse Training, Commercial Stables	C	P	P
Seafood/Shelfish Packaging/Processing	---	---	SE
Residential			
Dwelling: Single-Family Detached Unit	P	P	P
Dwelling: Single-Family Attached Unit	P	P	P
Dwelling: Two Family Unit (Duplex)	P	P	---
Dwelling: Multifamily Unit	C	P	P
Dwelling: Accessory Unit	C	P	C
Dwelling: Family Compound	C	P	---
Dwelling: Group Home	P	P	P
Community Residence	TCP	P	---
Home Office	C	P	P
Home Business	TCP	P	P
Live/Work	TCP	P	---
Retail & Restaurants			
General Retail 50,000 SF or less	---	P	---
General Retail with Drive-Thru	---	P	P
Bar, Tavern, Nightclub	---	C	---
Gas Station/Fuel Sales	C	P	P
Outdoor Sales	---	P	C
Restaurant, Café, Coffee Shop	TCP	P	C
Restaurant, Café, Coffee Shop with Drive-Thru	---	P	C
Vehicle Sales & Rental Light	---	P	P
Offices & Services			
Adult Oriented Business	---	---	SE
Artisan Workshop	P	P	P
General Office & Services 25,000 SF or less	---	P	P
General Office & Services with Drive Thru	---	P	---
Animal Services: Clinic Hospital	TCP	P	SE
Animal Services: Kennel	---	P	SE
Car Wash	---	P	P
Cemetery	---	P	P
Day Care: Family Home (up to 8 clients)	P	P	P
Offices & Services - Continued			
Day Care: Commercial Center (9 or more clients)	TCP	P	P
Lodging: Bed & Breakfast (5 rooms or less)	TCP	P	P4
Lodging: Inn (up to 24 rooms)	TCP	P	P5
Lodging: Hotel	---	P	P
Medical Services: Clinics/Offices	TCP	P	P
Personal Service Establishments	---	P	P
Residential Storage Facility	---	---	C
Tatoo/Body Art Parlor	---	---	P
Vehicle Services: Minor Maintenance & Repair	---	P	P
Vehicle Services: Major Maintenance & Repair	---	---	P
Recreation, Education, Safety, Public Assembly			
Community Oriented Cultural Facility (Less than 15,000 SF)	TCP	P	---

Comparison of Current Beaufort County and Proposed Town of Bluffton Zoning District Land Uses

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

Land Use Type	Jurisdiction/ Zoning District		
	Beaufort County	**Buckwalter Planned Unit Development**	**Town of Bluffton**
	C-3 Neighborhood Mixed Use (C3NMU)1	Saint Gregory The Great Land Use Tract	General Mixed Use (GM)3
Community Oriented Cultural Facility (More than 15,000 SF)	---	P	---
Community Public Safety Facility	P	P	---
Conference or Exhibition Center	---	P	P
Club, Lodge, Union Hall, or Social Center	---	P	P
Golf Course	P	P	P
Government Building	---	P	P
Institutional Care Facility	---	P	P
Meeting Facility/Place of Worship (Less than 15,000 SF)	C	P	P
Meeting Facility/Place of Worship (More than 15,000 SF)	C	P	P
Museum	---	P	P
Park, Playground, Outdoor Recreation Area	P	P	P
Recreation Facility	---	P	C
Recreation Facility: Commercial Indoor	---	P	---
Recreation Facility: Commercial Outdoor	---	P	---
Recreation Facility: Community-Based	---	P	---
School: Public or Private	P	P	P
School: Specialized Training/Studio	P	P	P
School: College or University	S	P	P
Infrastructure, Transportation, Communications			
Infrastructure and Utilities: Regional (Major) Utility	C	P	---
Parking Facility, Public or Commercial	---	---	---
Transportation Terminal	---	---	---

Comparison of Current Beaufort County and Proposed Town of Bluffton Zoning District Land Uses

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

Land Use Type	Jurisdiction/ Zoning District		
	Beaufort County	**Buckwalter Planned Unit Development**	**Town of Bluffton**
	C-3 Neighborhood Mixed Use (C3NMU)1	Saint Gregory The Great Land Use Tract	General Mixed Use (GM)3
Industrial			
Artisan Workshop *(considered light manufacturing in County)*	---	P	P
Concrete & Asphalt Plants	---	---	---
Contractor's Office	---	---	C
Junk & Salvage Operations	---	---	---
Light Assembly/Fabrication *(considered light manufacturing in County)*	---	---	C
Mini-warehouses or Self-service Storage Facilities	---	---	C
Research and laboratory	---	P	P
Solid Waste Transfer Facility/Recycling Center	---	---	---
Telecommunication Towers	S	C	C
Warehouse or Distribution Operation	---	---	---
Manufacturing, Processing, and Packaging - Light (Less than 15,000 SF)	---	---	---

Notes:

[1] Community Development Code, Section 3.3.30

[2] Refer to Unified Community Code, Section 4.3 for Uses

[3] Unified Development Ordinance, Section 4.3

[4] Maximum of 6 Guest Rooms

[5] Maximum of 12 Guest Rooms

EXHIBIT "L" TO SUPPLEMENT

Current Utility Service Providers

(please see attached)

HARGRAY

June 28, 2019

Walter J. Nester, III
Partner
Burr Foreman McNair
23 B Shelter Cove Lane, Suite 400
Hilton Head Island, SC 29928

Dear Mr. Nester:

SUBJ: Letter of Intent to Provide Service for: **Saint Gregory the Great Annexation, 38 Saint Gregory the Great Drive**

Hargray Engineering Services has reviewed the master plan for the above referenced project. Hargray Communications has the ability and intent to serve the above referenced project. Forward to our office a digital copy of the plan that has been approved by the county/town for use with Microstation or AutoCAD. Our office will then include owner/developer conduit requirements on the approved plan and return to your office.

By accepting this letter of intent to serve, you also accept responsibility to forward the requirements and Project Application Form to the owner/developer. The Project Application Form identifies the minimum requirements to be met as follows:

- Commercial buildings - apartments - villas: Minimum 4 inch diameter conduit Schedule 40 (gray electrical) PVC with pull string buried at 24 to 30 inch depth, from the equipment room or power meter location to a point designated by Hargray at the road right-of-way or property line. **Conduits are required from each building site and multiple conduits may apply.**
- Commercial buildings with multiple "units" may require conduit(s) minimum ¾" from main equipment entry point to termination point inside unit. Plenum type ceilings require conduits or flame retardant Teflon wiring to comply with code.
- Hotel or large commercial project requirements would be two (2) 4-inch diameter Schedule 40 PVC underground conduits.
- Equipment rooms to have ¾ inch 4'x8' sheet of plywood mounted on wall to receive telephone equipment.
- A dedicated 110-volt, 20 amp circuit with a four way outlet to power external equipment for the site. For Commercial Application.
- A power ground accessible at equipment room or an insulated #6 from the service panel or power MGN to the backboard.
- Residential wiring requires CAT5E wiring (4 or 6 Pair) twisted wire for Telephone and Data. Industry Standard.
- All interior wiring should be pulled to the area immediately adjacent to the plywood backboard or power meter location. A minimum of 5' of slack is required for terminations.
- CATV inside wiring will be RG6 foil wrapped 66% braid minimum, home run to each outlet.
- A 120 AC 15 A dedicated power outlet is to be located in the service yard to supply AC power to the ONU. Power to the ONU will be provided through a Pull Out Disconnected Switch, manufactured by Square D Company, or equivalent. The Horsepower Rating for the disconnect switch is 240VAC max, 60A, not fusible.

CATV Requirements

Hargray CATV services, requires you to install one 4" Schedule 40 (gray electrical) PVC pipe to a point designated to the road right of way or property line. The "service facilities" are required to be in separate pipes to ensure quality transmission and reception for both facilities.

Any Commercial or Subdivision areas installing pipe as required should extend the pipe 5' (feet) beyond any placed or planned curbed or sidewalk edge for facility access, away from the roadside.

Should there be any changes or additions to the original master plan, this letter will only cover the areas that are shown on the original master plan. All changes or additions would require another Letter of Intent to supply service. All costs incurred by the Telephone/CATV Company resulting from any requested change or failure to comply with minimum requirements shall be borne by the Developer. **Commercial projects require pre-construction meeting with Telco/CATV Company to review requirements.** I am available to discuss these requirements in more detail at your convenience.

Aid in or Aid to Construction may apply to certain projects.

Easements are required prior to installing facilities to your site.

Sincerely,

Rodney Canton
Manager Facilities Engineering

Requirement for Letter of Intent to Provide Service

HARGRAY COMMUNICATIONS COMPANY, INC

Engineering Services Construction Application

CONTACT INFORMATION

Project Owner Name:	Bishop of Charleston	Phone No.:	843-261-0523
Address:	31 Saint Gregory Drive	City, State, Zip	Bluffton, SC 29909
Developer Name:	N/A	Phone No.:	
Address:		City, State, Zip	
Project Manager Name:	Walter Nester	Phone No.:	843-785-2171
Address:	23-B Shelter Cove Lane, Suite 400	City, State, Zip	Hilton Head Island, SC 29928

PROJECT INFORMATION

Project Name/Location	Saint Gregory the Great Annexation		
Proposed Start and Finish Dates	N/A	Lots	N/A
No. of Phases	Units Per Phase	Condominium Units	
Comments:		Commercial Sq. Ft.	

REQUIREMENTS INFORMATION

APPLICATION REQUIREMENTS

****Engineering note: Check boxes that apply to applicant.**

Hargray Communications Company Inc must have copies of the following items before we can furnish a "Letter of Intent" and schedule your project.

- ☑ One copy of development or site plans indicating property and/or lot lines, proposed buildings, roads, parking, water, sewer and drainage layout.

  No new development proposed.

- ☑ Digital copy of county/town approved plan.

  N/A

PROJECT REQUIREMENTS

These must be in place before service can be provided

- ☑ * Commercial Buildings-Apartments-Villas - Hotels Minimum 4 inch diameter conduit Sch. 40 PVC with pull string buried at 24 to 30 inch depth, from the equipment room or power meter location to a point designated by Hargray at the road right-of- way or property line. **Conduits are required from each building site & multiple conduits may apply.**
- ☑ * Commercial buildings with multiple "units" may require conduit(s) minimum ¾" from main equipment entry point to termination point inside unit. Plenum type ceilings require conduits or flame retardant Teflon wiring to comply with code.
- ☑ A dedicated 110-volt, 20 amp circuit with a four way outlet to power external equipment for the site. For Commercial Application.
- ☑ **Equipment rooms to have ¾ inch 4'X8' sheet of plywood mounted on wall to receive telephone equipment.**
- ☑ **A power ground accessible at equipment room or an insulated #6 from the service panel or power MGN to the backboard.**
- ☑ Residential wiring requires CAT5E wiring (4 or 6 Pair) twisted wire for Telephone and Data (industry standard).
- ☑ **CATV Inside wiring will be RG6 foil wrapped 66% braid minimum, home run to each outlet.**
- ☑ All interior wiring should be pulled to the area immediately adjacent to the plywood backboard or power meter location. A minimum of 5' of slack is required for terminations.
- ☑ A 120 AC 15 A dedicated power outlet is to be located in the service yard to supply AC power to the ONU. Power to the ONU will be provided through a Pull Out Disconnected Switch, manufactured by Square D Company, or equivalent. The Horsepower Rating for the disconnect switch is 240VAC max, 60A, not fusible.
- ☑ Easements are required.

* Commercial projects require pre-construction meeting with Telco/CATV Company to review requirements.

I understand and agree to provide or meet the application and project requirements as stated above and to inform the contractor/builder of these requirements. I understand that if the project design changes or the proposed start date is delayed by nine (9) months or more, that I must submit a new application. All costs incurred by TELCO resulting from any requested change or failure to comply with minimum requirements, shall be borne by the Developer. Aid in or Aid to Construction may apply to certain projects.

Applicant/Representative — Date — Engineering Services Representative — 7/2/19 Date

PALMETTO
ELECTRIC COOPERATIVE INC.

1 Cooperative Way Hardeeville, SC 29927 843-208-5551

March 15, 2019

Mr. Walter J. Nester, III
Post Office Drawer 3
Hilton Head Island. SC 29938
wnester@burr.com

Re: Saint Gregory the Great Catholic Church

Dear Mr. Nester:

Palmetto Electric Cooperative, Inc. ("PECI") has ample power available to serve the above-referenced project with existing infrastructure. There may be "Aid-in-Construction" charges for line extensions or special grades of service as described in PECI policies.

Project Location:	323 Fording Island Road, Bluffton, SC
Type:	Annexation

Thank you for your cooperation in this matter. Please contact me at (843) 208-5513 or via email mloxley@palmetto.coop if you have any questions or if I may be of further assistance.

Sincerely,
PALMETTO ELECTRIC COOPERATIVE, INC.

Matt Loxley, EIT
Distribution Engineer

MHL:mhl
Encl.

c: Mr. Tim Hutchinson, PECI

BEAUFORT-JASPER WATER & SEWER AUTHORITY

6 SNAKE ROAD, OKATIE, SC 29909-3637
Phone 843.987.9100 | Fax 843.548.0095
Customer Service 843.987.9200
Operations & Maintenance 843.987.8045
Engineering 843.987.8065
www.bjwsa.org

Our mission: to inspire trust and enhance public health

ED SAXON, PE, GENERAL MANAGER
843.987.8040 (o) | 843.263.1924 (c)

April 2, 2019

Burr & Forman, LLP
Shelter Cove Executive Park
23-B Shelter Cove Lane Suite 400
Hilton Head Island, SC 29928

RE: Water and Sewer Intent to Serve - Tax Map # R600 022 000 0125 0000

Dear Mr. Nester:

This letter is in response to a request for a water and sewer intent to serve for the above referenced property at 323 Fording Island Road, Bluffton, South Carolina.

This is to confirm that BJWSA is the designated water and sewer service provider for this location. Our organization will continue to operate and maintain the water and sewer systems required to serve Saint Gregory the Great Catholic Church.

Should you have questions or require additional information, please contact Mandy Anderson at 843-987-8091 or at mandy.anderson@bjwsa.org.

Sincerely,

Richard Deuel, PE
Development Projects Manager

rgd/mya

DONNA C. ALTMAN
CHAIR

MICHAEL L. BELL
VICE CHAIR

DONALD A. MANCOTT
SECRETARY-TREASURER

JIMMY BAKER
DAVID S. LOTT
GERALD R. SCHRALZE

LORRAINE W. SCHIRO
GREGORY A. PADGETT
DR. WILLIAM SINGLETON

BRANDY M. GRAY
P. THAYER RHODES, JR.

EXHIBIT "M" TO SUPPLEMENT

Amendment to Deed Restrictions

(please see attached)

V&M/JHG

4 pg
10
Vault

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

Amendment and Modification of Use Restrictions

This Amendment and Modification of Use Restrictions ("Amendment") is made and entered into the date last signed by a party hereto, by and between International Paper Company, a New York Corporation qualified to conduct business in the State of South Carolina ("International Paper") as successor-in-interest by merger to Union Camp Corporation ("Union Camp") and Bishop of Charleston, a Corporation Sole ("Bishop of Charleston").

WITNESSETH

Whereas, on or about November 25, 1997, Union Camp conveyed certain real property (the "Property") to Bishop of Charleston, a Corporation Sole, by a Limited Warranty Indenture Deed for Meggett Tract ("Indenture Deed") which instrument is recorded in the real property records of Beaufort County, South Carolina in Deed Book 994 at page 412; and

Whereas, pursuant to the terms of numbered paragraph 6 on page 2 of the Indenture Deed, Union Camp imposed certain use restrictions upon Property, specifically including a prohibition against commercial uses and specific prohibitions against other uses, including "new or used auto and truck sales, mobile home sales, industrial or freight receipt and distribution facilities"; and

Whereas, on April 30, 1999, International Paper merged with Union Camp in accordance with Articles of Merger on file with the Secretaries of the State of New York and the Commonwealth of Virginia; and

Whereas, pursuant to said Articles of Merger, International Paper is the "Surviving Corporation", as referenced in Section 33-11-106 of the South Carolina Code of Laws (1976) as amended; and

Whereas, Bishop of Charleston has requested that International Paper modify the Indenture Deed to amend the use restrictions ("Use Restrictions") upon the Property as more specifically described herein; and

Whereas, International Paper is willing to modify the Use Restrictions as described herein, and the amendments herein inure to the benefit.

NOW, THEREFORE, KNOW ALL MEN BY THE PRESENTS, that International Paper, for $5.00 and other good and valuable consideration, the receipt and adequacy whereof is herewith acknowledged, does hereby modify and amend the Use Restrictions applicable to the property as follows, to wit:

1. **Incorporation of Whereas Clauses.** The foregoing Whereas Clauses are incorporated herein and made an integral part hereof.

BEAUFORT COUNTY SC - ROD
BK 02974 PGS 0942-0945
DATE: 07/20/2010 10:18:54 AM
INST # 2010037567 RCPT# 622746

2. **Modification of Use Restrictions and Reaffirmation of Prohibited Uses.** International Paper hereby releases and discharges the prohibition against "commercial uses" upon the Property, but reaffirms and restates that no portion of the Property may be used for any of the following purposes: " new or used auto and truck sales, mobile home sales, industrial or freight receipt and distribution facilities".

3. **Reaffirmation.** All other terms, conditions and affirmative obligations set forth in the Indenture Deed that are not hereby modified shall remain in full force and effect as if fully restated verbatim herein.

4. **Binding Effect**. The within Amendment and Modification of Use Restrictions shall be binding upon and enure to the benefit of the respective parties, their successors and assigns.

[The remainder of this page intentionally left blank. Signature pages follow.]

[SIGNATURE PAGE FOR INTERNATIONAL PAPER COMPANY]

In Witness Whereof, the respective parties have caused this instrument to be executed and delivered by their authorized representatives as of the day and year first above written.

Signed, Sealed and
Delivered in The Presence of

Witness

Notary

INTERNATIONAL PAPER COMPANY,
a New York Corporation

By: E. Wayne Plummer
Name: E Wayne Plummer
Its: Assistant Vice President

Attest: Jekka Pinckney
Its: Assistant Secretary

STATE OF TENNESSEE)
)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this 6 day of ~~March~~ July, 2010 by E Wayne Plummer and Jekka Pinckney of International Paper Company.

Witness my hand and official seal the 6 day of ~~March~~ July, 2010

Notary Public for Tennessee
My Commission Expires: 2-1-2012

JENNY L. BULLARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

[SIGNATURE PAGE FOR BISHOP OF CHARLESTON]

In Witness Whereof, the respective parties have caused this instrument to be executed and delivered by their authorized representatives as of the day and year first above written.

Signed, Sealed and
Delivered in The Presence of

Witness
Notary

BISHOP OF CHARLESTON,
A CORPORATION SOLE

By: +Robert E. Guglielmone
Name: Most Rev. Robert E. Guglielmone
Its: Bishop

STATE OF SOUTH CAROLINA)
) ACKNOWLEDGEMENT
COUNTY OF CHARLESTON)

The foregoing instrument was acknowledged before me this 31st day of March, 2010, by Most Rev. Robert E. Guglielmone, its Bishop, on behalf of Bishop of Charleston, a Corporation Sole.

Witness my hand and official seal the 31st day of March, 2010

Notary Public for South Carolina
My Commission Expires: 9/20/2016

CRISTINA G. NATIVIDAD
My Commission Expires
NOTARY PUBLIC
09-20-2016
SOUTH CAROLINA

The within instrument was prepared in the law offices of Vaux & Marscher, P.A.
by James P. Scheider, Jr. Esquire, P.O. Box 769, Bluffton, South Carolina 29910
(843) 757-2888 jim.scheider@vaux-marscher.com

After Recording please return to: James P. Scheider, Jr. Esquire at the address set forth above.

EXHIBIT "M-1" TO SUPPLEMENT

Release of Deed Restrictions

(please see attached)

BEAUFORT COUNTY SC - ROD
BK 03121 PGS 2353-2354
FILE NUM 2012010118
02/22/2012 04:19:29 PM
REC'D BY O EVANS RCPT# 669115
RECORDING FEES 10.00

This Instrument Prepared By and to be Returned to:
Elaine H. Fowler
Turner, Padget, Graham & Laney, P.A.
Post Office Box 22129
Charleston, SC 29413-2129

STATE OF SOUTH CAROLINA	)	**RELEASE OF COVENANTS AND RESTRICTIONS**
	)	[Re: Deed Book 994, pg. 412; To be indexed in Grantor index under Union Camp Corporation and International Paper Company]
	)	
	)	
COUNTY OF BEAUFORT	)	

This Release of Covenants and Restrictions ("Release") is given as of February 2, 2012, by International Paper Company, a New York Corporation qualified to conduct business in the State of South Carolina ("International Paper" or "Grantor") as successor-in-interest by merger to Union Camp Corporation ("Union Camp") to Bishop of Charleston, a Corporation Sole ("Grantee").

WITNESSETH

WHEREAS, on or about November 25, 1997, Union Camp conveyed certain real property consisting of approximately 63.12 acres (the "Property") to Grantee by a Limited Warranty Indenture Deed for Meggett Tract (the "Indenture Deed") which instrument is recorded in the Register of Deeds Office of Beaufort County, South Carolina in Deed Book 994 at page 412, as amended by Amendment and Modification of Use Restrictions dated July 6, 2010, and recorded July 20, 2010, in Book 2974, Page 942 in aforesaid office; and

WHEREAS, Grantor conveyed the Property to Grantee subject to the covenants and restrictions contained in the Indenture Deed; and

WHEREAS, pursuant to the terms of numbered paragraph 4 on page 3 of the Indenture Deed, Union Camp reserved the right to waive any and all covenants, restrictions and requirements set forth in the Indenture Deed (the "Covenants and Restrictions"); and

WHEREAS, Grantee has requested that Grantor modify the Indenture Deed to waive and release the Covenants and Restrictions; and

WHEREAS, on April 30, 1999, International Paper merged with Union Camp in accordance with Articles of Merger on file with the Secretaries of the State of New York and the Commonwealth of Virginia; and

WHEREAS, pursuant to said Articles of Merger, International Paper is the "Surviving Corporation," as referenced in Section 33-11-106 of the South Carolina Code of Laws (1976) as amended and thus has the right, as Grantor, to waive any of the Covenants and Restrictions; and

WHEREAS, Grantor does not wish to have any rights or responsibilities with respect to the architectural review or other aspects of the development of the Property, and thus Grantor desires to release the Covenants and Restrictions.

NOW, THEREFORE, KNOW ALL MEN BY THE PRESENTS, that Grantor, for $5.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby modify and amend the Covenants and Restrictions as follows:

1. **Incorporation of Whereas Clauses.** The foregoing "Whereas" clauses are incorporated herein and made an integral part hereof.

2. **Waiver and Release.** Grantor hereby waives entirely and releases in their entirety the Covenants and Restrictions contained in the Indenture Deed.

In witness whereof, the undersigned has caused this Release of Covenants and Restrictions to be executed and delivered by its authorized representatives as of the day and year first above written.

Signed, Sealed and
Delivered in The Presence of

1st Witness

2nd Witness (May be the Notary)

INTERNATIONAL PAPER COMPANY,
a New York Corporation

By:
Name: Damien J. Berkowitz
Its: Assistant Vice President

Attest: Karen M Edwards
Its: Assistant Secretary

STATE OF TENNESSEE)
)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me by Damien J. Berkowitz and Karen M. Edwards, as the duly authorized officer of International Paper Company.

Witness my hand and official seal the 2nd day of February, 2012.

Notary Public for State of Tennessee
My Commission Expires: 6-29-2015

APRIL LIDDLE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SHELBY

IP013112

EXHIBIT "N-1" TO SUPPLEMENT

Easement - Palmetto Electric Cooperative, Inc.

(please see attached)

BEAUFORT COUNTY SC - ROD
BK 02389 PGS 0712-0714
FILE NUM 2006046654
06/12/2006 12:59:04 PM
REC'D BY S SMITH RCPT# 423915
EASEMENT FEES 10.00

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

KNOW ALL MEN BY THESE PRESENTS that the undersigned Father Hilton Brezeale West (hereinafter "**GRANTOR**"), for good and valuable consideration, and One ($1.00) Dollar, the receipt and sufficiency of which is hereby acknowledged, and in further consideration of the covenants and conditions expressed herein, do hereby grant bargain and sell and by these presents have granted, bargained and sold unto **PALMETTO ELECTRIC COOPERATIVE, INC.**, its Successors and Assigns (hereinafter "**GRANTEE**") the nonexclusive right to enter the following described lands for the purpose of erecting, operating and maintaining an overhead and/or underground electrical generation and distribution system.

ALL that certain piece, parcel or lot of land described and known as:

NUMBER OF ACRES:	63.12
TAX DISTRICT MAP & PARCEL NO #:	R600 022 000 0025
AREA OF COUNTY:	Rt 278 West
TOWN/TOWNSHIP:	Bluffton
PLANTATION/SUBDIVISION:	-
LOT:	-
PLAT REFERENCE:	**Book:** 63 **Page:** 9
OTHER:	
Previous Owner	Bishop of Charleston Book 974 page 412

Said easement being five (5') feet on either side of centerline of power line.

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in any wise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the **PALMETTO ELECTRIC COOPERATIVE, INC.**, its Successors and Assigns forever.

AND I (WE) do hereby bind myself (ourselves) and my (our) Heirs and Assigns, Executors and Administrators, to warrant and forever defend, all and singular, the said Premises unto the said **PALMETTO ELECTRIC COOPERATIVE, INC.**, its Successors and Assigns, against me (us) and my (our) Heirs, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

The grant of this easement is subject to the following terms and conditions:

1. That **Grantee's** right to enter the above-described property shall be nonexclusive and solely for the purpose of, and is hereby limited to, such activities as are reasonable necessary for construction, reconstructing, operating and maintaining an overhead and/or underground power line or system.

2. That **Grantor** hereby reserves the right to use or convey the property which is subject of this Easement in any manner whosoever which does not interfere with the use and enjoyment of the Easement.

3. That **Grantor** hereby reserves the right to change the location of the within Easement from time to time, but solely at the expense of **Grantor**.

4. That landscaping shall not be planted within ten (10') feet of any door or opening of electrical distribution equipment, or within the boundaries of the basic easement.

WITNESS my (our) Hand(s) and Seal(s), this 23 day of February, in the year of our Lord Two Thousand Five. SLS

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Sister Pamela Smith
(Witness #1 Signature)

Print Name: SISTER PAMELA SMITH

Carolyn P. Conley
(Witness #2 Signature)

Print Name: CAROLYN P. CONLEY

H. Gregory West
(Grantor's Signature)

By: H. GREGORY WEST **(L.S.)**
(Print Grantor's Name)

Its: AGENT

STATE OF SOUTH CAROLINA)
) **PROBATE**
COUNTY OF Beaufort)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named **Grantor** sign, seal, and as his/her act and deed, deliver the within written Easement, and that he/she with the other witness whose signature appears above witnessed the execution thereof.

Viola Pamela Smith
(Witness #1 or #2)

SWORN to before me, this 23rd day of February, A.D., 2008.

Cynthia L. Faulkner (SEAL)
Notary Public for
My Commission Expires: May 8, 2010

EXHIBIT "N-2" TO SUPPLEMENT

Easement - Palmetto Electric Cooperative, Inc.

(please see attached)

BEAUFORT COUNTY SC - ROD
BK 02389 PGS 0742-0744
FILE NUM 2006046864
06/12/2006 12:59:04 PM
REC'D BY S SMITH RCPT# 423915
RECORDING FEES 10.00

STATE OF SOUTH CAROLINA)
) EASEMENT
COUNTY OF BEAUFORT)

KNOW ALL MEN BY THESE PRESENTS that the undersigned **THE BISHOP OF CHARLESTON** hereinafter "**GRANTOR**"), for good and valuable consideration, and One ($1.00) Dollar, the receipt and sufficiency of which is hereby acknowledged, and in further consideration of the covenants and conditions expressed herein, do hereby grant bargain and sell and by these presents have granted, bargained and sold unto **PALMETTO ELECTRIC COOPERATIVE, INC.**, its Successors and Assigns (hereinafter "**GRANTEE**") the nonexclusive right to enter the following described lands for the purpose of erecting, operating and maintaining overhead and/or underground electric and communications systems.

ALL that certain piece, parcel or lot of land described and known as:

NUMBER OF ACRES:	**63.12**			
TAX DISTRICT:	**600**			
PLAT & PARCEL NO.:	**R600-022-000-0125-0000**			
AREA OF COUNTY:	**Beaufort**			
TOWN/TOWNSHIP:	**Bluffton**			
PLANTATION/SUBDIVISION:				
LOCATION:	**Portion of Meggett Tract**			
	St. Gregory The Great			
LOT:				
PLAT REFERENCE:	**Book:**	**63**	**Page:**	**9**
PLAT REFERENCE:	**Book:**	**74**	**Page:**	**54**
OTHER:				

Said easement being five (5') feet on either side of centerline of power line.

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in any wise incident or appertaining. **TO HAVE AND TO HOLD,** all and singular, the said Premises before mentioned unto the **PALMETTO ELECTRIC COOPERATIVE, INC.**, its Successors and Assigns forever.

AND I (WE) do hereby bind myself (ourselves) and my (our) Heirs and Assigns, Executors and Administrators, to warrant and forever defend, all and singular, the said Premises unto the said **PALMETTO ELECTRIC COOPERATIVE, INC.**, its Successors and Assigns, against me (us) and my (our) Heirs, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

I /Contract/St. Gregory The Great Easement

The grant of this easement is subject to the following terms and conditions:

1. That **Grantee's** right to enter the above-described property shall be nonexclusive and solely for the purpose of, and is hereby limited to, such activities as are reasonable necessary for construction, reconstructing, operating and maintaining an overhead and/or underground electric or communications system.

2. That **Grantor** hereby reserves the right to use or convey the property which is subject of this Easement in any manner whosoever which does not interfere with the use and enjoyment of the Easement.

3. That **Grantor** hereby reserves the right to change the location of the within Easement from time to time, but solely at the expense of **Grantor**.

4. That landscaping shall not be planted within ten (10') feet of any door or opening of electrical distribution equipment, or within the boundaries of the basic easement.

WITNESS my (our) Hand(s) and Seal(s), this 28th day of MARCH, in the year of our Lord Two Thousand Six.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Nancy Napolitano
(Witness #1 Signature)

Print Name: NANCY NAPOLITANO

Sister Pamela Smith, SSCM
(Witness #2 Signature)

Print Name: SISTER PAMELA SMITH, SSCM.

THE BISHOP OF CHARLESTON

H. Gregory West
(Grantor's Signature)

By: H. GREGORY WEST (L.S.)
(Print Grantor's Name)

Its: AGENT

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named **Grantor** sign, seal, and as his/her act and deed, deliver the within written Easement, and that he/she with the other witness whose signature appears above witnessed the execution thereof.

Sylvia Pamela Smith, III Grp
(Witness #1 or #2)

SWORN to before me, this 28th
day of March, A.D., 2006.

Cynthia L. Faulkner (SEAL)
Notary Public for South Carolina
My Commission Expires: May 8, 2010

EXHIBIT "N-3" TO SUPPLEMENT

Easement – Beaufort County

(please see attached)

2 PB
NC
Beaufort County
Atty

BEAUFORT COUNTY SC - ROD
BK 3460 Pgs 1932-1938
FILE NUM 2016005712
02/05/2016 08:32:16 AM
REC'D BY pbaxley RCPT# 800814
RECORDING FEES $0.00

STATE OF SOUTH CAROLINA)
) **DRAINAGE EASEMENT AGREEMENT**
COUNTY OF BEAUFORT)

This **Drainage Easement Agreement** (this "Agreement") is made this 4th day of February, 2016, by and between **Bishop of Charleston**, a Corporation Sole ("Grantor"), and **Beaufort County**, a political subdivision of the State of South Carolina (the "County").

RECITALS

A. Grantor owns a tract of land containing 63.12 acres, situate, lying and being on U. S. Highway 278, in the Meggett Tract Section of Beaufort County, South Carolina, which tract is more specifically described on Exhibit A attached to and incorporated herein (as constituted before the conveyance referenced in Section B of these Recitals, the "Grantor Tract," and after the conveyance, the "Grantor Residual Tract").

B. Grantor is, simultaneous with the execution and delivery of this Agreement, executing and delivering to the County a Deed of Right-of-Way for property described on Exhibit B attached, the purpose of constructing and maintaining on the property described therein County roads on the East and West sides of the Grantor Tract, for the use of the general public (the "Frontage Roads").

C. In connection with the construction and subsequent usage of the Frontage Roads, it will be necessary for the County to construct and maintain certain drainage facilities on the Grantor Tract and on and through pipes under the Frontage Roads, for the purpose of handling surface water drainage from the Frontage Roads (the "Drainage Facilities").

D. It is contemplated that, in the future, certain of Grantor's property adjacent to the Frontage Road that is located on the East side of the Grantor Tract may be developed, in which case it may be necessary for surface water drainage from such developed property to also flow into the Drainage Facilities.

E. Grantor desires to convey to the County the within easements for purposes of constructing and maintaining the Drainage Facilities, and the County desires to acquire such easements, all on the terms and conditions set forth herein.

AGREEMENTS

NOW, THEREFORE, Grantor and the County agree as follows:

1. **Bishop of Charleston**, a Corporation Sole, in the State aforesaid, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), to it in hand paid at and before the sealing of these presents by **Beaufort County**, a political subdivision of the State of South Carolina, having an address of P.O. Drawer 1228, Beaufort, South Carolina 29901-1228, and the mutual agreements set forth herein, the receipt and sufficiency of which are hereby acknowledged, has granted and

Approved by Beaufort County
Legal Department

conveyed, and by these presents does grant and convey unto the County, its successors and assigns, subject to the conditions and right of reverter provided herein, a perpetual, non-exclusive easement for surface water drainage on, over and across certain lands of the Grantor described as "Drainage Easement 72,545 SF" and "Drainage Easement 65,446 SF" on Exhibit B-1 attached hereto.

2. The within easements are granted and accepted subject to the following terms:

A. The within easements are conveyed subject to all other easements and matters of record or that would be shown be a current survey of the property, and are further subject to the rights herein reserved by the Grantor, its successors and assigns, to utilize the Grantor's property at any time, in any manner, and for any purpose, provided, however, that such matters of record and use by the Grantor, its successors and assigns shall not be inconsistent with or prevent the full utilization by the County of the rights and privileges granted herein.

B. From the date of the commencement of the construction of the Frontage Roads, the County shall, at its sole cost and expense, be responsible for the construction, repair and maintenance of the Drainage Facilities.

C. The County agrees to cause all work contemplated hereunder to be performed in a workmanlike fashion with minimal interference to the Grantor, its successors or assigns, invitees, licensees and agents. The County further agrees that it will cause the work contemplated hereunder to be completed in an expeditious and timely fashion, and that the Drainage Facilities shall at all times be maintained in a safe condition, and that all materials, debris, and construction materials shall be promptly removed. The County shall restore at its expense any other part of Grantor's property that may be damaged as a result of the County's exercise of the rights granted hereunder to its pre-existing state.

D. Neither the Grantor, nor its successors and assigns, shall be liable for any damages, suits or liabilities whatsoever arising from the County's exercise of its easement rights hereunder, including construction and maintenance of the Drainage Facilities, or arising out of the use of the Drainage Facilities by the County.

E. The conveyance of the within easements is also expressly conditioned upon the following conditions, and the easements shall terminate and be extinguished in the event of the failure of: (i) the County to complete the construction of the Frontage Roads and Drainage Facilities and to comply with any other requirements such that Grantor may use the Frontage Roads as intended for access to U.S. Highway 278, within a period of three years from the date of this conveyance; or (ii) the subsequent closing of access for Grantor, its successors or assigns, to U.S. Highway 278 through the Frontage Roads by the South Carolina Department of Transportation or others.

[The remainder of this page has been intentionally left blank. The signature pages follow.]

[Signature Page of Grantor]

IN WITNESS WHEREOF, the parties hereto have caused the within Drainage Easement Agreement to be executed by its duly authorized officer on this 14th day of December, 2015.

Witnesses:

Bishop of Charleston, a Corporation Sole

1st Witness

By: _____
John L. Barker, Chief Financial Officer

2nd Witness

****

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

ACKNOWLEDGEMENT

I, the undersigned Notary Public, do hereby certify that Bishop of Charleston, a Corporation Sole, by John L. Barker, its Chief Financial Officer personally appeared before me this day and acknowledged the due execution of the forgoing instrument.

Witness my hand and seal this 14th day of December, 2015.

_____
Notary Public for South Carolina

AMELIA S. AVILES
Notary Public, State of South Carolina
My Commission Expires 1/23/2017

My Commission expires: 1-23-2017

[Signature Page of County]

IN WITNESS WHEREOF, the parties hereto have caused the within Drainage Easement Agreement to be executed by its duly authorized officer on this 4th day of February, 2016.

Witnesses:

1st Witness

Kathy L. Carter
2nd Witness

Beaufort County, a political subdivision of the State of South Carolina

By:
Name: GARY KUBIC
Title: County Administrator

****

STATE OF SOUTH CAROLINA)
)
COUNTY OF Beaufort)

ACKNOWLEDGEMENT

I, the undersigned Notary Public, do hereby certify that Beaufort County, a political subdivision of the State of South Carolina, by Gary Kubic, its County Administrator personally appeared before me this day and acknowledged the due execution of the forgoing instrument.

Witness my hand and seal this 4th day of February, 2016.

Notary Public for South Carolina

My Commission expires: 10/13/2025

Exhibit A
Legal Description
The Grantor Tract

All that certain piece, parcel or tract of land, containing 63.12 acres, situate, lying and being in the Meggett Tract Section of Beaufort County, South Carolina, with said tract more specifically shown and described on plat thereof entitled "A Boundary Plat of 63.12 Acres A Portion of Tax Parcel 600-13-46 The Meggett Tract", with said plat prepared by Connor & Associates, Inc., as certified by Matthew L. Crawford, S.C.R.L.S. No. 9756, said plat dated the 14th day of November, 1997, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 63 at Page 9. This property is commonly referred to as the St. Gregory the Great Catholic Church campus and is shown as TMS# R600 022 000 0125 0000 on the Beaufort County Tax Map.

Derivation: This being the same property conveyed to Bishop of Charleston, a Corporation Sole by deed of Union Camp Corporation dated December 26, 1997 and recorded December 29, 1997 in Deed Book 994, Page 412 in the records for Beaufort County.

Exhibit B

RIGHT-OF-WAY 1 (WEST ROAD)

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SHOWN AS "THE BISHOP OF CHARLESTON TMS #R600-022-000-0125-0000 - PROPOSED R/W 1" AND BEING SHOWN AND DESIGNATED ON A RIGHT-OF-WAY EXHIBIT OF SAINT GREGORY CATHOLIC CHURCH PREPARED FOR WARD EDWARDS BY WILLIAM H. GRAY, JR. OF ATLAS SURVEYING, INC. DATED DECEMBER 10, 2015, COMMENCING AT AN IRON PIN ALONG THE NORTHERN RIGHT-OF-WAY OF U.S. HIGHWAY 278, BEING LABELED AS POINT OF COMMENCEMENT LABELED "POB 1", THENCE RUNNING N03°23'29"E FOR A DISTANCE OF 58.15' TO A POINT (BEING THE POINT OF BEGINNING); THENCE RUNNING N86°49'13"W FOR A DISTANCE OF 21.31' TO A POINT; THENCE RUNNING N03°18'42"E FOR A DISTANCE OF 50.00' TO A POINT; THENCE RUNNING S86°49'13"E FOR A DISTANCE OF 21.38' TO A POINT; THENCE RUNNING S86°49'13"E FOR A DISTANCE OF 30.03' TO A POINT; THENCE RUNNING S86°49'13"E FOR A DISTANCE OF 559.01' TO A POINT; THENCE RUNNING S03°18'42"W FOR A DISTANCE OF 50.00' TO A POINT; THENCE RUNNING N86°49'13"W FOR A DISTANCE OF 559.07' TO A POINT; THENCE RUNNING N03°23'22"E FOR A DISTANCE OF 50.00' TO A POINT; THENCE RUNNING N86°49'13"W FOR A DISTANCE OF 30.03' TO A POINT; THENCE RUNNING S03°23'29"W FOR A DISTANCE OF 50.00' TO A POINT; THENCE RUNNING S03°23'29"W FOR A DISTANCE OF 58.15' TO THE POINT OF BEGINNING. LESS AND EXCEPTING THE 50.00' (THE WIDTH OF THE ROAD) BY 30.03' STRIP OF LAND APPROXIMATELY 21.3' FROM THE WESTERN BOUNDARY OF SAID R/W 1 THAT WAS DEEDED TO THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION BY DEED DATED FEBRUARY 8, 2011 AND RECORDED MARCH 2, 2011 IN BOOK 03040, PAGE 2187 IN THE ROD OFFICE OF BEAUFORT COUNTY, SOUTH CAROLINA.

RIGHT-OF-WAY 2 (EAST ROAD)

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND AS SHOWN AS "THE BISHOP OF CHARLESTON TMS #R600-022-000-0125-0000 - PROPOSED R/W 2" AND BEING SHOWN AND DESIGNATED ON A RIGHT-OF-WAY EXHIBIT OF SAINT GREGORY CATHOLIC CHURCH PREPARED FOR WARD EDWARDS BY WILLIAM H. GRAY, JR. OF ATLAS SURVEYING, INC. DATED DECEMBER 10, 2015, COMMENCING AT A CONCRETE MONUMENT (3" CMF) (OFFSET 1.5') AT THE INTERSECTION OF "BLUFFTON TOWNSHIP FIRE DISTRICT" (TMS R600 022 000 0316 0000) AND THE PROPERTY OF GRANTOR, THENCE RUNNING S01°25'31"W FOR A DISTANCE OF 18.40' TO A POINT, BEING LABELED AS "POB 2" (BEING THE POINT OF BEGINNING); THENCE RUNNING S01°25'31"W FOR A DISTANCE OF 136.24' TO A POINT; THENCE RUNNING ALONG A CURVE WITH AN ARC LENGTH OF 39.16', HAVING A RADIUS OF 475.00' AND A LONG CHORD OF N34°09'35"W 39.15' TO A POINT; THENCE RUNNING N36°31'18"W FOR A DISTANCE OF 60.80' TO A POINT; THENCE RUNNING ALONG A CURVE WITH AN ARC LENGTH OF 415.90', HAVING A RADIUS OF 475.00' AND A LONG CHORD OF N61°36'18"W 402.74' TO A POINT; THENCE RUNNING N86°41'18"W FOR A DISTANCE OF 389.90' TO A POINT; THENCE RUNNING N03°18'42"E FOR A DISTANCE OF 50.00' TO A POINT; THENCE RUNNING S86°41'18"E FOR A DISTANCE OF 389.90' TO A POINT; THENCE RUNNING ALONG A CURVE WITH AN ARC LENGTH OF 452.15', HAVING A RADIUS OF 525.00' AND A LONG CHORD OF N62°00'56"W 438.31' TO A POINT; THENCE RUNNING N53°28'42"E FOR A DISTANCE OF 32.22' TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED RIGHTS-OF-WAY ARE A PORTION OF TMS #R600-022-000-0125-0000 AND ARE ALSO SHOWN ON EXHIBIT B-1 ATTACHED.

EXHIBIT B-1 TO DRAINAGE EASEMENT AGREEMENT

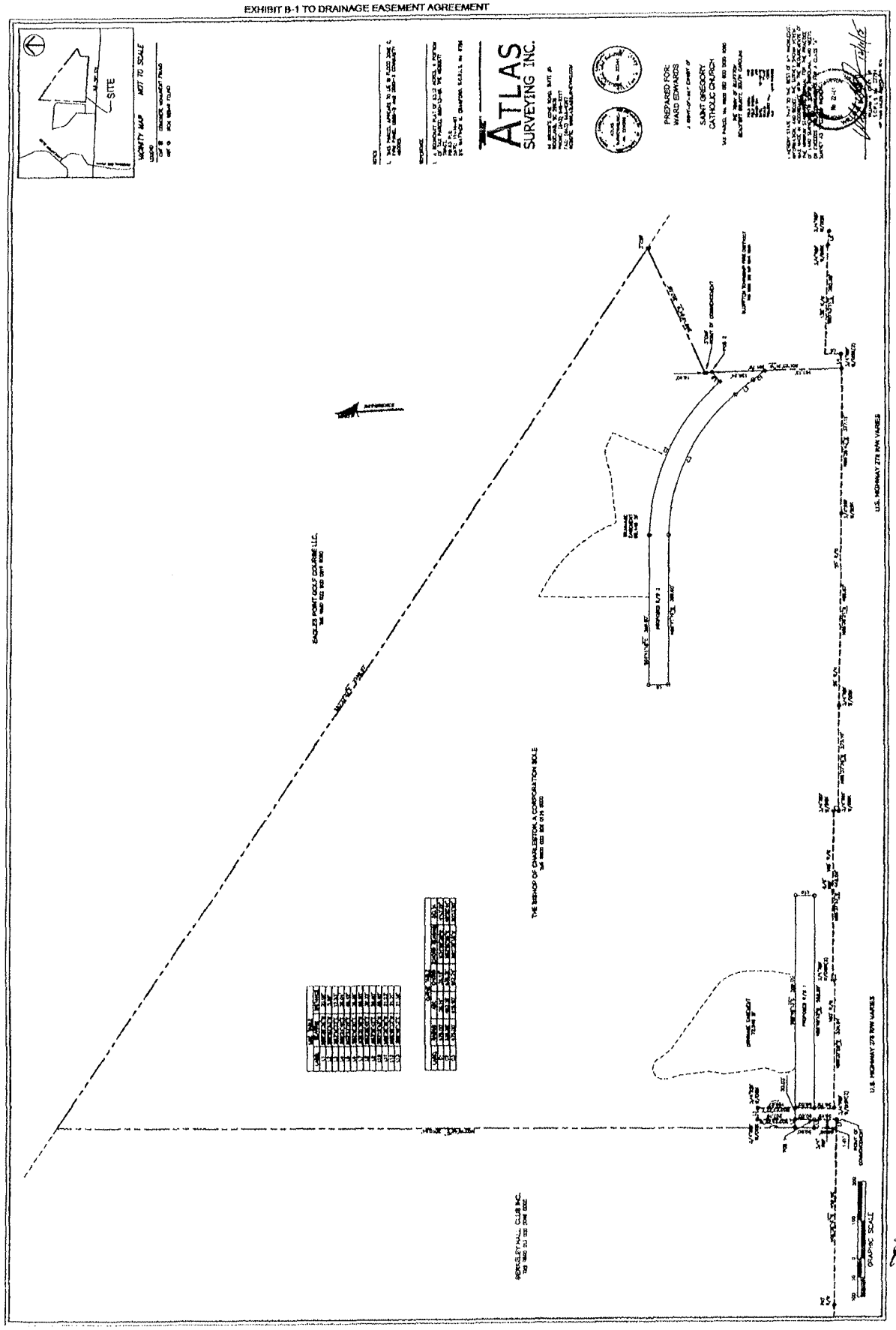


EXHIBIT "N-4" TO SUPPLEMENT

Easement - BJWSA

(please see attached)

5/11 RP/Tupper

BEAUFORT COUNTY SC - ROD
BK 3669 Pgs 2353-2357
FILE NUM 2018027453
05/22/2018 04:03:58 PM
REC'D BY rbing RCPT# 892096
RECORDING FEES $11.00

This instrument was prepared by the law firm of
Tupper, Grimsley, Dean & Canaday, P.A.
611 Bay Street
Beaufort, SC 29902
843/524-1116

TG&D File #0075

**********AREA ABOVE THIS LINE RESERVED FOR RECORDING**********

STATE OF SOUTH CAROLINA)
) WATER/SEWER UTILITY EASEMENT
COUNTY OF BEAUFORT) AGREEMENT

THIS WATER/SEWER UTILITY EASEMENT AGREEMENT made this 4th day of May, 2018, by and between BISHOP OF CHARLESTON, a Corporation Sole, (hereinafter collectively referred to as "Grantor") and BEAUFORT-JASPER WATER & SEWER AUTHORITY of 6 Snake Road, Okatie, South Carolina 29909 (hereinafter referred to as "Grantee").

WHEREAS, the Grantor owns the property described on the attached drawing and located in Jasper County, South Carolina; and

WHEREAS, Grantor desires to grant to Grantee a non-exclusive permanent utility easement.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that BISHOP OF CHARLESTON, a Corporation Sole, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and no other valuable consideration, in hand paid, the receipt and legal sufficiency of which is hereby acknowledged, has bargained and sold, and by these presents does bargain, sell, convey, transfer and deliver unto BEAUFORT-JASPER WATER & SEWER AUTHORITY, its Successors and Assigns, a non-exclusive permanent utility easement and right-of-way, including the perpetual rights to enter upon the real estate hereinafter described, for the purposes intended herein, to-wit: to enter upon, construct, inspect, operate, replace, repair, and perpetually maintain upon, over, along, across, through and under the Easement Area, various water/sewer main and service lines, manholes, hydrants, valves, meters, and other usual fixtures and appurtenances for the provision of water and sewer services to Grantor, together with the right of ingress, egress, and access to and from, and across and upon lands of Grantor as may be necessary for the purposes connected therewith.

Together with the right, from time to time, to trim, cut, or remove trees, underbrush and other obstructions that are over, under, or through a strip of land, within the easement area; provided, however, any damage to the property of Grantor (other than that caused by trimming, cutting, or removing) caused by Grantee in maintaining or repairing said water/sewer main and service lines, hydrants, valves, and meters, shall be borne by Grantee. Grantee, will, however, make reasonable efforts to minimize the damage it causes in connection with such activities. The parties to this Easement agree that if any repaving is required said repaving will be the sole responsibility of the Grantee. Notwithstanding the foregoing, Grantee will be responsible to

repair and/or replace any other damage it causes to other utility lines servicing the Grantor's property or any permanent improvement thereupon.

Grantor shall have the right, from time to time, to relocate the easements conveyed herein and the water and sewer lines and related facilities located within such easements at Grantor's expense, including but not limited to the preparation of revised surveys and easement modification documents as may be necessary in connection therewith.

Grantor, for itself and its successors and assigns, reserves the right to use the easement areas for any purposes that do not adversely affect Grantee's use of the easements for their intended purposes; provided, however, Grantor agrees for itself, its successors, and assigns, not to build, place or allow any structure within the easement areas within ten (10') feet of the center of the water and sewer lines. For purposes of this Agreement, the term "structure" does not include: irrigation lines or other utility lines, pavement or landscaping: provided, however, Grantor grants to the Grantee the right and authority to approve the location of any additional utility lines that might be located within the dimensions of the above-described easement, which approval shall not be unreasonably, withheld, conditioned or delayed.

The permanent easement and right-of-way hereby granted to the Grantee consists of a strip of land of varying dimensions for permanent construction and access to the easement as hereinafter described on property as shown on the referenced drawing and more particularly described as follows:

ALL those certain pieces, parcels or tracts of land, situate, lying and being in the Meggett Tract Section of Beaufort County, South Carolina, containing 49,165.36 Sq. Ft., 1.129 Ac., and shown as "New Utility Easement" on that certain plat consisting of three (3) pages, entitled "A Subdivision and Utility/Access Easement Plat at St. Gregory the Great Sewer Expansion" prepared by Atlas Surveying, Inc., certified by Mark Ellis Lamb, Sr., dated March 12, 2018, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Plat Book 149 at Page 63.

AND ALSO, ALL those certain pieces, parcels or tracts of land, situate, lying and being in the Meggett Tract Section of Beaufort County, South Carolina, containing 53,441.74 Sq. Ft., 1.227 Ac., and shown as "Existing Utility Easement" on that certain plat consisting of three (3) pages, entitled "A Subdivision and Utility/Access Easement Plat at St. Gregory the Great Sewer Expansion" prepared by Atlas Surveying, Inc., certified by Mark Ellis Lamb, Sr., dated March 12, 2018, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Plat Book 149 at Page 63.

Together with the right of ingress and egress over and upon the "30' New BJWSA Access Easement", as depicted on the above-referenced plat, and other property of Grantor necessary to access the property hereinabove described to and from the public right of way of S.C. Highway 278.

This being a portion of the property conveyed to the Grantor herein by deed of Union Camp Corporation dated November 25, 1997, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Records Book 994 at Page 412.

TAX REF: R600 022 000 0125 0000 (portion of)

To have and to hold said permanent easement unto the Grantee, its Successors and Assigns, forever.

Grantor hereby covenants with the Grantee that they are lawfully seized and possessed of the real estate above-described, that they have good lawful right to convey it, or any part thereof, and that they will forever warrant and forever defend the title thereto against the lawful claims of their successors, heirs and assigns.

[The remainder of this page has been intentionally left blank. The signature pages follow.]

WITNESS the hands and seals of the undersigned the date and year first above-written.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Witness signature

Notary Public signature

GRANTOR:
BISHOP OF CHARLESTON,
A CORPORATION SOLE

By:
Name: John L. Barker
Its: Chief Financial Officer

****

STATE OF SOUTH CAROLINA)
)SS **ACKNOWLEDGMENT**
COUNTY OF CHARLESTON)

The foregoing instrument was acknowledged before me by Bishop of Charleston, a Corporation Sole, by John L. Barker, its CFO.

WITNESS my signature as of the 4th day of May, 2018.

(L.S.)
Notary Public for South Carolina
Printed Name of Notary Public:
Elaine H. Fowler
My Commission Expires: 12/15/26

[Signature Page of Grantee follows]

WITNESS the hands and seals of the undersigned the date and year first above-written.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Sarah Santana
witness signature

Notary Public signature

GRANTEE:
BEAUFORT-JASPER WATER &
SEWER AUTHORITY

By: Dennis Holland

Its: Senior Construction Manager

STATE OF SOUTH CAROLINA)
) PROBATE
COUNTY OF BEAUFORT)

PERSONALLY appeared before me the undersigned witness who made oath that s/he saw the within named Beaufort-Jasper Water & Sewer Authority by Dennis Holland its Senior Construction Manager sign, seal and as its act and deed, deliver the within written instrument, and that s/he with the other witness above-named witnessed the execution thereof.

SWORN TO BEFORE ME, this 10th day of May, 2018.

Notary Public for South Carolina
My Commission Expires: 10/2/2025

Sarah Santana
witness signature

EXHIBIT "O" TO SUPPLEMENT

Location Map

(please see attached)


QUEEN CRES
EQUESTRIAN WAY
ROSY HILL WAY
HACKAMORE DR
CARTERS CT
MARTINGALE W
GHOST PONY RD
SPARTINA CRES
ROSEBUD DR
PINCKNEY COLONY RD
FORDING ISLAND RD
EAGLES POINTE DR
JOHN SMITH LN
STRATFORD DR
GREEN GRASS DR
SAMUEL GREGORY DR
BERKLEY HALL BLVD
RUCKAWALK PKWY

EXHIBIT "P" TO SUPPLEMENT

Parcel History

FOIA Information submitted August 1, 2019

EXHIBIT "Q" TO SUPPLEMENT

Photographs of Existing and Adjacent Structures

(please see attached)



Witmer Jones Keefer Ltd

JUNE 2

EXISTING CONDITIONS PLAN - PHOTO OVERLAY

FOR

ST. GREGORY THE GREAT

BLUFFTON, SOUTH CAROLINA

0 50 100 150 200 250 300 350 400

Scale 1" = 100'

Note: Plan is conceptual in nature and subject to change

EXISTING CONDITIONS PHOTOS



01



02



03



04



05



06



07



08

June 2019

ST. GREGORY THE GREAT

BLUFFTON, SOUTH CAROLINA

Wilmer Jones Keefer Ltd. 29 Promenade St., Suite 201, Bluffton, SC 29910 / ph. (843) 757.7411 / www.wjkltd.com

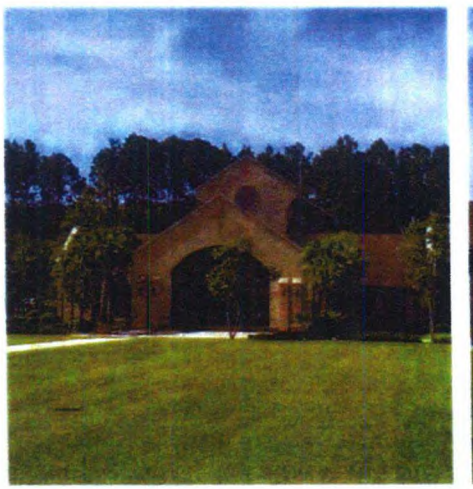
Wilmer Jones Keefer Ltd.
landscape architecture
land planning



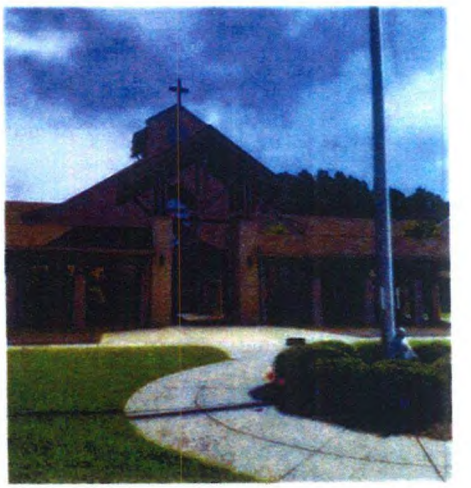
09



10



11



12



13



14

Wilmer Jones Keefer Ltd

EXHIBIT "R" TO SUPPLEMENT

Twelfth Amendment to Development Agreement and Concept Plan – Buckwalter Tract

(please see attached)

Prepared By and After
Recording Return to:
Burr & Forman LLP
Attn: Walter J. Nester, III
23-B Shelter Cove Lane
Hilton Head Island, SC 29928
843-785-2171

STATE OF SOUTH CAROLINA	**)**	**_____ AMENDMENT TO**
	)	**DEVELOPMENT AGREEMENT**
	)	**AND CONCEPT PLAN -**
	)	**BUCKWALTER TRACT –**
	)	**SAINT GREGORY THE GREAT**
COUNTY OF BEAUFORT	**)**	**PLANNING TRACT**

THIS _____ AMENDMENT ("**_____ Amendment**") to Development Agreement and Concept Plan is made and entered into this ___ day of _____, 2020 by and between the Town of Bluffton, South Carolina ("**Town**"), The Bishop of Charleston, a Corporation Sole ("**Bishop of Charleston**"), and Beaufort-Jasper Water & Sewer Authority ("**BJWSA**"), (Bishop of Charleston and BJWSA collectively "**Owner**").

WHEREAS, Town and The Branigar Organization, Inc. executed and approved a Development Agreement ("**Development Agreement**"), dated April 19, 2000, and recorded in the Office of the Register of Deeds ("**ROD**") for Beaufort County, South Carolina in Book 1288 at Page 1, which Development Agreement, as amended, governs the use and development of a tract of land known as the Buckwalter Tract, originally containing approximately 5,680 acres of land, more particularly described in the Development Agreement and amendments thereto (the "**Buckwalter PUD**"); and,

WHEREAS, concurrently with the execution of the Development Agreement, the Town annexed the Buckwalter Tract and granted Concept Plan zoning to the Buckwalter Tract, all as more particularly described in the Annexation Petition and Concept Plan ("**Concept Plan**") for Buckwalter Tract, adopted April 19, 2000; and,

WHEREAS, subsequent to the execution and approval of the Development Agreement and Concept Plan, the Town approved Eleven (11) Amendments to the Buckwalter Development Agreement and Concept Plan to add additional property thereto, each hereinafter identified as follows:

1. **First Amendment.** Addition of 11.721 acres known as the Robertson Tract with additional Density to the Buckwalter Development Agreement and Concept Plan executed on June 21, 2002 and recorded in the ROD in **Book 1599** at **Page 1149**; and

2. **Second Amendment.** Addition of 43.38 acres known as the Johnson Tracts together with 55 Dwelling Units to the Buckwalter Development Agreement and Concept Plan executed on February 4, 2003 and recorded in the ROD in **Book 1709** at **Page 440**; and

3. **Third Amendment.** Addition of 173.62 acres known as the Cypress Lake Tract from the Jones Estate Development Agreement and Concept Plan together with 600 Dwelling Units and 90 acres of General Commercial Density to the Buckwalter Development Agreement and Concept Plan executed on October 10, 2005 and recorded in the ROD in **Book 2256** at **Page 189**; and

4. **Fourth Amendment.** Addition of 59.91 acres known as the Rose Dhu Creek Phase III Tract together with 18 Dwelling Units to the Buckwalter Development Agreement and Concept Plan executed on October 10, 2005 and recorded in the ROD in **Book 2256** at **Page 204**; and

5. **Fifth Amendment.** Addition of 58.85 acres known as the Graves Tract together with 58.85 acres of General Commercial Density to the Buckwalter Development Agreement and Concept Plan executed on November 2, 2005 and recorded in the ROD in **Book 2305** at **Page 410**; and

6. **Sixth Amendment.** Addition of 2.687 acres known as the Jacoby Tract with no additional Density to the Buckwalter Development Agreement and Concept Plan executed on May 10, 2006 and recorded in the ROD in **Book 2816** at **Page 1746**; and

7. **Seventh Amendment.** Addition of 6.5 acres known as the University Investments Tract with no additional Density to the Buckwalter Development Agreement and Concept Plan executed on January 7, 2008 and recorded in the ROD in **Book 2671** at **Page 2250**; and

8. **Eighth Amendment.** Addition of 324 Dwelling Units through Transfer of Development Rights Permit for Buckwalter Place Initial Master Plan to the Buckwalter Development Agreement and Concept Plan executed on November 6, 2007 and recorded in the ROD in **Book 2823** at **Page 384**; and

9. **Ninth Amendment.** Addition of 163 acres known as the Willow Run Tract, together with the reallocation of Land Uses for the Northern Tract, as well as 260 Dwelling Units and 162 acres of General Commercial Density to the Buckwalter Development Agreement and Concept Master Plan executed on February 25, 2008 and recorded in the ROD in **Book 2724** at **Page 1787**; and

10. **Tenth Amendment.** Approved certain changes in use to the 9.18 acre Robertson site, and related conditions executed on February 10, 2012 and recorded in the ROD in **Book 3119** at **Page 2458**; and

11. **Eleventh Amendment.** Approved changes in permitted use for the Buckwalter Commons Connector Tract and redesignated a portion of the Sandhill Tract as Buckwalter Commons Tract and added an additional 70 acres of Commercial Density executed on April 10, 2013 and recorded in the ROD in **Book 3231** at **Page 3176**; and

WHEREAS, Owner owns that certain 61.093 acre parcel of real property (the "**Property**") located on the north side of U.S. Highway 278 and bounded to the east by the Bluffton Fire Department Station #35 and bounded to the west by the Berkeley Hall Club community. Said Property is more particularly described in Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, said Property is adjacent to the Buckwalter PUD which is located within the municipal limits of the Town, and is therefore contiguous with the Town; and

WHEREAS, portions of the Property have been improved to include the Saint Gregory the Great Catholic Church and the Saint Gregory the Great School consisting of an existing Church building of approximately 12,000 square feet; and an existing school building with offices supporting the school and the Church consisting of approximately 27,000 square feet, a church multipurpose building of approximately 27,000 square feet, and a sewer pump station and supporting infrastructure, parking, drives and rights of way (the "**Existing Development**"); and

WHEREAS, it is now the desire and intention of the Town and Owner to enter into this _____ _____ Amendment to annex the Property into the Town to be included within the Concept Plan zoning of the Buckwalter Tract, designate the Property as being a part of the Buckwalter PUD, designate the Saint Gregory the Great Land Use Tract as an additional Planning Area, and to establish the permitted uses for said Saint Gregory the Great Land Use Tract; and

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Town and Owner agree as follows:

1. **Recitals.** The above recitals are incorporated herein by this reference thereto.

2. **Amendment of Development Agreement and Concept Plan.** The Development Agreement and Concept Plan are hereby further amended to provide:

   A. Amendment to Development Agreement. The Buckwalter Development Agreement, as amended, is hereby further amended to add the Property to the legal description of the property subject to the Development Agreement as a part of the Buckwalter Tract and the Development Agreement so amended. The effect of this _____ Amendment is to add the Property, depicted in the Plat described on Exhibit "B" attached hereto and made a part hereof as fully and completely as if the Property was originally included in the legal description to the Development Agreement.

   B. Amendments to Concept Plan. The Buckwalter Concept Plan, as amended, is hereby further amended as follows:

      i. Land Use Designation and Development Standards. The Property is hereby designated as being a part of the Buckwalter PUD, said tract designated hereunder as the Saint Gregory the Great Land Use Tract as depicted on the Amended Concept Plan for Buckwalter PUD attached hereto as Exhibit "C" and made a part hereof. Development within the 61.093 acres of the newly designated Saint Gregory the Great Land Use Tract shall be governed by the Zoning Regulations (as defined in the Development Agreement) and by the Amended Concept Plan. Specifically, the land uses and development standards applicable to the Saint Gregory the Great Land Use Tract shall control development within the Property with the same effect as if included in the original Concept Plan and Development Agreement.

ii. Section 2 of the Concept Plan is further hereby amended as follows:

1. Section 2.A. Introduction. Add as new tenth (10th) Planning Area the Saint Gregory the Great Land Use Tract.

2. Section 2.B. Allowed Land Uses. Add Saint Gregory the Great Land Use Tract as a new sub-section 10, with the following allowed land uses and definitions:

a. Community Recreation.
b. Dwelling Units.
c. Hotel/Inn.
d. Institutional Civic.
e. Maintenance Areas.
f. Multifamily Residential.
g. Neighborhood Commercial – including specifically convenience stores and automobile service stations with up to 20 fueling stations and car wash but excluding Recreational Vehicle Parks.
h. Open Space.
i. Roads.
j. Setbacks and Buffers.
k. Siviculture.
l. Single Family Residential but excluding mobile homes.
m. Wetlands.
n. Utilities.

iii. Density. The Property is hereby added to the Buckwalter Concept Plan and designated as the Saint Gregory the Great Land Use Tract as depicted in the Amended Concept Plan attached hereto as Exhibit "R". The Property shall have 10.65 acres of general commercial development rights and 150 residential dwelling unit development rights both to be added to the Buckwalter PUD Concept Plan and Development Agreement. The balance of the Property is designated as Institutional/Civic which use does not require allocations of density as such use does not count against overall commercial acreage or residential density allowed for the Buckwalter PUD except however for student housing and employee dormitories using 1/2 residential dwelling unit development rights per room in accordance with Section 2.D.6.a. of the Buckwalter Concept Plan. Notwithstanding anything otherwise contained in the Development Agreement or Concept Plan, the residential dwelling unit development rights allocated to the Saint Gregory the Great Land Use Tract may not be transferred to any other piece, parcel or tract of land within the Buckwalter Tract or otherwise. This prohibition shall not apply to the transfer of residential dwelling unit development rights to the Town.

iv. No Effect on Other Landowner Rights. No change which is hereby approved to the Development Agreement and Concept Plan shall have any effect whatsoever on any property or landowner rights other than the Saint Gregory the Great Land Use Tract and Owner.

3. **Reaffirmation of Buckwalter Development Agreement, Concept Plan and Amendments Thereto.** The Buckwalter Development Agreement, Concept Plan and all prior amendments thereto as modified by this _____ Amendment are hereby ratified and reaffirmed as if set forth verbatim herein.

4. **Binding Effect.** This _____ Amendment to the Buckwalter Development Agreement and Concept Plan shall inure to the benefit of and be binding upon the respective parties hereto, their successors and assigns.

5. **Consistency with the Comprehensive Plan.** The Town confirms that the matters contained herein are consistent with the Comprehensive Plan of the Town of Bluffton and consistent with long range planning for the Town, wetland protection, and other planning goals.

[SIGNATURES ON FOLLOWING PAGES]

IN WITNESS WHEREOF, the parties hereto, in and through their authorized representatives, have caused these instruments to be executed on their behalf effective the date first above written.

WITNESSES:

TOWN OF BLUFFTON,
SOUTH CAROLINA

_____ By: _____

_____ Its: _____

Attest: _____

SOUTH CAROLINA)
) ACKNOWLEDGEMENT
COUNTY OF BEAUFORT)

I, _____, Notary Public for South Carolina do hereby certify that _____ on behalf of the Town of Bluffton, South Carolina, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this _____ day of _____, 2020.

_____
Notary Public for South Carolina
My Commission Expires:_____

WITNESSES:

THE BISHOP OF CHARLESTON,
A CORPORATION SOLE

_____ By: _____

_____ Its: _____

SOUTH CAROLINA)
) ACKNOWLEDGEMENT
COUNTY OF _____)

I, _____, Notary Public for South Carolina do hereby certify that _____ on behalf of The Bishop of Charleston personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this _____ day of _____, 2020.

_____
Notary Public for South Carolina
My Commission Expires:_____

WITNESSES:

BEAUFORT-JASPER WATER & SEWER AUTHORITY

_____ By: _____

_____ Its: _____

SOUTH CAROLINA)
) ACKNOWLEDGEMENT
COUNTY OF BEAUFORT)

I, _____, Notary Public for South Carolina do hereby certify that _____ on behalf of Beaufort-Jasper Water & Sewer Authority personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this _____ day of _____, 2020.

_____
Notary Public for South Carolina
My Commission Expires:_____

EXHIBIT "A"

ALL that certain piece, parcel, and tract of land containing 63.12 acres, more or less, situate, lying and being in the Meggett Tract Section of Beaufort County, South Carolina, with said tract more specifically shown and described on a plat thereof entitled "A Boundary Plat of 63.12 Acres A Portion Of Tax Parcel 600-13-46 The Meggett Tract", prepared by Connor & Associates, Inc., certified by Matthew L. Crawford, S.C.R.L.S. No. 9756, dated November 14, 1997 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 63 at Page 9.

LESS AND EXCEPT that certain 0.33 acre parcel, more or less, shown as "Area of Acquisition" on that certain Title to Real Estate date February 11, 2011 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 3040 at Page 2187.

LESS AND EXCEPT those certain "Frontage Roads" more particularly shown and described in that certain Deed of Right-of-Way in favor of Beaufort County, a political subdivision of the State of South Carolina dated December 14, 2015 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 3460 at Pages 1928-1931.

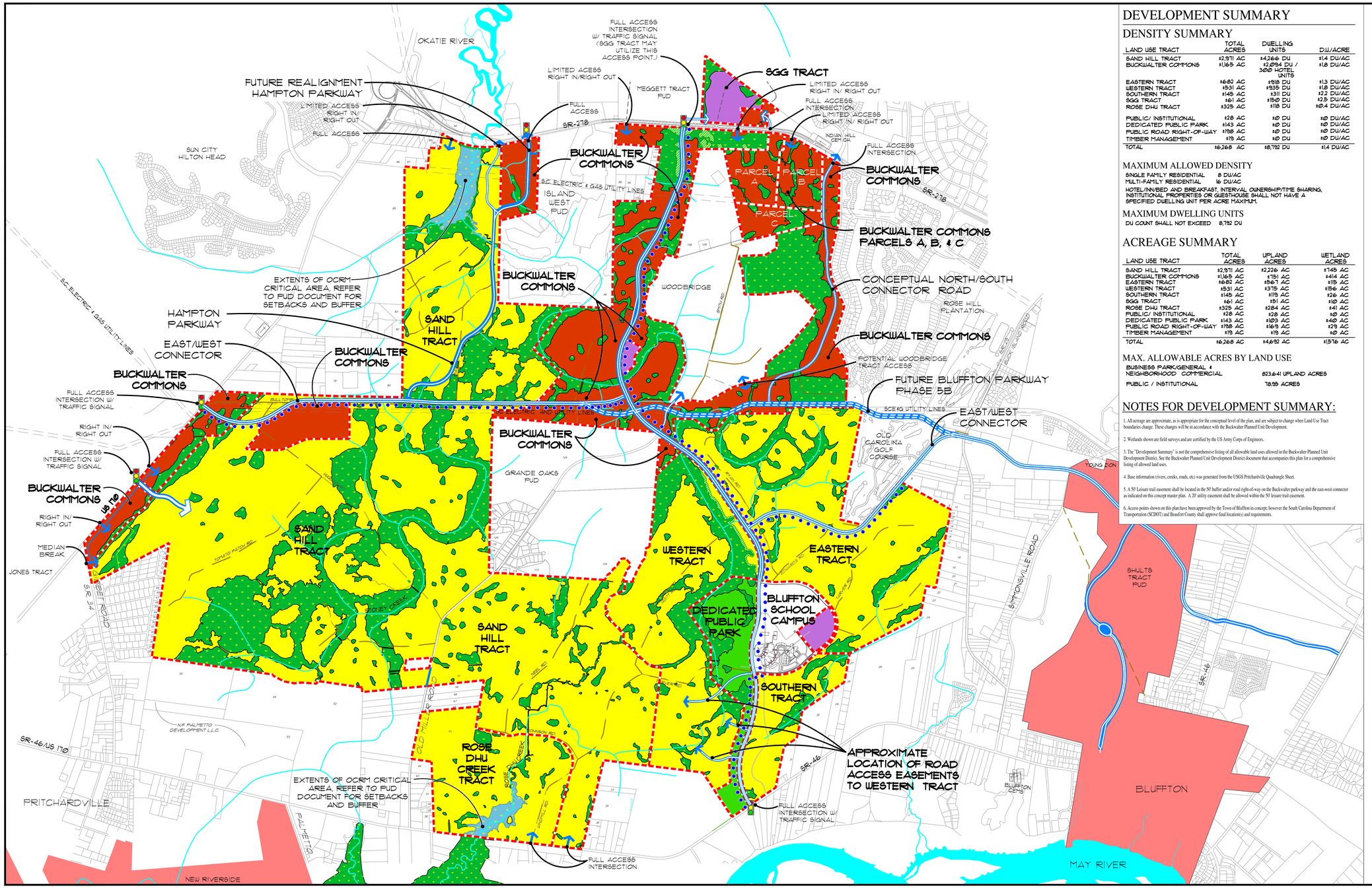
TMS #: R600 022 000 0125 0000

EXHIBIT “B”

Plat

EXHIBIT C

Amended Concept Plan for Buckwalter PUD



DEVELOPMENT SUMMARY

DENSITY SUMMARY

LAND USE TRACT	TOTAL ACRES	DWELLING UNITS	DU/ACRE
SAND HILL TRACT	±2,871 AC	±4,266 DU	±1.4 DU/AC
BUCKWALTER COMMONS	±1,165 AC	±2,894 DU / 300 HOTEL UNITS	±1.8 DU/AC
EASTERN TRACT	±682 AC	±918 DU	±1.3 DU/AC
WESTERN TRACT	±531 AC	±935 DU	±1.8 DU/AC
SOUTHERN TRACT	±149 AC	±311 DU	±2.2 DU/AC
SGG TRACT	±61 AC	±152 DU	±2.5 DU/AC
ROSE DHU TRACT	±325 AC	±118 DU	±0.4 DU/AC
PUBLIC/ INSTITUTIONAL	±28 AC	±0 DU	±0 DU/AC
DEDICATED PUBLIC PARK	±143 AC	±0 DU	±0 DU/AC
PUBLIC ROAD RIGHT-OF-WAY	±198 AC	±0 DU	±0 DU/AC
TIMBER MANAGEMENT	±19 AC	±0 DU	±0 DU/AC
TOTAL	±6,268 AC	±8,792 DU	±1.4 DU/AC

MAXIMUM ALLOWED DENSITY

SINGLE FAMILY RESIDENTIAL	8 DU/AC
MULTI-FAMILY RESIDENTIAL	16 DU/AC

HOTEL/INN/BED AND BREAKFAST, INTERVAL OWNERSHIP/TIME SHARING, INSTITUTIONAL PROPERTIES OR GUESTHOUSE SHALL NOT HAVE A SPECIFIED DWELLING UNIT PER ACRE MAXIMUM.

MAXIMUM DWELLING UNITS

DU COUNT SHALL NOT EXCEED 8,792 DU

ACREAGE SUMMARY

LAND USE TRACT	TOTAL ACRES	UPLAND ACRES	WETLAND ACRES
SAND HILL TRACT	±2,871 AC	±2,226 AC	±745 AC
BUCKWALTER COMMONS	±1,165 AC	±751 AC	±414 AC
EASTERN TRACT	±682 AC	±567 AC	±115 AC
WESTERN TRACT	±531 AC	±375 AC	±156 AC
SOUTHERN TRACT	±145 AC	±119 AC	±26 AC
SGG TRACT	±61 AC	±51 AC	±10 AC
ROSE DHU TRACT	±325 AC	±284 AC	±41 AC
PUBLIC/ INSTITUTIONAL	±28 AC	±28 AC	±0 AC
DEDICATED PUBLIC PARK	±143 AC	±103 AC	±40 AC
PUBLIC ROAD RIGHT-OF-WAY	±198 AC	±169 AC	±29 AC
TIMBER MANAGEMENT	±19 AC	±19 AC	±0 AC
TOTAL	±6,268 AC	±4,692 AC	±1,576 AC

MAX. ALLOWABLE ACRES BY LAND USE

BUSINESS PARK/GENERAL & NEIGHBORHOOD COMMERCIAL	823.641 UPLAND ACRES
PUBLIC / INSTITUTIONAL	78.95 ACRES

NOTES FOR DEVELOPMENT SUMMARY:

1. All acreage are approximate, as is appropriate for the conceptual level of the plan, and are subject to change when Land Use Tract boundaries change. These changes will be in accordance with the Buckwalter Planned Unit Development.

2. Wetlands shown are field surveys and are certified by the US Army Corps of Engineers.

3. The "Development Summary" is not the comprehensive listing of all allowable land uses allowed in the Buckwalter Planned Unit Development District. See the Buckwalter Planned Unit Development District document that accompanies this plan for a comprehensive listing of allowed land uses.

4. Base information (rivers, creeks, roads, etc) was generated from the USGS Pritchardville Quadrangle Sheet.

5. A 50' Leisure trail easement shall be located in the 50' buffer and/or road right-of-way on the Buckwalter parkway and the east-west connector as indicated on this concept master plan. A 20' utility easement shall be allowed within the 50' leisure trail easement.

6. Access points shown on this plan have been approved by the Town of Bluffton in concept; however the South Carolina Department of Transportation (SCDOT) and Beaufort County shall approve final location(s) and requirements.

CONCEPT MASTER PLAN

For:

Buckwalter

PLANNED UNIT DEVELOPMENT

Bluffton, South Carolina

Prepared For:

Branigar Organization

Savannah, Georgia

BRANIGAR

The Branigar Organization, Inc.

A company of INTERNATIONAL PAPER

Prepared By:

Wood+Partners, Inc.

Landscape Architects/Land Planners

Hilton Head Island, South Carolina

Thomas & Hutton Engineering Co.

Savannah, Georgia

LEGEND:

- ROADS / PUBLIC RIGHT-OF-WAY
- INTERSECTION/ ACCESS POINTS
- EXISTING DIRT ROADS
- STREAMS / WATER CHANNELS
- LAND USE TRACT LIMIT
- LEISURE TRAIL

PUD LAND USE AREAS

- RESIDENTIAL
- COMMERCIAL
- PUBLIC/INSTITUTIONAL
- WETLANDS
- TIMBER MANAGEMENT
- OCRM CRITICAL AREA
- DEDICATED PUBLIC PARK

MILEAGE 0 1/2 1

0 600 1200 2400 3600 4800

NORTH

DATE: January 2000

REVISED: March 2000

REVISED: Sept. 2001 - To establish final alignment for East-West Connector (Bluffton Pkwy.)

REVISED: October 2001 - To provide leisure trail along East / West Connector

REVISED: May 2002 - Property addition to the Sand Hill Tract

REVISED: August 2002 - Property addition to the Sand Hill Tract

REVISED: October 2004 - Property addition to Sand Hill Tract & Buckwalter Commons

REVISED: December 2004 - Property addition to the Sand Hill Tract

REVISED: May 2005 - Hampton Parkway addition

REVISED: July 2005 - Groves Tract Addition

REVISED: October 2005 - Rose Dhu Phase 3 addition

REVISED: January 2006 - Jacoby addition

REVISED: May 2007 - Buckwalter Commons

REVISED: November 2007 - Willow Run Tract

REVISED: February 2008 - Unit Counts

REVISED: March 21, 2009 C 228 Parcel

REVISED: November 2011 - Buckwalter 10th Amendment - Robertson Site

REVISED: February 2012 - Modified Bluffton Parkway Phase 5B Alignment

REVISED: October 2012 - Modified Sand Hill Tract/Buckwalter Commons Connector Tract to add 70 Acres into Buckwalter Commons

REVISED: September 2020 - Annexed Saint Gregory the Great Tract (SGG Tract). Modification includes addition of 50.45 acres of public / institution and 10.65 acres of commercial and added 150 Residential Dwelling Units. Included future Bluffton Parkway Phase 5b.

Saint Gregory the Great Land Use Tract

Planned Unit Development

Master Plan Application

SUPPLEMENT TO

PLANNED UNIT DEVELOPMENT MASTER PLAN APPLICATION

Attached please find the Planned Unit Development Master Plan Application which is the fifth of a series of six (6) applications being submitted together to supplement the Application for Annexation originally filed by The Bishop of Charleston, a Corporation Sole ("**Owner**") on July 9, 2019 and supplemented on February 21, 2020 (the "**Application**").

Owner owns an approximate 61.036 acre parcel of real property (the "**Property**") identified by Beaufort County Tax Map Number R600 022 000 0125 0000 and located in unincorporated Beaufort County. The Owner has requested the Property be annexed into the Town of Bluffton (the "**Town**"). Annexation of real property into the Town necessarily requires that the annexed property be rezoned to a Town zoning classification. Owner requests a designation of the Property with the zoning district Buckwalter PUD, specifically as the Saint Gregory the Great Land Use Tract.

Accordingly, Owner has submitted the following:

1. Two (2) full sized copies and digital files of the Master Plan previously delivered February 27, 2020.

2. Project Narrative and digital file describing the reason for application and compliance with criteria in Article 3 of the UDO. Please see Section III of the Amended Application Narrative submitted February 21, 2020;

3. All information required on the Master Plan Application Checklist is found in the Application Narrative Supplement as more particularly described in the Master Plan Application Checklist attached hereto as **Schedule "A"**; and

4. An Application Review Fee previously submitted together with the Application February 21, 2020.

Schedule "A"

Town of Bluffton
Master Plan Application Checklist

General Information:

1. Name and contact information for property owner and applicant. See Part I.B.1, page 3 of the Amended Application Narrative submitted February 21, 2020.
2. Agency Letter. See Part I.B.2, page 3 of the Amended Application Narrative submitted February 21, 2020.
3. Project Name. "Saint Gregory the Great Land Use Tract."
4. Detailed Narrative. See Part I.A., pages 2 and 2 of the Amended Application Narrative submitted February 21, 2020.
5. Prior development permit approvals. See Parcel History, Exhibit "P" of the Amended Application Narrative submitted February 21, 2020.
6. Specific uses for the Property. Other than the institutional uses described and depicted in the Campus Master Plan, Exhibit "J" of the Amended Application Narrative submitted February 21, 2020, specific uses have not been determined. Accordingly, certain checklist materials cannot be prepared.
7. Project Name: "Saint Gregory the Great Land Use Tract."
8. Plans. See Exhibit "C" and Exhibit "J" of the Amended Application Narrative submitted February 21, 2020.
9. Vicinity Map. See Exhibit "O" of the Amended Application Narrative submitted February 21, 2020.
10. Site Data. Specific uses for the outparcels have yet to be determined so certain of this information is not capable of preparation as this time. See Exhibit "J" of the Amended Application Narrative submitted February 21, 2020.
11. Phasing Plan. None.
12. Utility Letters. See Exhibit "L" of the Amended Application Narrative submitted February 21, 2020.

Site and Existing Conditions Documentation:

1. Photos. See Exhibit "Q" of the Amended Application Narrative submitted February 21, 2020.
2. Contiguous Parcels. The Property is bounded to the east by the Bluffton Township Fire District Station #35; to the south (across U.S. Highway 278) by undeveloped land in the Town owned by Parcel C1, LLC and zoned Buckwalter PUD; developed land owned by Medical Landholdings, LLC and developed as a medical facility and day spa; to the west by undeveloped land owned by the Berkeley Hall Club, Inc. and being a part of the Berkeley Hall PUD; and, to the north by undeveloped land owned by Hallmark Golf Group I, LLC.
3. Boundaries. See Boundary Survey, C-1 of the Amended Application Narrative submitted February 21, 2020.
4. Access Points. See Exhibit "C-1" of the Amended Application Narrative submitted February 21, 2020.

5. Existing Roads. See Exhibit "C-1" of the Amended Application Narrative submitted February 21, 2020.

6. Existing Easements. See Exhibit "C-1" of the Amended Application Narrative submitted February 21, 2020.

7. Existing Topography. See Existing Conditions, Exhibit "D" of the Amended Application Narrative submitted February 21, 2020.

8. Watercourses. See Existing Conditions, Exhibit "D" of the Amended Application Narrative submitted February 21, 2020.

9. Existing Structures. See Existing Conditions, Exhibit "D" of the Amended Application Narrative submitted February 21, 2020.

10. Boundary Survey. See Boundary Survey, Exhibit "C-1" of the Amended Application Narrative submitted February 21, 2020.

11. Survey Controls. See Boundary Survey, Exhibit "C-1" of the Amended Application Narrative submitted February 21, 2020.

12. Existing covenants, conditions and restrictions. None.

13. Proposed covenants, conditions and restrictions. None

14. Proposed public dedications. None.

Lot and Building Pattern:

1. Layout. See Exhibit "J", Campus Master Plan, of the Amended Application Narrative submitted February 21, 2020.

Transportation Networks:

1. Roads. See Boundary Survey, Exhibit "C-1" of the Amended Application Narrative submitted February 21, 2020.

2. Traffic Assessment. Uses for the outparcels not known at time of Application so Traffic Analysis cannot be completed.

3. Traffic Impact Analysis. Uses for the Outparcels not known at time of Application so Traffic Analysis cannot be completed.

4. Proposed Roadways. See Boundary Survey, Exhibit "C-1" of the Amended Application Narrative submitted February 21, 2020.

5. Proposed Access. Uses for the Outparcels not known at time of Application; unaware of proposed additional access.

6. Existing and Proposed Pathways. See Exhibit "J", Campus Master Plan of the Amended Application Narrative submitted February 21, 2020.

7. Emergency Access. See Boundary Survey, Exhibit "C-1" of the Amended Application Narrative submitted February 21, 2020.

8. Phasing Plan. None.

Natural Resources, Tree Conservation, Planting and Landscaping:

1. Existing Tree Coverage. Undeveloped upland areas on the Property contain overage planted agricultural pines. Wetland areas consist of native trees. See Existing Conditions, Exhibit "D" of the Amended Application Narrative submitted February 21, 2020.

2. Historic Trees. None.

3. Tree Groups. See Existing Conditions, Exhibit "D" of the Amended Application Narrative submitted February 21, 2020.

Open Space:

1. Proposed open space areas. See Campus Master Plan, Exhibit "J" of the Amended Application Narrative submitted February 21, 2020.

2. Proposed public dedications. None

3. Proposed ownership method. Outparcels to be conveyed by standard limited warranty deed without deed restrictions.

4. Proposed use of open space. See Campus Master Plan, Exhibit "J" of the Amended Application Narrative submitted February 21, 2020.

Stormwater Management:

1. Methods and General Layout. Storm water shall be treated in conformance with applicable storm water regulations existing as development is proposed. Uses and development of the Outparcels not yet known and not possible to draft, design or depict storm water systems for the Property beyond that depicted in the Campus Master Plan, "Exhibit "J" of the Amended Application Narrative submitted February 21, 2020.

TOWN OF BLUFFTON
PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN 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: Walter J. Nester, III	Name: The Bishop of Charleston, a Corporation Sole
Phone: 843-815-2171	Phone: 843-261-0523
Mailing Address: 4 Clarks Summit Drive, Suite 200 Bluffton, SC 29910	Mailing Address: c/o Elaine H. Fowler, Esquire 901 Orange Grove Road Charleston, SC 29407
E-mail: wnester@burr.com	E-mail: efowler@charlestondiocese.org
Town Business License # (if applicable):	

Project Information

Project Name: Saint Gregory The Great Catholic Church Annexation	☐ New	☒ Amendment
Project Location: 323 Fording Island Road, Bluffton	Acreage: 61.093	
PUD Name: Saint Buckwalter PUD		
Tax Map Number(s): R600 022 000 0125 0000 , R600 022 000 1120 0000		
Project Description: Annexation of Saint Gregory The Great Catholic Church property and rezoning by amendment of Buckwalter Development Agreement, Concept Plan, Buckwalter PUD and Master Plan.		

Minimum Requirements for Submittal

- ☐ 1. Two (2) full sized copies and digital files of the Master Plan.
- ☐ 2. Project Narrative and digital file describing reason for application and compliance with the criteria in Article 3 of the UDO.
- ☐ 3. All information required on the attached Application Checklist.
- ☐ 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: By: John L. Barker, Chief Financial Officer Date: 2/6/2020

Applicant Signature: Date: 2/18/2020

For Office Use

Application Number:	*Date Received:*
Received By:	*Date Approved:*

TOWN OF BLUFFTON
MASTER PLAN
APPLICATION CHECKLIST

In accordance with the Town of Bluffton Unified Development Ordinance (UDO), the following information shall be included as part of a Master Plan application submitted for review. Depending on the proposal, the amount and type of documentation will vary. This checklist is intended to assist in the provision of the minimum documentation necessary to demonstrate compliance with the UDO. Upon review of the submitted application by Town Staff, additional information may be required. The use of this checklist by Town Staff or the Applicant shall not constitute a waiver of any requirement contained in the UDO. Applicants are encouraged to work closely with Town Staff in preparing any application prior to submittal.

NOTE: Depending on the activities proposed, Master Plan documentation will vary. At minimum, each plan must contain the General Information and Site & Existing Conditions Documentation in addition to information required for the other specific activities listed below, as applicable. Please contact Town Staff for questions and additional information.
General Information.
1. Name and address of property owner(s) and applicant.
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.
3. Project name and/or name of development.
4. A detailed narrative describing the existing site conditions and uses, proposed development, proposed uses and activities that will be conducted on the site, statement of conformance with the UDO, description of any energy conservation or green technologies proposed on the site, the maintenance responsibility of any common or public areas, and publically dedicated improvements to be completed.
5. A listing of any past development permit approval numbers associated with the site and existing conditions placed on the development property by the Town of Bluffton through past approvals including a detailed description of how the condition will be met.
6. An explanation of why any items on this checklist are not included with the application materials.
7. Project name and/or name of development.
8. All plans must include the following: name of county; municipality; project location; parcel identification number(s); date of original design; all dates of revisions; north arrow; graphic scale; and legend identifying all symbology.
9. Vicinity map.
10. Site data table to include; total acreage, pervious versus impervious cover, required and proposed open space calculations, number and area of proposed lots, residential density, number and area of each proposed structure, area of each use of the property and buildings, and required and proposed parking calculations.
11. Phasing plan if the development is proposed to be developed in phases.
12. Letters of approval, including any applicable permits, from the following agencies (as necessary for the project): a) United States Army Corp of Engineers; b) South Carolina Department of Health & Environmental Control; c) South Carolina Department of Transportation; d) Beaufort County Engineering; e) Beaufort County EMS; f) Beaufort County School District; g) Bluffton Township Fire District; h) Beaufort Jasper Water Sewer Authority; i) Town of Bluffton; j) Electric Provider; k) Natural Gas provider; and l) Cable, telephone, and data provider.
Site and Existing Conditions Documentation.
1. Comprehensive color photograph documentation of site and existing conditions. If digital, images should be at a minimum of 300 dpi resolution.

TOWN OF BLUFFTON
MASTER PLAN
APPLICATION CHECKLIST

NOTE: Depending on the activities proposed, Master Plan documentation will vary. At minimum, each plan must contain the General Information and Site & Existing Conditions Documentation in addition to information required for the other specific activities listed below, as applicable. Please contact Town Staff for questions and additional information.	
2.	Names of the owners of contiguous parcels and an indication of adjacent existing and proposed (if known) land uses and zoning.
3.	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 development property, or are contiguous to such boundary.
4.	Location of all existing access points and intersections along both sides of any frontage or access roadway(s) within a minimum of 1,000 feet of the development property.
5.	Location, dimensions, name, and descriptions of all existing or recorded roadways, alleys, reservations, railroads, easements, or other public rights-of-way on or within 200 feet of the development property.
6.	Location, size, and type of all existing easements, rights-of-way, or utility infrastructure on or within a minimum of 200 feet of the development property.
7.	Existing topography and land cover. Contours shall be shown in intervals of 1 foot or less.
8.	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 the development property.
9.	Location of any existing buildings, structures, parking lots, impervious areas, public and private infrastructure, or other man made objects located on the development property.
10.	Boundary survey with bearings and distances of all property lines, tract/lot acreage, location of property markers, and seal of a Registered Land Surveyor, as well as a legal description of the property.
11.	Location of benchmarks/primary control points or descriptions and ties to such control points to which all dimensions, angles, bearings, block numbers, and similar data shall be referred.
12.	Existing deed covenants, conditions, and restrictions, including any design or architectural standards.
13.	Proposed deed covenants, conditions, and restrictions, including any design or architectural standards.
14.	Legal documents for proposed public dedications.
Lot and Building Pattern.	
1.	Schematic block and roadway type layout and design indicating access, configuration, land use and intensity by block or portion thereof, and buffers including detailed dimensions as are necessary and appropriate to demonstrate compliance with all applicable standards and requirements.
Transportation Networks.	
1.	A map or sketch showing the general relationship of the development to the surrounding areas with existing and proposed access roadways referenced to the intersection of the nearest primary or secondary paved roadway.
2.	A Traffic Assessment.
3.	A Traffic Impact Analysis (TIA), if warranted by the Traffic Assessment.
4.	Proposed roadway alignment plan showing right-of-way widths with specific reference to the roadway type and design assembly.
5.	Proposed access indicating roadway names, connectivity, roadway extensions, proposed stub roads, and dead-end roadways including detailed dimensions as are necessary and appropriate to demonstrate compliance with all applicable standards and requirements.
6.	Existing and proposed non-motorized vehicle lanes, paths, sidewalks, and other facilities, including transit facilities, on and within 200 feet of the development property including detailed dimensions as are necessary and appropriate to demonstrate compliance with all applicable standards and requirements.
7.	Emergency access provisions.
8.	Phasing plan of proposed traffic mitigation measures, or approved payments in-lieu of such that will be provided to the Town of Bluffton or applicable agency. Plan must ensure adequate transportation network is in place to support development at time of construction.
Natural Resources, Tree Conservation, Planting, and Landscaping.	
1.	Location of existing tree canopy coverage including table summarizing canopy lot coverage area, lot area not covered by tree canopy, and tree canopy expressed as percentage of lot coverage.

TOWN OF BLUFFTON
MASTER PLAN
APPLICATION CHECKLIST

NOTE: Depending on the activities proposed, Master Plan documentation will vary. At minimum, each plan must contain the General Information and Site & Existing Conditions Documentation in addition to information required for the other specific activities listed below, as applicable. Please contact Town Staff for questions and additional information.	
2.	Location and table summarizing trees listed on America's Historic Tree Register as maintained by American Forests.
3.	Location of groups of trees that connect to other vegetated and/or treed areas on adjacent sites helping to create or extend a wildlife or natural corridor.
Open Space Plan.	
1.	Proposed open space areas, habitat areas, types, and access trails both on and off-site.
2.	Proposed public lands and methods of dedication and access.
3.	Proposed ownership and method of transfer through deed restrictions, covenants, public dedication, or other method acceptable to the UDO Administrator.
4.	Proposed use for all portions of dedicated open space.
Stormwater Management.	
1.	Description of proposed methods, and general layout of stormwater drainage, water system, sewer system and open space areas.

SIGN AND RETURN THIS CHECKLIST WITH THE APPLICATION SUBMITTAL
ALL SUBMITTALS MUST BE COLLATED AND FOLDED TO 8-1/2" X 11"

By signature below I certify that I have reviewed and provided the minimum submittal requirements listed above, including any additional items requested by the Town of Bluffton Staff. Any items not provided have been listed in the project narrative with an explanation as to why the required submittal item has not been provided or is not applicable. Further, I understand that failure to provide a complete, quality application or erroneous information may result in the delay of processing my application(s).

_____ 2/18/2020

Signature of Property Owner or Authorized Agent — Date

WALTER J. NESTOR III

Printed Name

AMENDED
NARRATIVE
FOR
APPLICATION FOR ANNEXATION / ZONING MAP / COMPREHENSIVE PLAN AMENDMENTS
OF THE
BISHOP OF CHARLESTON, A CORPORATION SOLE
CONCERNING
A 61.093 ACRE PARCEL (A PORTION OF THE MEGGETT TRACT)
FOR
SAINT GREGORY THE GREAT CATHOLIC CHURCH CAMPUS PROPERTY, OUTPARCELS AND BEAUFORT-JASPER WATER & SEWER AUTHORITY PUMP STATION

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STATE OF SOUTH CAROLINA	)	BEFORE THE PLANNING COMMISSION
	)	AND TOWN COUNCIL OF THE
COUNTY OF BEAUFORT	)	TOWN OF BLUFFTON, SOUTH CAROLINA

AMENDED

NARRATIVE

FOR

APPLICATION FOR ANNEXATION / ZONING MAP / COMPREHENSIVE PLAN AMENDMENTS

OF THE

BISHOP OF CHARLESTON, A CORPORATION SOLE

CONCERNING

A 61.093 ACRE PARCEL (A PORTION OF THE MEGGETT TRACT)

FOR

SAINT GREGORY THE GREAT CATHOLIC CHURCH CAMPUS PROPERTY, OUTPARCELS AND BEAUFORT-JASPER WATER & SEWER AUTHORITY PUMP STATION

This Project Narrative is submitted with and is intended to be incorporated in and comprise a part of the application for Annexation, application for Zoning Map Amendment, application for Buckwalter Development Agreement Amendment and Buckwalter Concept Plan Amendment, and application for Comprehensive Plan (specifically, the Future Annexation Area Map and the Future Land Use Map) Amendment (collectively the "**Application**") of the Bishop of Charleston, a Corporation Sole (the "**Bishop of Charleston**")[1] and the Beaufort-Jasper Water and Sewer Authority ("**BJWSA**")[2] (Bishop of Charleston and BJWSA hereinafter collectively the "**Owner**"). This narrative is submitted to the Planning Commission and the Town Council for the Town of Bluffton, South Carolina (the "**Town**") to explain the request and

[1] See Business Filings Report of the South Carolina Secretary of State attached hereto as Exhibit "A" and made a part hereof.

[2] BJWSA joins in this Application solely due to its ownership of a 0.057 acre parcel of real property located within the Property for the purpose of the operation of a pump station (the "**Pump Station**").

describe how the Application meets the criteria of the Town's Unified Development Ordinance (the "**UDO**") as required by the Application and the UDO.

I. NARRATIVE.

A. **Introduction, Background And Request**.

The Owner is the owner[3] of an approximate 61.036 acre parcel of real property (the "**Property**") identified by Beaufort County Tax Map number **R600 022 000 0125 0000** located on the north side of U.S. Highway 278 and bounded to the east by the Bluffton Fire Department Station #35 and bounded on the west by the Berkeley Hall Club community. The 411 address for the Property is #323 Fording Island Road and it is more specifically shown and described as "A Portion of the Meggett Tract" on that certain plat of survey entitled "A Boundary Plat of 63.12 Acres, Portion of Tax Parcel 600-13-46 The Meggett Tract, U.S. Highway 278, Bluffton Township, Beaufort County South Carolina, dated November 14, 1997 and recorded in the Office of the Register of Deeds ("**ROD**") for Beaufort County, South Carolina in Plat **Book 63** at **Page 9**[4]. An approximate 0.327 acre portion of the original parcel purchased by the Owner was conveyed in February of 2011 to the South Carolina Department of Transportation as part of the expansion of the U.S. 278 right of way[5] and an additional approximate 1.7 acre parcel was conveyed to Beaufort County[6] in December of 2015. The 1.7 acre parcel conveyed to the County consists of an approximate 0.7 acre parcel improved as a 50' wide right of way serving as a frontage road from the main entrance to Berkeley Hall Club from U.S. Highway 278, which is a fully served signalized intersection providing direct access to the Property. The remaining approximate 1.0 acre parcel is also improved as a 50' wide right of way, named Saint Gregory Drive which serves as a second point providing direct access to the Property from U.S. Highway 278. This second access point is also served by a fully signalized intersection. An additional approximate 0.057 acre portion of the original parcel purchased by the Owner was conveyed to BJWSA for the Pump Station to serve the Property as more particularly described therein.[7] The Pump Station is identified by Beaufort County Tax Map number **R600 022 000 1120 0000** and is surrounded by the Property. For the purposes of this Application the Pump Station shall hereinafter be included in the term "Property". In conjunction with this Application, the Owner commissioned an updated survey of the Property confirming the location of all of the aforementioned description which survey is entitled "A Boundary Survey of St. Gregory The Great Catholic Church," Tax Parcel No. R600 022 000 0125 0000, dated December 19, 2019[8].

Portions of the Property have been improved to include the Saint Gregory the Great Catholic Church and the Saint Gregory the Great School consisting of an existing Church building of approximately 12,000 square feet; and an existing school building with offices

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[3] See deed recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in **Book 994** at **Pages 412 - 419** attached hereto as Exhibit "B" and made a part hereof.

[4] See said boundary plat attached hereto as Exhibit "C" and made a part hereof.

[5] See deed recorded in the ROD in **Book 3040** at **Pages 2187 – 2189**, attached hereto as Exhibit "B-1" and made a part hereof.

[6] See deed recorded in the ROD in **Book 3460** at **Pages 1928 – 1931**, attached hereto as Exhibit "B-2" and made a part hereof.

[7] See deed recorded in the ROD in **Book 3669** at **Pages 2349 – 2352**, attached hereto as Exhibit "B-3" and made a part hereof

[8] Attached hereto as Exhibit "C-1" and made a part hereof.

supporting the school and the Church consisting of approximately 27,000 square feet; and a church multipurpose building of approximately 27,000 square feet[9].

The Owner submits this Application requesting the approval of:

1. The annexation of the Property into the Town;

2. An amendment to the Town's official zoning map designating the Property with the zoning district of Buckwalter Planned Unit Development ("**Buckwalter PUD**"), specifically to be identified as the Saint Gregory the Great Land Use Tract (the "**SGG Tract**") with densities and land uses as described in Section B.8 of this Application Narrative; and

3. Approval of an amendment to the Development Agreement and amendment to the Buckwalter Concept Plan ("**Concept Plan**"); and

4. Approval of an amendment to the current version of the Comprehensive Plan's Future Annexation Area Map (Map 8.1)[10] and Future Land Use Map;[11] and

5. Approval of a Master Plan for the Property.

B. **Annexation**.

Adjacent to the south of the Property across the U.S. Highway 278 right of way, is the Buckwalter PUD which is located within the municipal limits of the Town[12]. The Property is therefore contiguous to the Town[13]. Since the Property is wholly owned by the Owner and BJWSA, the method of annexation is made pursuant to the one hundred percent (100%) property owner petition[14] and ordinance method[15]. In accordance with the checklist set forth in the Town's Annexation Policy & Procedures Manual[16] the following is submitted:

1. **Contact Information**.

a. Owner. The Bishop of Charleston, a Corporation Sole, c/o Elaine H. Fowler, Esq., 901 Orange Grove Road, Charleston South Carolina 29407, Telephone: 843-261-0523, E-mail: efowler@charlestondiocese.org.

b. Joinder Owner. Beaufort-Jasper Water and Sewer Authority, 6 Snake Road, Okatie, South Carolina 29909-3937, Telephone: 843-987-8100.

---

[9] See Existing Conditions Plan attached hereto as Exhibit "D" and made a part hereof.

[10] Attached hereto as Exhibit "E" and made a part hereof.

[11] Attached hereto as Exhibit "E-1" and made a part hereof.

[12] See Town Growth Management Department Planned Unit Developments map attached hereto as Exhibit "F" and made a part hereof.

[13] See Section 5-3-305 of the South Carolina Code of Laws, incorporated herein by this reference.

[14] See Petition attached hereto as Exhibit "G" and made a part hereof.

[15] See Section 5-3-150(3) of the South Carolina Code of Laws, incorporated herein by this reference.

[16] Annexation in the Town is undertaken pursuant to the Annexation Policy & Procedures Manual and State law.

c. Applicant. Burr & Forman LLP, c/o Walter J. Nester III, 4 Clarks Summit Drive, Bluffton, South Carolina 29910, Telephone: 843-815-2171, E-mail: wnester@burr.com.

2. **Agency Letter**. The Owner has authorized the filing of the Application[17].

3. **Reason for Annexation request and anticipated benefits.** See Section I and Section II of this Narrative Supplement.

4. **Parcel Number and Acreage**. Being an approximate 61.093 acre combined parcels of real property identified by Beaufort County Tax Map number **R600 022 000 0125 0000** and **R600 022 000 1120 0000**.

5. **Existing Structures**. A Church and School Campus buildings with associated drives, parking and infrastructure including but not limited to the Pump Station.

6. **Current Special Districts**. None.

7. **Current Beaufort County Zoning District and Land Uses**. Current zoning is C3 Neighborhood Mixed Use (C3NMU). Land uses in the C3NMU District include public and private schools as are meeting facilities and places of worship[18].

8. **Proposed Zoning District and Land Uses**. The proposed zoning district for the Property is Buckwalter PUD as a new Planning Area under the Concept Plan entitled "SGG Tract." The Allowed Land Uses being as follows:

   a. Section 2.B. Allowed Land Uses. Add SGG Tract as a new sub-section 10, with the following allowed land uses and definitions:

      (i) Community Recreation.
      (ii) Dwelling Units.
      (iii) Hotel/Inn.
      (iv) Institutional Civic.
      (v) Maintenance Areas.
      (vi) Multifamily Residential.
      (vii) Neighborhood Commercial – including specifically convenience stores and automobile service stations with up to 20 fueling stations but excluding Recreational Vehicle Parks.
      (viii) Open Space.
      (ix) Roads.
      (x) Setbacks and Buffers.
      (xi) Siviculture.
      (xii) Single Family Residential but excluding mobile homes.
      (xiii) Wetlands.
      (xiv) Utilities.

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[17] See Agency Letter attached hereto as Exhibit "H" and made a part hereof.

[18] See Zoning Verification Letter dated March 12, 2019 from the Beaufort County Zoning Administrator attached hereto as Exhibit "I" and made a part hereof.

b. Density. The Property is hereby added to the Buckwalter Concept Plan and designated as SGG Tract as depicted in the Amended Concept Plan attached hereto as Exhibit "R". The Property shall have 10.65 acres of commercial density and multifamily density of up to 164 dwelling units and single family density of up to 82 dwelling units. The balance of the Property is designated as Institutional/Civic which use does not require allocations of density as such use does not count against overall commercial acreage or residential density allowed for the Buckwalter PUD except however for student housing and employee dormitories and for such use the Property is hereby designated with an additional 200 residential units.

c. No Effect on Other Landowner Rights. No change which is hereby approved to the Development Agreement and Concept Plan shall have any effect whatsoever on any property or landowner rights other than the SGG Tract and Owner.

9. **Current versus Proposed Zoning District and Land Use Comparison**. See table of comparative land uses attached hereto as Exhibit "K".

10. **Consistency with the Town's Comprehensive Plan, Future Annexation Area Map and Future Land Use Map**. See application narrative in support of rezoning set forth herein.

11. **Estimate of current population of Annexation Area**. None.

12. **Current Utility Service Providers**. See attached Exhibit "L".

C. **Parcel Information**.

1. **Deed**. See Deeds recorded in ROD in **Book 994** at **Pages 412 - 419** and **Book 3669** at **Pages 2349 - 2352** attached hereto as Exhibits "B" and "B-3" and made a part hereof.

2. **Plats**. See Plat entitled "A Boundary Plat of 63.12 Acres, A Portion of Tax Parcel 600-13-46 The Meggett Tract, U.S. Highway 278, Bluffton Township, Beaufort County South Carolina, dated November 14, 1997 and recorded in the ROD in **Plat Book 63** at **Page 9** attached hereto as Exhibit "C" and made a part hereof. See also plat entitled "A Boundary Survey of St. Gregory The Great Catholic Church," Tax Parcel No. R600 022 000 0125 0000, dated December 19, 2019. See also Plat entitled "A Subdivision and Utility/Access Easement Plat at Saint Gregory The Great Sewer Expansion" dated March 12, 2018 and recorded in the ROD in **Plat Book 149** at **Page 63** attached hereto as Exhibit "C-2" and made a part hereof

3. **Covenants and Restrictions**. Restrictions in original deed to Owner. Amended by document recorded in the ROD in **Book 2974** at **Pages 942 – 945** attached hereto as Exhibit "M" and made a part hereof. Released by document recorded in the ROD in **Book 3121** at **Pages 2353 – 2354** attached hereto as Exhibit "M-1" and made a part hereof.

4. **Easements**. See easement in favor of Palmetto Electric Cooperative, Inc., dated February 23, 2006 and recorded in the ROD in **Book 2389** at **Pages 712 – 714**

attached hereto as Exhibit "N-1" and made a part hereof; easement in favor of Palmetto Electric Cooperative, Inc., dated March 28, 2006 and recorded in the ROD in **Book 2389** at **Pages 742 – 744** attached hereto as Exhibit "N-2" and made a part hereof; Drainage Easement Agreement with Beaufort County, dated February 4, 2016 and recorded in the ROD in **Book 3460** at **Pages 1932 – 1938** attached hereto as Exhibit "N-3" and made a part hereof; and, Water/Sewer Utility Easement Agreement with Beaufort Jasper Water & Sewer Authority dated May 4, 2018 and recorded in the ROD in **Book 3669** at **Pages 2353 - 2357** attached hereto as Exhibit "N-4" and made a part hereof.

5. **Agreement of record in the ROD**. None other than as stated herein.

6. **Other Documents of record in the ROD**. None other than as stated herein.

7. **Location Map**. See Beaufort County GIS Map of the Property attached hereto as Exhibit "O" and made a part hereof.

8. **Zoning Verification**. See Zoning Verification Letter from Beaufort County Zoning Administrator dated March 20, 2018 attached hereto as Exhibit "I" and made a part hereof.

9. **Parcel History**. A portion of the "Meggett Tract". See attached Exhibit "P".

10. **Photographs of Existing and Adjacent Structures**. See GIS photographs from Beaufort County Assessor's website attached hereto as Exhibit "Q" and made a part hereof.

D. **Annexation Assessment**.

The Town's Annexation Policy & Procedures Manual sets forth in Chapter 2 thereof the information to be considered in the Town's assessment of an application for annexation.

1. **Best Interests of the Municipality**. The proposed annexation represents the addition of a parcel of real property the majority of which is already developed with institutional uses that currently serve and employ many of the Town's citizens and families. These institutional uses do not create a significant demand on the services provided by the Town and are considered a less intense use. The Town services are currently provided to development throughout the Buckwalter PUD and the Property is directly adjacent thereto and will not place additional service burden on the Town. The undeveloped portions of the property provide opportunities for future development consistent with the U.S. Highway 278 and Buckwalter corridors which serve to increase the Town's tax base and opportunities for its citizens. Accordingly, the annexation is in the best interests of the Town.

2. **Feasibility Study and Cost/Benefit Analysis**. The proposed annexation represents the addition of a parcel of real property the majority of which is already developed with institutional uses that currently serve and employ many of the Town's citizens and families. These institutional uses do not create a significant demand on the services provided by the Town and are considered a less intense use. The Owner respectfully submits that the benefits of the annexation of the

Property outweigh the burdens, if any, on Town services. Those portions of the Property where commercial uses are anticipated have existing infrastructure and future development of these areas benefit the Town by enhancing the creation of a diverse and stable tax base.

3. **Guiding Principles for Assessment of Annexations**. The Owner submits that this annexation petition provides benefit to both the Town and its citizens in terms of both costs and services received. The proposed annexation represents the addition of a parcel of real property the majority of which is already developed with institutional uses that currently serve and employ many of the Town's citizens and families. These institutional uses do not create a significant demand on the services provided by the Town and are considered a less intense use. The undeveloped portions of the Property provide the opportunity for development consistent with the U.S. Highway 278 corridor which provides for a stable tax base and provides additional employment and retail opportunities for residents of the Town and those in unincorporated areas of the County. With respect to the guiding principles and consideration for assessing this annexation petition the following is submitted:

   a. *Meets the principles, policies, and procedures set forth in the Manual*. The Owner submits that the annexation petition represents the addition of a parcel of real property the majority of which is already developed with institutional uses that currently serve and employ many of the Town's citizens and families. These institutional uses do not create a significant demand on the services provided by the Town and are considered a less intense use;

   b. *Annexation of the property is in the best interest of the Town and its citizens*. The Owner submits that the annexation petition is in the best interests of the Town and its citizens as it represents the addition of a parcel of real property the majority of which is already developed with institutional uses that currently serve and employ many of the Town's citizens and families. These institutional uses do not create a significant demand on the services provided by the Town and are considered a less intense use;

   c. *Contiguity to the Town of Bluffton Municipal Boundary*. The Property is continuous with the Town's municipal boundary as it is adjacent to the Buckwalter PUD which is within the municipal limits of the Town;

   d. *Avoids creating new enclaves (or donut holes) in the Town's municipal boundaries*. The Owner submits that this annexation petition expands the municipal limits of the Town but does not create a new enclave as the municipal limits of the Town currently extend along the south side of the U.S. Highway 278 right of way adjacent to the Property and there are areas along the U.S. Highway 278 right of way where the municipal boundaries of the Town extend across to the north side of the U.S. Highway 278 right of way;

   e. *Consistency with the recommendations of the Town of Bluffton's Comprehensive Plan including the Future Annexation Map*. The Property is located outside of the areas of future Town growth shown on the Town's

Future Annexation Area Map[19]. This Application seeks to amend the Comprehensive Plan by an amendment to the Town's Future Annexation Area Map;

f. *Appropriateness of requested zoning district(s), land use regulations, development standards and environmental regulations*. The Owner submits that the annexation petition meets this guiding principle as the requested zoning district is consistent with the densities and uses along the U.S. Highway 278 corridor;

g. *Consideration of the costs, benefits and estimated revenues for a proposed annexation before action is taken on the petition*. The Owner submits that the annexation petition represents the addition of a parcel of real property the majority of which is already developed with institutional and civic uses that currently serve and employ many of the Town's citizens and families. These institutional uses do not create a significant demand on the services provided by the Town and are considered a less intense use;

h. *Annexation will not create a tax burden or measurably reduce the level of service(s) provided to existing citizens and property owners*. The Owner submits that the annexation petition represents the addition of a parcel of real property the majority of which is already developed with institutional uses that currently serve and employ many of the Town's citizens and families. These institutional uses do not create a significant demand on the services provided by the Town and are considered a less intense use;

i. *Fiscal impact of providing municipal services*. The Owner submits that the impact, if any, of providing municipal services to the Property will be negligible;

j. *Consideration of the annexation area's existing condition of utilities, transportation, infrastructure and future needs for expansion improvements*. The Owner submits that these considerations are inapplicable to this annexation petition. The utilities and transportation infrastructure are new and in excellent condition and to the extent there is need in the future for improvement or expansion those will be costs paid by the Owner or successors in title and not the Town. The need for new roads is not anticipated;

k. *Full impact that annexation will have on law enforcement*. The Owner submits that this annexation petition and the Project do not result in an increased burden on law enforcement as the annexation petition represents the addition of a church and school campus which are historically not substantive users of such services. Further, the land to the south of the Property and the opposite side of the U.S. Highway 278 is within the municipal limits of the Town and are served by Town law enforcement;

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[19] See Future Annexation Area map (Map 8.1) of the Comprehensive Plan attached hereto as Exhibit "E" and made a part hereof.

l. *Demonstrates potential for the diversification of the economic base and job opportunities*. The Owner submits that the annexation petition while modestly expanding the Town's economic base and opportunities for employment does little to diversify the Town's economic base;

m. *Consideration and utilization of Development Agreements for the proposed annexation area when applicable*. The Owner has submitted an amendment to the Buckwalter Development Agreement;

n. *Petitioners understanding of all potential costs/benefits associated with annexation*. The petitioner and the Owner understand the costs and benefits associated with the annexation and respectfully request approval; and

o. *Input provided by the public and affected agencies during the review process.* The Owner welcomes input from the public and affected agencies and looks forward to working with them during the review process.

E. **Current And Proposed Density And Use**.

The current zoning is C3 Neighborhood Mixed Use (C3NMU). Land uses in the C3NMU District include public and private schools, meeting facilities and places of worship as well as other uses consistent with the proposed use. The proposed zoning district is Buckwalter PUD and the land uses proposed are as set forth in Section B.8 of this Application Narrative.

II. **REZONING CRITERIA**.

A. **Applicability**. The current existing land use for the Property is C3 Neighborhood Mixed Use (C3NMU). Section 3.4.2 of the UDO requires that any rezoning "be based upon the recommended future land use category for the property as shown on the future land use map in the Town of Bluffton Comprehensive Plan". The future land use map in the Town's Comprehensive Plan (the "Comprehensive Plan") does not include the Property and therefore this Application also requests an amendment to the Comprehensive Plan[20]. The Property adjacent across U.S. Highway 278 from the Property is within the Town and zoned Buckwalter PUD and is assigned a variety of uses and densities consistent with Buckwalter PUD. The Owner submits that it is appropriate to designate the Property with a new Planning Area and assign it density consistent with its acreage as existing development and land uses and density consistent with other Planning Areas in the Concept Plan and Buckwalter PUD.

B. **Application Review Criteria**. Section 3.4.3 of the UDO sets forth the review criteria for consideration by the Town's Planning Commission and Town Council when reviewing an application for a Zoning Map Amendment. The Owner proposes that this Application satisfies or exceeds the requirements for a Zoning Map Amendment as set forth below.

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[20] See Comprehensive Plan, Map 8.3, Future Land Use map attached hereto as Exhibit "E-1" and made a part hereof.

1. **Consistency with the Comprehensive Plan**.

a. Population Vision. *The Population Vision of the Comprehensive Plan acknowledges and accepts the Town's diverse population and strives to offer a high quality of life for all residents, visitors and workers.*[21] The proposed Zoning Map Amendment is consistent with the Population Vision as it provides institutional and educational services to support the existing and future population of the Town.[22] Furthermore, it is consistent with and furthers efforts to fulfill the goal to prepare for the minimum two-fold increase growth of the Town's permanent residents with the addition of these institutional and educational uses as well as provide the opportunity for future retail opportunities and services.[23] The proposed Zoning Map Amendment is therefore the Population Vision of the Comprehensive Plan.

b. Cultural Resources Vision. *The Cultural Resources Vision of the Comprehensive Plan instructs the Town to strive to maintain a sense of community, diversity and individuality by preserving cultural resources.*[24] The proposed amendment furthers the Culture Resources vision of the Comprehensive Plan since the Property is primarily developed as a church and school campus both of which serve to maintain a sense of community, diversity and individuality.

c. Natural Resources Vision. *The Natural Resources Vison of the Comprehensive Plan instructs the Town to inventory and protect critical resources in a manner which sustains the vitality, function, and beauty of Bluffton's natural heritage.*[25] The Owner is seeking to amend the Official Zoning Map to include the Property in the Buckwalter PUD as a new Planning Area with uses and density reflecting the existing development on the Property and consistent with other Planning Areas in the Concept Plan and other developed areas within the municipal limits of the Town along the U.S. Highway 278 corridor. The Owner submits that the proposed amendment seeks to add land which is already primarily developed consistent with uses available in the Buckwalter PUD district and are well-planned and developed in conformance with the design standards similar to the Town including modern storm water management facilities. Accordingly, the Application is consistent with the Natural Resources vison of the Comprehensive Plan.

d. Housing Vision. *The Housing Vision of the Comprehensive Plan seeks to ensure that every resident has decent, safe and affordable housing.*[26] The Owner's proposed Zoning Map Amendment supports the Housing Vision as it provides existing, modern and safe institutional and educational

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[21] See Chapter 2, Page 2-1, December 9, 2014 Comprehensive Plan.

[22] See Section 2.1 Population Needs and Goals Chart, Page 2-6, December 9, 2014 Comprehensive Plan.

[23] See Section 2.3 Population Projections Chart, Page 2-14, December 9, 2014 Comprehensive Plan.

[24] See Chapter 3, Page 3-1, December 9, 2014 Comprehensive Plan.

[25] See Chapter 4, Page 4-1, December 9, 2014 Comprehensive Plan.

[26] See Chapter 5, Page 5-1, December 9, 2014 Comprehensive Plan.

services to support the existing and future population of the Town. The development currently existing on the Property, while not in itself housing, supports the vision overall by serving to attract new residents and business by making available quality institutional and educational services to support the existing and future population of the Town and its residents and guests, and therefore is consistent with the Housing Vision of the Comprehensive Plan.

e. Economic Development Vision. *The Economic Development Vision of the Comprehensive Plan instructs the Town to strive to create a vital, diverse and sustainable local economy that enhances Bluffton's community resources: human, natural and economic.*[27] The Economic Development Vision of the Comprehensive Plan recognizes the need to ensure a balanced local economy through revisions to zoning and land use regulations.[28] The Owner's proposed Zoning Map Amendment provides residents and guests of the Town and the greater Bluffton area with institutional and educational opportunities and potential development opportunities of business uses available in the Buckwalter PUD district and therefore serves the goals set forth in the Economic Development Vision[29]. All of which serve to enhance the Town's human, natural and economic resources and contributes to a stable tax base. Accordingly, the proposed additional use category is consistent with the Economic Development Vision of the Comprehensive Plan.

f. Community Facilities Vision. *The Community Facilities Vision of the Comprehensive Plan encourages the Town to provide efficient and reliable facilities and services for the residents and visitors of the Town of Bluffton and to meet level of service standards to ensure a high quality of life.*[30] The approval of this Application supports the Community Facilities Vision as it adds additional religious and educational opportunities for residents and visitors to the Town which serve to enhance the quality of life in the Town. Additionally, most of the Property is already developed and the infrastructure including roadways, sanitary sewer, solid waste, drainage, potable water, electricity, telephone and cable, is already in place. The Owner's proposed Zoning Map Amendment therefore supports and is consistent with the Community Facilities Vision of the Comprehensive Plan, as it adds the opportunity for expanded religious and educational opportunities for residents and visitors of the Town without adding additional unplanned burdens on community facilities.

g. Land Use Vision. *The Land Use Vision of the Comprehensive Plan encourages the Town to plan for a balance of land uses that ensure a high quality of life, business opportunity, environmentally protected areas and proposed placement of residential uses.*[31] The Owner's proposed Zoning

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[27] See Chapter 6, December 9, 2014 Comprehensive Plan, Page 6-1.

[28] See Section 6.3 Local Economy, December 9, 2014 Comprehensive Plan, Page 6-9.

[29] See Section 6.6, Economic Development and Diversification Needs and Goals Chart, Page 6-23, December 9, 2014 Comprehensive Plan.

[30] See Chapter 7, December 9, 2014 Comprehensive Plan, Page 2-1.

[31] See Chapter 8, December 9, 2014 Comprehensive Plan, Page 8-1.

Map Amendment provides residents and guests of the Town and the greater Bluffton area with additional institutional and educational opportunities and potential development opportunities of business uses available in the Buckwalter PUD district. The Owner's use of the Property is supported by the existing infrastructure and does not adversely impact or create unplanned burdens on the natural environment or existing infrastructure, and is consistent with the Land Use Vision of the Comprehensive Plan.[32]

h. Transportation Vision. *The Transportation Vision of the Comprehensive Plan seeks to plan an efficient, adequate and safe transportation network for all users, including motorists, cyclists and pedestrians.*[33] The Owner's proposed use is consistent with and supports the Transportation Vision of the Comprehensive Plan. Access and road infrastructure for the Property is already constructed and no additions are contemplated. The rezoning of the Property to the Buckwalter PUD district proposed by the Owner has no negative impact on the Town's transportation system, and is consistent with the Transportation Vision of the Comprehensive Plan.

i. Priority Investment Act Vision. *The Priority Investment Act Vision of the Comprehensive Plan encourages the shared commitment with neighboring jurisdictions and agencies to work together to plan and construct the public infrastructure needed by the residents of Bluffton and Beaufort County.*[34] The adoption of an Official Map is identified as a tool to implement the Comprehensive Plan by identifying property for future rights of way and other public uses and restricting the development on such property once such areas are identified.[35] The Property is located on the north side of the U.S. Highway 278 right of way and is well served by existing connections. Accordingly, the Owner's proposed Zoning Map Amendment does not negatively implicate the Priority Investment Act Vision and is therefore consistent with the Comprehensive Plan.

2. **Compatibility 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 proposed annexation and Zoning Map Amendment adds the Property to the Buckwalter PUD creates a new Planning Area under the Concept Plan and authorizes use and density on the Property with storm water facilities and infrastructure already developed consistent with current standards. The Owner submits that the physical, geological, hydrological and other environmental features of Property have largely already been reviewed, planned, designed and approved and any remaining development will not overburden nor negatively impact the physical, hydrological or other environmental features of the Property.

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[32] See Land Use Table, Goals and Implementation Steps, Section 8.2, Page 8-22.

[33] See Chapter 9, December 9, 2014 Comprehensive Plan, Page 9-1.

[34] See Chapter 10, December 9, 2014 Comprehensive Plan, Page 10-1.

[35] See Section 10.2 Official Map, December 9, 2014 Comprehensive Plan, Page 10-5.

3. **Compatibility of all the potential uses allowed in the proposed zoning district with the surrounding uses and zoning districts**. Compatibility of all the potential uses allowed in the proposed zoning district with the 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.

a. Compatibility with surrounding uses and zoning districts – location. Adjacent to the Property to the west is the Berkeley Hall PUD, a private residential club community, to the northeast by the Eagle's Pointe private residential community and golf course, to the east by the Bluffton Township Fire Station # 35 and to the south across U.S. Highway 278 the Buckwalter PUD. Institutional and educational uses adjacent to these developments and facilities as well as Buckwalter PUD uses are compatible to the adjacent use as those uses are all existing uses in the Buckwalter PUD. Accordingly, the Owner submits that the Zoning Map Amendment is compatible with surrounding uses and zoning districts.

b. Compatibility with surrounding uses and zoning districts – impacts on the environment. Much of the Property is already developed with institutional uses and the impacts on natural resources and the existing natural environment have been considered, planned and already approved. Accordingly, the Owner submits that the Zoning Map Amendment essentially will not result in new or unplanned impacts to the natural resources and existing natural environment of the surrounding uses or zoning districts.

c. Compatibility with surrounding uses and zoning districts – noise. Much of the Property is already developed with institutional uses including a church and elementary school campus. The Owner submits that the Zoning Map Amendment will not result in new or unplanned noise impacts or create the type or level of noise beyond that created by the uses currently allowed in the Buckwalter PUD.

d. Compatibility with surrounding uses and zoning districts – density. Much of the Property is already developed with institutional uses including a church and elementary school campus. The density requested is consistent with the uses, density and development along the U.S. Highway 278 corridor and those within the Buckwalter PUD.

e. Compatibility with surrounding uses and zoning districts – nature of use. Much of the Property is already developed with institutional uses including a church and elementary school campus both being less intense use than other uses available in the Buckwalter PUD and therefore is compatible with surrounding uses and zoning districts.

f. Compatibility with surrounding uses and zoning districts – traffic impacts. The Property is served by two signalized intersections providing ingress and egress to U.S. Highway 278. No other public rights of way are nearby and no further connections are contemplated. Much of the Property is already developed with institutional uses including a church and

elementary school campus and traffic impacts have already been addressed. To the extent other development is proposed, it will be required to comply with applicable traffic and trip generation requirements. The Application therefore is compatible with surrounding uses and zoning districts.

g. Compatibility with surrounding uses and zoning districts – aesthetics. Much of the Property is already developed with institutional uses including a church and elementary school campus and design and aesthetics have already been considered and addressed. The Owner submits the aesthetics of the existing development on the Property is compatible with surrounding uses and zoning districts and future development, if any will be subject to the design standards of the UDO.

h. Compatibility with surrounding uses and zoning districts – ability to develop adjacent properties under existing zoning. The Owner submits that the annexation of the Property into the Town and the zoning map amendment has no adverse impact on the development of adjacent properties as they may continue to be developed as provided in applicable ordinances and or master plans.

i. Compatibility with surrounding uses and zoning districts – potential influence on property values. The Owner submits that the annexation of the Property into the Town and the zoning map amendment likely will have little or no influence or impact on property values of surrounding properties.

4. **Compatibility of public infrastructure and services to sufficiently accommodate all potential uses allowed in the proposed district**. Compatibility 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. The Property has direct access to U.S. Highway 278 a major arterial with excellent connections to the Buckwalter Parkway, the Bluffton Parkway, South Carolina Highway 46 and beyond. The Property has all necessary and readily available utilities access and storm water drainage facilities suitable for the existing use and those contemplated by this Application[36]. Accordingly, there is no adverse impact on the public facilities and services contemplated to serve the Property.

5. **Public need for the potential uses permitted in the requested zoning district**. The Property is primarily developed as a church and school campus providing services and support to the current and future residents of the Town and the Owner believes currently and will in the future serve a public need.

III. **AMENDMENT TO DEVELOPMENT AGREEMENT AND CONCEPT PLAN**.

A. **Applicability**. Adjacent to the South of the Property across the U.S. Highway 278 right of way, is the Buckwalter PUD which is located within the municipal limits of the Town. Section 3.9 of the UDO requires that "if any of the property subject to a PUD Master Plan

[36] See applicable utility intent to serve letters attached hereto as Exhibit "L" and made a part hereof.

application is not zoned PUD at the time of submittal, the application shall be submitted concurrently with a Zoning Map Amendment application requesting approval of a PUD Zoning for the subject property." The property is not currently zoned PUD and therefore this Application also requests an amendment of the Buckwalter PUD including amending the Development Agreement and Concept Plan for the Buckwalter Tract ("**Concept Plan Amendment**"). The Owner submits that it is appropriate to zone the Property Buckwalter PUD and assign the Property the uses and density of the Buckwalter PUD.

1. **Consistency with the Comprehensive Plan**.

   a. Population Vision. *The Population Vision of the Comprehensive Plan acknowledges and accepts the Town's diverse population and strives to offer a high quality of life for all residents, visitors and workers.*[37] The proposed Concept Plan Amendment is consistent with the Population Vision as it provides institutional and educational services to support existing and future population of the Town located in the Buckwalter PUD.[38] Furthermore, it is consistent with and furthers efforts to fulfill the goal to prepare for the minimum two-fold increase growth of the Town's permanent residents with the addition of these institutional and educational uses as well as provide the opportunity for future retail opportunities and services.[39] The proposed Concept Plan Amendment is therefore consistent with the Population Vision of the Comprehensive Plan.

   b. Cultural Resources Vision. *The Cultural Resources Vision of the Comprehensive Plan instructs the Town to strive to maintain a sense of community, diversity and individuality by preserving cultural resources.*[40] The proposed amendment furthers the Culture Resources vision of the Comprehensive Plan since a large part of the Property is already developed as a church and school campus both of which serve to maintain a sense of community, diversity and individuality for the citizens of the Town and its surrounds.

   c. Natural Resources Vision. *The Natural Resources Vison of the Comprehensive Plan instructs the Town to inventory and protect critical resources in a manner which sustains the vitality, function, and beauty of Bluffton's natural heritage.*[41] The Owner is seeking to amend the Concept Plan to authorize use of the Property for Buckwalter PUD uses consistent with existing development on the Property as well as that of other areas within the municipal limits of the Town along the U.S. Highway 278 corridor and in the Buckwalter PUD. The Owner submits that the proposed amendment seeks to add land which is already primarily developed consistent with uses available in the Buckwalter PUD district and are well-planned and developed in conformance with the design standards similar to the Town including modern storm water management

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[37] See Chapter 2, Page 2-1, December 9, 2014 Comprehensive Plan.

[38] See Section 2.1, Population Needs and Goals Chart, Page 2-6, December 9, 2014 Comprehensive Plan.

[39] See Section 2.3 Population Projections Chart, Page 2-14, December 9, 2014 Comprehensive Plan.

[40] See Chapter 3, Page 3-1, December 9, 2014 Comprehensive Plan.

[41] See Chapter 4, Page 4-1, December 9, 2014 Comprehensive Plan.

facilities. Accordingly, the Application is consistent with the Natural Resources vison of the Comprehensive Plan.

d. Housing Vision. *The Housing Vision of the Comprehensive Plan seeks to ensure that every resident has decent, safe and affordable housing.*[42] The Owner's proposed Concept Plan Amendment supports the Housing Vision as it provides existing, modern and safe institutional and educational services to support the existing and future population of the Town. The development currently existing on the Property, while not in itself housing, supports the vision overall by serving to attract new residents and business by making available quality institutional and educational services to support the existing and future population of the Town and its residents and guests, Therefore the Application is consistent with the Housing Vision of the Comprehensive Plan.

e. Economic Development Vision. *The Economic Development Vision of the Comprehensive Plan instructs the Town to strive to create a vital, diverse and sustainable local economy that enhances Bluffton's community resources: human, natural and economic.*[43] The Economic Development Vision of the Comprehensive Plan recognizes the need to ensure a balanced local economy through revisions to zoning and land use regulations.[44] The Owner's proposed Concept Plan Amendment provides residents and guests of the Town and the greater Bluffton area with institutional and educational opportunities and potential development opportunities of business uses available in the Buckwalter PUD district and therefore serves the goals set forth in the Economic Development Vision[45]. All of which serve to enhance the Town's human, natural and economic resources and contributes to a stable tax base. Accordingly, the proposed additional use category is consistent with the Economic Development Vision of the Comprehensive Plan.

f. Community Facilities Vision. *The Community Facilities Vision of the Comprehensive Plan encourages the Town to provide efficient and reliable facilities and services for the residents and visitors of the Town of Bluffton and to meet level of service standards to ensure a high quality of life.*[46] The approval of this Application supports the Community Facilities Vision as it adds additional religious and educational opportunities for residents and visitors to the Town which serve to enhance the quality of life in the Town. Additionally, much of the Property is already developed and the infrastructure including roadways, sanitary sewer, storm water, drainage, potable water, electricity, telephone and cable, is already in place. The Owner's proposed Concept Plan Amendment therefore supports and is consistent with the Community Facilities Vision of the Comprehensive Plan, as it adds the opportunity for expanded religious and

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[42] See Chapter 5, Page 5-1, December 9, 2014 Comprehensive Plan.

[43] See Chapter 6, December 9, 2014 Comprehensive Plan, Page 6-1.

[44] See Section 6.3 Local Economy, December 9, 2014 Comprehensive Plan, Page 6-9.

[45] See Section 6.6, Economic Development and Diversification Needs and Goals Chart, Page 6-23, December 9, 2014 Comprehensive Plan.

[46] See Chapter 7, December 9, 2014 Comprehensive Plan, Page 2-1.

educational opportunities for residents and visitors of the Town without adding additional unplanned burdens on community facilities.

g. Land Use Vision. *The Land Use Vision of the Comprehensive Plan encourages the Town to plan for a balance of land uses that ensure a high quality of life, business opportunity, environmentally protected areas and proposed placement of residential uses.*[47] The Owner's proposed Concept Plan Amendment provides residents and guests of the Town and the greater Bluffton area with additional institutional and educational opportunities and potential development opportunities of business uses available in the Buckwalter PUD district. The Owner's use of the Property is supported by the existing infrastructure and does not adversely impact or create unplanned burdens on the natural environment or existing infrastructure, and is consistent with the Land Use Vision of the Comprehensive Plan.[48]

h. Transportation Vision. *The Transportation Vision of the Comprehensive Plan seeks to plan an efficient, adequate and safe transportation network for all users, including motorists, cyclists and pedestrians.*[49] The Owner's proposed use is consistent with and supports the Transportation Vision of the Comprehensive Plan. Access and road infrastructure for the Property is already constructed and no additions are contemplated. The addition of the Property to the Buckwalter PUD proposed by the Owner has no negative impact on the Town's transportation system, and is therefore consistent with the Transportation Vision of the Comprehensive Plan.

i. Priority Investment Act Vision. *The Priority Investment Act Vision of the Comprehensive Plan encourages the shared commitment with neighboring jurisdictions and agencies to work together to plan and construct the public infrastructure needed by the residents of Bluffton and Beaufort County.*[50] The adoption of an Official Map is identified as a tool to implement the Comprehensive Plan by identifying property for future rights of way and other public uses and restricting the development on such property once such areas are identified.[51] The Property is located on the north side of the U.S. Highway 278 right of way and is well served by two (2) signalizing existing connections to that right of way. U.S. Highway 278 is a main arterial through southern Beaufort County and the Town and well serves residents and guests in the Town. Accordingly, the Owner's proposed Concept Plan Amendment does not negatively implicate the Priority Investment Act Vision and is therefore consistent with the Comprehensive Plan.

2. **Consistency with the intent of the Planned Unit Development Zoning District**. Section 4.2.13 of the UDO describes the purpose of the PUD district as one to "achieve the objectives of the Town of Bluffton *Comprehensive Plan* and to allow

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[47] See Chapter 8, December 9, 2014 Comprehensive Plan, Page 8-1.
[48] See Land Use Table, Goals and Implementation Steps, Section 8.2, Page 8-22.
[49] See Chapter 9, December 9, 2014 Comprehensive Plan, Page 9-1.
[50] See Chapter 10, December 9, 2014 Comprehensive Plan, Page 10-1.
[51] See Section 10.2 Official Map, December 9, 2014 Comprehensive Plan, Page 10-5.

flexibility in development than could otherwise be achieved through strict application of this Ordinance." The Owner submits that the Concept Plan amendment will achieve this flexibility and will result in achieving the purpose of the PUD which is to "improve[] design, character and quality of walkable mixed-use developments and preserve natural and scenic features of open spaces."[52]

a. Eligibility. The Owner submits that the Concept Plan Amendment meets the required eligibility criteria as outlined below.

   i. Preservation of Significant Natural and Historic Features. The Owner submits that the addition of the Property to the Buckwalter PUD does not alter or diminish the existing preservation and enhancement natural and historic features of the Buckwalter PUD.

   ii. Preservation of Usable Open Space. The Owner submits that the addition of the Property to the Buckwalter PUD will not alter or diminish the existing preservation of usable open space. The addition of the Property adds usable open space to the Buckwalter PUD.

   iii. Incorporation of a Complementary Mixture of Uses. The Owner submits that the addition of the Property in the Buckwalter PUD will complement the current mixture of uses in the Buckwalter PUD because of the educational, church and institutional uses existing and proposed for the Property.

   iv. Inclusion of Creative Design of as Nonconforming Site. The Owner submits that the Property is in conformance with the Ordinance and the inclusion of the Property in the Buckwalter PUD will maintain compliance with the Ordinance.

   v. Economic Development. The Owner submits that the inclusion of the Property in the Buckwalter PUD will provide economic development consistent with the Comprehensive Plan as outlined in Section II.B.e of this Application.

b. Public Services. The Owner submits that the inclusion of the Property in the Buckwalter PUD will not impact the Buckwalter PUD's ability to be served by adequate public services. In fact, the inclusion of the Property will add to the public services offered through the addition of the elementary school and church campuses.

c. Allowed Uses. The Owner submits that the land uses proposed on the Property are consistent with the uses established in Section 4.3 of the UDO and have been specifically defined and submitted and described in this Application Narrative and as shown on the Table of Comparative Land Uses in Exhibit "K" attached hereto and made a part hereof.

[52] See Section 4.2.13, Planned Unit Development, Town of Bluffton Unified Development Ordinance

d. Affordable Housing. The Owner submits that the addition of the Property to the Buckwalter PUD will not impact the existing affordable and workforce housing located within the Buckwalter PUD.

e. Dimensional Requirements. The Owner submits that inclusion of the Property in the Buckwalter PUD will not cause deviations from the current standards for dimensional requirements.

3. **Consistency with Development and Concept Plan**. The proposed Concept Plan Amendment is consistent with the Development Agreement and Concept Plan for Buckwalter PUD. The Town and Branigar Organization, Inc. executed and approved a Development Agreement ("Development Agreement"), dated April 19, 2000, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 1288 at Page 1, which Development Agreement, as amended, governs the use and development of a tract of land known as the Buckwalter Tract. Concurrently with the execution of the Development Agreement, the Town of Bluffton annexed Buckwalter Tract into the Town boundaries and granted Concept Plan zoning to the Buckwalter Tract, all as more particularly described in the Annexation Petition and Concept Plan for Buckwalter Tract, adopted April 19, 2000. Subsequent to the execution and approval of the Development Agreement and Concept Plan, the Town Approved eleven (11) Amendments to the Buckwalter Development Agreement and Concept Plan. The Owner submits that the annexation of the Property into the Buckwalter PUD is consistent with the Development Agreement and Concept Plan for Buckwalter PUD and therefore submits the Twelfth Amendment to Development Agreement and Concept Plan - Buckwalter Tract attached hereto as Exhibit "R" and made a part hereof.

4. **Compatibility of Proposed Land Uses, Densities, Traffic Circulation, Environmental Features and Design with Adjacent Land Uses as well as Character of Surrounding Area**.

a. Land Uses. Adjacent to the south of the Property across U.S. Highway 278 right of way is the Buckwalter PUD. Adjacent to the Property to the west and north is the Berkeley Hall PUD, a private residential community, to the northeast the Eagle's Pointe golf course and to the east by the Bluffton Township Fire station #35. The Property is therefore contiguous with the Town. Institutional and educational uses adjacent to these developments and facilities as well as the proposed uses are consistent with the uses already existing in the Buckwalter PUD and are derived from uses allowed in the Town and specifically within the Buckwalter PUD.

b. Density. Much of the Property is already developed with institutional uses including a church and elementary school campus. Further, the proposed density is consistent with that provided in the Buckwalter PUD, Development Agreement and Concept Plan and therefore the proposed density of the Property is compatible with the density and development along U.S. Highway 278 within the municipal limits of the Town and that along the Buckwalter PUD.

c. Traffic Circulation. The Property is served by two signalized intersections providing ingress and egress to U.S. Highway 278. No other public rights of way are nearby. Much of the Property is already developed and traffic impacts have already been addressed. To the extent other development is proposed, it will be required to comply with the applicable traffic requirements. The Owner submits that the annexation of the Property into the Buckwalter PUD is compatible with the use of adjacent lands.

d. Environmental Features. Much of the Property is already developed with institutional uses and the impacts on natural resources and the existing natural environment have been considered, planned and already approved. Accordingly, the Owner submits that the Concept Plan Amendment will not result in any new or unplanned impacts to the natural resources and existing environmental features of the surrounding areas.

e. Character of Surrounding Areas. Much of the Property is already developed with institutional uses including a church and elementary school campus and design, aesthetics and character have already been considered and addressed. The proposed zoning for the Property is Buckwalter PUD and that zoning is adjacent to the Property. The Owner submits the design, aesthetics, and character of the existing development on the Property is compatible with surrounding areas.

5. **Ability to be served by adequate public services**. The Property has direct access to U.S. Highway 278, a major arterial with excellent connections to the Buckwalter Parkway, the Bluffton Parkway, South Carolina Highway 46 and beyond. The Property has all necessary and readily available utilities and storm water drainage facilities that are suitable for the existing use and those available in the Buckwalter PUD. Furthermore, much of the Property is already developed with a church and elementary school and will therefore enhance public services available to the balance of the Property and Buckwalter PUD.

6. **Demonstration of innovative site planning techniques that improve upon the standards in other allowable Town of Bluffton zoning districts with the purpose of enhancing the Town of Bluffton's health, safety and welfare**. Much of the Property is already developed with institutional uses including a church and elementary school campus. The annexation of the Property into the Buckwalter PUD will ensure that the balance of the Property is developed as is the surrounding Buckwalter PUD and will not negatively impact the Town of Bluffton's health, safety and welfare.

7. **Ability of the site to sufficiently accommodate the densities and land use intensities of the proposed development**. Much of the Property is already developed with institutional uses including a church and elementary school campus. The existing development on the Property accommodates the density of the existing development. The density requested is consistent with density and development along the U.S. Highway 278 corridor within the municipal limits of the Town and along the Buckwalter Parkway and Buckwalter PUD as that property is currently zoned Buckwalter PUD.

8. **Conformance with adopted or accepted plans, policies, and practices of the Town of Bluffton**. Much of the Property is already developed with institutional uses in conformance with policies and practices of the Town of Bluffton. For a discussion of compatibility with the Town of Bluffton Comprehensive Plan please refer to Section III.A.1 of this Application.

9. **Compliance with applicable requirements in the Application Manual**. The Owner submits that this Application is compliant with the applicable requirements of the Town's Applications Manual.

IV. AMENDMENT TO THE COMPREHENSIVE PLAN CRITERIA.

This Application proposes two changes to the Comprehensive Plan Maps – the Future Annexation Area Map and the Future Land Use Map (sometimes herein collectively the "**Maps**"). Importantly, the Future Annexation Area Map does not include the Property as no future annexations are shown on the map north of U.S. 278 in the area of the Property. This makes sense as Property surrounded by residential planned communities which are classified as PUDs in the County Code. However, many of the commercial and mixed use areas north of the U.S. Highway 278 corridor are within municipal boundaries of the Town through prior annexations. Those areas, specifically Belfair Town Centre, are also surrounded by private planned residential communities. The change to the Future Annexation Area Map to include the Property is consistent with areas similarly situated and already annexed into the Town.

Similarly, the requested amendment to the Future Land Use Map of the Comprehensive Plan is an appropriate amendment as it is reflective of other annexations and development in the Town along the north side of U.S. 278 right of way.

A. Consistency with the intent and overall policies of the Comprehensive Plan.

The Application is consistent with the intent and policies of the Comprehensive Plan as it assists to ensure the Town remains a highly desirable community in which to live, work and visit. The annexation and rezoning contemplated in the Application enhances the quality of life in the community by providing successfully operating civic and institutional facilities, as well as providing opportunity for new commercial development of the type in terms of use and density already existing in the Buckwalter PUD. Development of the remaining portions of the Property will contribute to a diversified tax base to support desired Town facilities and services while ensuring reasonable tax rates for Town citizens.

B. Consistency with demographics changes, prevailing economic trends and/or newly recognized best planning practices that would deem the proposed amendment necessary and proper for the advancement of the Town of Bluffton's goals.

The Application is consistent with the Comprehensive Plan's desire to remain consistent with demographic changes. The Town population continues to grow and the Application provides additional religious worship educational choices and business opportunities for citizens of the Town.

C. If applicable, the ability of public infrastructure and services to sufficiently accommodate the requested amendment to the Comprehensive Plan.

No changes to public infrastructure or services are requested or required to accommodate the amendment.

D. **Appropriate and efficient use of public funds, the future growth, development and redevelopment of its area of jurisdiction and consideration of the fiscal impact on property owners**.

The proposed amendments to the Maps represents appropriate and efficient use of the public funds as they bring in property in an area which requires no new infrastructure and little expenditure of public funds beyond police and administrative services. The institutional uses already existing on the Property add both worship and educational opportunities for residents of the Town, both uses which require little, if any, public funds. The area of the Property which may be developed for commercial uses will generate revenue for the Town helping to achieve the Comprehensive Plan purpose of creating a stable tax base. The Map amendments do not create negatively fiscal impacts on surrounding property owners as the institutional development already exists and future commercial development is consistent with other similar situated developments in the area of the Property along U.S. 278 right of way and the Buckwalter PUD.

E. **Enhancement of the health, safety, and welfare of the Town of Bluffton**.

The proposed Map amendments enhance the health, safety and welfare of the Town by providing new places of worship to residents in the Town not otherwise served by a Catholic church as well as providing new educational opportunities enhancing the religious worship and educational facilities and business opportunities in the Town.

F. **Consistency with applicable South Carolina Planning law and consideration of case law**.

The proposed Map amendments are consistent with the South Carolina Local Government Comprehensive Planning Enabling Act of 1994[53] and are not contrary to applicable South Carolina common law.

G. **Compliance with applicable requirements in the Applications Manual**.

The Owner submits that this Application is compliant with the applicable requirements of the Town's Applications Manual.

V. CONCLUSION.

A. The Owner believes the foregoing narrative and analysis demonstrates that this Application is in conformance with the Town's Comprehensive Plan, and meets the criteria set forth in Section 3.4.3 of the UDO. Accordingly, the Owner respectfully requests that the Planning Commission and Town Council:

B. Review this Application and the supporting documentation and any testimony which will be entered into the record.

---

[53] Section 6-29-310 et. Seq. South Carolina Code of Laws.

C. Find the following:

1. That this Application and the supporting testimony and documentation establish that the requested zoning map / text amendment is consistent with the Town's Comprehensive Plan.

2. That this Application and the supporting testimony and documentation establish the physical, geographical, hydrological and other environmental features of the Property support the breadth and intensity of the uses available in the proposed additional use category.

3. That this Application and the supporting testimony and documentation establish that the uses available in the proposed additional use category for the Property are compatible 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 the potential influence on property values.

4. That this Application and the supporting testimony and documentation establish that the public infrastructure and services are available and capable of sufficiently accommodating the uses available in the proposed additional use category without compromising the public health, safety and welfare of the Town.

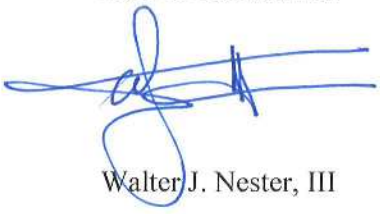
5. That this Application and the supporting testimony and documentation establish that there is a public need in the zoning district and the Town for the use proposed by the Application.

6. That this Application and the supporting testimony and documentation are in compliance with the applicable requirements in the Applications Manual.

D. Recommend approval of this Application and the rezoning of the Property to Buckwalter PUD with uses and density as set forth in the proposed Twelfth Amendment.

Respectfully submitted on behalf of the Owner this 21st day of February, 2020.

Burr & Forman LLP



Walter J. Nester, III

EXHIBIT "A" TO SUPPLEMENT

South Carolina Secretary of State
Business Filings Report

(please see attached)

South Carolina Secretary of State Mark Hammond

Business Entities Online

File, Search, and Retrieve Documents Electronically

BISHOP OF CHARLESTON

Corporate Information

Entity Type: Nonprofit

Status: Good Standing

Domestic/Foreign: Domestic

Incorporated State: South Carolina

Important Dates

Effective Date: 12/13/1880

Expiration Date: N/A

Term End Date: N/A

Dissolved Date: N/A

Registered Agent

Agent: JOHN L. BARKER

Address: 901 Orange Grove Road
Charleston, South Carolina 29407

Official Documents On File

Filing Type	Filing Date
Notice of Change of Registered Office or Registered Agent or Both of a Nonprofit Corporation	07/03/2017
Change of Agent or Office	08/28/2007
Amendment	03/10/1999
Amendment	06/11/1984
Amendment	01/10/1901
Incorporation	12/13/1880

For further assistance, please contact us at 803.734.2158

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EXHIBIT "B" TO SUPPLEMENT

Property Deed

(please see attached)

46006

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

LIMITED WARRANTY INDENTURE DEED 412
FOR MEGGETT TRACT

BEAUFORT COUNTY, S.I
RECORDING FEES COLLEC
TRANSFER FEES $ 0
COUNTY $ 148.40 STATE $ 9,274.00

TO WHOM ALL THESE PRESENTS MAY COME:

WHEREAS, UNION CAMP CORPORATION, a Virginia corporation, formerly known as Union Bag-Camp Paper Corporation, qualified to conduct business in the State of South Carolina (hereinafter "Grantor"), is the owner of certain real property situate, lying and being in the Meggett Tract Section of Beaufort County, South Carolina, which Grantor may, subsequent to the date hereof, develop as a planned commercial development to be known as the Meggett Tract ("Meggett Tract"); and

WHEREAS, Grantor, is the owner of certain other real property in Beaufort County, South Carolina as described on Exhibit "A" attached hereto (the "Property") and desires to convey the Property in fee simple to The Bishop of Charleston, a corporation sole, ("Grantee"), whose mailing address is 119 Broad Street, Charleston, South Carolina 29401; and

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that the said Grantor, for and in consideration of the payment of the sum of TEN AND NO/100 ($10.00) DOLLARS and other good and valuable consideration, paid to the said Grantor by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released and by these presents does grant, bargain, sell and release to the Grantee, its successors and assigns, in fee simple, the following described real property (Property), to wit:

See Exhibit "A" attached hereto and made an integral part hereof.

Together with the easements, rights and benefits as provided in the Covenants; and as shown on the above-referenced plat; and as defined below.

The within conveyance is made subject to the following:

1. Real Estate Taxes and Assessments for the current year and all future years.

2. All recorded easements, terms, provisions, conditions, covenants, reservations and restrictions affecting the Property.

3. All applicable governmental restrictions and regulations, specifically including, without limitation, the provisions of the Beaufort County Development Standards Ordinance ("DSO") and amendments thereto, as may be imposed upon the Property.

4. The assumption by Grantee of any and all obligations imposed by Beaufort County or any provider of utility services for the payment of impact fees, building permit fees, aid to

construction fees and any other costs and expenses incident to Grantee's proposed use of the Property.

5. All matters which remain executory and subsequently binding upon the Grantor and Grantee as set forth in the Purchase and Sale Agreement ("Purchase Agreement") between the parties dated the 25th day of November, 1997, specifically including the reservation of timber rights by Union Camp upon the Property as set forth in such Purchase Agreement.

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6. The Property may be used for any lawful purpose, as permitted from time to time by applicable zoning and land use planning ordinances; PROVIDED, HOWEVER, that in no event may the Property, or any portion thereof, be used for any commercial use or for new or used auto and truck sales, mobile home sales, industrial or freight receipt and distribution facilities, all of which uses are strictly prohibited on the Property.

7. All utilities on the Property shall be located underground, unless the utility provider is prohibited therefrom by statute, rule or regulation.

8. A buffer of fifty (50) feet around the perimeter boundary of the Property shall remain undeveloped but may be cleaned of underbrush and otherwise maintained by Grantee. Trees may be thinned or planted and a fence may be constructed therein as may be approved under the provisions of the DSO. Utility easements may be granted by Grantee within the buffer and roads may be constructed across it.

9. All construction of improvements shall comply with building guidelines established under the Beaufort County Development Standards Ordinance ("DSO"), specifically including Article XVII thereof incident to the U.S. Highway 278 Corridor Overlay District, but subject to Grantee's right to seek any variances therefrom.

10. It is the desire of Grantor that all buildings placed on the Property and all landscaping be constructed in a manner reasonably consistent and compatible with the character of the adjacent master planned development of the Meggett Tract.

All buildings will be considered in the round, since buildings will be viewed from all sides (i.e., they cannot have a special treatment only on the front or entry, but an architectural concept must be consistent throughout). Buildings can be simple but interesting in form. The number of materials used for the exterior of all buildings shall be kept to a minimum. One of these materials will clearly have a dominant role. Buildings will be designed to appear substantial and in no way temporary in nature. Materials used should support this intent; e.g., brick, well-finished concrete (precast or poured in place), architectural block, wood, and glass. Any equipment placed or operated on the exterior of any structure, including air conditioning and heating units, must have appropriate vegetative screening of said equipment which is designed to blend with the building architecture. All flues, vents, downspouts, and other appurtenances will be considered as part of the total architectural concept. The enclosure treatment of these elements will be indicated on elevations and plans. Material, color and all other pertinent information will also be specified.

Grantee shall submit plans for the construction of buildings and all other improvements to Grantor for Grantor's review and comment only, subject to the provisions hereof, with such comments to be delivered to Grantee not more than ten (10) days subsequent to receipt of two (2) complete sets of plans by Grantor. All subsequent owners of all or any portion of the Property shall

be obligated to submit plans for the construction of any improvements to Grantor for review and approval with such approval not to be unreasonably withheld or delayed.

11. No temporary building, trailer, mobile home, shed or facility shall be brought or placed upon the Property without the prior written approval of Grantor except that temporary job trailers, material storage facilities or sheds may be brought upon the Property as may be reasonably required for the construction of the improvements upon the Property upon the express condition that such construction related items are removed promptly with the completion of such construction activities.

This limited right in favor of Grantee shall be neither transferable nor assignable without the prior written permission of Grantor. 414

Together with the rights, members, hereditaments and appurtenances to the Property belonging or in any way incident or appertaining thereto.

IN ACCEPTING THIS DEED, the Grantee, for itself, its successors and assigns, herein expressly acknowledges and agrees that:

1. The Grantee hereby covenants and agrees to have secured all necessary permits and approvals from all governmental and quasi-governmental authorities having jurisdiction over development and construction activities for the Property and to have commenced construction of a church sanctuary upon the Property not more than sixty (60) months after the date of Closing. The specific terms regarding commencement of construction are set forth in the Option to Purchase Agreement (hereinafter "Option Agreement") and Memorandum of Option ("Memorandum of Option") of even date to be executed by Grantee concurrently with execution of the within instrument with such Option Agreement and Memorandum of Option incorporated herein and made an integral part hereof.

2. Grantor has the right to enforce the Covenants as herein set forth or in the Option Agreement by any legal or equitable proceeding Grantor may deem appropriate except as otherwise agreed in writing.

3. In the event Grantor elects to undertake any legal or equitable action to enforce the provisions hereof or for the recovery of any damages occasioned by Grantee's failure to honor the Covenants or as set forth in the instruments herein referenced, Grantee shall be liable for all such damages, together with all costs incident to such enforcement or collection action, specifically including Grantor's attorneys fees.

4. All of the forgoing covenants, restrictions and requirements shall run with the land and shall be binding upon the Grantee, its successors, successors-in-title and assigns, provided that Grantor reserves the right to waive any or all such covenants, restrictions and requirements as Grantor may, in its sole and absolute discretion, deem appropriate.

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the said Grantee, forever, in fee simple, subject to the affirmative obligations herein set forth assumed by Grantee upon acceptance of the within conveyance.

Subject to the conditions, restrictions, requirements and reservations set forth herein above, Grantor does hereby bind itself, its successors and assigns to warrant and forever defend all and singular the said premises unto Grantee, its successors and assigns, against the Grantor, its successors and assigns lawfully claiming or to claim the same, or any part thereof.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed this 25th day of November, 1997.

WITNESSES:

Unofficial Witness

Bettie M. Gantt Brown
Notary Public

station1\wpdocs\olatte\agreements\ldwtylinden.catholicchurch

GRANTOR: UNION CAMP CORPORATION, a Virginia corporation qualified to conduct business in the State of South Carolina

By: John T. Gilbert

Its: Sr. Vice President

Attest: James R. Hickman

Its: Asst. Secretary

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STATE OF GEORGIA)
)
COUNTY OF CHATHAM)

ACKNOWLEDGMENT

I, Bettie M. Quattlebaum, Notary Public for Georgia do hereby certify that John C. Albert, Senior Vice President and James R. Kobleur, Assistant Secretary of Union Camp Corporation, personally appeared before me this day and acknowledged the due execution of the foregoing instrument. 416

Witness my hand and official seal this the 25th Day of November, 1997.

Bettie M. Quattlebaum

Notary Public for Georgia
My Commission Expires: BETTIE M. QUATTLEBAUM
Notary Public, Chatham County, Ga.
My Commission Expires Nov. 28, 1999

11-25-1997 10:19AM FROM Jones Schneider Patterson TO 9122387631 P.02

The undersigned Grantee, for itself, its successors and assigns, herewith accepts the conveyance of the Property as herein described and assumes the obligations imposed hereunder this 26th day of November, 1997.

WITNESSES:

GRANTEE:
The Bishop of Charleston
a corporation sole

417

Unofficial Witness

By: + David B. Thompson
The Most Reverend David B. Thompson

Notary Public
station1\wpdocs\closets\agreemts\dchrtyjn\diocesan.catholicchurch

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

ACKNOWLEDGMENT

I, Barbara P. McKenzie, Notary Public for South Carolina do hereby certify that The Bishop of Charleston, a corporation sole, by The Most Reverend David B. Thompson, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 26 Day of November, 1997.

Notary Public for South Carolina
My Commission Expires: 7/15/03

Exhibit "A"

ALL that certain piece, parcel and tract of land, containing 63.12 acres, situate, lying and being in the Meggett Tract Section of Beaufort County, South Carolina, with said tract more specifically shown and described on a plat thereof entitled "A Boundary Plat of 63.12 Acres A Portion Of Tax Parcel 600-13-46 The Meggett Tract", with said plat prepared by Connor & Associates, Inc., as certified by Matthew L. Crawford, S.C.R.L.S. No. 9756, said plat dated the 14th day of November, 1997, and recorded in the Office of the Register of Mesne Conveyances for Beaufort County, South Carolina in Plat Book 63 at Page 9.

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Said 63.12 acres is further described by metes and bounds as follows, to wit: Commencing at a concrete monument at the northern right-of-way of U.S. Highway 278 and the southeastern corner of said 63.12 acre parcel, said concrete monument being the POINT OF COMMENCING; thence north 86 degrees 41 minutes 18 seconds west for a distance of 1984.75 feet along the right-of-way of U.S. Highway 278 to an iron pin; thence north 03 degrees 18 minutes 42 seconds east for a distance of 2010.99 feet to an iron pin; thence south 53 degrees 22 minutes 22 seconds east for a distance of 2748.07 feet to a concrete monument; thence south 68 degrees 10 minutes 04 seconds west for a distance of 357.05 feet to an iron pin; thence south 01 degrees 25 minutes 31 seconds west for a distance of 350.10 feet to a concrete monument, said concrete monument being the POINT OF COMMENCING.

This being a portion of the same property conveyed to the within Grantor by Deed of Argent Lumber Company, with said Deed recorded in the Office of the Register of Mesne Conveyances for Beaufort County, South Carolina in Deed Book 95 at Page 6.

The within instrument was prepared in the law offices of Jones, Scheider & Patterson, P.A. by James P. Scheider, Jr., Post Office Drawer 7049, Hilton Head Island, South Carolina 29938, 803-842-6111.

600-13-46 portion of.

station1\wpdocs\closings\bishopcharleston.ex.exhibit

H+B 5920

FILED
JOHN A. SULLIVAN - RMC
BEAUFORT COUNTY, S.C.
97 DEC -1 PM 4:07
BK 994 PG 412
FOLDER#

RECORDED THIS 29 DAY
OF December 1997
BOOK AD PAGE 2357
Aaron P. Burris Jr.
REGISTER, BEAUFORT COUNTY, S.C.

612

EXHIBIT "B-1" TO SUPPLEMENT

Deed to SCDOT

(please see attached)

SCDOT R/W Form 802 EXHI (01-09) 3 10 SCDOT 7605

THE STATE OF SOUTH CAROLINA

COUNTY OF BEAUFORT

TITLE TO REAL ESTATE
Approximate Survey Station

BEAUFORT COUNTY SC - ROD
BK 03040 PGS 2187-2189
DATE: 03/02/2011 11:44:09 AM
INST # 2011010755 RCPT# 641874

Road/Route	U. S. 278	514+00	To	539+00 LT
File	7.037178A		To	
Item			To	
Project	EM08(006)			
PIN	37178 RD01			
Tract	42			

KNOW ALL MEN BY THESE PRESENTS, That **Bishop of Charleston, a Corporation Sole ("Grantor"), 1662 Ingram Road, Charleston, South Carolina 29407** in consideration of the sum of **One Hundred Thousand and No/100 Dollars ($100,000.00)** and other valuable consideration to it 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, subject to the exceptions set forth below, 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 described below that is owned in fee simple absolute **From S.C. Rte. 170 To: Near Rd. S-474** on **U. S. Route 278**, State and County aforesaid, as shown on plans prepared by the South Carolina Department of Transportation and dated **August 12, 2009**.

SPECIAL PROVISIONS: Notwithstanding anything to the contrary herein, the within conveyance and the consideration given is only for that parcel of land containing 0.327 acre, more or less, and all improvements thereon (including Grantor's sign), owned by Grantor and shown as the "Area of Acquisition" on Exhibit A attached hereto and made a part hereof. This conveyance is made subject to all easements, covenants and restrictions of record and all matters shown on surveys of record or that would be reflected on a current survey. This being a portion of the property acquired from Union Camp Corporation by deed dated December 26, 1997, and recorded December 29, 1997 in Deed Book 994, Page 412 in the records for Beaufort County and shown as Tax Map No. R600-022-000-0125-0000.

JUL 14 2010

PAYMENT REQUESTED

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 8th day of February, 2011, in the year of our Lord, Two Thousand and _____.

Signed, sealed and delivered in the presence of:

Elaine N. Fowler
1st Witness

Amelia E Strickland
2nd Witness

BISHOP OF CHARLESTON, A CORPORATION SOLE

BY: _____ (L.S.)

ITS: Chief Financial Officer (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 SC
COUNTY OF Charleston } SS

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.

Elaine N. Fowler
1st Witness

SWORN to before me this 8th

day of February, 20 11

Amelia E Strickland

NOTARY PUBLIC FOR South Carolina

My Commission Expires: 1-23-2017

RECORDED
2011 Mar -25 09:34 AM
Sharon G. Burris
BEAUFORT COUNTY AUDITOR

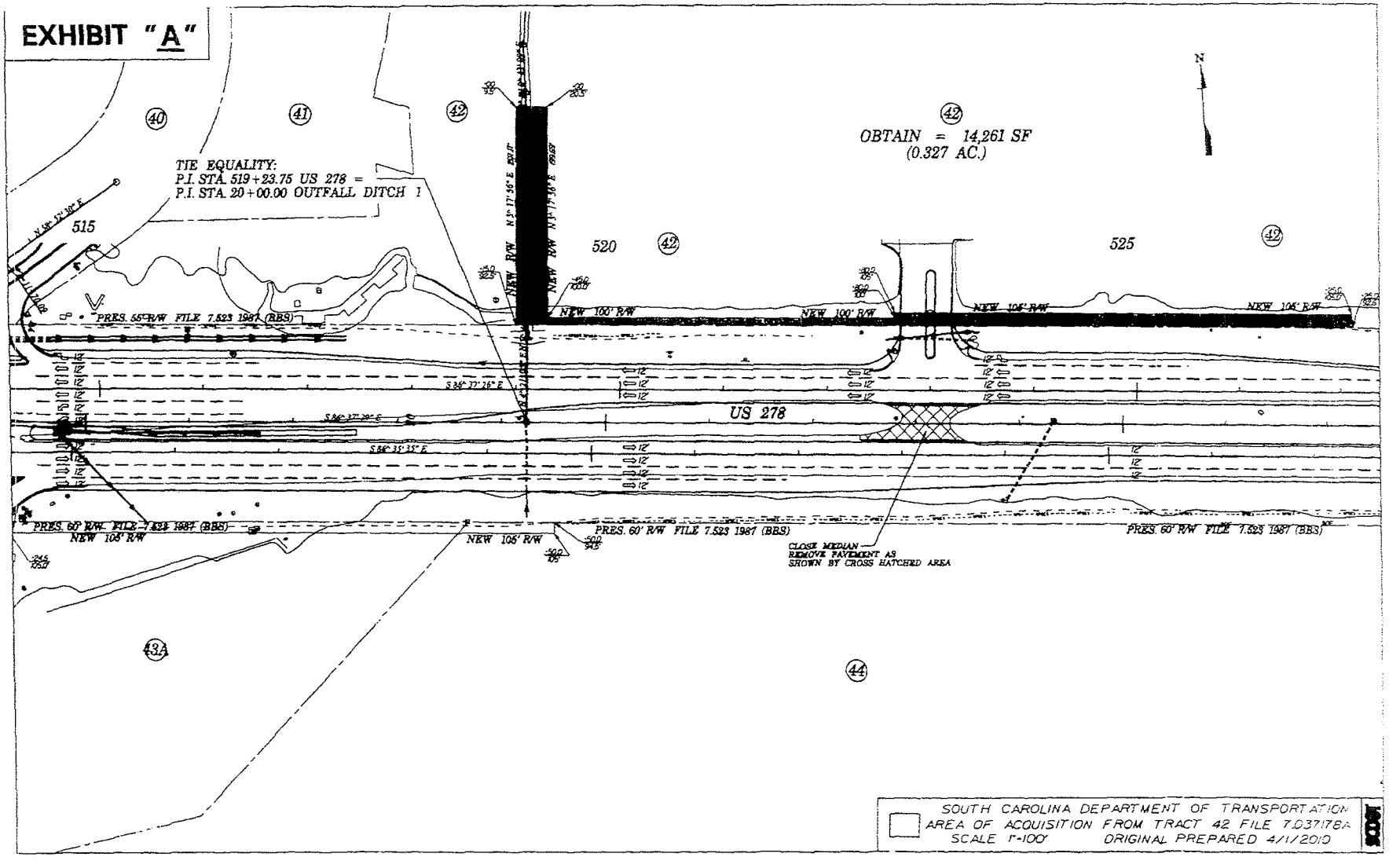
Title approved by the South Carolina Department of Transportation

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

Checked 2/18/11 By CPC

Recorded _____ By _____ Tract 42

Project _____ File No. _____



Book3040/Page2188

SCDOT R/W Form 849 (05-10)

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)
)
Road/Route **US 278**)
File **7.037178A**)
Item) AFFIDAVIT
Project **EM08(006)**)
PIN **37178 RD01**)

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

Property located on the above road or route, bearing **a portion of** Tax Map Number **R60002200001250000** in **BEAUFORT** COUNTY, was transferred by **Bishop of Charleston, a Corporation Sole** to the South Carolina Department of Transportation on **February 8, 2011**.

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.

Willie L. Johnson
Responsible Person Connected with the Transaction

SWORN to before me this 16th
day of February, 2011
Bea M Signer
NOTARY PUBLIC FOR South Carolina
My Commission Expires January 29, 2017

EXHIBIT "B-2" TO SUPPLEMENT

Deed to Beaufort County

(please see attached)

4 NC FB Beaufort County att

BEAUFORT COUNTY SC - ROD
BK 3460 Pgs 1928-1931
FILE NUM 2016005711
02/05/2016 08:32:16 AM
REC'D BY pbaxley RCPT# 800814
RECORDING FEES $0.00

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

DEED OF RIGHT-OF-WAY

KNOW ALL MEN BY THESE PRESENTS, that **The Bishop of Charleston, a Corporation Sole** ("Grantor"), in the state aforesaid for and in consideration of the sum of **TEN and 00/100 DOLLARS ($10.00)**, to it in hand paid at and before the sealing of these presents by **Beaufort County, a political subdivision of the State of South Carolina** ("Grantee"), Post Office Drawer 1228, Beaufort, SC 29901, in the State aforesaid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release, subject to the restrictions, reservations and conditions and right of reverter set forth below, unto **Beaufort County, a political subdivision of the State of South Carolina,** its successors and assigns, the following described properties, in fee simple determinable, for the purpose of constructing, using and maintain thereon County roads for the use of the general public (the "Frontage Roads").

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION OF THE RIGHT-OF-WAY AREA (THE "PROPERTY")

This conveyance is made subject to the following conditions and reservations:

1. Grantor, for itself and its successors and assigns, expressly reserves the right, at its option, to harvest all trees within the Property, and to install lighting, irrigation and/or landscaping within the unpaved portion of the Property, provided that Grantor, its successors or assigns, shall be obligated to maintain such improvements in good condition and repair, and any such improvements shall be made in accordance with plans for same that shall be submitted to Grantee for approval, which approval shall not be unreasonably withheld, conditioned or delayed.

2. Grantor, for itself and its successors and assigns, reserves the right to have a minimum of three curb cuts on the Frontage Road described on Exhibit A as Right-of-Way 2 (East Road), one on the north side of the road, and two on the south side of the road, the exact locations of which shall be subject to the approval of Grantee, which consent shall not be unreasonably withheld, conditioned or delayed.

3. Grantor, for itself and its successors and assigns, reserves the right for the benefit of Grantee's property located between U.S. Highway 278 and the Frontage Road described on Exhibit A as Right-of-Way 2 (East Road), for surface water drainage through pipes to be run from said property, underneath the Frontage Road, to the drainage lagoon located on the north side of said Frontage Road; provided, however, the plans for the construction of said pipes shall be submitted to Grantee in conjunction with the plans for said Frontage Road and shall be subject to the approval of Grantee, and Grantor shall be responsible for the maintenance of said pipes and for the repair of any damage caused by such maintenance.

4. This conveyance is made subject to all easements, restrictions, reservations and conditions of record or that would be shown on a current survey of the Property, provided that such conditions do not adversely affect the use of the Property for the purposes of the construction and maintenance by Grantee of the Frontage Roads to be constructed on the Property and the full utilization by Grantee and the general public of the Frontage Roads.

5. This conveyance is also expressly conditioned upon the following conditions, and the Property shall revert to and be merged with the title of Grantor, its successors or assigns, in the event of the failure of: (i) Grantee to complete the construction of the Frontage Roads to be constructed thereon,

Approved by Beaufort County
Legal Department

and comply with any other requirements such that Grantor may use the Frontage Roads as intended for access to U.S. Highway 278, within a period of three years from the date of this conveyance; or (ii) the subsequent closing of access for Grantor, its successors or assigns, to U.S. Highway 278 through the Frontage Roads by the South Carolina Department of Transportation or others.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, subject to the above conditions, all and singular, the premises before mentioned unto the said **Beaufort County, a political subdivision of the State of South Carolina** its successors and assigns, forever.

AND, subject to the conditions and reservation of right of reverter, set forth herein, the said **The Bishop of Charleston, a Corporation Sole** does hereby bind itself and its successors and assigns to warrant and forever defend, all and singular, the said premises unto the said **Beaufort County, a political subdivision of the State of South Carolina**, its successors and assigns, against it and its successors and assigns, and all other persons whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS ITS HAND(S) AND SEAL(S) this 14th day of December, 2015.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Witness signature Ex

Notary Signature

**THE BISHOP OF CHARLESTON,
A CORPORATION SOLE**

By:

Its: Chief Financial Officer

****

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

ACKNOWLEDGEMENT

I, the undersigned Notary Public, do hereby certify that the proper official(s) for **The Bishop of Charleston, a Corporation Sole** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

SWORN to before me
this 14th day of December, 2015.

Notary Public for the State of South Carolina
My Commission Expires: 1-23-2017

AMELIA S. AVILES
Notary Public, State of South Carolina
My Commission Expires 1/23/2017

EXHIBIT A

RIGHT-OF-WAY 1 (WEST ROAD)

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SHOWN AS "THE BISHOP OF CHARLESTON TMS #R600-022-000-0125-0000 - PROPOSED R/W 1" AND BEING SHOWN AND DESIGNATED ON A RIGHT-OF-WAY EXHIBIT OF SAINT GREGORY CATHOLIC CHURCH PREPARED FOR WARD EDWARDS BY WILLIAM H. GRAY, JR. OF ATLAS SURVEYING, INC. DATED DECEMBER 10, 2015, COMMENCING AT AN IRON PIN ALONG THE NORTHERN RIGHT-OF-WAY OF U.S. HIGHWAY 278, BEING LABELED AS POINT OF COMMENCEMENT LABELED "POB 1", THENCE RUNNING N03°23'29"E FOR A DISTANCE OF 58.15' TO A POINT (BEING THE POINT OF BEGINNING); THENCE RUNNING N86°49'13"W FOR A DISTANCE OF 21.31' TO A POINT; THENCE RUNNING N03°18'42"E FOR A DISTANCE OF 50.00' TO A POINT; THENCE RUNNING S86°49'13"E FOR A DISTANCE OF 21.38' TO A POINT; THENCE RUNNING S86°49'13"E FOR A DISTANCE OF 30.03' TO A POINT; THENCE RUNNING S86°49'13"E FOR A DISTANCE OF 559.01' TO A POINT; THENCE RUNNING S03°18'42"W FOR A DISTANCE OF 50.00' TO A POINT; THENCE RUNNING N86°49'13"W FOR A DISTANCE OF 559.07' TO A POINT; THENCE RUNNING N03°23'22"E FOR A DISTANCE OF 50.00' TO A POINT; THENCE RUNNING N86°49'13"W FOR A DISTANCE OF 30.03' TO A POINT; THENCE RUNNING S03°23'29"W FOR A DISTANCE OF 50.00' TO A POINT; THENCE RUNNING S03°23'29"W FOR A DISTANCE OF 58.15' TO THE POINT OF BEGINNING. LESS AND EXCEPTING THE 50.00' (THE WIDTH OF THE ROAD) BY 30.03' STRIP OF LAND APPROXIMATELY 21.3' FROM THE WESTERN BOUNDARY OF SAID R/W 1 THAT WAS DEEDED TO THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION BY DEED DATED FEBRUARY 8, 2011 AND RECORDED MARCH 2, 2011 IN BOOK 03040, PAGE 2187 IN THE ROD OFFICE OF BEAUFORT COUNTY, SOUTH CAROLINA.

RIGHT-OF-WAY 2 (EAST ROAD)

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND AS SHOWN AS "THE BISHOP OF CHARLESTON TMS #R600-022-000-0125-0000 - PROPOSED R/W 2" AND BEING SHOWN AND DESIGNATED ON A RIGHT-OF-WAY EXHIBIT OF SAINT GREGORY CATHOLIC CHURCH PREPARED FOR WARD EDWARDS BY WILLIAM H. GRAY, JR. OF ATLAS SURVEYING, INC. DATED DECEMBER 10, 2015, COMMENCING AT A CONCRETE MONUMENT (3" CMF) (OFFSET 1.5') AT THE INTERSECTION OF "BLUFFTON TOWNSHIP FIRE DISTRICT" (TMS R600 022 000 0316 0000) AND THE PROPERTY OF GRANTOR, THENCE RUNNING S01°25'31"W FOR A DISTANCE OF 18.40' TO A POINT, BEING LABELED AS "POB 2" (BEING THE POINT OF BEGINNING); THENCE RUNNING S01°25'31"W FOR A DISTANCE OF 136.24' TO A POINT; THENCE RUNNING ALONG A CURVE WITH AN ARC LENGTH OF 39.16', HAVING A RADIUS OF 475.00' AND A LONG CHORD OF N34°09'35"W 39.15' TO A POINT; THENCE RUNNING N36°31'18"W FOR A DISTANCE OF 60.80' TO A POINT; THENCE RUNNING ALONG A CURVE WITH AN ARC LENGTH OF 415.90', HAVING A RADIUS OF 475.00' AND A LONG CHORD OF N61°36'18"W 402.74' TO A POINT; THENCE RUNNING N86°41'18"W FOR A DISTANCE OF 389.90' TO A POINT; THENCE RUNNING N03°18'42"E FOR A DISTANCE OF 50.00' TO A POINT; THENCE RUNNING S86°41'18"E FOR A DISTANCE OF 389.90' TO A POINT; THENCE RUNNING ALONG A CURVE WITH AN ARC LENGTH OF 452.15', HAVING A RADIUS OF 525.00' AND A LONG CHORD OF N62°00'56"W 438.31' TO A POINT; THENCE RUNNING N53°28'42"E FOR A DISTANCE OF 32.22' TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED RIGHTS-OF-WAY ARE A PORTION OF TMS #R600-022-000-0125-0000 AND ARE ALSO SHOWN ON EXHIBIT A-1 ATTACHED.

DERIVATION: THIS BEING THE SAME PROPERTY CONVEYED TO BISHOP OF CHARLESTON, A CORPORATION SOLE BY DEED OF UNION CAMP CORPORATION DATED DECEMBER 26, 1997 AND RECORDED DECEMBER 29, 1997 IN DEED BOOK 994, PAGE 412 IN THE ROD OFFICE OF BEAUFORT COUNTY, SOUTH CAROLINA.

DKE

EXHIBIT A-1 TO DEED OF RIGHT-OF-WAY

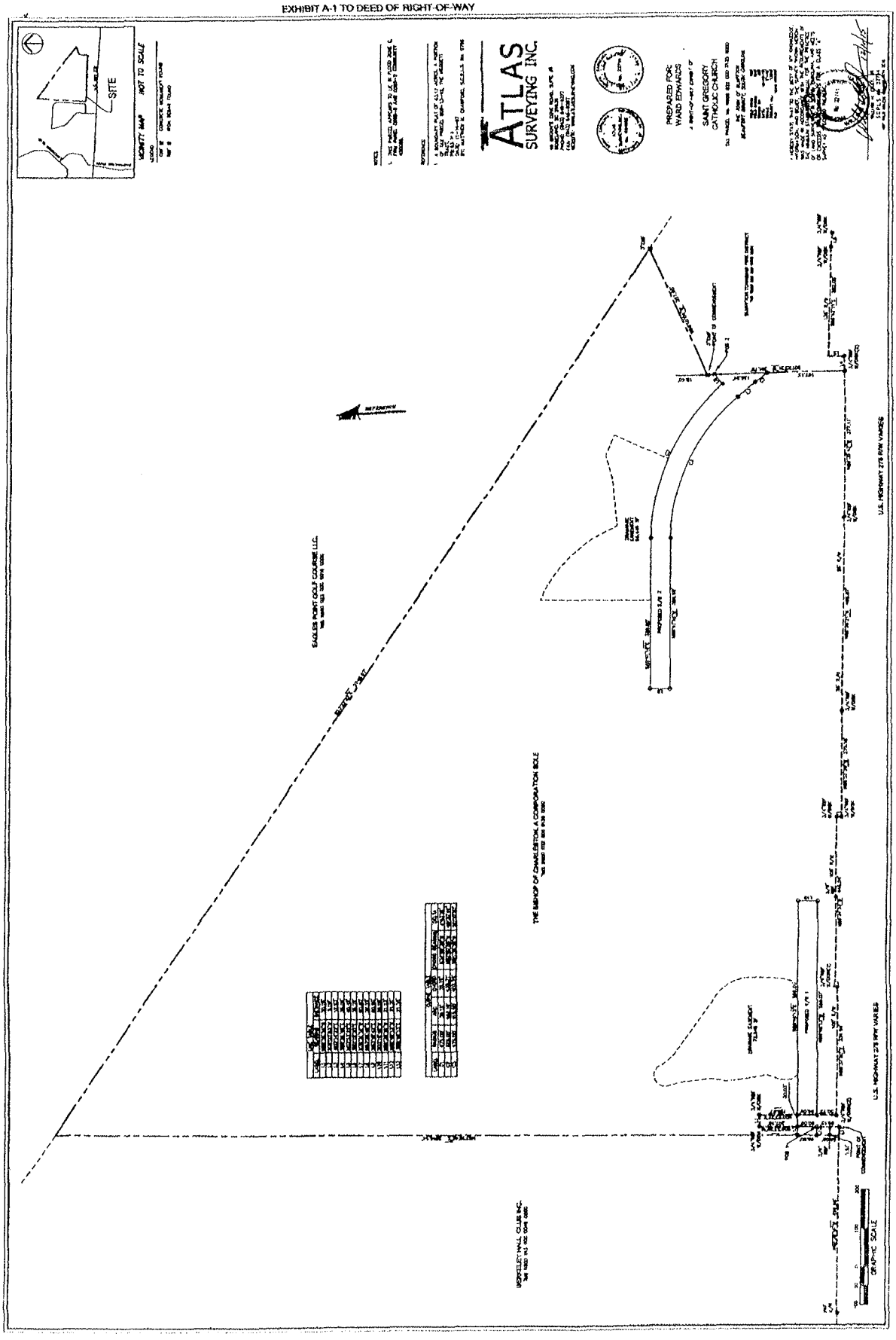


EXHIBIT "B-3" TO SUPPLEMENT

Deed to BJWSA

(please see attached)

4/JRB/Tupper 8385

RECORDED
2018 May -30 01:53 PM
BEAUFORT COUNTY AUDITOR

BEAUFORT COUNTY SC - ROD
BK 3669 Pgs 2349-2352
FILE NUM 2018027452
05/22/2018 04:03:58 PM
REC'D BY rbing RCPT# 892096
RECORDING FEES $10.00

This instrument was prepared by the law firm of
Tupper, Grimsley, Dean & Canaday, P.A.
611 Bay Street
Beaufort, SC 29902
843/524-1116

ADD DMP Record 5/23/2018 10:52:53 AM
BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R600	022	000	1120	0000	00

TG&D File #0075

TAX REF: R600 022 000 0125 0000 (PORTION OF)

**********AREA ABOVE THIS LINE RESERVED FOR RECORDING**********

STATE OF SOUTH CAROLINA)
) **TITLE TO REAL ESTATE**
COUNTY OF BEAUFORT)

KNOW ALL MEN BY THESE PRESENTS, THAT BISHOP OF CHARLESTON, a Corporation Sole, in the State aforesaid, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), to me in hand paid at and before the sealing of these presents by BEAUFORT-JASPER WATER & SEWER AUTHORITY, INC., 6 Snake Road, Okatie, South Carolina 29909 (sometimes referred to herein as "Grantee"), in the State aforesaid, for which the receipt whereof is hereby acknowledged, have, subject to the easements, restrictions, reservations and conditions set forth below, granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said BEAUFORT-JASPER WATER & SEWER AUTHORITY, INC., its Successors and Assigns forever, the following described real property, to-wit:

SEE ATTACHED SCHEDULE "A"

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

This conveyance is made subject to all easements, restrictions, reservations and conditions of record and matters that would be reflected on a current survey of the property. Furthermore,

Grantor, for itself and its successors and assigns, reserves the right, from time to time, to relocate the access easement serving the property at its own expense. In the event that Grantor should determine it necessary or appropriate to relocate the New BJWSA Pump Station and the Access Easement (as defined on Schedule A) in the future, Grantee, by accepting this Title to Real Estate, agrees for itself and its successors and assigns to cooperate reasonably with Grantor to relocate the New BJWSA Pump Station and Access Easement to a new location on Grantor's property to be conveyed to Grantee in exchange for the reconveyance to Grantor of the property described on Schedule A, all at Grantor's sole cost.

TO HAVE AND TO HOLD, all and singular the said Premises before mentioned unto the said BEAUFORT-JASPER WATER & SEWER AUTHORITY, INC., its Successors and Assigns forever.

AND, Grantor does hereby bind itself and its successors and assigns to warrant and forever defend, all and singular, the said Premises unto the said BEAUFORT-JASPER WATER & SEWER AUTHORITY, INC., its Successors and Assigns, from and and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

[The remainder of this page intentionally left blank. The signature page follows.]

WITNESS the Hand and Seal this 4th day of May, 2018.

SIGNED SEALED AND DELIVERED
IN THE PRESENCE OF:

Witness signature

Notary Public signature

BISHOP OF CHARLESTON,
A CORPORATION SOLE

By:
Name: John L. Barker
Its: CFO

****

STATE OF SOUTH CAROLINA)
)SS **ACKNOWLEDGMENT**
COUNTY OF CHARLESTON)

The foregoing instrument was acknowledged before me by Bishop of Charleston, a Corporation Sole, by John L. Barker, its CFO.

WITNESS my signature as of the 4th day of May, 2018.

Notary Public for South Carolina
Printed Name of Notary Public:
Elaine H. Fowler

My Commission Expires: 12/15/2026

SCHEDULE "A"

ALL that certain piece, parcel or lot of land, situate, lying and being in the Meggett Tract Section of Beaufort County, South Carolina, containing 2,500 Sq. Ft., 0.057 Ac., and designated as NEW BJWSA PUMP STATION on that certain plat consisting of three (3) pages, entitled "A Subdivision and Utility/Access Easement Plat at St. Gregory the Great Sewer Expansion" prepared by Atlas Surveying, Inc., certified by Mark Ellis Lamb, Sr., dated March 12, 2018, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Plat Book 149 at Page 63.

Together with the right of ingress and egress over and upon the "30' New BJWSA Access Easement", as depicted on the above-referenced plat, and other property of Grantor necessary to access and connect the property hereinabove described to the right of way of S.C. Highway 278.

This being a portion of the property conveyed to the Grantor herein by deed of Union Camp Corporation dated November 25, 1997, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Records Book 994 at Page 412.

TAX REF: R600 022 000 0125 0000 (portion of)

EXHIBIT "C" TO SUPPLEMENT

Boundary Plat

(please see attached)

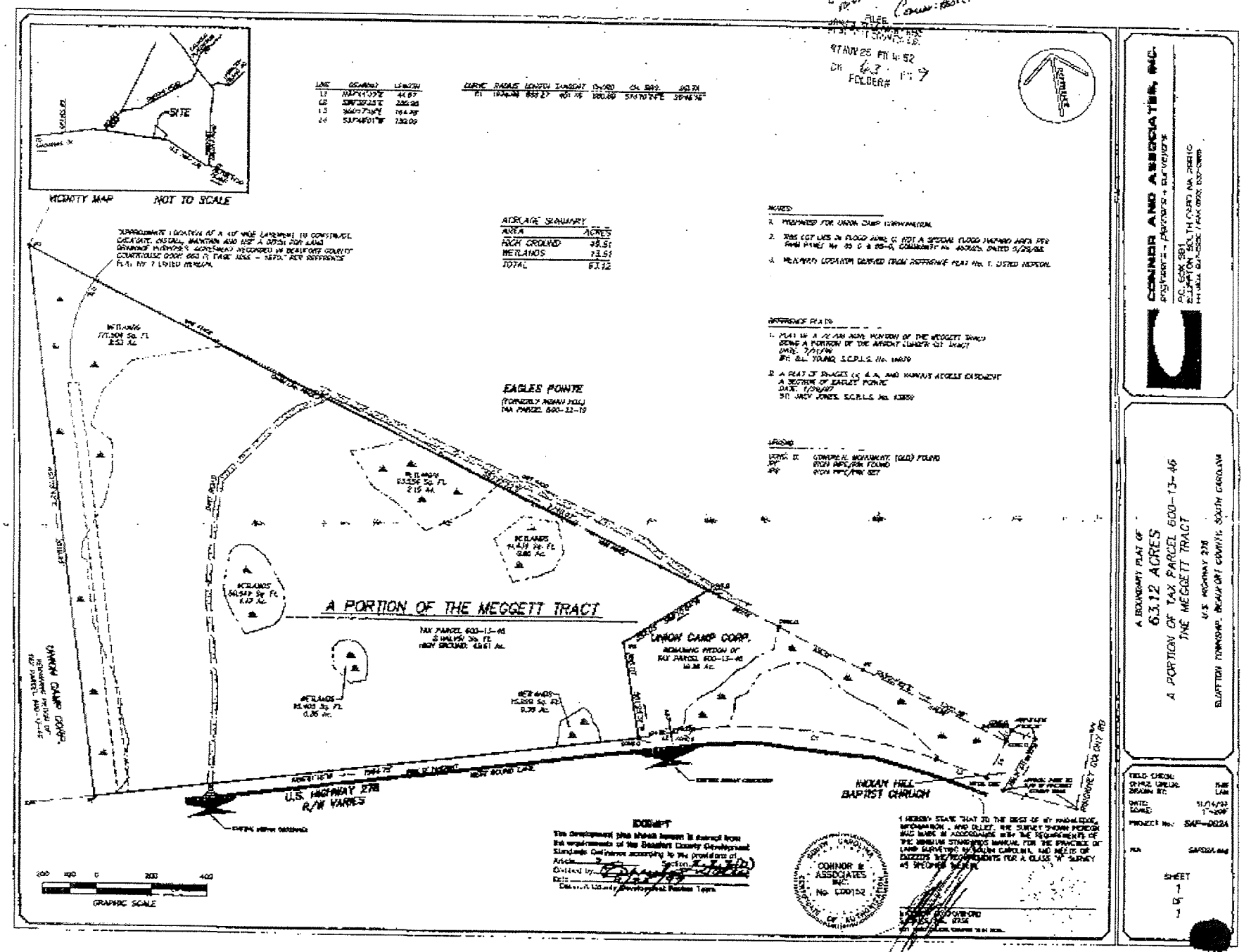
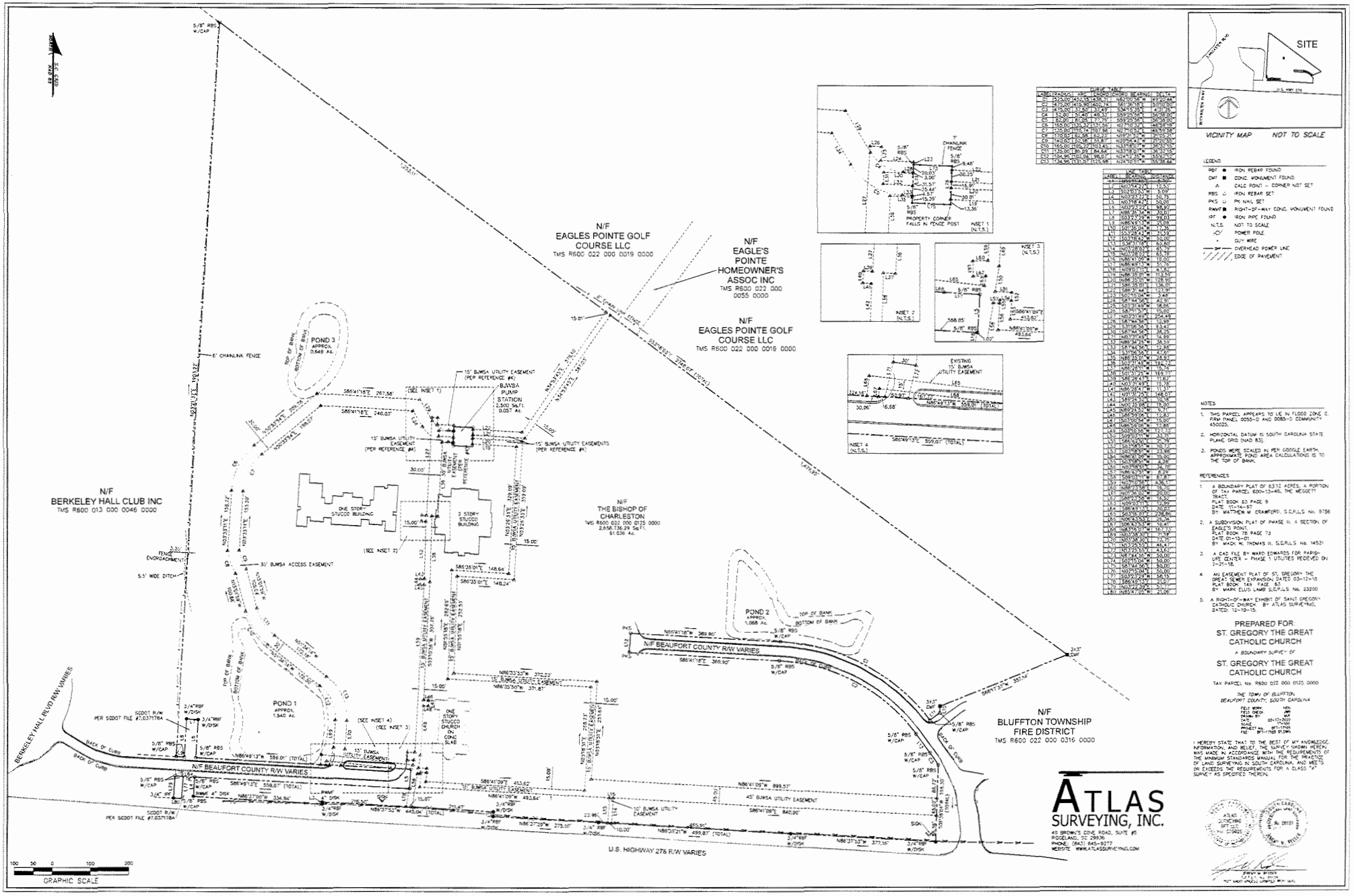

VICINITY MAP
NOT TO SCALE
SITE
ACREAGE SUMMARY
AREA ACRES
HIGH GROUND 48.51
WETLANDS 13.61
TOTAL 62.12
EAGLES POINTE
(FORMERLY INDIAN HILL)
TAX PARCEL 600-13-19
A PORTION OF THE MEGGETT TRACT
TAX PARCEL 600-13-46
UNION CAMP CORP.
REMAINING PORTION OF
TAX PARCEL 600-13-46
U.S. HIGHWAY 278
R/W VARIES
INDIAN HILL
BAPTIST CHURCH
GRAPHIC SCALE
DRAFT
COMMERCIAL MONUMENT (OLD) FOUND
IRON REBAR/PIN FOUND
IRON PIPE/PIN SET
CONNOR & ASSOCIATES, INC.
No. C001052
CONNOR AND ASSOCIATES, INC.
ENGINEERS + PLANNERS + SURVEYORS
P.O. BOX 381
BLUFFTON, SOUTH CAROLINA 29910
A BOUNDARY PLAT OF
62.12 ACRES
A PORTION OF TAX PARCEL 600-13-46
THE MEGGETT TRACT
U.S. HIGHWAY 278
BLUFFTON TOWNSHIP, BEAUFORT COUNTY, SOUTH CAROLINA
SHEET
1
OF
1

EXHIBIT "C-1" TO SUPPLEMENT

A Boundary Survey of St. Gregory the Great Catholic Church

(please see attached)



CURVE TABLE						
CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C1	1532.00'	1452.53'	1398.19'	N58°49'13"W	54°19'58"
C2	1432.00'	1439.90'	1379.42'	N58°49'13"W	57°36'00"
C3	1432.00'	13.62'	13.62'	N30°01'13"W	0°32'41"
C4	25.00'	39.27'	35.36'	N41°18'47"E	90°00'00"
C5	1532.00'	13.62'	13.62'	N30°01'13"W	0°30'33"
C6	1532.00'	1452.53'	1398.19'	N58°49'13"W	54°19'58"
C7	1235.00'	1170.74'	1127.56'	N57°49'13"W	54°19'58"
C8	1770.00'	1677.96'	1615.62'	N57°49'13"W	54°19'58"
C9	1432.00'	1357.94'	1308.07'	N57°49'13"W	54°19'58"
C10	1532.00'	1452.53'	1398.19'	N58°49'13"W	54°19'58"
C11	1535.00'	1455.39'	1401.04'	N58°49'13"W	54°19'58"
C12	1535.00'	1455.39'	1401.04'	N58°49'13"W	54°19'58"
C13	1534.99'	1531.07'	1468.98'	N24°01'31"W	57°09'44"

LINE TABLE		
LINE	BEARING	LENGTH
L1	N01°13'13"E	15.00'
L2	N01°13'13"E	15.00'
L3	N01°13'13"E	15.00'
L4	N01°13'13"E	15.00'
L5	N01°13'13"E	15.00'
L6	N01°13'13"E	15.00'
L7	N01°13'13"E	15.00'
L8	N01°13'13"E	15.00'
L9	N01°13'13"E	15.00'
L10	N01°13'13"E	15.00'
L11	N01°13'13"E	15.00'
L12	N01°13'13"E	15.00'
L13	N01°13'13"E	15.00'
L14	N01°13'13"E	15.00'
L15	N01°13'13"E	15.00'
L16	N01°13'13"E	15.00'
L17	N01°13'13"E	15.00'
L18	N01°13'13"E	15.00'
L19	N01°13'13"E	15.00'
L20	N01°13'13"E	15.00'
L21	N01°13'13"E	15.00'
L22	N01°13'13"E	15.00'
L23	N01°13'13"E	15.00'
L24	N01°13'13"E	15.00'
L25	N01°13'13"E	15.00'
L26	N01°13'13"E	15.00'
L27	N01°13'13"E	15.00'
L28	N01°13'13"E	15.00'
L29	N01°13'13"E	15.00'
L30	N01°13'13"E	15.00'
L31	N01°13'13"E	15.00'
L32	N01°13'13"E	15.00'
L33	N01°13'13"E	15.00'
L34	N01°13'13"E	15.00'
L35	N01°13'13"E	15.00'
L36	N01°13'13"E	15.00'
L37	N01°13'13"E	15.00'
L38	N01°13'13"E	15.00'
L39	N01°13'13"E	15.00'
L40	N01°13'13"E	15.00'
L41	N01°13'13"E	15.00'
L42	N01°13'13"E	15.00'
L43	N01°13'13"E	15.00'
L44	N01°13'13"E	15.00'
L45	N01°13'13"E	15.00'
L46	N01°13'13"E	15.00'
L47	N01°13'13"E	15.00'
L48	N01°13'13"E	15.00'
L49	N01°13'13"E	15.00'
L50	N01°13'13"E	15.00'
L51	N01°13'13"E	15.00'
L52	N01°13'13"E	15.00'
L53	N01°13'13"E	15.00'
L54	N01°13'13"E	15.00'
L55	N01°13'13"E	15.00'
L56	N01°13'13"E	15.00'
L57	N01°13'13"E	15.00'
L58	N01°13'13"E	15.00'
L59	N01°13'13"E	15.00'
L60	N01°13'13"E	15.00'
L61	N01°13'13"E	15.00'
L62	N01°13'13"E	15.00'
L63	N01°13'13"E	15.00'

LEGEND

RBF ●	IRON REBAR FOUND
CMF ■	CONC. MONUMENT FOUND
⊿	CALC POINT – CORNER NOT SET
RBS ○	IRON REBAR SET
PKS ○	PK NAIL SET
RWMF ■	RIGHT-OF-WAY CONC. MONUMENT FOUND
IPF ●	IRON PIPE FOUND
N.T.S.	NOT TO SCALE
-○-	POWER POLE
•	GUY WIRE
OHP	OVERHEAD POWER LINE
	EDGE OF PAVEMENT

NOTES

1. THIS PARCEL APPEARS TO LIE IN FLOOD ZONE C, FIRM PANEL 0050-D AND 0085-D COMMUNITY 450025.
2. HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE GRID (NAD 83).
3. PONDS WERE SCALED IN PER GOOGLE EARTH. APPROXIMATE POND AREA CALCULATIONS IS TO THE TOP OF BANK.

REFERENCES

1. A BOUNDARY PLAT OF 63.12 ACRES, A PORTION OF TAX PARCEL 600-13-46, THE MEGGETT TRACT. PLAT BOOK 63 PAGE 9 DATED: 10-14-97 BY: MATTHEW M. CRAWFORD, S.C.R.L.S. No. 9756
2. A SUBDIVISION PLAT OF PHASE III, A SECTION OF EAGLE'S POINTE. PLAT BOOK 78 PAGE 73 DATED: 01-10-01 BY: MACK H. THOMAS III, S.C.R.L.S. No. 14531
3. A CAD FILE BY WARD EDWARDS FOR PARISH LIFE CENTER – PHASE 1 UTILITIES RECEIVED ON 7-31-18.
4. AN EASEMENT PLAT OF ST. GREGORY THE GREAT SEWER EXPANSION DATED 03-12-10 PLAT BOOK 149 PAGE 83 BY: MARK ELLIS, LAND S.C.P.L.S. No. 23200
5. A RIGHT-OF-WAY EXHIBIT OF SAINT GREGORY CATHOLIC CHURCH. BY: ATLAS SURVEYING, DATED: 12-19-19.

PREPARED FOR:
ST. GREGORY THE GREAT
CATHOLIC CHURCH

A BOUNDARY SURVEY OF
ST. GREGORY THE GREAT
CATHOLIC CHURCH

TAX PARCEL No. R600 022 000 0125 0000

THE TOWN OF BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK:	NDN
FIELD CHECK:	JMP
DRAWN BY:	MAA
DATE:	03-12-2020
SCALE:	1"=100'
PROJECT No.:	BFT-11700
FILE:	BFT-11700 BT.DWG

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

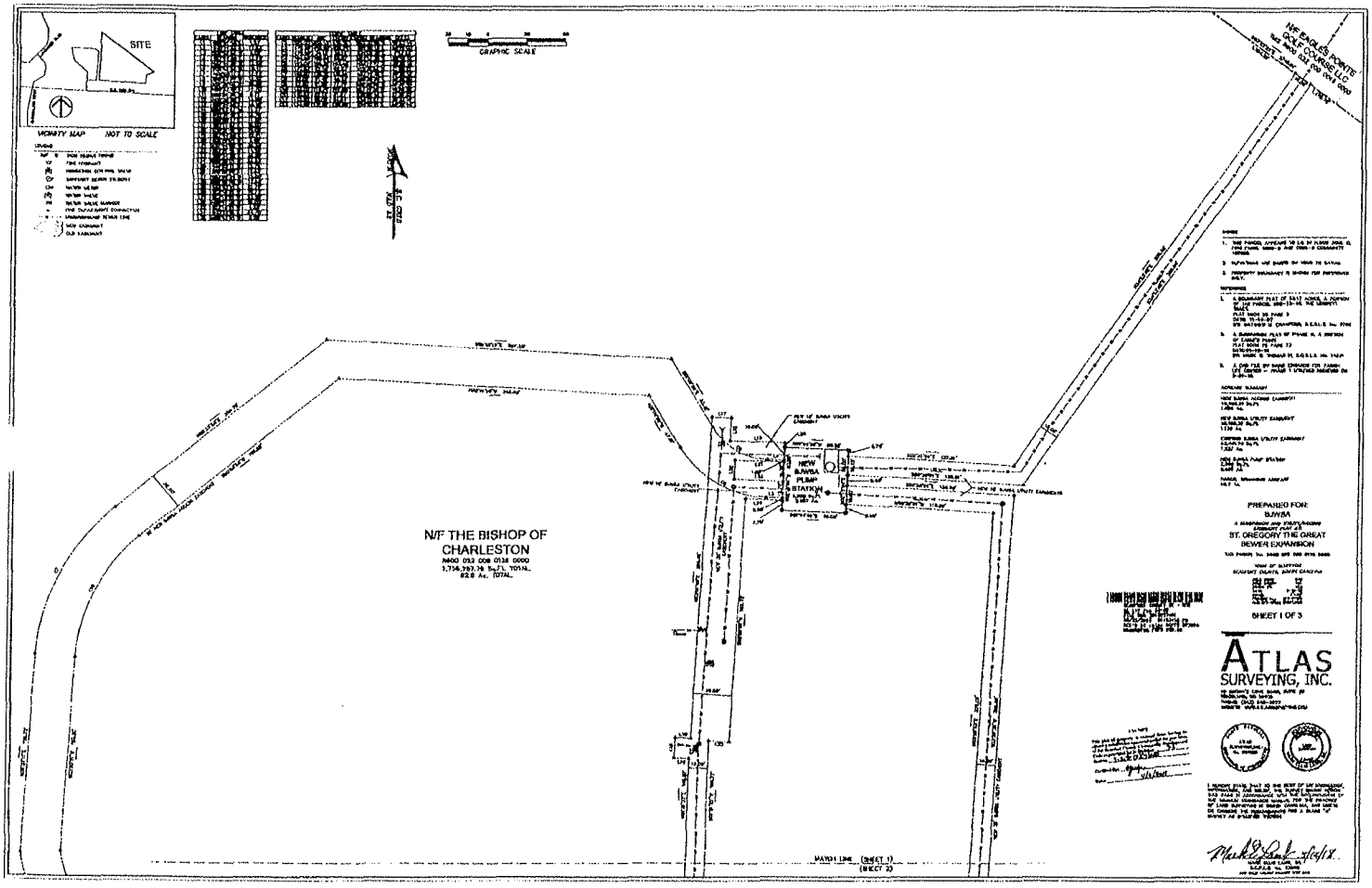
ATLAS
SURVEYING, INC.
48 BROWN'S COVE ROAD, SUITE #5
RIDGELAND, SC 29936
PHONE: (843) 645-9272
WEBSITE: WWW.ATLASSURVEYING.COM

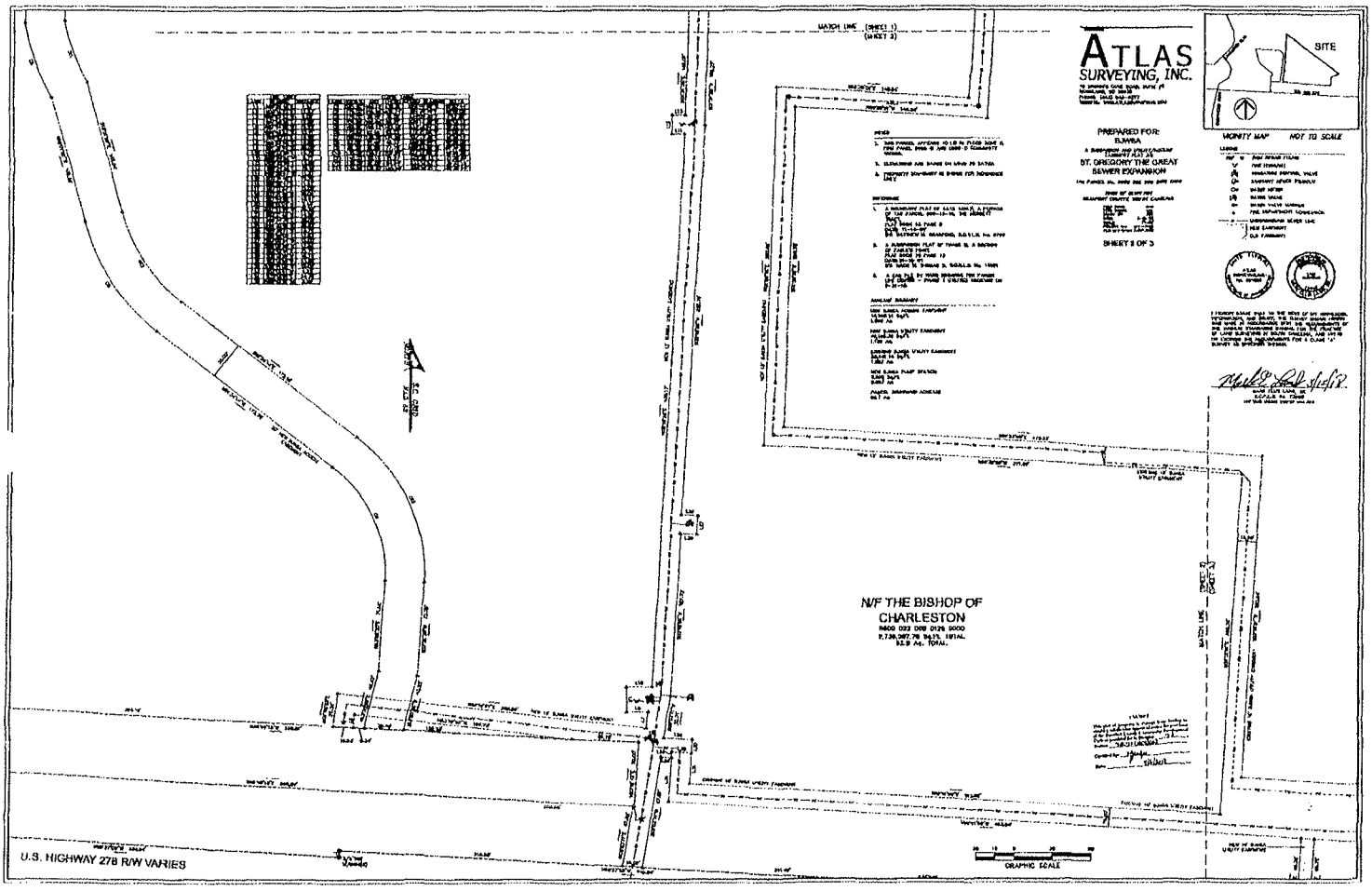
NOT VALID UNLESS SIGNED WITH SEAL

EXHIBIT "C-2" TO SUPPLEMENT

A Subdivision and Utility Access Easement Plat

(please see attached)


SITE
VICINITY MAP NOT TO SCALE
GRAPHIC SCALE
NEW EAGLES POINTE GOLF COURSE, LLC
N/F THE BISHOP OF CHARLESTON
NEW BJWSA PUMP STATION
PREPARED FOR:
BJWSA
ST. GREGORY THE GREAT SEWER EXPANSION
SHEET 1 OF 3
ATLAS SURVEYING, INC.
MATCH LINE (SHEET 1) (SHEET 2)


ATLAS
SURVEYING, INC.
PREPARED FOR:
ST. GREGORY THE GREAT
SEWER EXPANSION
SHEET 3 OF 3
VICINITY MAP
NOT TO SCALE
SITE
MATCH LINE (SHEET 1) (SHEET 3)
N/F THE BISHOP OF
CHARLESTON
U.S. HIGHWAY 278 R/W VARIES
GRAPHIC SCALE

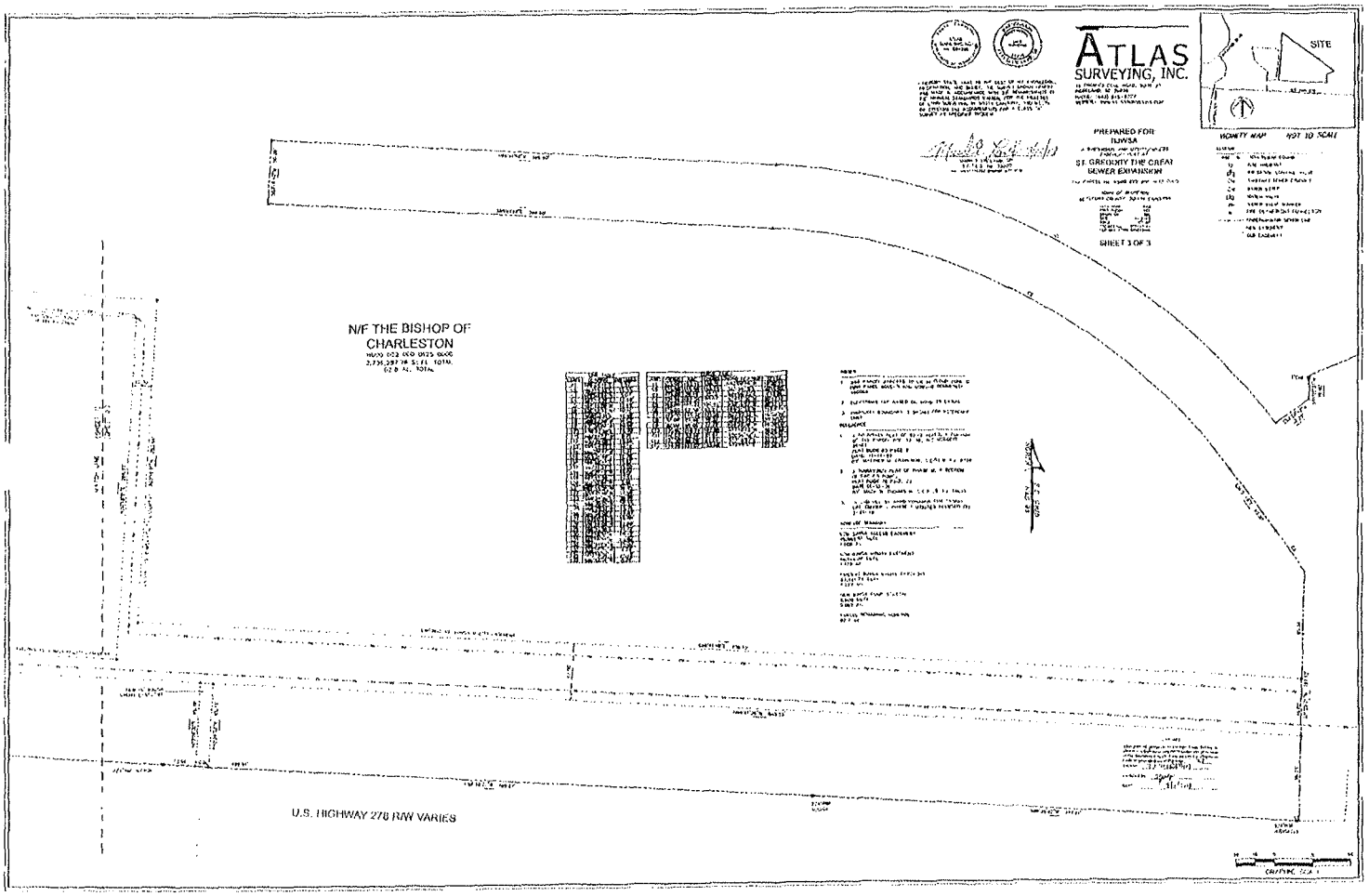

ATLAS
SURVEYING, INC.
SITE
VICINITY MAP NOT TO SCALE
PREPARED FOR
SHEET 3 OF 3
N/F THE BISHOP OF
CHARLESTON
U.S. HIGHWAY 278 R/W VARIES

EXHIBIT "D" TO SUPPLEMENT

Existing Conditions Plan

(please see attached)



Witmer Jones Keefer Ltd

MAY, 200

EXISTING CONDITIONS PLAN
FOR
ST. GREGORY THE GREAT
BLUFFTON, SOUTH CAROLINA

N

0 50 100 150 200 250 300 350 400

Scale 1" = 100'

Note: Plan is conceptual in nature and subject to change

EXHIBIT "E" TO SUPPLEMENT

Future Annexation Area Map
(Map 8.1)
of the Comprehensive Plan

(please see attached)

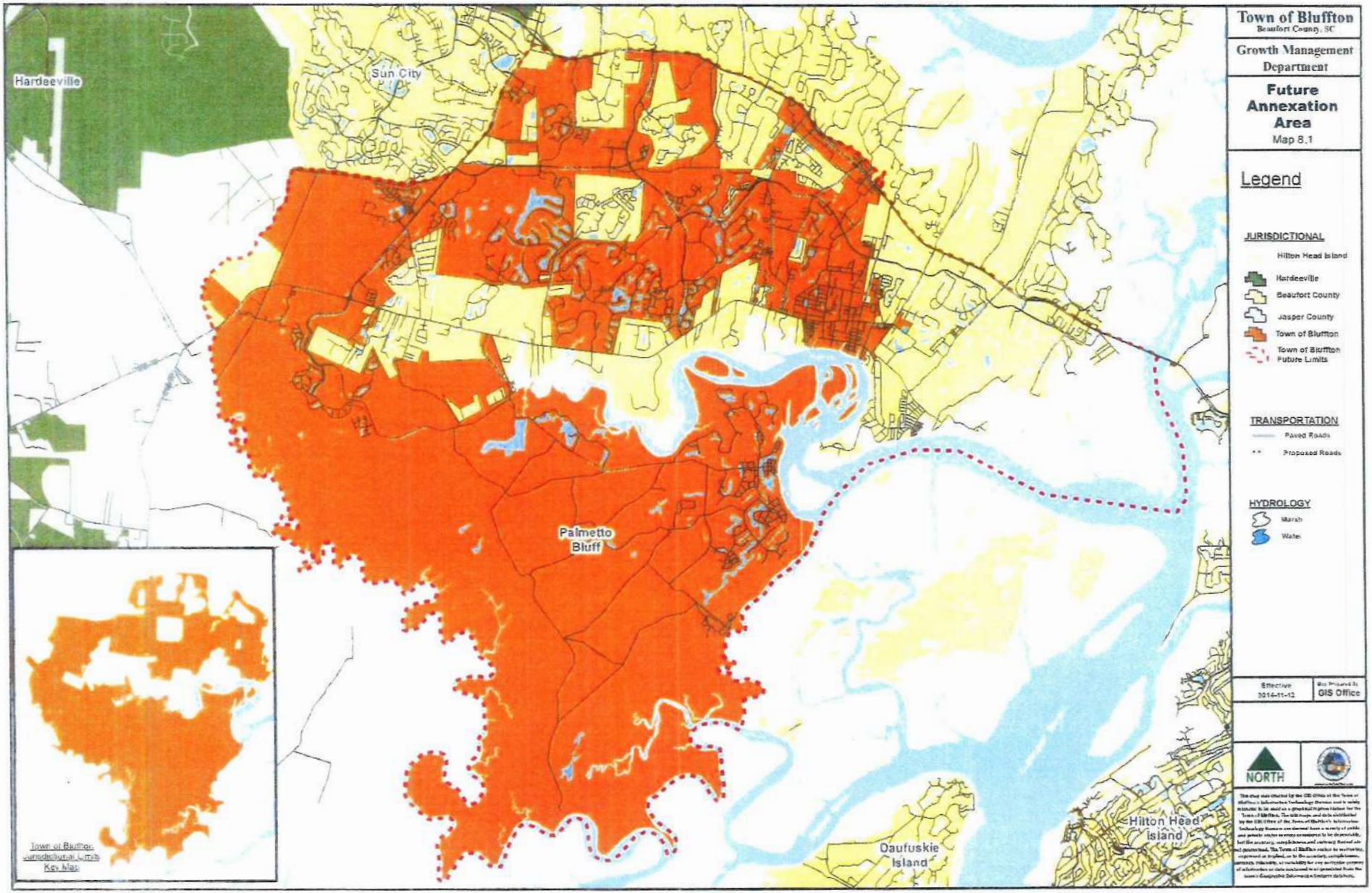

Hardeeville
Sun City
Palmetto Bluff
Daufuskie Island
Hilton Head Island
Town of Bluffton
Beaufort County, SC
Growth Management Department
Future Annexation Area
Map 8.1
Legend
JURISDICTIONAL
Hilton Head Island
Hardeeville
Beaufort County
Jasper County
Town of Bluffton
Town of Bluffton Future Limits
TRANSPORTATION
Paved Roads
Proposed Roads
HYDROLOGY
Marsh
Water
Effective 2014-11-12
GIS Office
NORTH
Town of Bluffton Jurisdictional Limits Key Map

EXHIBIT "E-1" TO SUPPLEMENT

Future Land Use Map
of the Comprehensive Plan

(please see attached)

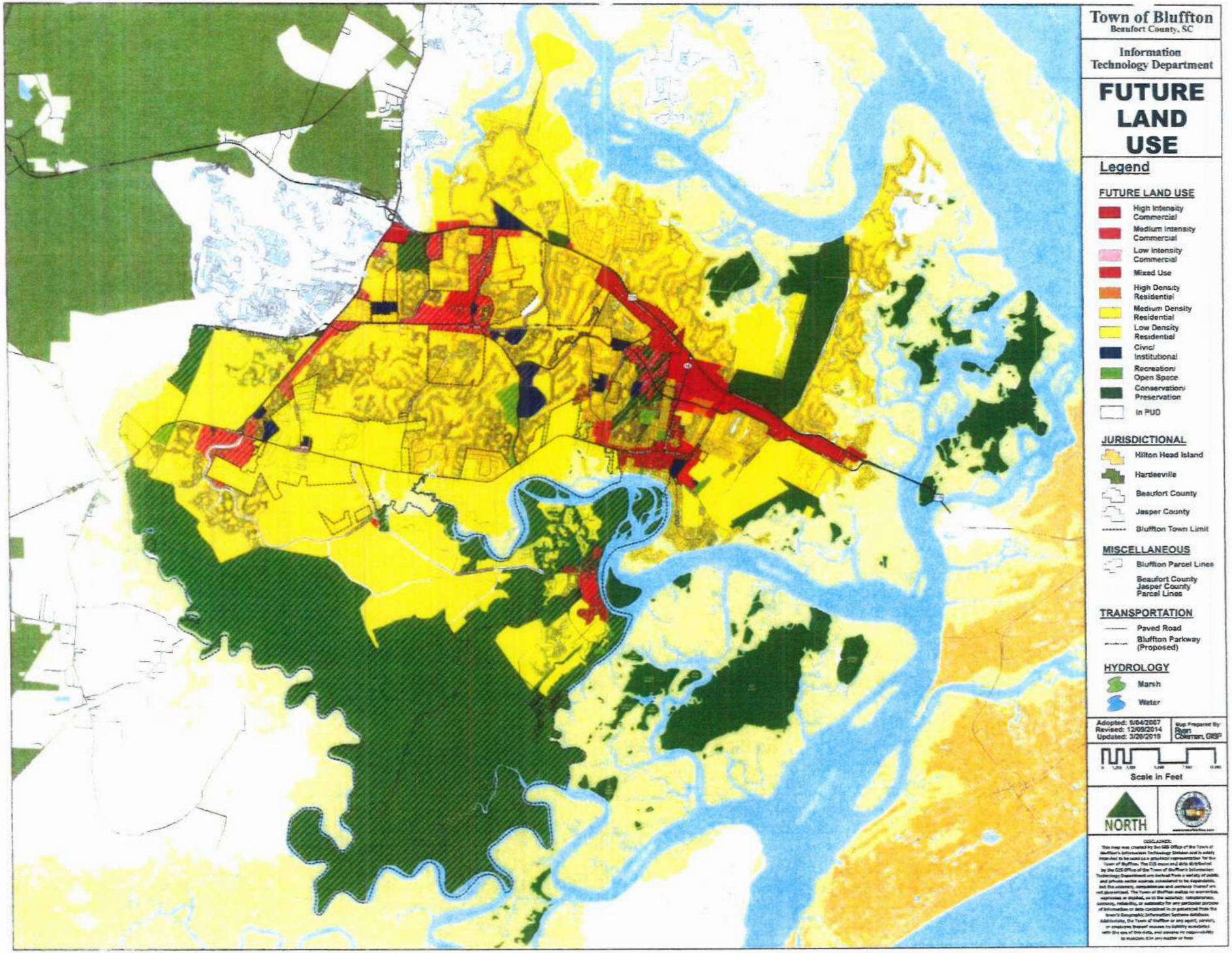
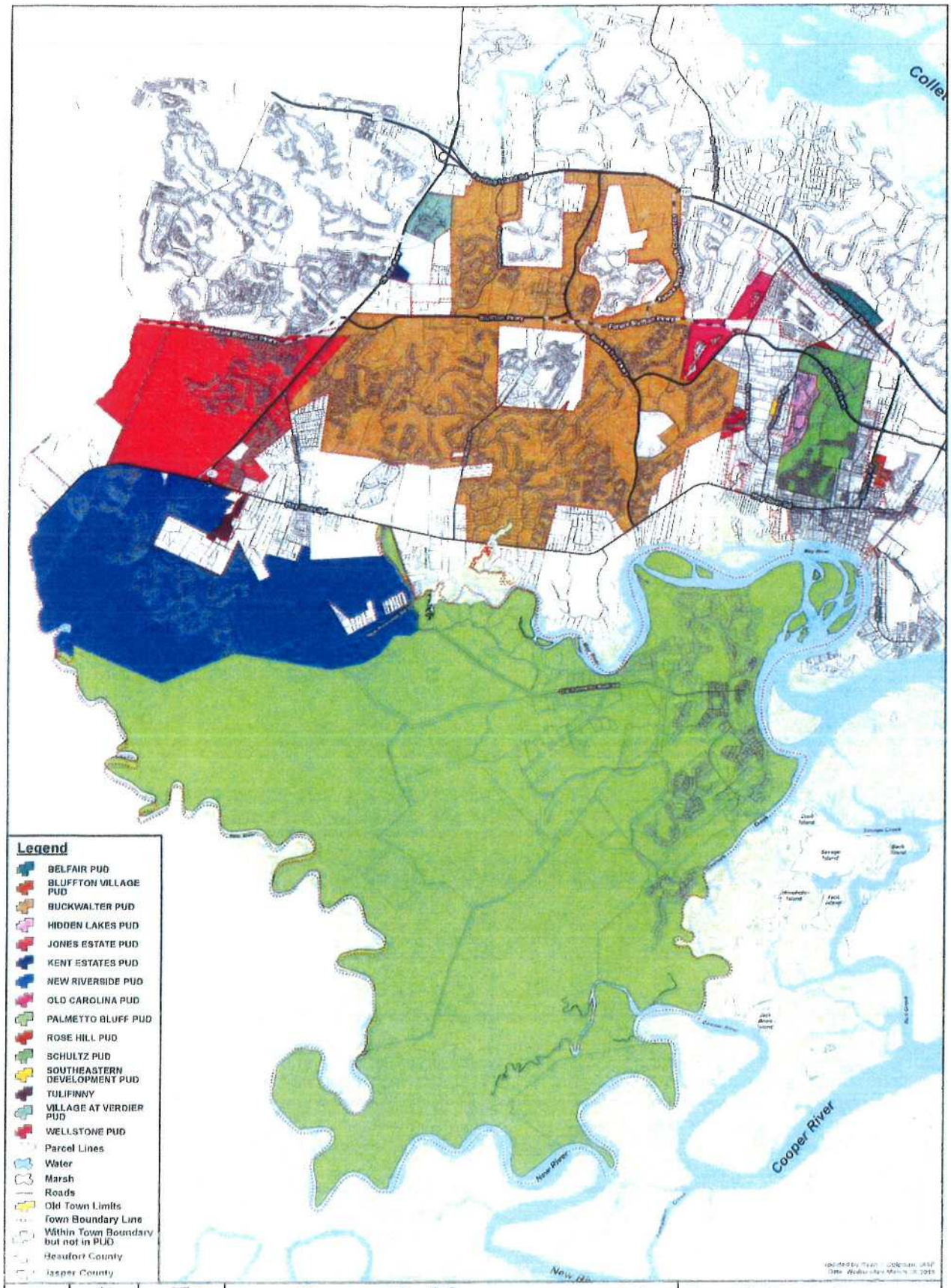

Town of Bluffton
Beaufort County, SC
Information Technology Department
FUTURE LAND USE
Legend
FUTURE LAND USE
High Intensity Commercial
Medium Intensity Commercial
Low Intensity Commercial
Mixed Use
High Density Residential
Medium Density Residential
Low Density Residential
Civic/ Institutional
Recreation/ 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: 5/04/2007
Revised: 12/09/2014
Updated: 3/20/2019
Map Prepared By: Ryan Coleman, GISP
Scale in Feet
NORTH
DISCLAIMER:

EXHIBIT "F" TO SUPPLEMENT

Town Growth Management Department Planned Unit Development Map

(please see attached)



PLANNED UNIT DEVELOPMENTS

EXHIBIT "G" TO SUPPLEMENT

Amended Petition for Annexation

(please see attached)

STATE OF SOUTH CAROLINA	)	**AMENDED PETITION FOR ANNEXATION**
	)	**TO**
COUNTY OF BEAUFORT	)	**THE TOWN OF BLUFFTON, SOUTH CAROLINA**

TO THE HONORABLE MAYOR AND TOWN COUNCIL OF THE TOWN OF BLUFFTON, SOUTH CAROLINA

The undersigned petitioner, being the 100% freehold owner of the real property hereinafter described on Exhibit "A" attached hereto and made a part hereof being a 61.036 acre parcel of real property identified by Beaufort County Tax Map number **R600 022 000 0125 0000**, requests annexation into the Town of Bluffton, South Carolina and does hereby petition the Honorable Mayor and Town Council of the Town of Bluffton so as to become a part thereof pursuant to Section 5 – 3 – 150(3) of the South Carolina Code of Laws.

1. The property to be annexed is that described and set forth in Exhibit "A" attached hereto and made a part hereof (the "**Property**").

2. The Property comprises approximately 61.036 acres and is located on the northern side of U.S. Highway 278 across from the Buckwalter Planned Unit Development as shown on that certain boundary survey entitled "Boundary Survey Prepared for: St. Gregory the Great Catholic Church," dated December 19, 2019, prepared by Atlas Surveying, Inc., Jeremy W. Reeder, SCPLS # 28159.

3. The Property is adjacent to other lands within the Town of Bluffton.

4. The petitioner requests that the Property be zoned Buckwalter Planned Unit Development and Saint Gregory the Great Planning Area.

WHEREFORE, your petitioner prays that the Town of Bluffton agrees to accept this petition and annex the aforesaid described Property.

IN WITNESS WHEREOF, petitioner has hereunto set its hand and seal this 6th day of February, 2020.

WITNESSES:

Elaine H. Fowler
(Witness signs here)

Amelia S Ard
(Witness signs here)

THE BISHOP OF CHARLESTON
A Corporation Sole

John L Barker
By: John L. Barker
Its: Chief Financial Officer

EXHIBIT "A"

ALL that certain piece, parcel, and tract of land containing 63.12 acres, more or less, situate, lying and being in the Meggett Tract Section of Beaufort County, South Carolina, with said tract more specifically shown and described on a plat thereof entitled "A Boundary Plat of 63.12 Acres A Portion Of Tax Parcel 600-13-46 The Meggett Tract", prepared by Connor & Associates, Inc., certified by Matthew L. Crawford, S.C.R.L.S. No. 9756, dated November 14, 1997 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 63 at Page 9.

LESS AND EXCEPT that certain 0.33 acre parcel, more or less, shown as "Area of Acquisition" on that certain Title to Real Estate date February 11, 2011 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 3040 at Page 2187.

LESS AND EXCEPT those certain "Frontage Roads" more particularly shown and described in that certain Deed of Right-of-Way in favor of Beaufort County, a political subdivision of the State of South Carolina dated December 14, 2015 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 3460 at Pages 1928-1931.

LESS AND EXCEPT that certain 0.057 acre parcel, more or less, designated as "New Pump Station" on that certain plat of survey consisting of three (3) pages, entitled "A Subdivision and Utility/Access Easement Plat at St. Gregory the Great Sewer Expansion," prepared by Atlas Surveying Inc., certified by Mark Ellis Lamb, Sr., dated March 12, ,2018 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 149 at Page 63.

TMS #: R600 022 000 0125 0000

STATE OF SOUTH CAROLINA	)	AMENDED PETITION FOR ANNEXATION
	)	TO
COUNTY OF BEAUFORT	)	THE TOWN OF BLUFFTON, SOUTH CAROLINA

TO THE HONORABLE MAYOR AND TOWN COUNCIL OF THE TOWN OF BLUFFTON, SOUTH CAROLINA

The undersigned petitioner, being the 100% freehold owner of the real property hereinafter described on Exhibit "A" attached hereto and made a part hereof being a 0.057 acre parcel of real property identified by Beaufort County Tax Map number **R600 022 000 1120 0000,** requests annexation into the Town of Bluffton, South Carolina and does hereby petition the Honorable Mayor and Town Council of the Town of Bluffton so as to become a part thereof pursuant to Section 5 – 3 – 150(3) of the South Carolina Code of Laws.

1. The property to be annexed is that described and set forth in Exhibit "A" attached hereto and made a part hereof (the "**Property**").

2. The Property comprises approximately 0.057 acres and is located within the St. Gregory the Great Church and School Campus on the northern side of U.S. Highway 278 across from the Buckwalter Planned Unit Development.

3. The Property surrounded by a single parcel which is adjacent to other lands within the Town of Bluffton which is seeking annexation into the Town.

4. The petitioner requests that the Property be zoned Buckwalter Planned Unit Development and Saint Gregory the Great Planning Area.

WHEREFORE, your petitioner prays that the Town of Bluffton agrees to accept this petition and annex the aforesaid described Property.

IN WITNESS WHEREOF, petitioner has hereunto set its hand and seal this 18 day of FEBRUARY, 2020.

WITNESSES:

(Witness signs here)

(Witness signs here)

BEAUFORT-JASPER WATER & SEWER AUTHORITY

By: BRIAN CHEMSAK

Its: DIRECTOR OF ENGINEERING

EXHIBIT "A"

ALL that certain piece, parcel, and tract of land containing 0.057 acres, more or less, designated as "New Pump Station" on that certain plat of survey consisting of three (3) pages, entitled "A Subdivision and Utility/Access Easement Plat at St. Gregory the Great Sewer Expansion," prepared by Atlas Surveying Inc., certified by Mark Ellis Lamb, Sr., dated March 12, 2018 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 149 at Page 63.

TMS #: R600 022 000 1120 0000

EXHIBIT "H" TO SUPPLEMENT

Agency Letter

(please see attached)

BEAUFORT - JASPER
WATER & SEWER
AUTHORITY

Our mission: Inspire trust and enhance public health

BOB MANTEUFFEL, GENERAL MANAGER

July 1, 2019

Planning Commission and
Town Council of the Town of Bluffton

Re: Petition for Annexation – Saint Gregory the Great Catholic Church Campus BJWSA Pump Station Site – Beaufort County Tax Map R600 022 000 1120 0000

Dear Ladies and Gentlemen:

Please let this letter serve to evidence the authorization by the owner of the property identified above for the Bishop of Charleston, a Corporation sole, to submit a Petition for Annexation (100% Petition Method), Application for Zoning Map Amendment and Amendment to the Town Comprehensive Plan and any related or associate applications necessary and appropriate to accomplish the proposed annexation of the above referenced parcel.

Sincerely,

B Chemsak

Brian Chemsak, PE

EXHIBIT "I" TO SUPPLEMENT

Zoning Verification Letter

(please see attached)

COUNTY COUNCIL OF BEAUFORT COUNTY
Beaufort County Community Development
Multi Government Center • 100 Ribaut Road
Post Office Drawer 1228, Beaufort, SC 29901-1228
OFFICE (843) 255-2170
FAX (843) 255-9446

March 12, 2019

Mr. Walter J. Nester, III
Burr & Forman LLP
Post Office Drawer 3
Hilton Head Island, SC 29938

Re: Zoning Verification Letter – St. Gregory The Great Catholic Church/School Complex
District 600, Map 022, Parcel 0125
31 Fording Island Road, Bluffton

Dear Mr. Nester:

This is to certify that the referenced property, located at 31 Fording Island Road, and further defined as R600-022-0125-0000, and being located in Bluffton District, is zoned C3 Neighborhood Mixed-Use (C3NMU). Schools, Public or Private are permitted uses, and Meeting Facility/Places of Worship (15,000 gsf or greater) are conditional uses within this zoning district.

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 "J" TO SUPPLEMENT

Campus Master Plan

(please see attached)



Wilmer Jones Keefer Ltd.
landscape architecture
land planning
www.wjkltd.com

FEBRUARY, 2020

CAMPUS MASTER PLAN
FOR
ST. GREGORY THE GREAT
BLUFFTON, SOUTH CAROLINA

N
0 50 100 150 200 250 300 350 400
Scale 1" = 100'

Note: Plan is conceptual in nature and subject to change

EXHIBIT "K" TO SUPPLEMENT

Table of Comparative Land Uses

(please see attached)

Comparison of Current Beaufort County and Proposed Town of Bluffton Zoning District Land Uses

	A	B	C	D
1	**Legend:** Permitted (P), Conditional (C), Special Use (S), Special Exception (SE), Permitted only as part of a Traditional Community Plan (TCP), Not included as a specific use for the jurisdiction (---)			
2	**Land Use Type**	**Jurisdiction/ Zoning District**		
3		**Beaufort County**	**Saint Gregory The Great**	**Town of Bluffton**
4		C-3 Neighborhood Mixed Use (C3NMU)1	SGG Tract	General Mixed Use (GM)3
5	**Agriculture**			
6	Agricultural Support Services	TCP	P	P
7	Forestry	P	P	---
8	Horse Riding School, Horse Training, Commercial Stables	C	P	P
9	Seafood/Shelfish Packaging/Processing	---	---	SE
10	**Residential**			
11	Dwelling: Single-Family Detached Unit	P	P	P
12	Dwelling: Single-Family Attached Unit	P	P	P
13	Dwelling: Two Family Unit (Duplex)	P	P	---
14	Dwelling: Multifamily Unit	C	P	P
15	Dwelling: Accessory Unit	C	P	C
16	Dwelling: Family Compound	C	P	---
17	Dwelling: Group Home	P	P	P
18	Community Residence	TCP	P	---
19	Home Office	C	P	P
20	Home Business	TCP	P	P
21	Live/Work	TCP	P	---
22	**Retail & Restaurants**			
23	General Retail 50,000 SF or less	---	P	---
24	General Retail with Drive-Thru	---	P	P
25	Bar, Tavern, Nightclub	---	C	---
26	Gas Station/Fuel Sales	C	P	P
27	Outdoor Sales	---	P	C
28	Restaurant, Café, Coffee Shop	TCP	P	C
29	Restaurant, Café, Coffee Shop with Drive-Thru	---	P	C
30	Vehicle Sales & Rental Light	---	P	P
31	**Offices & Services**			
32	Adult Oriented Business	---	---	SE
33	Artisan Workshop	P	P	P
34	General Office & Services 25,000 SF or less	---	P	P
35	General Office & Services with Drive Thru	---	P	---
36	Animal Services: Clinic Hospital	TCP	P	SE
37	Animal Services: Kennel	---	P	SE
38	Car Wash	---	P	P
39	Cemetery	---	P	P
40	Day Care: Family Home (up to 8 clients)	P	P	P
41	**Offices & Services - Continued**			
42	Day Care: Commercial Center (9 or more clients)	TCP	P	P
43	Lodging: Bed & Breakfast (5 rooms or less)	TCP	P	P4
44	Lodging: Inn (up to 24 rooms)	TCP	P	P5
45	Lodging: Hotel	---	P	P
46	Medical Services: Clinics/Offices	TCP	P	P
47	Personal Service Establishments	---	P	P
48	Residential Storage Facility	---	---	C
49	Tatoo/Body Art Parlor	---	---	P
50	Vehicle Services: Minor Maintenance & Repair	---	P	P
51	Vehicle Services: Major Maintenance & Repair	---	---	P
52	**Recreation, Education, Safety, Public Assembly**			
53	Community Oriented Cultural Facility (Less than 15,000 SF)	TCP	P	---
54	Community Oriented Cultural Facility (More than 15,000 SF)	---	P	---
55	Community Public Safety Facility	P	P	---

Comparison of Current Beaufort County and Proposed Town of Bluffton Zoning District Land Uses

	A	B	C	D
1	**Legend:** Permitted (P), Conditional (C), Special Use (S), Special Exception (SE), Permitted only as part of a Traditional Community Plan (TCP), Not included as a specific use for the jurisdiction (---)			
2	**Land Use Type**	**Jurisdiction/ Zoning District**		
3		**Beaufort County**	**Saint Gregory The Great**	**Town of Bluffton**
4		C-3 Neighborhood Mixed Use (C3NMU)1	SGG Tract	General Mixed Use (GM)3
56	Conference or Exhibition Center	---	P	P
57	Club, Lodge, Union Hall, or Social Center	---	P	P
58	Golf Course	P	P	P
59	Government Building	---	P	P
60	Institutional Care Facility	---	P	P
61	Meeting Facility/Place of Worship (Less than 15,000 SF)	C	P	P
62	Meeting Facility/Place of Worship (More than 15,000 SF)	C	P	P
63	Museum	---	P	P
64	Park, Playground, Outdoor Recreation Area	P	P	P
65	Recreation Facility	---	P	C
66	Recreation Facility: Commercial Indoor	---	P	---
67	Recreation Facility: Commercial Outdoor	---	P	---
68	Recreation Facility: Community-Based	---	P	---
69	School: Public or Private	P	P	P
70	School: Specialized Training/Studio	P	P	P
71	School: College or University	S	P	P
72	**Infrastructure, Transportation, Communications**			
73	Infrastructure and Utilities: Regional (Major) Utility	C	P	---
74	Parking Facility, Public or Commercial	---	---	---
75	Transportation Terminal	---	---	---

Comparison of Current Beaufort County and Proposed Town of Bluffton Zoning District Land Uses

	A	B	C	D
1	**Legend:** Permitted (P), Conditional (C), Special Use (S), Special Exception (SE), Permitted only as part of a Traditional Community Plan (TCP), Not included as a specific use for the jurisdiction (---)			
2	**Land Use Type**	**Jurisdiction/ Zoning District**		
3		**Beaufort County**	**Saint Gregory The Great**	**Town of Bluffton**
4		C-3 Neighborhood Mixed Use (C3NMU)1	SGG Tract	General Mixed Use (GM)3
76	**Industrial**			
77	Artisan Workshop *(considered light manufacturing in County)*	---	P	P
78	Concrete & Asphalt Plants	---	---	---
79	Contractor's Office	---	---	C
80	Junk & Salvage Operations	---	---	---
81	Light Assembly/Fabrication *(considered light manufacturing in County)*	---	---	C
82	Mini-warehouses or Self-service Storage Facilities	---	---	C
83	Research and laboratory	---	P	P
84	Solid Waste Transfer Facility/Recycling Center	---	---	---
85	Telecommunication Towers	S	C	C
86	Warehouse or Distribution Operation	---	---	---
87	Manufacturing, Processing, and Packaging - Light (Less than 15,000 SF)	---	---	---
88				
89	**Notes:**			
90	[1] Community Development Code, Section 3.3.30			
91	[2] Refer to Unified Community Code, Section 4.3 for Uses			
92	[3] Unified Development Ordinance, Section 4.3			
93	[4] Maximum of 6 Guest Rooms			
94	[5] Maximum of 12 Guest Rooms			
95				
96				

EXHIBIT "L" TO SUPPLEMENT

Current Utility Service Providers

(please see attached)

HARGRAY

June 28, 2019

Walter J. Nester, III
Partner
Burr Foreman McNair
23 B Shelter Cove Lane, Suite 400
Hilton Head Island, SC 29928

Dear Mr. Nester:

SUBJ: Letter of Intent to Provide Service for: **Saint Gregory the Great Annexation, 38 Saint Gregory the Great Drive**

Hargray Engineering Services has reviewed the master plan for the above referenced project. Hargray Communications has the ability and intent to serve the above referenced project. Forward to our office a digital copy of the plan that has been approved by the county/town for use with Microstation or AutoCAD. Our office will then include owner/developer conduit requirements on the approved plan and return to your office.

By accepting this letter of intent to serve, you also accept responsibility to forward the requirements and Project Application Form to the owner/developer. The Project Application Form identifies the minimum requirements to be met as follows:

- Commercial buildings - apartments - villas: Minimum 4 inch diameter conduit Schedule 40 (gray electrical) PVC with pull string buried at 24 to 30 inch depth, from the equipment room or power meter location to a point designated by Hargray at the road right-of-way or property line. **Conduits are required from each building site and multiple conduits may apply.**
- Commercial buildings with multiple "units" may require conduit(s) minimum ¾" from main equipment entry point to termination point inside unit. Plenum type ceilings require conduits or flame retardant Teflon wiring to comply with code.
- Hotel or large commercial project requirements would be two (2) 4-inch diameter Schedule 40 PVC underground conduits.
- Equipment rooms to have ¾ inch 4'x8' sheet of plywood mounted on wall to receive telephone equipment.
- A dedicated 110-volt, 20 amp circuit with a four way outlet to power external equipment for the site. For Commercial Application.
- A power ground accessible at equipment room or an insulated #6 from the service panel or power MGN to the backboard.
- Residential wiring requires CAT5E wiring (4 or 6 Pair) twisted wire for Telephone and Data. Industry Standard.
- All interior wiring should be pulled to the area immediately adjacent to the plywood backboard or power meter location. A minimum of 5' of slack is required for terminations.
- CATV inside wiring will be RG6 foil wrapped 66% braid minimum, home run to each outlet.
- A 120 AC 15 A dedicated power outlet is to be located in the service yard to supply AC power to the ONU. Power to the ONU will be provided through a Pull Out Disconnected Switch, manufactured by Square D Company, or equivalent. The Horsepower Rating for the disconnect switch is 240VAC max, 60A, not fusible.

CATV Requirements

Hargray CATV services, requires you to install one 4" Schedule 40 (gray electrical) PVC pipe to a point designated to the road right of way or property line. The "service facilities" are required to be in separate pipes to ensure quality transmission and reception for both facilities.

Any Commercial or Subdivision areas installing pipe as required should extend the pipe 5' (feet) beyond any placed or planned curbed or sidewalk edge for facility access, away from the roadside.

Should there be any changes or additions to the original master plan, this letter will only cover the areas that are shown on the original master plan. All changes or additions would require another Letter of Intent to supply service. All costs incurred by the Telephone/CATV Company resulting from any requested change or failure to comply with minimum requirements shall be borne by the Developer. **Commercial projects require pre-construction meeting with Telco/CATV Company to review requirements.** I am available to discuss these requirements in more detail at your convenience.

Aid in or Aid to Construction may apply to certain projects.

Easements are required prior to installing facilities to your site.

Sincerely,

Rodney Canton
Manager Facilities Engineering

Requirement for Letter of Intent to Provide Service

HARGRAY COMMUNICATIONS COMPANY, INC

Engineering Services Construction Application

CONTACT INFORMATION

Project Owner Name:	Bishop of Charleston	Phone No.:	843-261-0523
Address:	31 Saint Gregory Drive	City, State, Zip	Bluffton, SC 29909
Developer Name:	N/A	Phone No.:	
Address:		City, State, Zip	
Project Manager Name:	Walter Nester	Phone No.:	843-785-2171
Address:	23-B Shelter Cove Lane, Suite 400	City, State, Zip	Hilton Head Island, SC 29928

PROJECT INFORMATION

Project Name/Location	Saint Gregory the Great Annexation		
Proposed Start and Finish Dates	N/A	Lots	N/A
No. of Phases	Units Per Phase	Condominium Units	
Comments:		Commercial Sq. Ft.	

REQUIREMENTS INFORMATION

APPLICATION REQUIREMENTS

****Engineering note: Check boxes that apply to applicant.**

Hargray Communications Company Inc must have copies of the following items before we can furnish a "Letter of Intent" and schedule your project.

- ☑ One copy of development or site plans indicating property and/or lot lines, proposed buildings, roads, parking, water, sewer and drainage layout.

  No new development proposed.

- ☑ Digital copy of county/town approved plan.

  N/A

PROJECT REQUIREMENTS

These must be in place before service can be provided

- ☑ * Commercial Buildings-Apartments-Villas - Hotels Minimum 4 inch diameter conduit Sch. 40 PVC with pull string buried at 24 to 30 inch depth, from the equipment room or power meter location to a point designated by Hargray at the road right-of- way or property line. **Conduits are required from each building site & multiple conduits may apply.**
- ☑ * Commercial buildings with multiple "units" may require conduit(s) minimum ¾" from main equipment entry point to termination point inside unit. Plenum type ceilings require conduits or flame retardant Teflon wiring to comply with code.
- ☑ A dedicated 110-volt, 20 amp circuit with a four way outlet to power external equipment for the site. For Commercial Application.
- ☑ **Equipment rooms to have ¾ inch 4'X8' sheet of plywood mounted on wall to receive telephone equipment.**
- ☑ **A power ground accessible at equipment room or an insulated #6 from the service panel or power MGN to the backboard.**
- ☑ Residential wiring requires CAT5E wiring (4 or 6 Pair) twisted wire for Telephone and Data (industry standard).
- ☑ **CATV Inside wiring will be RG6 foil wrapped 66% braid minimum, home run to each outlet.**
- ☑ All interior wiring should be pulled to the area immediately adjacent to the plywood backboard or power meter location. A minimum of 5' of slack is required for terminations.
- ☑ A 120 AC 15 A dedicated power outlet is to be located in the service yard to supply AC power to the ONU. Power to the ONU will be provided through a Pull Out Disconnected Switch, manufactured by Square D Company, or equivalent. The Horsepower Rating for the disconnect switch is 240VAC max, 60A, not fusible.
- ☑ Easements are required.

* Commercial projects require pre-construction meeting with Telco/CATV Company to review requirements.

I understand and agree to provide or meet the application and project requirements as stated above and to inform the contractor/builder of these requirements. I understand that if the project design changes or the proposed start date is delayed by nine (9) months or more, that I must submit a new application. All costs incurred by TELCO resulting from any requested change or failure to comply with minimum requirements, shall be borne by the Developer. Aid in or Aid to Construction may apply to certain projects.

Applicant/Representative — Date — Engineering Services Representative — 7/2/19 Date

PALMETTO
ELECTRIC COOPERATIVE INC.

1 Cooperative Way Hardeeville, SC 29927 843-208-5551

March 15, 2019

Mr. Walter J. Nester, III
Post Office Drawer 3
Hilton Head Island. SC 29938
wnester@burr.com

Re: Saint Gregory the Great Catholic Church

Dear Mr. Nester:

Palmetto Electric Cooperative, Inc. ("PECI") has ample power available to serve the above-referenced project with existing infrastructure. There may be "Aid-in-Construction" charges for line extensions or special grades of service as described in PECI policies.

Project Location:	323 Fording Island Road, Bluffton, SC
Type:	Annexation

Thank you for your cooperation in this matter. Please contact me at (843) 208-5513 or via email mloxley@palmetto.coop if you have any questions or if I may be of further assistance.

Sincerely,
PALMETTO ELECTRIC COOPERATIVE, INC.

Matt Loxley, EIT
Distribution Engineer

MHL:mhl
Encl.

c: Mr. Tim Hutchinson, PECI

BEAUFORT-JASPER WATER & SEWER AUTHORITY

6 SNAKE ROAD, OKATIE, SC 29909-3637
Phone 843.987.9100 | Fax 843.548.0095
Customer Service 843.987.9200
Operations & Maintenance 843.987.8045
Engineering 843.987.8065
www.bjwsa.org

Our mission: to inspire trust and enhance public health

ED SAXON, PE, GENERAL MANAGER
843.987.8040 (o) | 843.263.1924 (c)

April 2, 2019

Burr & Forman, LLP
Shelter Cove Executive Park
23-B Shelter Cove Lane Suite 400
Hilton Head Island, SC 29928

RE: Water and Sewer Intent to Serve - Tax Map # R600 022 000 0125 0000

Dear Mr. Nester:

This letter is in response to a request for a water and sewer intent to serve for the above referenced property at 323 Fording Island Road, Bluffton, South Carolina.

This is to confirm that BJWSA is the designated water and sewer service provider for this location. Our organization will continue to operate and maintain the water and sewer systems required to serve Saint Gregory the Great Catholic Church.

Should you have questions or require additional information, please contact Mandy Anderson at 843-987-8091 or at mandy.anderson@bjwsa.org.

Sincerely,

Richard Deuel, PE
Development Projects Manager

rgd/mya

DONNA C. ALTMAN
CHAIR

MICHAEL L. BELL
VICE CHAIR

DONALD A. MANCOTT
SECRETARY-TREASURER

JIMMY BAKER
DAVID S. LOTT
GERALD R. SCHRALZE

LORRAINE W. SCHIRO
GREGORY A. PADGETT
DR. WILLIAM SINGLETON

BRANDY M. GRAY
P. THAYER RHODES, JR.

EXHIBIT "M" TO SUPPLEMENT

Amendment to Deed Restrictions

(please see attached)

V&M/JHG

4 pg
10
Vault

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

Amendment and Modification of Use Restrictions

This Amendment and Modification of Use Restrictions ("Amendment") is made and entered into the date last signed by a party hereto, by and between International Paper Company, a New York Corporation qualified to conduct business in the State of South Carolina ("International Paper") as successor-in-interest by merger to Union Camp Corporation ("Union Camp") and Bishop of Charleston, a Corporation Sole ("Bishop of Charleston").

WITNESSETH

Whereas, on or about November 25, 1997, Union Camp conveyed certain real property (the "Property") to Bishop of Charleston, a Corporation Sole, by a Limited Warranty Indenture Deed for Meggett Tract ("Indenture Deed") which instrument is recorded in the real property records of Beaufort County, South Carolina in Deed Book 994 at page 412; and

Whereas, pursuant to the terms of numbered paragraph 6 on page 2 of the Indenture Deed, Union Camp imposed certain use restrictions upon Property, specifically including a prohibition against commercial uses and specific prohibitions against other uses, including "new or used auto and truck sales, mobile home sales, industrial or freight receipt and distribution facilities"; and

Whereas, on April 30, 1999, International Paper merged with Union Camp in accordance with Articles of Merger on file with the Secretaries of the State of New York and the Commonwealth of Virginia; and

Whereas, pursuant to said Articles of Merger, International Paper is the "Surviving Corporation", as referenced in Section 33-11-106 of the South Carolina Code of Laws (1976) as amended; and

Whereas, Bishop of Charleston has requested that International Paper modify the Indenture Deed to amend the use restrictions ("Use Restrictions") upon the Property as more specifically described herein; and

Whereas, International Paper is willing to modify the Use Restrictions as described herein, and the amendments herein inure to the benefit.

NOW, THEREFORE, KNOW ALL MEN BY THE PRESENTS, that International Paper, for $5.00 and other good and valuable consideration, the receipt and adequacy whereof is herewith acknowledged, does hereby modify and amend the Use Restrictions applicable to the property as follows, to wit:

1. **Incorporation of Whereas Clauses.** The foregoing Whereas Clauses are incorporated herein and made an integral part hereof.

BEAUFORT COUNTY SC - ROD
BK 02974 PGS 0942-0945
DATE: 07/20/2010 10:18:54 AM
INST # 2010037567 RCPT# 622746

2. **Modification of Use Restrictions and Reaffirmation of Prohibited Uses.** International Paper hereby releases and discharges the prohibition against "commercial uses" upon the Property, but reaffirms and restates that no portion of the Property may be used for any of the following purposes: " new or used auto and truck sales, mobile home sales, industrial or freight receipt and distribution facilities".

3. **Reaffirmation.** All other terms, conditions and affirmative obligations set forth in the Indenture Deed that are not hereby modified shall remain in full force and effect as if fully restated verbatim herein.

4. **Binding Effect**. The within Amendment and Modification of Use Restrictions shall be binding upon and enure to the benefit of the respective parties, their successors and assigns.

[The remainder of this page intentionally left blank. Signature pages follow.]

[SIGNATURE PAGE FOR INTERNATIONAL PAPER COMPANY]

In Witness Whereof, the respective parties have caused this instrument to be executed and delivered by their authorized representatives as of the day and year first above written.

Signed, Sealed and
Delivered in The Presence of

Witness

Notary

INTERNATIONAL PAPER COMPANY,
a New York Corporation

By: E. Wayne Plummer
Name: E Wayne Plummer
Its: Assistant Vice President

Attest: Jekka Pinckney
Its: Assistant Secretary

STATE OF TENNESSEE)
)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this 6 day of ~~March~~ July, 2010 by E Wayne Plummer and Jekka Pinckney of International Paper Company.

Witness my hand and official seal the 6 day of ~~March~~ July, 2010

Notary Public for Tennessee
My Commission Expires: 2-1-2012

JENNY L. BULLARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

[SIGNATURE PAGE FOR BISHOP OF CHARLESTON]

In Witness Whereof, the respective parties have caused this instrument to be executed and delivered by their authorized representatives as of the day and year first above written.

Signed, Sealed and
Delivered in The Presence of

Witness
Notary

BISHOP OF CHARLESTON,
A CORPORATION SOLE

By: +Robert E. Guglielmone
Name: Most Rev. Robert E. Guglielmone
Its: Bishop

STATE OF SOUTH CAROLINA)
) ACKNOWLEDGEMENT
COUNTY OF CHARLESTON)

The foregoing instrument was acknowledged before me this 31st day of March, 2010, by Most Rev. Robert E. Guglielmone, its Bishop, on behalf of Bishop of Charleston, a Corporation Sole.

Witness my hand and official seal the 31st day of March, 2010

Notary Public for South Carolina
My Commission Expires: 9/20/2016

CRISTINA G. NATIVIDAD
My Commission Expires
NOTARY PUBLIC
09-20-2016
SOUTH CAROLINA

The within instrument was prepared in the law offices of Vaux & Marscher, P.A.
by James P. Scheider, Jr. Esquire, P.O. Box 769, Bluffton, South Carolina 29910
(843) 757-2888 jim.scheider@vaux-marscher.com

After Recording please return to: James P. Scheider, Jr. Esquire at the address set forth above.

EXHIBIT "M-1" TO SUPPLEMENT

Release of Deed Restrictions

(please see attached)

BEAUFORT COUNTY SC - ROD
BK 03121 PGS 2353-2354
FILE NUM 2012010118
02/22/2012 04:19:29 PM
REC'D BY O EVANS RCPT# 669115
RECORDING FEES 10.00

This Instrument Prepared By and to be Returned to:
Elaine H. Fowler
Turner, Padget, Graham & Laney, P.A.
Post Office Box 22129
Charleston, SC 29413-2129

STATE OF SOUTH CAROLINA	)	**RELEASE OF COVENANTS AND RESTRICTIONS**
	)	[Re: Deed Book 994, pg. 412; To be indexed in Grantor index under Union Camp Corporation and International Paper Company]
	)	
	)	
COUNTY OF BEAUFORT	)	

This Release of Covenants and Restrictions ("Release") is given as of February 2, 2012, by International Paper Company, a New York Corporation qualified to conduct business in the State of South Carolina ("International Paper" or "Grantor") as successor-in-interest by merger to Union Camp Corporation ("Union Camp") to Bishop of Charleston, a Corporation Sole ("Grantee").

WITNESSETH

WHEREAS, on or about November 25, 1997, Union Camp conveyed certain real property consisting of approximately 63.12 acres (the "Property") to Grantee by a Limited Warranty Indenture Deed for Meggett Tract (the "Indenture Deed") which instrument is recorded in the Register of Deeds Office of Beaufort County, South Carolina in Deed Book 994 at page 412, as amended by Amendment and Modification of Use Restrictions dated July 6, 2010, and recorded July 20, 2010, in Book 2974, Page 942 in aforesaid office; and

WHEREAS, Grantor conveyed the Property to Grantee subject to the covenants and restrictions contained in the Indenture Deed; and

WHEREAS, pursuant to the terms of numbered paragraph 4 on page 3 of the Indenture Deed, Union Camp reserved the right to waive any and all covenants, restrictions and requirements set forth in the Indenture Deed (the "Covenants and Restrictions"); and

WHEREAS, Grantee has requested that Grantor modify the Indenture Deed to waive and release the Covenants and Restrictions; and

WHEREAS, on April 30, 1999, International Paper merged with Union Camp in accordance with Articles of Merger on file with the Secretaries of the State of New York and the Commonwealth of Virginia; and

WHEREAS, pursuant to said Articles of Merger, International Paper is the "Surviving Corporation," as referenced in Section 33-11-106 of the South Carolina Code of Laws (1976) as amended and thus has the right, as Grantor, to waive any of the Covenants and Restrictions; and

WHEREAS, Grantor does not wish to have any rights or responsibilities with respect to the architectural review or other aspects of the development of the Property, and thus Grantor desires to release the Covenants and Restrictions.

NOW, THEREFORE, KNOW ALL MEN BY THE PRESENTS, that Grantor, for $5.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby modify and amend the Covenants and Restrictions as follows:

1. **Incorporation of Whereas Clauses.** The foregoing "Whereas" clauses are incorporated herein and made an integral part hereof.

2. **Waiver and Release.** Grantor hereby waives entirely and releases in their entirety the Covenants and Restrictions contained in the Indenture Deed.

In witness whereof, the undersigned has caused this Release of Covenants and Restrictions to be executed and delivered by its authorized representatives as of the day and year first above written.

Signed, Sealed and
Delivered in The Presence of

1st Witness

2nd Witness (May be the Notary)

INTERNATIONAL PAPER COMPANY,
a New York Corporation

By:
Name: Damien J. Berkowitz
Its: Assistant Vice President

Attest: Karen M Edwards
Its: Assistant Secretary

STATE OF TENNESSEE)
)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me by Damien J. Berkowitz and Karen M. Edwards, as the duly authorized officer of International Paper Company.

Witness my hand and official seal the 2nd day of February, 2012.

Notary Public for State of Tennessee
My Commission Expires: 6-29-2015

APRIL LIDDLE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SHELBY

IP013112

EXHIBIT "N-1" TO SUPPLEMENT

Easement - Palmetto Electric Cooperative, Inc.

(please see attached)

BEAUFORT COUNTY SC - ROD
BK 02389 PGS 0712-0714
FILE NUM 2006046654
06/12/2006 12:59:04 PM
REC'D BY S SMITH RCPT# 423915
EASEMENT FEES 10.00

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

KNOW ALL MEN BY THESE PRESENTS that the undersigned Father Hilton Brezeale West (hereinafter "**GRANTOR**"), for good and valuable consideration, and One ($1.00) Dollar, the receipt and sufficiency of which is hereby acknowledged, and in further consideration of the covenants and conditions expressed herein, do hereby grant bargain and sell and by these presents have granted, bargained and sold unto **PALMETTO ELECTRIC COOPERATIVE, INC.**, its Successors and Assigns (hereinafter "**GRANTEE**") the nonexclusive right to enter the following described lands for the purpose of erecting, operating and maintaining an overhead and/or underground electrical generation and distribution system.

ALL that certain piece, parcel or lot of land described and known as:

NUMBER OF ACRES:	63.12
TAX DISTRICT MAP & PARCEL NO #:	R600 022 000 0025
AREA OF COUNTY:	Rt 278 West
TOWN/TOWNSHIP:	Bluffton
PLANTATION/SUBDIVISION:	-
LOT:	-
PLAT REFERENCE:	**Book:** 63 **Page:** 9
OTHER:	
Previous Owner	Bishop of Charleston Book 974 page 412

Said easement being five (5') feet on either side of centerline of power line.

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in any wise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the **PALMETTO ELECTRIC COOPERATIVE, INC.**, its Successors and Assigns forever.

AND I (WE) do hereby bind myself (ourselves) and my (our) Heirs and Assigns, Executors and Administrators, to warrant and forever defend, all and singular, the said Premises unto the said **PALMETTO ELECTRIC COOPERATIVE, INC.**, its Successors and Assigns, against me (us) and my (our) Heirs, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

The grant of this easement is subject to the following terms and conditions:

1. That **Grantee's** right to enter the above-described property shall be nonexclusive and solely for the purpose of, and is hereby limited to, such activities as are reasonable necessary for construction, reconstructing, operating and maintaining an overhead and/or underground power line or system.

2. That **Grantor** hereby reserves the right to use or convey the property which is subject of this Easement in any manner whosoever which does not interfere with the use and enjoyment of the Easement.

3. That **Grantor** hereby reserves the right to change the location of the within Easement from time to time, but solely at the expense of **Grantor**.

4. That landscaping shall not be planted within ten (10') feet of any door or opening of electrical distribution equipment, or within the boundaries of the basic easement.

WITNESS my (our) Hand(s) and Seal(s), this 23 day of February, in the year of our Lord Two Thousand Five. SLS

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Sister Pamela Smith
(Witness #1 Signature)

Print Name: SISTER PAMELA SMITH

Carolyn P. Conley
(Witness #2 Signature)

Print Name: CAROLYN P. CONLEY

H. Gregory West
(Grantor's Signature)

By: H. GREGORY WEST **(L.S.)**
(Print Grantor's Name)

Its: AGENT

STATE OF SOUTH CAROLINA)
) **PROBATE**
COUNTY OF Beaufort)

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named **Grantor** sign, seal, and as his/her act and deed, deliver the within written Easement, and that he/she with the other witness whose signature appears above witnessed the execution thereof.

Viola Pamela Smith
(Witness #1 or #2)

SWORN to before me, this 23rd day of February, A.D., 2008.

Cynthia L. Faulkner (SEAL)
Notary Public for
My Commission Expires: May 8, 2010

EXHIBIT "N-2" TO SUPPLEMENT

Easement - Palmetto Electric Cooperative, Inc.

(please see attached)

BEAUFORT COUNTY SC - ROD
BK 02389 PGS 0742-0744
FILE NUM 2006046864
06/12/2006 12:59:04 PM
REC'D BY S SMITH RCPT# 423915
RECORDING FEES 10.00

STATE OF SOUTH CAROLINA)
) EASEMENT
COUNTY OF BEAUFORT)

KNOW ALL MEN BY THESE PRESENTS that the undersigned **THE BISHOP OF CHARLESTON** hereinafter "**GRANTOR**"), for good and valuable consideration, and One ($1.00) Dollar, the receipt and sufficiency of which is hereby acknowledged, and in further consideration of the covenants and conditions expressed herein, do hereby grant bargain and sell and by these presents have granted, bargained and sold unto **PALMETTO ELECTRIC COOPERATIVE, INC.**, its Successors and Assigns (hereinafter "**GRANTEE**") the nonexclusive right to enter the following described lands for the purpose of erecting, operating and maintaining overhead and/or underground electric and communications systems.

ALL that certain piece, parcel or lot of land described and known as:

NUMBER OF ACRES:	**63.12**			
TAX DISTRICT:	**600**			
PLAT & PARCEL NO.:	**R600-022-000-0125-0000**			
AREA OF COUNTY:	**Beaufort**			
TOWN/TOWNSHIP:	**Bluffton**			
PLANTATION/SUBDIVISION:				
LOCATION:	**Portion of Meggett Tract**			
	St. Gregory The Great			
LOT:				
PLAT REFERENCE:	**Book:**	**63**	**Page:**	**9**
PLAT REFERENCE:	**Book:**	**74**	**Page:**	**54**
OTHER:				

Said easement being five (5') feet on either side of centerline of power line.

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in any wise incident or appertaining. **TO HAVE AND TO HOLD,** all and singular, the said Premises before mentioned unto the **PALMETTO ELECTRIC COOPERATIVE, INC.**, its Successors and Assigns forever.

AND I (WE) do hereby bind myself (ourselves) and my (our) Heirs and Assigns, Executors and Administrators, to warrant and forever defend, all and singular, the said Premises unto the said **PALMETTO ELECTRIC COOPERATIVE, INC.**, its Successors and Assigns, against me (us) and my (our) Heirs, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

I /Contract/St. Gregory The Great Easement

The grant of this easement is subject to the following terms and conditions:

1. That **Grantee's** right to enter the above-described property shall be nonexclusive and solely for the purpose of, and is hereby limited to, such activities as are reasonable necessary for construction, reconstructing, operating and maintaining an overhead and/or underground electric or communications system.

2. That **Grantor** hereby reserves the right to use or convey the property which is subject of this Easement in any manner whosoever which does not interfere with the use and enjoyment of the Easement.

3. That **Grantor** hereby reserves the right to change the location of the within Easement from time to time, but solely at the expense of **Grantor**.

4. That landscaping shall not be planted within ten (10') feet of any door or opening of electrical distribution equipment, or within the boundaries of the basic easement.

WITNESS my (our) Hand(s) and Seal(s), this 28th day of MARCH, in the year of our Lord Two Thousand Six.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Nancy Napolitano
(Witness #1 Signature)

Print Name: NANCY NAPOLITANO

Sister Pamela Smith, SSCM
(Witness #2 Signature)

Print Name: SISTER PAMELA SMITH, SSCM.

THE BISHOP OF CHARLESTON

H. Gregory West
(Grantor's Signature)

By: H. GREGORY WEST (L.S.)
(Print Grantor's Name)

Its: AGENT

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named **Grantor** sign, seal, and as his/her act and deed, deliver the within written Easement, and that he/she with the other witness whose signature appears above witnessed the execution thereof.

Sylvia Pamela Smith, III Grp
(Witness #1 or #2)

SWORN to before me, this 28th
day of March, A.D., 2006.

Cynthia L. Faulkner (SEAL)
Notary Public for South Carolina
My Commission Expires: May 8, 2010

EXHIBIT "N-3" TO SUPPLEMENT

Easement – Beaufort County

(please see attached)

2 PB
NC
Beaufort County
Atty

BEAUFORT COUNTY SC - ROD
BK 3460 Pgs 1932-1938
FILE NUM 2016005712
02/05/2016 08:32:16 AM
REC'D BY pbaxley RCPT# 800814
RECORDING FEES $0.00

STATE OF SOUTH CAROLINA)
) **DRAINAGE EASEMENT AGREEMENT**
COUNTY OF BEAUFORT)

This **Drainage Easement Agreement** (this "Agreement") is made this 4th day of February, 2016, by and between **Bishop of Charleston**, a Corporation Sole ("Grantor"), and **Beaufort County**, a political subdivision of the State of South Carolina (the "County").

RECITALS

A. Grantor owns a tract of land containing 63.12 acres, situate, lying and being on U. S. Highway 278, in the Meggett Tract Section of Beaufort County, South Carolina, which tract is more specifically described on Exhibit A attached to and incorporated herein (as constituted before the conveyance referenced in Section B of these Recitals, the "Grantor Tract," and after the conveyance, the "Grantor Residual Tract").

B. Grantor is, simultaneous with the execution and delivery of this Agreement, executing and delivering to the County a Deed of Right-of-Way for property described on Exhibit B attached, the purpose of constructing and maintaining on the property described therein County roads on the East and West sides of the Grantor Tract, for the use of the general public (the "Frontage Roads").

C. In connection with the construction and subsequent usage of the Frontage Roads, it will be necessary for the County to construct and maintain certain drainage facilities on the Grantor Tract and on and through pipes under the Frontage Roads, for the purpose of handling surface water drainage from the Frontage Roads (the "Drainage Facilities").

D. It is contemplated that, in the future, certain of Grantor's property adjacent to the Frontage Road that is located on the East side of the Grantor Tract may be developed, in which case it may be necessary for surface water drainage from such developed property to also flow into the Drainage Facilities.

E. Grantor desires to convey to the County the within easements for purposes of constructing and maintaining the Drainage Facilities, and the County desires to acquire such easements, all on the terms and conditions set forth herein.

AGREEMENTS

NOW, THEREFORE, Grantor and the County agree as follows:

1. **Bishop of Charleston**, a Corporation Sole, in the State aforesaid, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), to it in hand paid at and before the sealing of these presents by **Beaufort County**, a political subdivision of the State of South Carolina, having an address of P.O. Drawer 1228, Beaufort, South Carolina 29901-1228, and the mutual agreements set forth herein, the receipt and sufficiency of which are hereby acknowledged, has granted and

Approved by Beaufort County
Legal Department

conveyed, and by these presents does grant and convey unto the County, its successors and assigns, subject to the conditions and right of reverter provided herein, a perpetual, non-exclusive easement for surface water drainage on, over and across certain lands of the Grantor described as "Drainage Easement 72,545 SF" and "Drainage Easement 65,446 SF" on Exhibit B-1 attached hereto.

2. The within easements are granted and accepted subject to the following terms:

A. The within easements are conveyed subject to all other easements and matters of record or that would be shown be a current survey of the property, and are further subject to the rights herein reserved by the Grantor, its successors and assigns, to utilize the Grantor's property at any time, in any manner, and for any purpose, provided, however, that such matters of record and use by the Grantor, its successors and assigns shall not be inconsistent with or prevent the full utilization by the County of the rights and privileges granted herein.

B. From the date of the commencement of the construction of the Frontage Roads, the County shall, at its sole cost and expense, be responsible for the construction, repair and maintenance of the Drainage Facilities.

C. The County agrees to cause all work contemplated hereunder to be performed in a workmanlike fashion with minimal interference to the Grantor, its successors or assigns, invitees, licensees and agents. The County further agrees that it will cause the work contemplated hereunder to be completed in an expeditious and timely fashion, and that the Drainage Facilities shall at all times be maintained in a safe condition, and that all materials, debris, and construction materials shall be promptly removed. The County shall restore at its expense any other part of Grantor's property that may be damaged as a result of the County's exercise of the rights granted hereunder to its pre-existing state.

D. Neither the Grantor, nor its successors and assigns, shall be liable for any damages, suits or liabilities whatsoever arising from the County's exercise of its easement rights hereunder, including construction and maintenance of the Drainage Facilities, or arising out of the use of the Drainage Facilities by the County.

E. The conveyance of the within easements is also expressly conditioned upon the following conditions, and the easements shall terminate and be extinguished in the event of the failure of: (i) the County to complete the construction of the Frontage Roads and Drainage Facilities and to comply with any other requirements such that Grantor may use the Frontage Roads as intended for access to U.S. Highway 278, within a period of three years from the date of this conveyance; or (ii) the subsequent closing of access for Grantor, its successors or assigns, to U.S. Highway 278 through the Frontage Roads by the South Carolina Department of Transportation or others.

[The remainder of this page has been intentionally left blank. The signature pages follow.]

[Signature Page of Grantor]

IN WITNESS WHEREOF, the parties hereto have caused the within Drainage Easement Agreement to be executed by its duly authorized officer on this 14th day of December, 2015.

Witnesses:

Bishop of Charleston, a Corporation Sole

1st Witness

By: _____
John L. Barker, Chief Financial Officer

2nd Witness

****

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

ACKNOWLEDGEMENT

I, the undersigned Notary Public, do hereby certify that Bishop of Charleston, a Corporation Sole, by John L. Barker, its Chief Financial Officer personally appeared before me this day and acknowledged the due execution of the forgoing instrument.

Witness my hand and seal this 14th day of December, 2015.

_____
Notary Public for South Carolina

AMELIA S. AVILES
Notary Public, State of South Carolina
My Commission Expires 1/23/2017

My Commission expires: 1-23-2017

[Signature Page of County]

IN WITNESS WHEREOF, the parties hereto have caused the within Drainage Easement Agreement to be executed by its duly authorized officer on this 4th day of February, 2016.

Witnesses:

1st Witness

Kathy L. Carter
2nd Witness

Beaufort County, a political subdivision of the State of South Carolina

By:
Name: GARY KUBIC
Title: County Administrator

****

STATE OF SOUTH CAROLINA)
)
COUNTY OF Beaufort)

ACKNOWLEDGEMENT

I, the undersigned Notary Public, do hereby certify that Beaufort County, a political subdivision of the State of South Carolina, by Gary Kubic, its County Administrator personally appeared before me this day and acknowledged the due execution of the forgoing instrument.

Witness my hand and seal this 4th day of February, 2016.

Notary Public for South Carolina

My Commission expires: 10/13/2025

Exhibit A
Legal Description
The Grantor Tract

All that certain piece, parcel or tract of land, containing 63.12 acres, situate, lying and being in the Meggett Tract Section of Beaufort County, South Carolina, with said tract more specifically shown and described on plat thereof entitled "A Boundary Plat of 63.12 Acres A Portion of Tax Parcel 600-13-46 The Meggett Tract", with said plat prepared by Connor & Associates, Inc., as certified by Matthew L. Crawford, S.C.R.L.S. No. 9756, said plat dated the 14th day of November, 1997, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 63 at Page 9. This property is commonly referred to as the St. Gregory the Great Catholic Church campus and is shown as TMS# R600 022 000 0125 0000 on the Beaufort County Tax Map.

Derivation: This being the same property conveyed to Bishop of Charleston, a Corporation Sole by deed of Union Camp Corporation dated December 26, 1997 and recorded December 29, 1997 in Deed Book 994, Page 412 in the records for Beaufort County.

Exhibit B

RIGHT-OF-WAY 1 (WEST ROAD)

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SHOWN AS "THE BISHOP OF CHARLESTON TMS #R600-022-000-0125-0000 - PROPOSED R/W 1" AND BEING SHOWN AND DESIGNATED ON A RIGHT-OF-WAY EXHIBIT OF SAINT GREGORY CATHOLIC CHURCH PREPARED FOR WARD EDWARDS BY WILLIAM H. GRAY, JR. OF ATLAS SURVEYING, INC. DATED DECEMBER 10, 2015, COMMENCING AT AN IRON PIN ALONG THE NORTHERN RIGHT-OF-WAY OF U.S. HIGHWAY 278, BEING LABELED AS POINT OF COMMENCEMENT LABELED "POB 1", THENCE RUNNING N03°23'29"E FOR A DISTANCE OF 58.15' TO A POINT (BEING THE POINT OF BEGINNING); THENCE RUNNING N86°49'13"W FOR A DISTANCE OF 21.31' TO A POINT; THENCE RUNNING N03°18'42"E FOR A DISTANCE OF 50.00' TO A POINT; THENCE RUNNING S86°49'13"E FOR A DISTANCE OF 21.38' TO A POINT; THENCE RUNNING S86°49'13"E FOR A DISTANCE OF 30.03' TO A POINT; THENCE RUNNING S86°49'13"E FOR A DISTANCE OF 559.01' TO A POINT; THENCE RUNNING S03°18'42"W FOR A DISTANCE OF 50.00' TO A POINT; THENCE RUNNING N86°49'13"W FOR A DISTANCE OF 559.07' TO A POINT; THENCE RUNNING N03°23'22"E FOR A DISTANCE OF 50.00' TO A POINT; THENCE RUNNING N86°49'13"W FOR A DISTANCE OF 30.03' TO A POINT; THENCE RUNNING S03°23'29"W FOR A DISTANCE OF 50.00' TO A POINT; THENCE RUNNING S03°23'29"W FOR A DISTANCE OF 58.15' TO THE POINT OF BEGINNING. LESS AND EXCEPTING THE 50.00' (THE WIDTH OF THE ROAD) BY 30.03' STRIP OF LAND APPROXIMATELY 21.3' FROM THE WESTERN BOUNDARY OF SAID R/W 1 THAT WAS DEEDED TO THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION BY DEED DATED FEBRUARY 8, 2011 AND RECORDED MARCH 2, 2011 IN BOOK 03040, PAGE 2187 IN THE ROD OFFICE OF BEAUFORT COUNTY, SOUTH CAROLINA.

RIGHT-OF-WAY 2 (EAST ROAD)

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND AS SHOWN AS "THE BISHOP OF CHARLESTON TMS #R600-022-000-0125-0000 - PROPOSED R/W 2" AND BEING SHOWN AND DESIGNATED ON A RIGHT-OF-WAY EXHIBIT OF SAINT GREGORY CATHOLIC CHURCH PREPARED FOR WARD EDWARDS BY WILLIAM H. GRAY, JR. OF ATLAS SURVEYING, INC. DATED DECEMBER 10, 2015, COMMENCING AT A CONCRETE MONUMENT (3" CMF) (OFFSET 1.5') AT THE INTERSECTION OF "BLUFFTON TOWNSHIP FIRE DISTRICT" (TMS R600 022 000 0316 0000) AND THE PROPERTY OF GRANTOR, THENCE RUNNING S01°25'31"W FOR A DISTANCE OF 18.40' TO A POINT, BEING LABELED AS "POB 2" (BEING THE POINT OF BEGINNING); THENCE RUNNING S01°25'31"W FOR A DISTANCE OF 136.24' TO A POINT; THENCE RUNNING ALONG A CURVE WITH AN ARC LENGTH OF 39.16', HAVING A RADIUS OF 475.00' AND A LONG CHORD OF N34°09'35"W 39.15' TO A POINT; THENCE RUNNING N36°31'18"W FOR A DISTANCE OF 60.80' TO A POINT; THENCE RUNNING ALONG A CURVE WITH AN ARC LENGTH OF 415.90', HAVING A RADIUS OF 475.00' AND A LONG CHORD OF N61°36'18"W 402.74' TO A POINT; THENCE RUNNING N86°41'18"W FOR A DISTANCE OF 389.90' TO A POINT; THENCE RUNNING N03°18'42"E FOR A DISTANCE OF 50.00' TO A POINT; THENCE RUNNING S86°41'18"E FOR A DISTANCE OF 389.90' TO A POINT; THENCE RUNNING ALONG A CURVE WITH AN ARC LENGTH OF 452.15', HAVING A RADIUS OF 525.00' AND A LONG CHORD OF N62°00'56"W 438.31' TO A POINT; THENCE RUNNING N53°28'42"E FOR A DISTANCE OF 32.22' TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED RIGHTS-OF-WAY ARE A PORTION OF TMS #R600-022-000-0125-0000 AND ARE ALSO SHOWN ON EXHIBIT B-1 ATTACHED.

EXHIBIT B-1 TO DRAINAGE EASEMENT AGREEMENT

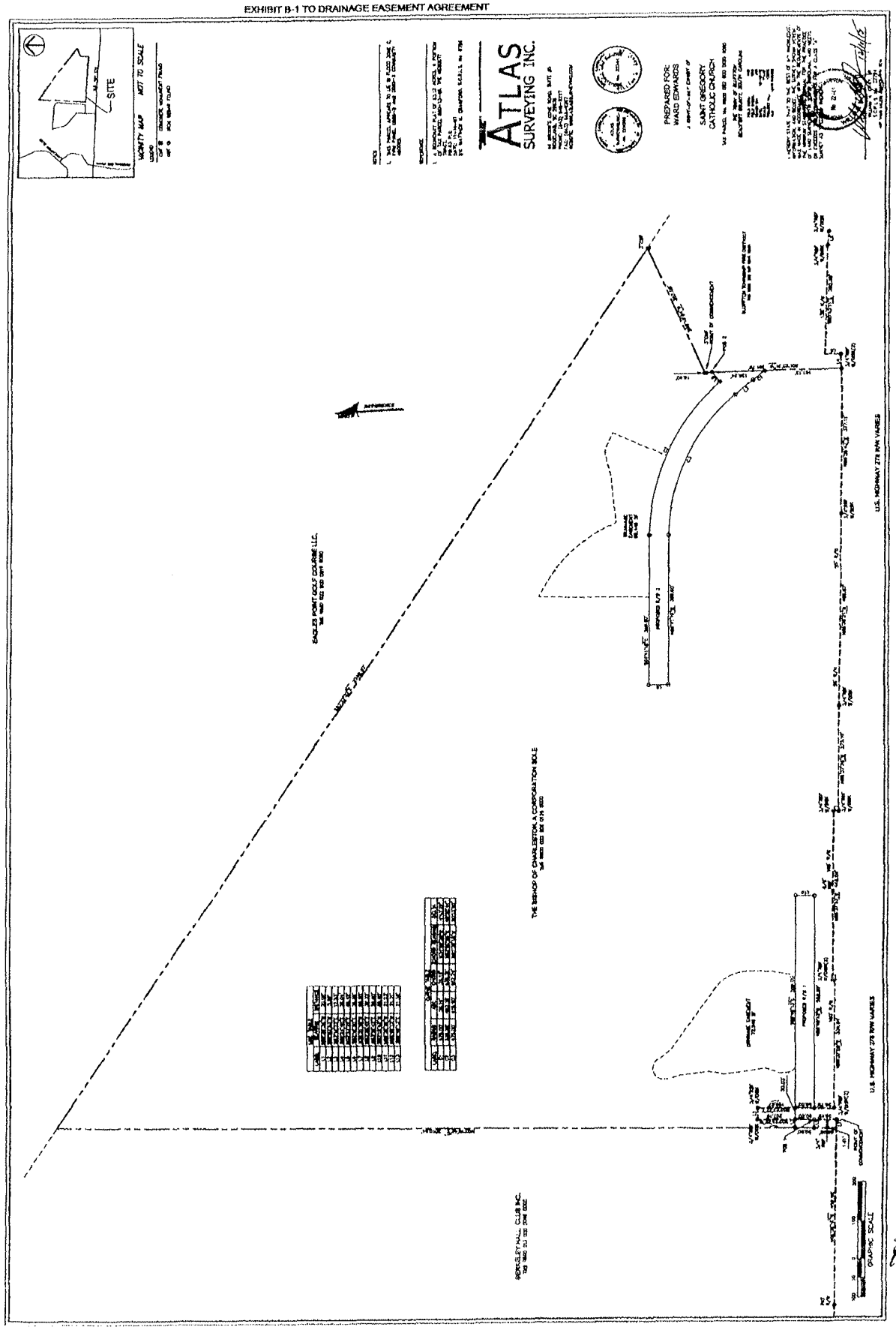


EXHIBIT "N-4" TO SUPPLEMENT

Easement - BJWSA

(please see attached)

5/11 RP/Tupper

BEAUFORT COUNTY SC - ROD
BK 3669 Pgs 2353-2357
FILE NUM 2018027453
05/22/2018 04:03:58 PM
REC'D BY rbing RCPT# 892096
RECORDING FEES $11.00

This instrument was prepared by the law firm of
Tupper, Grimsley, Dean & Canaday, P.A.
611 Bay Street
Beaufort, SC 29902
843/524-1116

TG&D File #0075

**********AREA ABOVE THIS LINE RESERVED FOR RECORDING**********

STATE OF SOUTH CAROLINA)
) WATER/SEWER UTILITY EASEMENT
COUNTY OF BEAUFORT) AGREEMENT

THIS WATER/SEWER UTILITY EASEMENT AGREEMENT made this 4th day of May, 2018, by and between BISHOP OF CHARLESTON, a Corporation Sole, (hereinafter collectively referred to as "Grantor") and BEAUFORT-JASPER WATER & SEWER AUTHORITY of 6 Snake Road, Okatie, South Carolina 29909 (hereinafter referred to as "Grantee").

WHEREAS, the Grantor owns the property described on the attached drawing and located in Jasper County, South Carolina; and

WHEREAS, Grantor desires to grant to Grantee a non-exclusive permanent utility easement.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that BISHOP OF CHARLESTON, a Corporation Sole, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and no other valuable consideration, in hand paid, the receipt and legal sufficiency of which is hereby acknowledged, has bargained and sold, and by these presents does bargain, sell, convey, transfer and deliver unto BEAUFORT-JASPER WATER & SEWER AUTHORITY, its Successors and Assigns, a non-exclusive permanent utility easement and right-of-way, including the perpetual rights to enter upon the real estate hereinafter described, for the purposes intended herein, to-wit: to enter upon, construct, inspect, operate, replace, repair, and perpetually maintain upon, over, along, across, through and under the Easement Area, various water/sewer main and service lines, manholes, hydrants, valves, meters, and other usual fixtures and appurtenances for the provision of water and sewer services to Grantor, together with the right of ingress, egress, and access to and from, and across and upon lands of Grantor as may be necessary for the purposes connected therewith.

Together with the right, from time to time, to trim, cut, or remove trees, underbrush and other obstructions that are over, under, or through a strip of land, within the easement area; provided, however, any damage to the property of Grantor (other than that caused by trimming, cutting, or removing) caused by Grantee in maintaining or repairing said water/sewer main and service lines, hydrants, valves, and meters, shall be borne by Grantee. Grantee, will, however, make reasonable efforts to minimize the damage it causes in connection with such activities. The parties to this Easement agree that if any repaving is required said repaving will be the sole responsibility of the Grantee. Notwithstanding the foregoing, Grantee will be responsible to

repair and/or replace any other damage it causes to other utility lines servicing the Grantor's property or any permanent improvement thereupon.

Grantor shall have the right, from time to time, to relocate the easements conveyed herein and the water and sewer lines and related facilities located within such easements at Grantor's expense, including but not limited to the preparation of revised surveys and easement modification documents as may be necessary in connection therewith.

Grantor, for itself and its successors and assigns, reserves the right to use the easement areas for any purposes that do not adversely affect Grantee's use of the easements for their intended purposes; provided, however, Grantor agrees for itself, its successors, and assigns, not to build, place or allow any structure within the easement areas within ten (10') feet of the center of the water and sewer lines. For purposes of this Agreement, the term "structure" does not include: irrigation lines or other utility lines, pavement or landscaping: provided, however, Grantor grants to the Grantee the right and authority to approve the location of any additional utility lines that might be located within the dimensions of the above-described easement, which approval shall not be unreasonably, withheld, conditioned or delayed.

The permanent easement and right-of-way hereby granted to the Grantee consists of a strip of land of varying dimensions for permanent construction and access to the easement as hereinafter described on property as shown on the referenced drawing and more particularly described as follows:

ALL those certain pieces, parcels or tracts of land, situate, lying and being in the Meggett Tract Section of Beaufort County, South Carolina, containing 49,165.36 Sq. Ft., 1.129 Ac., and shown as "New Utility Easement" on that certain plat consisting of three (3) pages, entitled "A Subdivision and Utility/Access Easement Plat at St. Gregory the Great Sewer Expansion" prepared by Atlas Surveying, Inc., certified by Mark Ellis Lamb, Sr., dated March 12, 2018, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Plat Book 149 at Page 63.

AND ALSO, ALL those certain pieces, parcels or tracts of land, situate, lying and being in the Meggett Tract Section of Beaufort County, South Carolina, containing 53,441.74 Sq. Ft., 1.227 Ac., and shown as "Existing Utility Easement" on that certain plat consisting of three (3) pages, entitled "A Subdivision and Utility/Access Easement Plat at St. Gregory the Great Sewer Expansion" prepared by Atlas Surveying, Inc., certified by Mark Ellis Lamb, Sr., dated March 12, 2018, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Plat Book 149 at Page 63.

Together with the right of ingress and egress over and upon the "30' New BJWSA Access Easement", as depicted on the above-referenced plat, and other property of Grantor necessary to access the property hereinabove described to and from the public right of way of S.C. Highway 278.

This being a portion of the property conveyed to the Grantor herein by deed of Union Camp Corporation dated November 25, 1997, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Records Book 994 at Page 412.

TAX REF: R600 022 000 0125 0000 (portion of)

To have and to hold said permanent easement unto the Grantee, its Successors and Assigns, forever.

Grantor hereby covenants with the Grantee that they are lawfully seized and possessed of the real estate above-described, that they have good lawful right to convey it, or any part thereof, and that they will forever warrant and forever defend the title thereto against the lawful claims of their successors, heirs and assigns.

[The remainder of this page has been intentionally left blank. The signature pages follow.]

WITNESS the hands and seals of the undersigned the date and year first above-written.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Witness signature

Notary Public signature

GRANTOR:
BISHOP OF CHARLESTON,
A CORPORATION SOLE

By:
Name: John L. Barker
Its: Chief Financial Officer

****

STATE OF SOUTH CAROLINA)
)SS **ACKNOWLEDGMENT**
COUNTY OF CHARLESTON)

The foregoing instrument was acknowledged before me by Bishop of Charleston, a Corporation Sole, by John L. Barker, its CFO.

WITNESS my signature as of the 4th day of May, 2018.

(L.S.)
Notary Public for South Carolina
Printed Name of Notary Public:
Elaine H. Fowler
My Commission Expires: 12/15/26

[Signature Page of Grantee follows]

WITNESS the hands and seals of the undersigned the date and year first above-written.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Sarah Santana
witness signature

Notary Public signature

GRANTEE:
BEAUFORT-JASPER WATER &
SEWER AUTHORITY

By: Dennis Holland

Its: Senior Construction Manager

STATE OF SOUTH CAROLINA)
) PROBATE
COUNTY OF BEAUFORT)

PERSONALLY appeared before me the undersigned witness who made oath that s/he saw the within named Beaufort-Jasper Water & Sewer Authority by Dennis Holland its Senior Construction Manager sign, seal and as its act and deed, deliver the within written instrument, and that s/he with the other witness above-named witnessed the execution thereof.

SWORN TO BEFORE ME, this 10th day of May, 2018.

Notary Public for South Carolina
My Commission Expires: 10/2/2025

Sarah Santana
witness signature

EXHIBIT "O" TO SUPPLEMENT

Location Map

(please see attached)

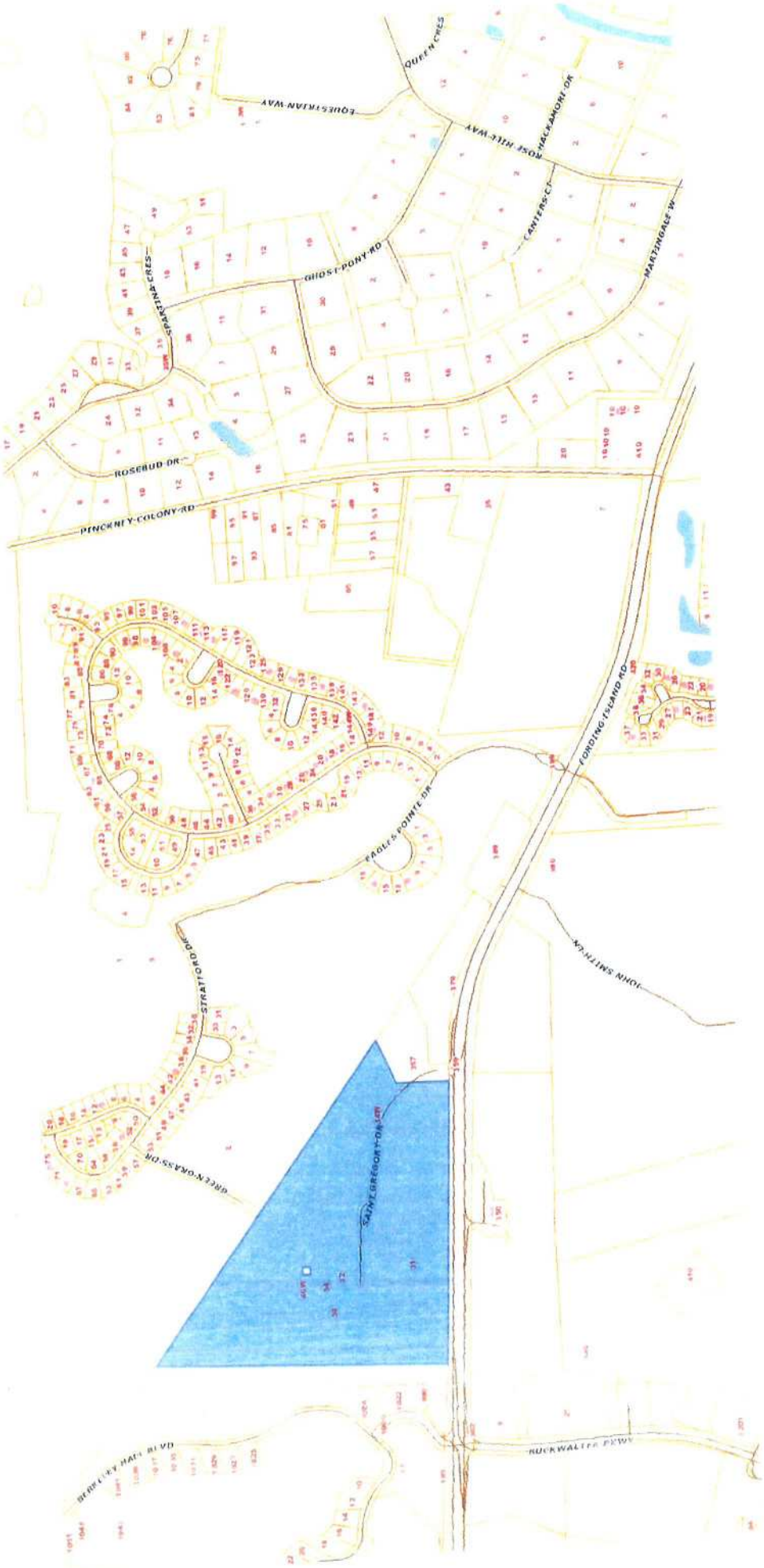

QUEEN CRES
EQUESTRIAN WAY
ROSE HILL WAY
HALEMONT DR
CANTERS CT
MARTINDALE W
GHOST PONY RD
SPARTINA CRES
ROSEBUD DR
PINCKNEY COLONY RD
FORDING ISLAND RD
EAGLES POINTE DR
JOHN SMITH LN
STRATFORD DR
GREEN GRASS DR
SAINT GREGORY DR
BERKLEY HALL BLVD
ROCKWALL PKWY

EXHIBIT "P" TO SUPPLEMENT

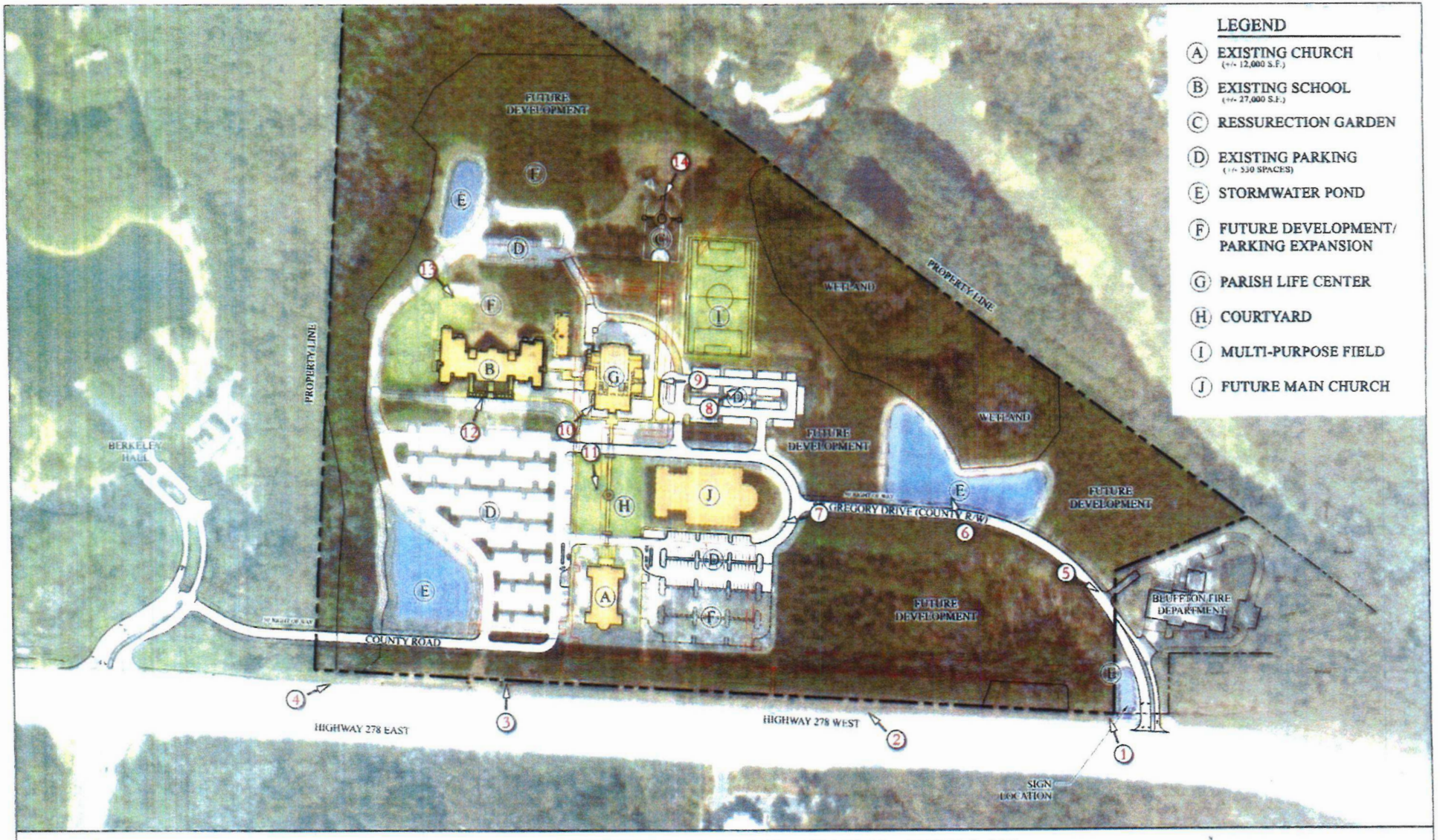
Parcel History

FOIA Information submitted August 1, 2019

EXHIBIT "Q" TO SUPPLEMENT

Photographs of Existing and Adjacent Structures

(please see attached)



Wilmer Jones Keefer Ltd

JUNE 2 [illegible]

EXISTING CONDITIONS PLAN - PHOTO OVERLAY

FOR

ST. GREGORY THE GREAT

BLUFFTON, SOUTH CAROLINA

0 50 100 150 200 250 300 350 400

Scale 1" = 100'

Note: Plan is conceptual in nature and subject to change.

EXISTING CONDITIONS PHOTOS



01



02



03



04



05



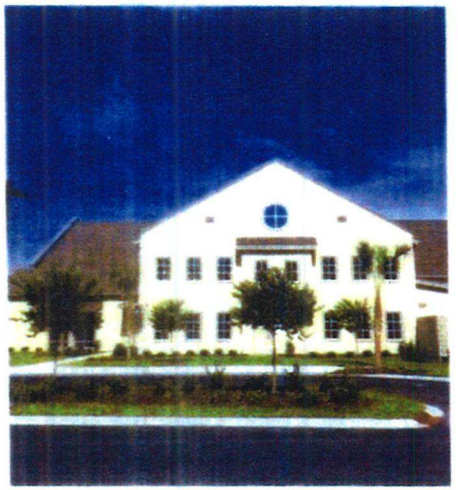
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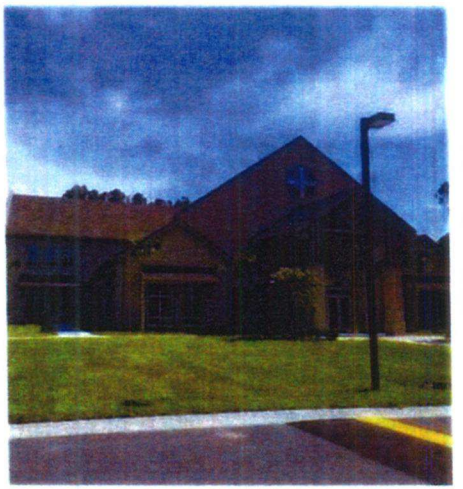
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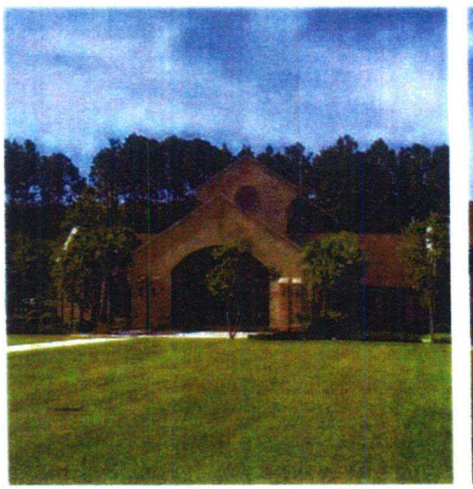
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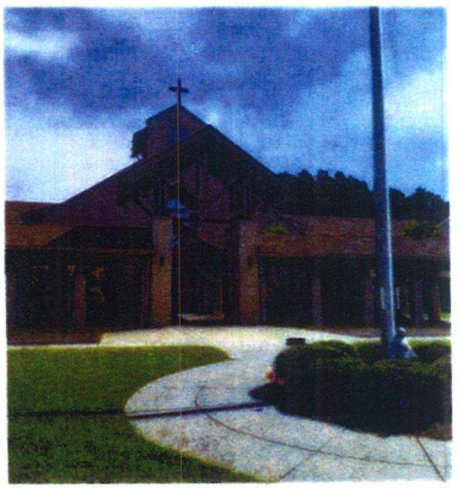
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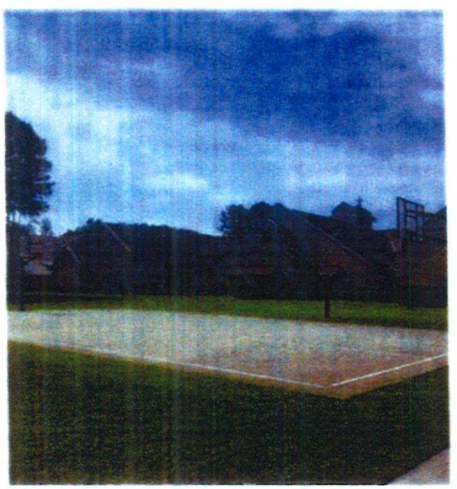
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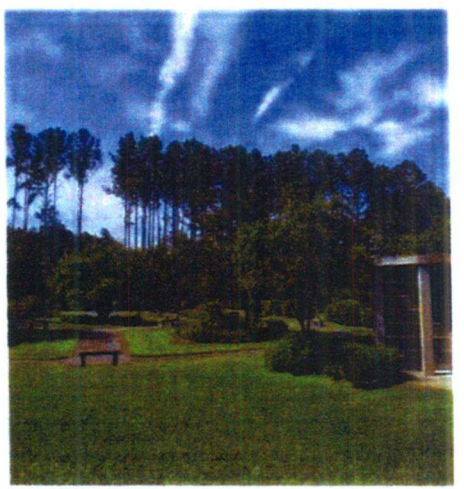
11



12



13



14

EXHIBIT "R" TO SUPPLEMENT

Twelfth Amendment to Development Agreement and Concept Plan – Buckwalter Tract

(please see attached)

Prepared by and after recording return to:
Burr & Forman LLP
23-B Shelter Cove Lane, Suite 400
Hilton Head Island, SC 29928
(843) 785-2171

STATE OF SOUTH CAROLINA	)	**TWELFTH AMENDMENT TO**
	)	**DEVELOPMENT AGREEMENT**
	)	**AND CONCEPT PLAN -**
	)	**BUCKWALTER TRACT –**
	)	**SAINT GREGORY THE GREAT**
COUNTY OF BEAUFORT	)	**PLANNING TRACT**

THIS TWELFTH AMENDMENT ("**Twelfth Amendment**") to Development Agreement and Concept Plan is made and entered into this ___ day of _____, 2020 by and between the Town of Bluffton, South Carolina ("**Town**"), The Bishop of Charleston, a Corporation Sole ("**Bishop of Charleston**"), and Beaufort-Jasper Water & Sewer Authority ("**BJWSA**"), (Bishop of Charleston and BJWSA collectively "**Owner**").

WHEREAS, Town and The Branigar Organization, Inc. executed and approved a Development Agreement ("**Development Agreement**"), dated April 19, 2000, and recorded in the Office of the Register of Deeds ("**ROD**") for Beaufort County, South Carolina in Book 1288 at Page 1, which Development Agreement, as amended, governs the use and development of a tract of land known as the Buckwalter Tract, originally containing approximately 5,680 acres of land, more particularly described in the Development Agreement and amendments thereto (the "**Buckwalter PUD**"); and,

WHEREAS, concurrently with the execution of the Development Agreement, the Town annexed the Buckwalter Tract and granted Concept Plan zoning to the Buckwalter Tract, all as more particularly described in the Annexation Petition and Concept Plan ("**Concept Plan**") for Buckwalter Tract, adopted April 19, 2000; and,

WHEREAS, subsequent to the execution and approval of the Development Agreement and Concept Plan, the Town approved Eleven (11) Amendments to the Buckwalter Development Agreement and Concept Plan to add additional property thereto, each hereinafter identified as follows:

1. **First Amendment.** Addition of 11.721 acres known as the Robertson Tract with additional Density to the Buckwalter Development Agreement and Concept Plan executed on June 21, 2002 and recorded in the ROD in **Book 1599** at **Page 1149**; and

2. **Second Amendment.** Addition of 43.38 acres known as the Johnson Tracts together with 55 Dwelling Units to the Buckwalter Development Agreement and Concept Plan executed on February 4, 2003 and recorded in the ROD in **Book 1709** at **Page 440**; and

3. **Third Amendment.** Addition of 173.62 acres known as the Cypress Lake Tract from the Jones Estate Development Agreement and Concept Plan together with 600 Dwelling Units

and 90 acres of General Commercial Density to the Buckwalter Development Agreement and Concept Plan executed on October 10, 2005 and recorded in the ROD in **Book 2256** at **Page 189**; and

4. **Fourth Amendment.** Addition of 59.91 acres known as the Rose Dhu Creek Phase III Tract together with 18 Dwelling Units to the Buckwalter Development Agreement and Concept Plan executed on October 10, 2005 and recorded in the ROD in **Book 2256** at **Page 204**; and

5. **Fifth Amendment.** Addition of 58.85 acres known as the Graves Tract together with 58.85 acres of General Commercial Density to the Buckwalter Development Agreement and Concept Plan executed on November 2, 2005 and recorded in the ROD in **Book 2305** at **Page 410**; and

6. **Sixth Amendment.** Addition of 2.687 acres known as the Jacoby Tract with no additional Density to the Buckwalter Development Agreement and Concept Plan executed on May 10, 2006 and recorded in the ROD in **Book 2816** at **Page 1746**; and

7. **Seventh Amendment.** Addition of 6.5 acres known as the University Investments Tract with no additional Density to the Buckwalter Development Agreement and Concept Plan executed on January 7, 2008 and recorded in the ROD in **Book 2671** at **Page 2250**; and

8. **Eighth Amendment.** Addition of 324 Dwelling Units through Transfer of Development Rights Permit for Buckwalter Place Initial Master Plan to the Buckwalter Development Agreement and Concept Plan executed on November 6, 2007 and recorded in the ROD in **Book 2823** at **Page 384**; and

9. **Ninth Amendment.** Addition of 163 acres known as the Willow Run Tract, together with the reallocation of Land Uses for the Northern Tract, as well as 260 Dwelling Units and 162 acres of General Commercial Density to the Buckwalter Development Agreement and Concept Master Plan executed on February 25, 2008 and recorded in the ROD in **Book 2724** at **Page 1787**; and

10. **Tenth Amendment.** Approved certain changes in use to the 9.18 acre Robertson site, and related conditions executed on February 10, 2012 and recorded in the ROD in **Book 3119** at **Page 2458**; and

11. **Eleventh Amendment.** Approved changes in permitted use for the Buckwalter Commons Connector Tract and redesignated a portion of the Sandhill Tract as Buckwalter Commons Tract and added an additional 70 acres of Commercial Density executed on April 10, 2013 and recorded in the ROD in **Book 3231** at **Page 3176**; and

WHEREAS, Owner owns that certain 61.093 acre parcel of real property ("the **Property**") located on the north side of U.S. Highway 278 and bounded to the east by the Bluffton Fire Department Station #35 and bounded to the west by the Berkeley Hall Club community. Said Property is more particularly described in Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, said Property is adjacent to the Buckwalter PUD which is located within the municipal limits of the Town, and is therefore contiguous with the Town; and

WHEREAS, portions of the Property have been improved to include the Saint Gregory the Great Catholic Church and the Saint Gregory the Great School consisting of an existing Church building of approximately 12,000 square feet; and an existing school building with offices supporting the school and the Church consisting of approximately 27,000 square feet, a church multipurpose building of approximately 27,000 square feet, and a sewer pump station and supporting infrastructure, parking, drives and rights of way (the "**Existing Development**"); and

WHEREAS, it is now the desire and intention of the Town and Owner to enter into this Twelfth Amendment to annex the Property into the Town to be included within the Concept Plan zoning of the Buckwalter Tract, designate the Property as being a part of the Buckwalter PUD, designate the Saint Gregory the Great Land Use Tract (the "**SGG Tract**") as an additional Planning Area, and to establish the permitted uses for said SGG Tract; and

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Town and Owner agree as follows:

1. **Recitals.** The above recitals are incorporated herein by this reference thereto.

2. **Amendment of Development Agreement and Concept Plan.** The Development Agreement and Concept Plan are hereby further amended to provide:

   A. Amendment to Development Agreement. The Buckwalter Concept Plan and Development Agreement, as amended, are hereby further amended to add the Property to the legal description of the property subject to the Development Agreement as a part of the Buckwalter Tract and the Development Agreement so amended. The effect of this Twelfth Amendment is to add the Property, depicted in the Plat described on Exhibit "B" attached hereto and made a part hereof as fully and completely as if the Property was originally included in the legal description to the Development Agreement.

   B. Amendments to Concept Plan.

      i. Land Use Designation and Development Standards. The Property is hereby designated as being a part of the Buckwalter PUD, said tract designated hereunder as the SGG Tract as depicted on the Amended Concept Plan for Buckwalter PUD attached hereto as Exhibit "C". Development within the 61.093 acres of the newly designated SGG Tract shall be governed by the Zoning Regulations (as defined in the Development Agreement) and by the Amended Concept Plan. Specifically, the land uses and development standards applicable to the SGG Tract shall control development within the Property with the same effect as if included in the original Concept Plan and Development Agreement. Together with this Twelfth Amendment the Town has approved a Master Plan for the SGG Tract which Master Plan is attached hereto as Exhibit "D" and made a part hereof (the "**SGG Master Plan**").

ii. Section 2 of the Concept Plan is further hereby amended as follows:

1. Section 2.A. Introduction. Add as new tenth (10th) Planning Area the SGG Tract.

2. Section 2.B. Allowed Land Uses. Add SGG Tract as a new sub-section 10, with the following allowed land uses and definitions:

a. Community Recreation.
b. Dwelling Units.
c. Hotel/Inn.
d. Institutional Civic.
e. Maintenance Areas.
f. Multifamily Residential.
g. Neighborhood Commercial – including specifically convenience stores and automobile service stations with up to 20 fueling stations but excluding Recreational Vehicle Parks.
h. Open Space.
i. Roads.
j. Setbacks and Buffers.
k. Siviculture.
l. Single Family Residential but excluding mobile homes.
m. Wetlands.
n. Utilities.

iii. Density. The Property is hereby added to the Buckwalter Concept Plan and designated as SGG Tract as depicted in the Amended Concept Plan attached hereto as Exhibit "C". The Property shall have 10.30 acres of commercial density and multifamily density of up to 164 dwelling units and single family density of up to 82 dwelling units. The balance of the Property is designated as Institutional/Civic which use does not require allocations of density as such use does not count against overall commercial acreage or residential density allowed for the Buckwalter PUD except however for student housing and employee dormitories and for such use the Property is hereby designated with an additional 200 residential units.

iv. No Effect on Other Landowner Rights. No change which is hereby approved to the Development Agreement and Concept Plan shall have any effect whatsoever on any property or landowner rights other than the SGG Tract and Owner.

3. **Reaffirmation of Buckwalter Development Agreement, Concept Plan and Amendments Thereto.** The Buckwalter Development Agreement, Concept Plan and all prior amendments thereto as modified by this Twelfth Amendment are hereby ratified and reaffirmed as if set forth verbatim herein.

4. **Binding Effect.** This Twelfth Amendment to the Buckwalter Development Agreement and Concept Plan shall inure to the benefit of and be binding upon the respective parties hereto, their successors and assigns.

5. **Consistency with the Comprehensive Plan.** The Town confirms that the matters contained herein are consistent with the Comprehensive Plan of the Town of Bluffton and consistent with long range planning for the Town, wetland protection, and other planning goals.

[SIGNATURES ON FOLLOWING PAGES]

IN WITNESS WHEREOF, the parties hereto, in and through their authorized representatives, have caused these instruments to be executed on their behalf effective the date first above written.

WITNESSES:

TOWN OF BLUFFTON,
SOUTH CAROLINA

_____

By: _____

_____

Its: _____

Attest: _____

SOUTH CAROLINA)
) ACKNOWLEDGEMENT
COUNTY OF BEAUFORT)

I, _____, Notary Public for South Carolina do hereby certify that _____ on behalf of the Town of Bluffton, South Carolina, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this _____ day of _____, 2020.

_____
Notary Public for South Carolina
My Commission Expires:_____

WITNESSES:

THE BISHOP OF CHARLESTON,
A CORPORATION SOLE

_____

By: _____

_____

Its: _____

SOUTH CAROLINA)
) ACKNOWLEDGEMENT
COUNTY OF _____)

I, _____, Notary Public for South Carolina do hereby certify that _____ on behalf of The Bishop of Charleston personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this _____ day of _____, 2020.

_____
Notary Public for South Carolina
My Commission Expires:_____

WITNESSES:

BEAUFORT-JASPER WATER & SEWER AUTHORITY

_____

By: _____

_____

Its: _____

SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

ACKNOWLEDGEMENT

I, _____, Notary Public for South Carolina do hereby certify that _____ on behalf of Beaufort-Jasper Water & Sewer Authority personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this _____ day of _____, 2020.

_____
Notary Public for South Carolina
My Commission Expires:_____

EXHIBIT "A"

ALL that certain piece, parcel, and tract of land containing 63.12 acres, more or less, situate, lying and being in the Meggett Tract Section of Beaufort County, South Carolina, with said tract more specifically shown and described on a plat thereof entitled "A Boundary Plat of 63.12 Acres A Portion Of Tax Parcel 600-13-46 The Meggett Tract", prepared by Connor & Associates, Inc., certified by Matthew L. Crawford, S.C.R.L.S. No. 9756, dated November 14, 1997 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 63 at Page 9.

LESS AND EXCEPT that certain 0.33 acre parcel, more or less, shown as "Area of Acquisition" on that certain Title to Real Estate date February 11, 2011 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 3040 at Page 2187.

LESS AND EXCEPT those certain "Frontage Roads" more particularly shown and described in that certain Deed of Right-of-Way in favor of Beaufort County, a political subdivision of the State of South Carolina dated December 14, 2015 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 3460 at Pages 1928-1931.

TMS #: R600 022 000 0125 0000

EXHIBIT "B"

Plat

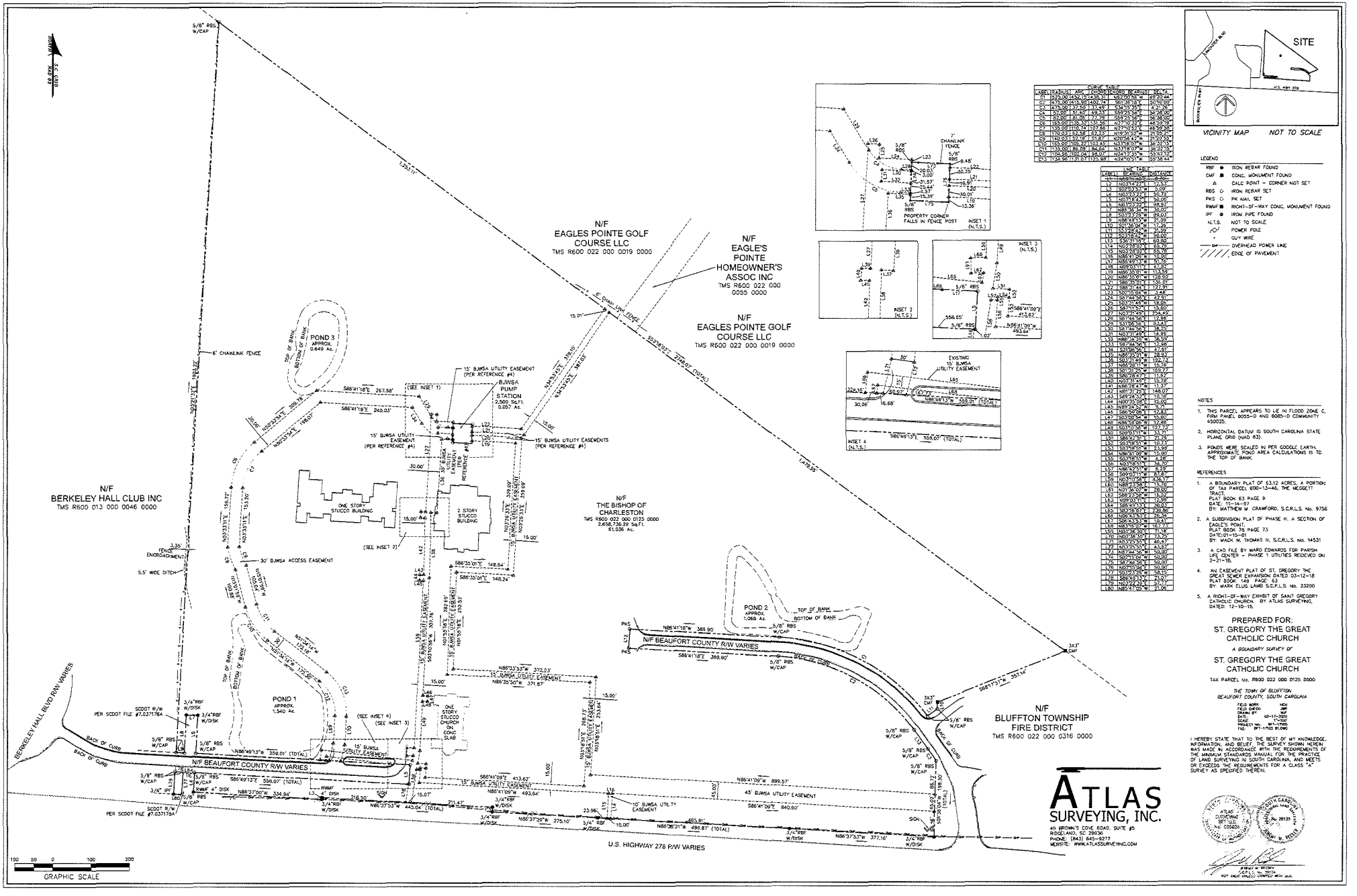

N/F
EAGLES POINTE GOLF
COURSE LLC
TMS R600 022 000 0019 0000
N/F
EAGLE'S
POINTE
HOMEOWNER'S
ASSOC INC
TMS R600 022 000
0055 0000
N/F
EAGLES POINTE GOLF
COURSE LLC
TMS R600 022 000 0019 0000
N/F
BERKELEY HALL CLUB INC
TMS R600 013 000 0046 0000
N/F
THE BISHOP OF
CHARLESTON
TMS R600 022 000 0125 0000
2,658,736.29 Sq.Ft.
61.036 Ac.
N/F
BLUFFTON TOWNSHIP
FIRE DISTRICT
TMS R600 022 000 0316 0000
POND 1
APPROX.
1.540 Ac.
POND 2
APPROX.
1.060 Ac.
POND 3
APPROX.
0.649 Ac.
ONE STORY
STUCCO BUILDING
2 STORY
STUCCO
BUILDING
ONE STORY
STUCCO CHURCH
ON CONC.
SLAB
N/F BEAUFORT COUNTY R/W VARIES
BERKELEY HALL BLVD R/W VARIES
U.S. HIGHWAY 278 R/W VARIES
SCDOT R/W
PER SCDOT FILE #7.037178A
BACK OF CURB
TOP OF BANK
BOTTOM OF BANK
6' CHAINLINK FENCE
5.5' WIDE DITCH
3.35'
FENCE
ENCROACHMENT
30' BJWSA ACCESS EASEMENT
15' BJWSA UTILITY EASEMENT
(PER REFERENCE #4)
BJWSA
PUMP
STATION
2,500 Sq.Ft.
0.057 Ac.
30' BJWSA
ACCESS
EASEMENT
(PER
REFERENCE #4)
10' BJWSA UTILITY
EASEMENT
45' BJWSA UTILITY EASEMENT
EXISTING
15' BJWSA
UTILITY EASEMENT
(SEE INSET 1)
(SEE INSET 2)
(SEE INSET 3)
(SEE INSET 4)
INSET 1
(N.T.S.)
INSET 2
(N.T.S.)
INSET 3
(N.T.S.)
INSET 4
(N.T.S.)
5/8" RBS
W/CAP
3/4" RBF
W/DISK
3/4" IPS
RWMF
4" DISK
SIGN
PKS
3X3" CMF
7' CHAINLINK
FENCE
PROPERTY CORNER
FALLS IN FENCE POST
1,353.71'
1,478.25'
1,993.22'
N03°53'31"E
N03°53'31"E 153.90'
N03°53'31"E 158.27'
N03°53'31"E 392.69'
N03°53'31"E 359.99'
N03°53'31"E 359.99'
N03°53'31"E 378.60'
N03°53'31"E 387.63'
N03°53'31"E 188.07'
N03°53'31"E 359.99'
N03°53'31"E 359.99'
N03°53'31"E 392.69'
N03°53'31"E 253.93'
N03°53'31"E 253.93'
N03°53'31"E 253.93

EXHIBIT C

Amended Concept Plan for Buckwalter PUD

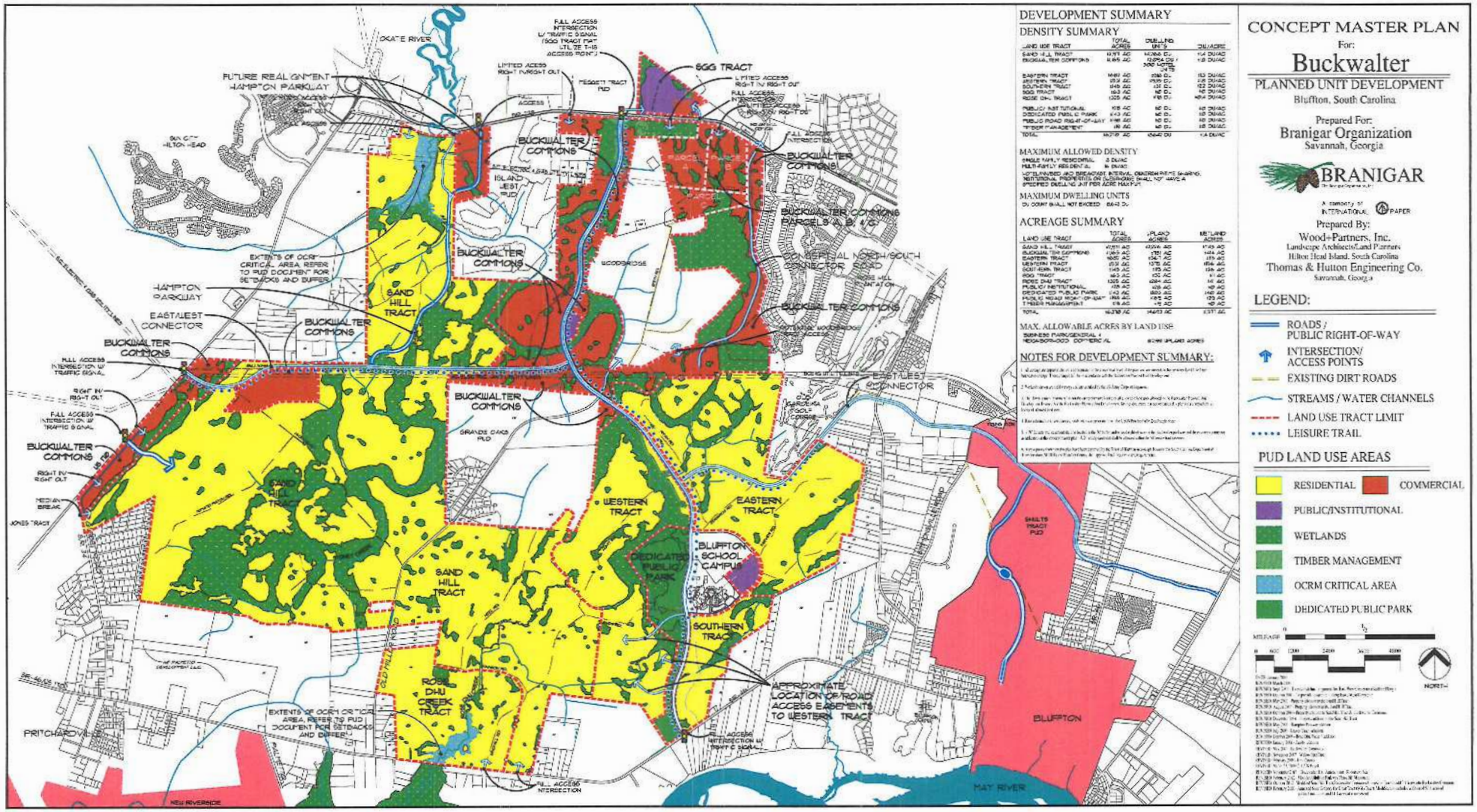

FUTURE REALIGNMENT HAMPTON PARKWAY
OKATIE RIVER
FULL ACCESS INTERSECTION W/ TRAFFIC SIGNAL (SGG TRACT PAT LTL 2E T-16 ACCESS POINT)
LIMITED ACCESS RIGHT IN/RIGHT OUT
SGG TRACT
LIMITED ACCESS RIGHT IN/RIGHT OUT
FULL ACCESS INTERSECTION W/ TRAFFIC SIGNAL
RIGHT IN/RIGHT OUT
FULL ACCESS INTERSECTION
BUCKWALTER COMMONS
BUCKWALTER COMMONS PARCELS A, B, & C
CONCEPTUAL NORTH/SOUTH CONNECTOR ROAD
BUCKWALTER COMMONS
BUCKWALTER COMMONS
BUCKWALTER COMMONS

EXHIBIT "D"

SGG Tract Master Plan



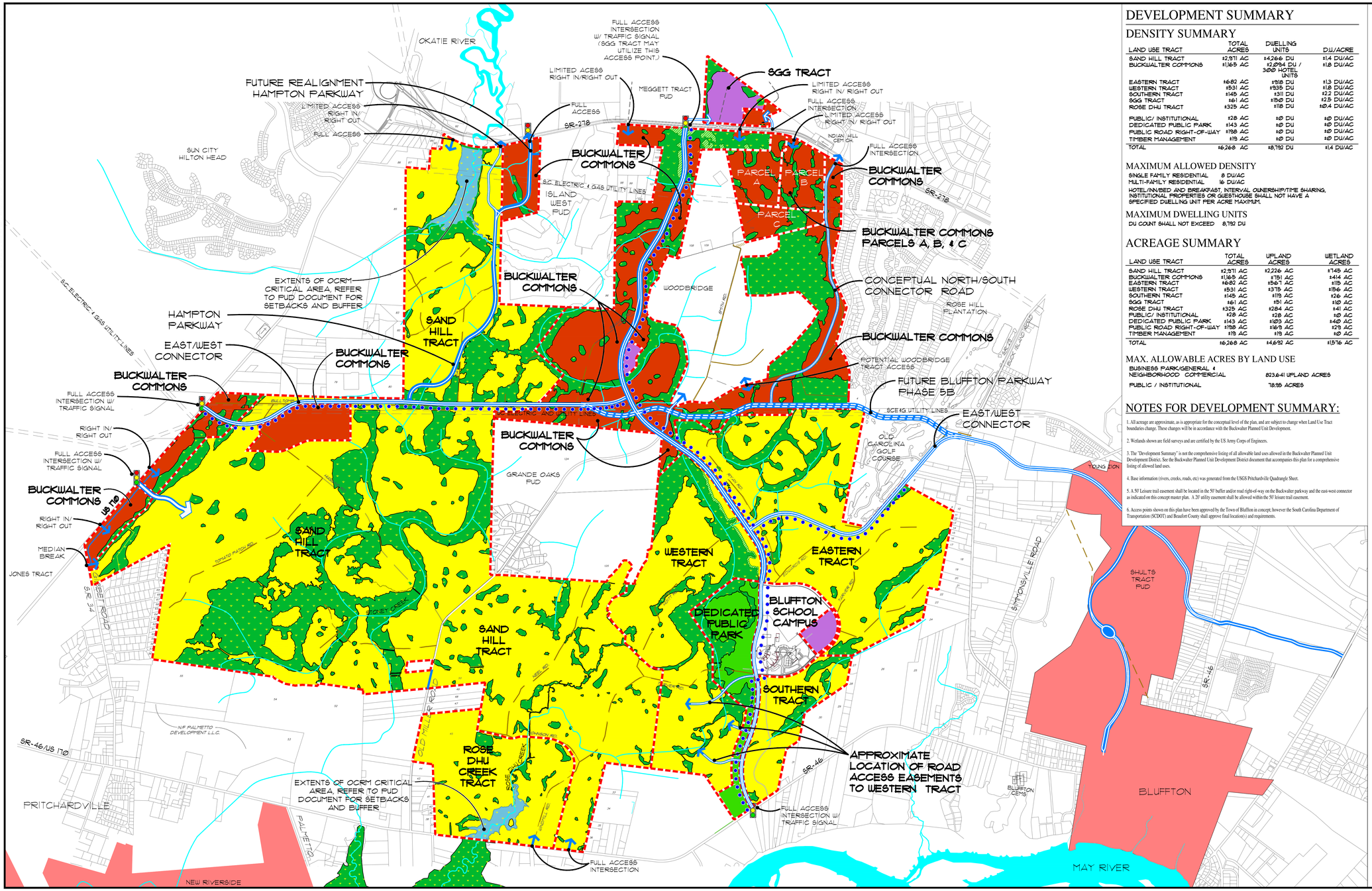
Witmer Jones Keefer Ltd.
landscape architecture
land planning
www.wjkltd.com

FEBRUARY, 2020

CAMPUS MASTER PLAN
FOR
ST. GREGORY THE GREAT
BLUFFTON, SOUTH CAROLINA

N
0 50 100 150 200 250 300 350 400
Scale 1" = 100'

Note: Plan is conceptual in nature and subject to change



DEVELOPMENT SUMMARY

DENSITY SUMMARY

LAND USE TRACT	TOTAL ACRES	DWELLING UNITS	DU/ACRE
SAND HILL TRACT	±2,971 AC	±4,266 DU	±1.4 DU/AC
BUCKWALTER COMMONS	±1,165 AC	±2,094 DU / 300 HOTEL UNITS	±1.8 DU/AC
EASTERN TRACT	±682 AC	±918 DU	±1.3 DU/AC
WESTERN TRACT	±931 AC	±935 DU	±1.0 DU/AC
SOUTHERN TRACT	±145 AC	±311 DU	±2.2 DU/AC
SGG TRACT	±61 AC	±150 DU	±2.5 DU/AC
ROSE DHU TRACT	±325 AC	±118 DU	±0.4 DU/AC
PUBLIC/ INSTITUTIONAL	±28 AC	±0 DU	±0 DU/AC
DEDICATED PUBLIC PARK	±143 AC	±0 DU	±0 DU/AC
PUBLIC ROAD RIGHT-OF-WAY	±198 AC	±0 DU	±0 DU/AC
TIMBER MANAGEMENT	±19 AC	±0 DU	±0 DU/AC
TOTAL	±6,268 AC	±8,792 DU	±1.4 DU/AC

MAXIMUM ALLOWED DENSITY

SINGLE FAMILY RESIDENTIAL 8 DU/AC
MULTI-FAMILY RESIDENTIAL 16 DU/AC

HOTEL/INN/BED AND BREAKFAST, INTERVAL OWNERSHIP/TIME SHARING, INSTITUTIONAL PROPERTIES OR GUESTHOUSE SHALL NOT HAVE A SPECIFIED DWELLING UNIT PER ACRE MAXIMUM.

MAXIMUM DWELLING UNITS

DU COUNT SHALL NOT EXCEED 8,792 DU

ACREAGE SUMMARY

LAND USE TRACT	TOTAL ACRES	UPLAND ACRES	WETLAND ACRES
SAND HILL TRACT	±2,971 AC	±2,226 AC	±748 AC
BUCKWALTER COMMONS	±1,165 AC	±751 AC	±414 AC
EASTERN TRACT	±682 AC	±567 AC	±115 AC
WESTERN TRACT	±931 AC	±775 AC	±156 AC
SOUTHERN TRACT	±145 AC	±119 AC	±26 AC
SGG TRACT	±61 AC	±51 AC	±10 AC
ROSE DHU TRACT	±325 AC	±284 AC	±41 AC
PUBLIC/ INSTITUTIONAL	±28 AC	±28 AC	±0 AC
DEDICATED PUBLIC PARK	±143 AC	±103 AC	±40 AC
PUBLIC ROAD RIGHT-OF-WAY	±198 AC	±169 AC	±29 AC
TIMBER MANAGEMENT	±19 AC	±19 AC	±0 AC
TOTAL	±6,268 AC	±4,692 AC	±1,576 AC

MAX. ALLOWABLE ACRES BY LAND USE

BUSINESS PARK/GENERAL & NEIGHBORHOOD COMMERCIAL	823.641 UPLAND ACRES
PUBLIC / INSTITUTIONAL	78.95 ACRES

NOTES FOR DEVELOPMENT SUMMARY:

1. All acreage are approximate, as is appropriate for the conceptual level of the plan, and are subject to change when Land Use Tract boundaries change. These changes will be in accordance with the Buckwalter Planned Unit Development.

2. Wetlands shown are field surveys and are certified by the US Army Corps of Engineers.

3. The "Development Summary" is not the comprehensive listing of all allowable land uses allowed in the Buckwalter Planned Unit Development District. See the Buckwalter Planned Unit Development District document that accompanies this plan for a comprehensive listing of allowed land uses.

4. Base information (rivers, creeks, roads, etc) was generated from the USGS Pritchardville Quadrangle Sheet.

5. A 50' Leisure trail easement shall be located in the 50' buffer and/or road right-of-way on the Buckwalter parkway and the east-west connector as indicated on this concept master plan. A 20' utility easement shall be allowed within the 50' leisure trail easement.

6. Access points shown on this plan have been approved by the Town of Bluffton in concept; however the South Carolina Department of Transportation (SCDOT) and Beaufort County shall approve final location(s) and requirements.

CONCEPT MASTER PLAN

For:

Buckwalter

PLANNED UNIT DEVELOPMENT

Bluffton, South Carolina

Prepared For:

Branigar Organization
Savannah, Georgia

BRANIGAR
The Branigar Organization, Inc.

A company of INTERNATIONAL PAPER

Prepared By:

Wood+Partners, Inc.
Landscape Architects/Land Planners
Hilton Head Island, South Carolina
Thomas & Hutton Engineering Co.
Savannah, Georgia

LEGEND:

- ROADS / PUBLIC RIGHT-OF-WAY
- INTERSECTION/ ACCESS POINTS
- EXISTING DIRT ROADS
- STREAMS / WATER CHANNELS
- LAND USE TRACT LIMIT
- LEISURE TRAIL

PUD LAND USE AREAS

- RESIDENTIAL
- COMMERCIAL
- PUBLIC/INSTITUTIONAL
- WETLANDS
- TIMBER MANAGEMENT
- OCRM CRITICAL AREA
- DEDICATED PUBLIC PARK

MILEAGE 0 1/2 1

0 600 1200 2400 3600 4800

NORTH

DATE: January 2000
REVISED: March 2000
REVISED: Sept. 2001 - To establish final alignment for East-West Connector (Bluffton Pkwy.)
REVISED: October 2001 - To provide leisure trail along East / West Connector
REVISED: May 2002 - Property addition to the Sand Hill Tract
REVISED: August 2002 - Property addition to the Sand Hill Tract
REVISED: October 2004 - Property addition to Sand Hill Tract & Buckwalter Commons
REVISED: December 2004 - Property addition to the Sand Hill Tract
REVISED: May 2005 - Hampton Parkway addition
REVISED: July 2005 - Groves Tract Addition
REVISED: October 2005 - Rose Dhu Phase 3 addition
REVISED: January 2006 - Jacoby addition
REVISED: May 2007 - Buckwalter Commons
REVISED: November 2007 - Willow Run Tract
REVISED: February 2008 - Unit Counts
REVISED: March 21, 2009 U-T 228 Parcel
REVISED: November 2011 - Buckwalter 10th Amendment - Robertson Site
REVISED: February 2012 - Modified Bluffton Parkway Phase 5B Alignment
REVISED: October 2012 - Modified Sand Hill Tract/Buckwalter Commons Connector Tract to add 70 Acres into Buckwalter Commons
REVISED: September 2020 - Annexed Saint Gregory the Great Tract (SGG Tract). Modification includes addition of 50.45 acres of public / institution and 10.65 acres of commercial and added 150 Residential Dwelling Units. Included future Bluffton Parkway Phase 5b.

Attachment 11

Saint Gregory the Great
Comparison of Current Beaufort County and Proposed Town of Bluffton Zoning District Land Uses

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

Land Use Type	Permitted Uses Within District			
	Beaufort County	Buckwalter PUD Saint Gregory The Great Land Use Tract		
	C-3 Neighborhood Mixed Use (C3NMU)	**Civic/ Institutional Area** 50.44 Acre Church, School, and BJWSA Pump Station	**Neighborhood Commercial Area** 10.65 Acre Outparcels	**Buckwalter PUD Applicable Use Standard Reference**
Agriculture				
Agricultural Support Services	TCP	---	---	---
Forestry	P	P	P	Section 2.D.15 Silviculture
Horse Riding School, Horse Training, Commercial Stables	C	---	---	---
Seafood/Shellfish Packaging/Processing	---	---	---	---
Residential				
Dwelling: Single-Family Detached Unit	P	---	---	---
Dwelling: Single-Family Attached Unit	P	---	---	---
Dwelling: Two Family Unit (Duplex)	P	---	---	---
Dwelling: Multifamily Unit	C	P	P	Sections 2.D.3 Dwelling Unit & 2.D.9 Multi-Family
Dwelling: Accessory Unit	C	---	---	---
Dwelling: Family Compound	C	---	---	---
Dwelling: Group Home	P	---	---	---
Community Residence	TCP	---	---	---
Home Office	C	---	---	---
Home Business	TCP	---	---	---
Live/Work	TCP	---	---	---

Saint Gregory the Great
Comparison of Current Beaufort County and Proposed Town of Bluffton Zoning District Land Uses

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	C-3 Neighborhood Mixed Use (C3NMU)	**Civic/ Institutional Area** 50.44 Acre Church, School, and BJWSA Pump Station	**Neighborhood Commercial Area** 10.65 Acre Outparcels	**Buckwalter PUD Applicable Use Standard Reference**
Retail & Restaurants				
General Retail 50,000 SF or less	---	---	---	---
General Retail 10,000 SF or less	---	---	P	Section 2.D.10. Neighborhood Commercial
General Retail 3,500 SF or less	TCP	---	P	Section 2.D.10. Neighborhood Commercial
General Retail with Drive-Thru	---	---	P	Section 2.D.10. Neighborhood Commercial
Bar, Tavern, Nightclub	---	---	---	---
Gas Station/Fuel Sales	C	---	P	Section 2.D.4 General Commercial
Outdoor Sales	---	---	---	---
Restaurant, Café, Coffee Shop	TCP	---	P	Section 2.D.10. Neighborhood Commercial
Restaurant, Café, Coffee Shop with Drive-Thru	---	---	P	Section 2.D.10. Neighborhood Commercial
Vehicle Sales & Rental Light	---	---	---	---

Saint Gregory the Great
Comparison of Current Beaufort County and Proposed Town of Bluffton Zoning District Land Uses

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

Land Use Type	Permitted Uses Within District			
	Beaufort County	Buckwalter PUD Saint Gregory The Great Land Use Tract		
	C-3 Neighborhood Mixed Use (C3NMU)	**Civic/ Institutional Area** 50.44 Acre Church, School, and BJWSA Pump Station	**Neighborhood Commercial Area** 10.65 Acre Outparcels	**Buckwalter PUD Applicable Use Standard Reference**
Offices & Services				
Adult Oriented Business	---	---	---	---
Artisan Workshop	P	---	P	Section 2.D.10. Neighborhood Commercial
General Office & Services 25,000 SF or less	---	---	---	---
General Office & Services 10,000 SF or less	---	---	P	Section 2.D.10. Neighborhood Commercial
General Office & Services 3,500 SF or less	TCP	---	P	Section 2.D.10. Neighborhood Commercial
General Office & Services with Drive Thru	---	---	P	Section 2.D.10. Neighborhood Commercial
Animal Services: Clinic Hospital	TCP	---	P	Section 2.D.10. Neighborhood Commercial
Animal Services: Kennel	---	---	---	---
Car Wash	---	---	---	---
Cemetery	---	---	---	---
Day Care: Family Home (up to 8 clients)	P	---	---	---
Day Care: Commercial Center (9 or more clients)	TCP	---	---	---

Saint Gregory the Great
Comparison of Current Beaufort County and Proposed Town of Bluffton Zoning District Land Uses

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

Land Use Type	Permitted Uses Within District			
	Beaufort County	Buckwalter PUD Saint Gregory The Great Land Use Tract		
	C-3 Neighborhood Mixed Use (C3NMU)	**Civic/ Institutional Area** 50.44 Acre Church, School, and BJWSA Pump Station	**Neighborhood Commercial Area** 10.65 Acre Outparcels	**Buckwalter PUD Applicable Use Standard Reference**
Lodging: Bed & Breakfast (5 rooms or less)	TCP	---	---	---
Lodging: Inn (up to 24 rooms)	TCP	---	P	Sections 2.D.3 Dwelling Unit & 2.D.5 Hotel/ Inn
Lodging: Hotel	---	---	P	Sections 2.D.3 Dwelling Unit & 2.D.5 Hotel/ Inn
Medical Services: Clinics/Offices	TCP	---	P	Sections 2.D.3 Dwelling Unit & 2.D.5 Hotel/ Inn
Personal Service Establishments	---	---	---	---
Residential Storage Facility	---	---	---	---
Tattoo/Body Art Parlor	---	---	---	---
Vehicle Services: Minor Maintenance & Repair	---	---	---	---
Vehicle Services: Major Maintenance & Repair	---	---	---	---

Saint Gregory the Great
Comparison of Current Beaufort County and Proposed Town of Bluffton Zoning District Land Uses

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

Land Use Type	Permitted Uses Within District			
	Beaufort County	Buckwalter PUD Saint Gregory The Great Land Use Tract		
	C-3 Neighborhood Mixed Use (C3NMU)	**Civic/ Institutional Area** 50.44 Acre Church, School, and BJWSA Pump Station	**Neighborhood Commercial Area** 10.65 Acre Outparcels	**Buckwalter PUD Applicable Use Standard Reference**
Recreation, Education, Safety, Public Assembly				
Community Oriented Cultural Facility (Less than 15,000 SF)	TCP	P	P	Section 2.D.6. Institutional/ Civic
Community Oriented Cultural Facility (More than 15,000 SF)	---	---	---	---
Community Public Safety Facility	P	P	P	Section 2.D.6. Institutional/ Civic
Conference or Exhibition Center	---	---	---	---
Club, Lodge, Union Hall, or Social Center	---	---	---	---
Golf Course	P	---	---	---
Government Building	---	---	---	---
Institutional Care Facility	---	P	P	Section 2.D.6. Institutional/ Civic
Meeting Facility/Place of Worship (Less than 15,000 SF)	C	P	P	Section 2.D.6. Institutional/ Civic
Meeting Facility/Place of Worship (More than 15,000 SF)	C	P	P	Section 2.D.6. Institutional/ Civic
Museum	---	---	---	---
Park, Playground, Outdoor Recreation Area	P	P	P	Sections 2.D.2 Community Recreation & 2.D.6. Institutional/ Civic
Recreation Facility		---	---	---
Recreation Facility: Commercial Indoor	---	---	---	---

Saint Gregory the Great
Comparison of Current Beaufort County and Proposed Town of Bluffton Zoning District Land Uses

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

Land Use Type	Permitted Uses Within District			
	Beaufort County	Buckwalter PUD Saint Gregory The Great Land Use Tract		
	C-3 Neighborhood Mixed Use (C3NMU)	**Civic/ Institutional Area** 50.44 Acre Church, School, and BJWSA Pump Station	**Neighborhood Commercial Area** 10.65 Acre Outparcels	**Buckwalter PUD Applicable Use Standard Reference**
Recreation Facility: Commercial Outdoor	---	---	---	---
Recreation Facility: Community-Based	---	---	---	---
School: Public or Private	P	P	P	Section 2.D.6. Institutional/ Civic
School: Specialized Training/Studio	P	P	P	---
School: College or University	S	---	---	---
Infrastructure, Transportation, Communications				
Infrastructure and Utilities: Regional (Major) Utility	C	---	---	---
Parking Facility, Public or Commercial	---	---	---	---
Transportation Terminal	---	---	---	---

Saint Gregory the Great
Comparison of Current Beaufort County and Proposed Town of Bluffton Zoning District Land Uses

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

Land Use Type	Permitted Uses Within District			
	Beaufort County	Buckwalter PUD Saint Gregory The Great Land Use Tract		
	C-3 Neighborhood Mixed Use (C3NMU)	**Civic/ Institutional Area** 50.44 Acre Church, School, and BJWSA Pump Station	**Neighborhood Commercial Area** 10.65 Acre Outparcels	**Buckwalter PUD Applicable Use Standard Reference**
Industrial				
Artisan Workshop *(considered light manufacturing in County)*	---	---	---	---
Concrete & Asphalt Plants	---	---	---	---
Contractor's Office	---	---	---	---
Junk & Salvage Operations	---	---	---	---
Light Assembly/Fabrication *(considered light manufacturing in County)*	---	---	---	---
Mini-warehouses or Self-service Storage Facilities	---	---	---	---
Research and laboratory	---	---	---	---
Solid Waste Transfer Facility/Recycling Center	---	---	---	---
Telecommunication Towers	S	---	P	Section 2.D.4 General Commercial
Warehouse or Distribution Operation	---	---	---	---
Manufacturing, Processing, and Packaging - Light (Less than 15,000 SF)	---	---	---	---

Attachment 12

Beaufort County Community Development Code Excerpts

3.3.30 Neighborhood Mixed Use (C3) Zone Standards

A. Purpose

The Neighborhood Mixed Use (C3) Zone provides for high-quality, moderate-density (averaging under three dwelling units per acre) residential development, with denser areas of multi-family and mixed-use development to provide walkability and affordable housing options. The design requirements are intended to provide a suburban character and encourage pedestrian, as well as automobile, access.

Open spaces shall be provided in sufficient quantity to ensure an open quality with a predominance of green space. Non-residential uses shall be limited to parcels having access to arterial or collector streets or within a Traditional Community Plan. This Zone provides for the lower densities of areas designated Neighborhood Mixed-Use in the Comprehensive Plan. It is intended to support the development of communities with a diverse range of housing types and uses.

B. Building Placement

Setback (Distance from ROW/Property Line)	
Front	30′ min.[1]
Side:	
Side, Main Building	10′ min.
Side, Ancillary Building	10′ min.
Rear	50′ min.

[1] The minimum front setback for mansion apartments in a Multi-family community on internal streets is 15 feet.

Lot Size	
Lot Size	10,890 SF min.
Width	70′ min.
Minimum Site Area	
Single-Family and Duplex	10,890 SF
Multi-Family	21,780 SF

Note:

For development within a Traditional Community Plan meeting the requirements of Division 2.3, setback, minimum lot size and minimum site area requirements of the transect zone established and delineated on the regulating plan shall apply.

C. Building Form

Building Height	
Single Family and Duplex	2.5 stories max.
Multi-Family	2.5 stories max.
Non-Residential Buildings	2 stories max.
Institutional Buildings	35 feet above grade
Ground Floor Finish Level	No minimum

D. Gross Density[1] and Floor Area Ratio

Gross Density	
Single-Family Detached	2.6 d.u./acre
Single-Family Attached/Duplex	2.6 d.u./acre
Multi-Family Unit	12 d.u./acre, Maximum of 80 Dwelling units
Traditional Community Plan	3.5 d.u./acre[2]
Floor Area Ratio	
Non-residential buildings	0.18 max.

[1] Gross Density is the total number of dwelling units on a site divided by the Base Site Area (Division 6.1.40.F)

[2] Subject to the requirements in Division 2.3

E. Parking

Required Spaces: Residential Uses	
Single-family detached	3 per unit
Single-family attached/duplex	2 per unit
Multi-family units	1.25 per unit
Accessory dwelling unit	1 per unit
Community residence	1 per bedroom
Live/work	2 per unit plus 1 per 300 GSF of work area
Required Spaces: Service or Retail Uses	
Retail, offices, services	1 per 300 GSF
Restaurant, Café, Coffee Shop	1 per 150 GSF
Gas station/fuel sales	1 per pump plus requirement for retail
Lodging: Bed and breakfast	2 spaces plus 1 per guest room
Lodging: Inn/hotel	1 per room

For parking requirements for all other allowed uses see Table 5.5.40.B (Parking Space Requirements).

G. C3 Allowed Uses

Land Use Type[1]	Specific Use Regulations	C3
Agricultural		
Agriculture & Crop Harvesting		P
Agricultural Support Services	2.3	TCP
Seasonal Farmworker Housing	4.1.90	C
Forestry		P
Commercial Stables	4.1.50	C
Residential		
Dwelling: Single-Family Detached Unit		P
Dwelling: Single-Family Attached Unit		P
Dwelling: Two Family Unit (Duplex)		P
Dwelling: Multi-Family Unit	4.1.170	C
Dwelling: Accessory Unit	4.2.30	C
Dwelling: Group Home		P
Dwelling: Family Compound	2.7.40	C
Community Residence (dorms, convents, assisted living, temporary shelters)	2.3	TCP
Home Office	4.2.90	C
Home Business	4.2.80	C
Live/Work	2.3	TCP
Manufactured Home Community	4.1.130	C
Retail & Restaurants		
General Retail 3,500 SF or less	2.3	TCP
Gas Station/Fuel Sales	4.1.100	C
Restaurant, Café, Coffee Shop	2.3	TCP
Offices & Services		
General Offices & Services 3,500 SF or less	4.1.110	C
Animal Services: Clinic/Hospital	2.3	TCP
Day Care: Family Home (up to 8 clients		P
Day Care: Commercial Center (9 or more clients)	2.3	TCP
Lodging: Bed & Breakfast (5 rooms or less)	2.3	TCP
Lodging: Inn (up to 24 rooms)	2.3	TCP
Medical Service: Clinics/Offices	2.3	TCP
Recreation, Education, Safety, Public Assembly		
Community Oriented Cultural Facility (less than 15,000 SF)	2.3	TCP
Community Public Safety Facility		P
Meeting Facility/Place of Worship (less than 15,000 SF)	4.1.150	C
Meeting Facility/Place of Worship (15,000 SF or greater)	4.1.150	C
Park, Playground, Outdoor Recreation Areas		P
Recreation Facility: Golf Course		P
School: Public or Private		P
School: Specialized Training/Studio		P
School: College or University	7.2.130	S
Infrastructure, Transportation, Communications		
Infrastructure and Utilities: Regional (Major) Utility	4.1.210	C
Wireless Communications Facility	4.1.320	S

Key

P Permitted Use

C Conditional Use

S Special Use Permit Required

TCP Permitted only as part of a Traditional Community Plan under the requirements in Division 2.3

— Use Not Allowed

End Notes

[1] A definition of each listed use type is in Table 3.1.70 Land Use Definitions.

(Ord. No. 2015/32, § 1, 11-9-15; Ord. No. 2015/33, 11-9-15; Ord. No. 2016/18, 6-27-16; Ord. No. 2017/9, 4-10-17)

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Division 4.1: Specific to Use

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4.1.10 Purpose

This Division provides site planning, development, and operating standards for certain land uses where allowed in Article 3 (Specific to Zones) that require additional standards to ensure compatibility with the existing context and surrounding uses.

4.1.20 Adult-Oriented Businesses

Adult-oriented businesses shall comply with the following:

A. Buffers. An additional 20 feet of perimeter buffer width shall be provided on all lot sides.

B. Separation. The use shall be a minimum of 1,000 feet from any residential development outside the zone in which the adult-oriented business is located, a church, a school, a public building, or a day care center.

C. Spacing from Adult-Oriented Business. An adult-oriented business shall be located a minimum distance of one-mile from another adult-oriented business.

D. Minimum Lot Area. The minimum area of a lot on which an adult-oriented business is located shall be one acre.

E. Access. Access to an adult-oriented business shall be from an interior street in the development, not from an exterior road.

F. Signage. Signage for an adult-oriented business shall be a monument sign that does not exceed 60 percent of the area for signage allowed in the zone where the use is located. At the entrance to the building housing an adult-oriented business, a notice shall be posted in print that is sufficiently large for persons entering the building to read that states an adult-oriented business is located in the building(s), and the use may involve activities or materials that do not meet community decency standards.

4.1.30 Animal Production

Animal production operations shall comply with the following:

A. State Approvals. No factory farm operation shall be allowed unless and until all appropriate state agency permits are approved and issued by the appropriate agencies.

B. Setbacks.

1. A factory farm operation shall be setback from all property lines a minimum of 200 feet.

2. For all other animal production operations, any structure housing animals shall be setback a minimum of 100 feet from any residential lot.

C. Buffers. A factory farm operation shall be screened with a visual buffer equal to a Type E Perimeter Buffer (see Table 5.8.90.D) next to all property lines.

4.1.40 Animal Services: Kennel

Animal services: kennels shall comply with the following:

A. Setbacks. Open runs or outdoor pens used to house animals shall be located a minimum of 100 feet from any residential lot.

B. Buffers. Be screened with a visual buffer equal to a Type E Perimeter Buffer (see Table 5.8.90.D) along side and rear lot lines adjoining residential lots.

4.1.50 Commercial Stables

Commercial stables shall comply with the following:

A. Fencing. Provide a five-foot high fence around all paddock areas.

B. Setbacks. Any structure housing horses shall be a minimum of 100 feet from any residential lot.

C. Minimum Site Area. Be located on a parcel of 5 acres or more, with a minimum of one-half acre per horse.

4.1.60 Day Care (Adult or Child)

A day care (adult or child) shall comply with the following, as appropriate:

A. Adult Day Care. Adult day care facilities shall comply with all relevant state requirements.

B. Child Day Care. Child day care facilities shall comply with all relevant state requirements. Child day care facilities shall also comply with the following:

1. **Outdoor Play Areas.** Outdoor play areas shall be provided, and shall be safely segregated from parking, loading, or service areas.
2. **Buffering.** A landscaped hedge or solid fence shall be provided along any rear or side property line adjoining a residential lot. The hedge or fence shall be designed and/or planted to be at least four feet in height at maturity.
3. **Parking Area, Vehicular Circulation, and Drop-Off and Pick-Up.** The parking areas and vehicular circulation for the child day care shall be designed to:
   a. Ensure the safety of children as they arrive at and leave the facility;
   b. Provide a designated pickup and delivery area that is located in such a way that children do not have to cross vehicular travel ways to enter or exit the center and traffic congestion is minimized.

4.1.70 Drive-Through Facilities

Drive-through facilities in conventional zones shall comply with the following:

A. Drive-through Configuration. Drive-throughs shall be located to the side or at the rear of the building and shall be designed so that pedestrian safety is ensured.

B. Location on Corner Lot. Drive-throughs serving a building located on a corner lot shall be located to the rear or interior side. In no instance shall the drive-through be located on the side of a building facing a street.

C. Roof. If covered, the roof over the drive-through shall be of a complementary architectural design as the design covering the primary portion of the structure.

D. Talk Boxes. Talk boxes at drive-through facilities shall be screened by a sound barrier such as landscaping, a fence or a masonry wall.

E. Stacking Lane Requirements. Stacking lanes shall be a minimum of 12 feet in width and provide for the stacking of at least five vehicles. One bypass lane, a minimum of 10 feet in width, shall be provided.

4.1.80 Family Compound

Family compounds shall comply with the standards found in Section 2.7.40 (Family Compound Standards).

4.1.90 Seasonal Farmworker Housing

Seasonal farmworker housing shall comply with the following:

A. Active Agricultural Operations. Be located on active agricultural land.

B. Site Area. Be located on a parcel of 50 acres or more.

C. **Seasonal Labor.** Be used to house seasonal agricultural labor, only.

D. **Screened.** Be screened with a visual buffer equal to a Type E Perimeter Buffer (see Table 5.8.90.D) between the farm worker housing and adjacent properties used for residential purposes.

E. **Indoor Facilities.** Be served by indoor sanitary, cooking, and bathing facilities.

F. **Density.** Not exceed a maximum of 5,000 square feet of gross floor area per 50 acres.

G. **Type of Units.** Consist of single-family units, multi-family units, or dormitories.

4.1.100 Gas Station/Fuel Sales

Gas stations/fuel sales shall comply with the following:

A. **Canopies over Gas Pumps.**

1. Canopies over gas pumps shall have the same roof shape and exterior materials as the primary structure. Pitched roofs are encouraged.

2. Canopies shall meet the setback requirements for the principal structure.

B. **Lighting.**

1. Canopy lighting fixtures shall be hidden inside a canopy so as not to be visible from off-site.

2. Freestanding lighting fixtures shall not exceed 15 feet in height if the use adjoins an existing residential development or residential lot. All light fixtures shall be cutoff luminaries that block the light source from off-site view.

C. **Car Wash Allowed as Accessory Use.** A one-bay car wash may be allowed as an accessory use. The car wash shall meet the setbacks for the principal use and not exceed 900 square feet in area. The car wash bay shall not be oriented toward the public ROW. Car washes are required to have operational recycled water systems where a minimum of fifty percent (50%) of water utilized is recycled.

D. **Specific to T2 Rural District.** Gas stations shall be located no closer to one another than three miles along a public roadway.

E. **Specific to Transect Zones and C4 District.** Within any transect zone and C4 district, the following additional standards shall apply:

1. Fuel pumps and parking shall be located behind the front line of the primary structure. The Director may grant an exception to this requirement because of the shape of a parcel, the location of specimen trees, or other similar circumstances.

2. The principal structure shall be oriented toward the street.

4.1.110 General Offices and Services

General office and service uses shall comply with the following:

A. **Specific to C3 District.** The site shall have frontage on, and access shall be provided directly to, an arterial or collector street unless the Director determines that access to an adjoining secondary local street is safer and provides improved design. This restriction does not apply to general office and service uses located in Traditional Community Plans.

B. Specific to S1 District. Banks, Business Services and Personal Services shall take access from the development's internal streets. These uses shall not have direct access to arterial or collector streets.

4.1.120 General Retail

General retail shall comply with the following:

A. Specific to T2 Rural District.

1. The maximum allowable size for General Retail shall be 1,500 square feet total.

2. No general retail use shall be located within one-half mile radius from another general retail use.

3. The buildings shall be residential in character and meet the Estate House (see Section 5.1.50) or Village House (see Section 5.1.60) building type standards.

B. Specific to C3 District. The site shall have frontage on, and access shall be provided directly to, an arterial or collector street unless the Director determines that access to an adjoining secondary local street is safer and provides improved design.

C. Specific to S1 District.

1. Access shall be from the development's internal streets.

2. The use shall not have direct access to arterial or collector streets.

3. General retail establishments may reuse developed sites that have been unoccupied by a light industrial business for more than two years provided the following standards are met:

a. Adequate parking in compliance with Division 5.5 (Off-Street Parking) shall be provided;

b. The site shall be located within 1,000 feet of an arterial road, and traffic impacts as measured by trips per day shall not exceed by more than 10% the traffic impact of the former permitted use on the site;

c. The proposed use shall meet the Land Use Compatibility Recommendations of the United States Navy for the Accident Potential Zones (APZs) or Noise Zones, if the site is within such a zone; and

d. No outside sales for an adaptive reuse shall be permitted with the APZs or Noise Zones, if the site is within such a zone.

e. Structural additions shall not increase the existing floor space by more than 15%; if more than a 15% increase is proposed, the application will be treated as a special use.

(Ord. No. 2015/32, § 1, 11-9-15)

4.1.130 Manufactured Home Community

Manufactured Home Communities shall comply with the following:

A. Design Standards. Specific design standards for manufactured home communities are found in Division 2.5 (Manufactured Home Communities).

B. RVs Permitted as Accessory Use. Up to 25% of the lots in a manufactured home community may be used for either manufactured homes or recreational vehicles as follows:

1. Combination lots, which may be used for either manufactured homes or recreational vehicles, shall be clustered, separated from exclusively manufactured home lots and clearly delineated on the development plan.

2. All recreational vehicles shall be road ready and not attached to any permanent structure.

3. All prospective renters shall be notified by the property owner through a written provision contained in the lease agreement that the manufactured home community contains lots that may be rented for either manufactured home or recreational vehicle use.

4. A pump out station meeting SCDHEC requirements shall be provided for recreational vehicles.

4.1.140 Manufacturing, Processing, and Packaging

Manufacturing, processing, and packaging facilities shall comply with the following:

A. No Adverse Impacts. The use shall not create noise, vibration, odor, fumes, or electrical or communications interference that can be detected by the normal senses off the premises.

B. All Operations Must Be Located Within an Enclosed Structure. All manufacturing, processing, and packaging operations shall occur within an enclosed building.

C. Loading Areas. Outdoor loading areas shall be located to the rear of the principal structure and shall meet the requirements of Section 5.8.100 (Screening). Loading and unloading of goods and supplies shall not interfere with the on-site circulation of vehicles and pedestrians.

4.1.150 Meeting Facility/Place of Worship

Meeting facilities/places of worship shall comply with the following:

A. Access. Road access for a meeting facility/place of worship over 15,000 square feet shall be provided through frontage on an arterial or collector street.

B. Accessory Uses.

1. Meeting facilities/places of worship may include functionally related internal facilities such as kitchens, multi-purpose rooms, and offices. Places of worship may establish schools, daycare centers, and on-site social programs such as health care clinics, food banks and the like as accessory uses in the principal structure and/or auxiliary buildings.

2. Accessory uses must be not-for-profit.

3. The sum of all principal and accessory structures may not exceed the allowable floor space for this use in the district in which it is located (i.e. over or under 15,000 square feet). Additionally, the floor area of all accessory uses may not exceed the floor area of the principal building.

4.1.160 Mining/Resource Extraction

A. General Standards.

1. **State Approvals.** No Special Use Permit for a mining/extraction project shall be issued unless and until all appropriate state agency permits are approved and issued by the appropriate agencies.
2. **Height.** No equipment shall exceed 30 feet in height above the lowest natural grade on the site.
3. **Hours of Operation.** The hours of operation are limited to 6:30 a.m. to 6:30 p.m., Monday - Saturday.
4. **No Processing or Drying.** No processing or drying is allowed on the site.
5. **Stormwater.** The site shall be designed so that the quantity and quality of runoff reaching any surface water, on-site, or discharging off-site, shall be controlled through County approved BMPs.
6. **Safe Edges Required.** Safe edges shall be provided for any excavation on the site to prevent accidents. Safe edges shall require a long shelf with a slope of less than 1:5 to a depth of three feet.
7. **Fencing.** Where water is to remain for more than one day, the area shall be fenced. The fence shall be located at least 50 feet from the edge of excavation. No trespassing signs that are highly visible shall be installed on the fence every 25 feet along the length of the fence. Clearly legible no trespassing signs in high visibility locations shall also be placed at all site access points.

B. Specific to Projects Five Acres or Less. Mining/resource extraction of 5 acres or less shall comply with the following standards:

1. **Size/Area.** The ratio of area to be excavated to the gross site area shall be a minimum of 1:4.
2. **Maximum Depth of Excavation.** Land shall be excavated no deeper than 12 feet from existing grade.
3. **Buffers Adjacent to Residential Development.** Along all property boundaries adjoining residential uses, the required forested buffer width shall be 100 feet. If the buffer is not currently forested, the standards of Section 5.8.90.D (Perimeter Buffer), Perimeter Buffer Type E, shall apply.
4. **Engineer's Report Required for Disturbance Greater than 10,000 Square Feet.** Any excavation resulting in land disturbance of 10,000 square feet or greater shall provide a certified engineer's report ensuring that drainage and runoff do not adversely impact the property or surrounding properties.
5. **Truck Routing Plan.** A truck routing plan shall be submitted that ensures that truck traffic through residential areas is avoided or mitigated to the extent practicable. Any roads brought to sub-standard condition due to work on the site as determined by SCDOT and/or the County must be brought up to standard. At a minimum, a road must be returned to its initial condition.
6. **Noise.** Maximum noise at the property line shall not exceed 65 decibels.

C. Specific to Projects Greater than Five Acres. Mining/resource extraction of over 5 acres shall comply with the following standards:

1. **Minimum Site Area.** The minimum site area shall be 20 acres.

2. **Buffers Adjacent to Residential Development.**

   a. If the proposed mining/excavation is adjacent to existing residential development on parcels of one acre or larger, there is a required forested buffer width of 200 feet. If the adjacent residential development is on parcels less than one acre, the forested buffer width shall be 400 feet.

   b. If the buffer is not currently forested, the standards of Section 5.8.90.D (Perimeter Buffers), Perimeter Buffer Type E, shall apply and shall be planted over a berm having a minimum height of eight feet.

   c. If the Special Use Permit limits the mining/excavation to less than two years, the buffer may be reduced to 100 feet, if it is demonstrated the reduced buffer addresses any compatibility problems between the uses.

3. **Berm to Address Noise.** The site shall be bermed to ensure that the maximum noise at the property line does not exceed 65 decibels. Unless this berm is also being utilized to meet the provisions of Section 4.1.160.C.2. above, it shall be located outside of the required buffers.

4. **Groundwater.** If groundwater is encountered, the following shall be demonstrated:

   a. Probable maximum pumping rates and cone of depression impacts on surrounding public and private wells and the long-term water table.

   b. The disposal method for pumped water and its effect on water quality and flooding.

   c. A study shall be done before submittal of the special use application to ensure pumping during the active use of the site does not result in groundwater contamination or salt-water intrusion. Monitoring wells shall be installed to monitor any groundwater pumping. If groundwater contamination or salt-water intrusion occurs, the County shall require the mine to be closed immediately and require the mine operator/landowner to undertake corrective action and pay for any damages resulting from the operation. The mine operator shall be strictly liable for any harm to adjacent lands.

5. **Additional Submittal Requirements.** The following plans shall be submitted as part of the application for a Special Use Permit (see Section 7.2.130, Special Use Permit):

   a. **Truck Routing Plan.** A truck routing plan shall be included as part of a traffic impact analysis (see Division 6.3, Traffic Impact Analysis), which ensures:

      (1) Truck traffic through existing residential areas is mitigated or avoided to the maximum extent practicable;

      (2) The capacity of all truck route roads to carry traffic from the site to arterial or collector roads is evaluated; and

      (3) Any sub-standard roads are brought up to adequate standards, both before and after mining activities, as determined by the County Engineer and/or SCDOT.

   b. **Operations Plan.** An operations plan shall identify the specific types of activities that are necessary for successful operation of the use, specific technologies that will be incorporated into the use, potential impacts on adjacent lands and mitigation measures, the size of the operation, the number of employees, and the operating hours of the use.

   c. **End Use Plan.** An end use plan shall be approved that demonstrates after completion of the mining/excavation, the site will be restored. The end use plan shall address the following:

      (1) The ground surface on the site is restored to a condition permitting one of the following uses: agricultural, residential, recreation, or non-residential.

(2) If recreation is identified as the restored use, its management is established in the end use plan.

(3) Risks from any sub-surface materials to future restored use(s) is identified and mitigated.

(4) If surface water will be present, likely chemical water quality shall be identified.

(5) Where permanent water bodies are created as a result of surface mining, littoral shelves and wetland vegetation are encouraged to promote water quality and natural habitat.

6. **Final Excavation Plan.** Where surface water features remain, or a depressed area is created during mining/excavation, a final excavation plan shall be submitted that is consistent with the end use plan and approved as part of the Special Use Permit. The final excavation plan shall demonstrate that sufficient land will remain unexcavated and/or that the excavation will be done in a manner that allows the development to conform to this chapter's requirements without variances.

7. **Escrow Account.** An escrow account or a yearly fee approved by the County Attorney and County Council as part of the Special Use Permit may be required to ensure that there are sufficient funds set aside for restoration.

4.1.170 Multi-Family Dwellings

Multi-family dwellings shall comply with the following:

A. Specific to C3 District. In the C3 District, multi-family uses shall be compatible with surrounding neighborhood character in size, scale, and architecture.

B. Reserved.

(Ord. No. 2017/9, 4-10-17)

4.1.180 Outdoor Maintenance/Storage Yard

A. Storage Height. Storage of any equipment may not exceed 12 feet in height from the lowest ground elevation.

B. Screening of Storage Areas. All outdoor storage areas shall be screened with a solid wooden fence or masonry wall at least eight feet high. One evergreen shrub shall be installed for every five linear feet of fence or wall on the side of the fence or wall facing a neighboring property or public right-of-way.

4.1.190 Recreation Facility: Campgrounds

Campgrounds shall comply with the following:

A. Primitive Campground. A campground accessible by walk-in, equestrian, motorized trail vehicles or vehicular traffic where basic facilities may be provided for the comfort and convenience of the campers. Primitive Campgrounds shall comply with the following:

1. **Length of Stay.** All campers are limited to a 14-day length of stay.

2. **Zones.** Primitive Campgrounds are allowed in the T1 Natural Preserve zone and all T2 Rural Zones.

3. **Buffers.** Any tent sites shall be located no less than 30 feet from any property line.
4. No RVs or camping trailers over 20 feet in length shall be allowed.
5. **Tree Requirement.** Existing trees shall be left on site, when practical. If there are no trees between campsites, at least two trees shall be planted between each campsite.
6. **Accessory Uses.** Facilities for the comfort and convenience of the camper may be provided such as bathing facilities, flushing toilets, grills, tables, fire pits, fire circles, and refuse collection.

B. **Semi-Developed Campground.** A campground, with two or more campsites, for a camping unit, accessible by walk-in, pack-in, equestrian campers, motorized trail vehicles or vehicular traffic. Semi-Developed Campgrounds shall comply with the following:

1. **Length of Stay.** All camping units are limited to a 30-day length of stay.
2. **Zones.** Semi-Developed Campgrounds can be located within T2 Rural Zones (neighborhood and Rural Center).
3. **Buffers.** This use shall be screened with a 100-ft. wide, opaque, visual buffer next to all property lines.
4. **Minimum RV Pad Size.** If RV pads are provided they shall be a minimum of 1,600 square feet. This does not include tent only sites. A maximum number of 200 camp sites.
5. **Tree Requirement.** Existing trees shall be left between all campsites and/or RV pads, to the maximum extent practicable. If there are no trees between campsites, tent sites, or RV pads, at least two trees shall be planted between each campsite, tent site or RV pad.
6. **Accessory Uses.** Recreational facilities and amenities shall be for the purpose of the camper enjoyment including sports facilities, equipment for amusement, playground facilities, swimming pools and a camp store/office. These amenities shall not be for general public use and shall not exceed 3,000 square feet.

C. **Developed Campground.** A campground with two or more campsites, for a camping unit, accessible by walk-in, pack-in, equestrian campers, motorized trail vehicles, or vehicular traffic. Sites may be substantially developed with tables, refuse containers, flush toilets, bathing facilities, and one or more service buildings. These campsites may have individual water, sewer, and electrical connections. Developed Campgrounds shall comply with the following:

1. **Length of Stay.** All camping units are limited to a 30-day length of stay.
2. **Zones.** Developed Campgrounds can be located within T2 (only Rural Center Zone), C4 Community Center Mixed Use and C5 Regional Center Mixed Use.
3. **Buffers.** This use shall be screened with a 100-ft. wide, opaque, visual buffer next to all property lines.
4. **Minimum RV Pad Size.** If RV pads are provided they shall be a minimum of 1,600 square feet. A maximum number of 400 campsites.
5. **Tree Requirement.** Existing trees shall be left between all campsites and/or RV pads, to the maximum extent practicable. If there are no trees between campsites, tent sites, or RV pads, at least two trees shall be planted between each campsite, tent site or RV pad.
6. **Accessory Uses.** Recreational facilities and rural recreation businesses including, but not limited to, zip lines, horse riding trails, arcades, camp stores, small cafes,

small offices, or a club house. The size, intensity and scale of such accessory uses should be reasonably related to the particular campground of which such accessory uses are associated. The amenities shall not be for public use.

(Ord. No. 2016/18, 6-27-16; Ord. No. 2019/34, 5-28-19)

4.1.200 Recreation Facility: Commercial Outdoor

Commercial outdoor recreation facilities shall comply with the following:

A. Buffers. Buffers shall incorporate walls or solid fences and be increased by 50 feet, where the use is adjacent to existing residential development.

B. Hours of Operation. Outdoor operations shall be closed and exterior lighting turned off by 11:00 p.m. Facilities seeking to remain open after this time must apply for and receive approval of a Special Use Permit, see Section 7.2.130 (Special Use Permit).

4.1.210 Regional (Major) Utility

Regional (major) utilities shall comply with the following:

A. Additional Buffer. The site shall have an additional buffer of 100 feet.

B. Structure Over 150 Feet in Height.

1. Within a regional utility corridor, all structures 150 feet or taller shall be fitted with orange aviation marker balls installed along the static wire located between the structures, in accordance with applicable industry standards.

2. Outside a regional utility corridor, all structures 150 feet or taller shall have lighting in accordance with Federal Aviation Administration (FAA) Advisory Circular AC 70/7460-1K, as amended, and FAA Advisory Circular AC 150/5345-43E, as amended, and shall be red flashing strobe lights (L-864) at night and medium intensity flashing white lights (L-865) during daylight and twilight use unless otherwise required by the FAA.

4.1.220 Residential Storage Facility

Residential storage facilities shall comply with the following:

A. Operation.

1. The only uses allowed on-site shall be the rental of storage bays and the pickup and deposit of goods or property in dead storage, and limited incidental sales of storage materials (e.g., boxes, tape). Storage bays shall not be used to manufacture, fabricate, or process goods, to service or repair vehicles, small engines or electrical equipment, or conduct similar repair activities, to conduct garage sales or retail sales of any kind, or to conduct any other commercial or industrial activity on the site.

2. Individual storage bays or private postal boxes within a self-service storage facility shall not be considered premises for the purpose of assigning a legal address.

3. No more than one security quarters may be developed on the site, and shall be integrated into the building's design.

4. Except as otherwise authorized in this Section, all property stored on the site shall be enclosed entirely within enclosed buildings.

5. There shall be no storage of toxic, hazardous, flammable, explosive or noxious materials.

B. Parking and Circulation.

1. Interior circulation shall be provided in the form of aisleways adjacent to the storage bays. These aisleways shall be used both for circulation and temporary customer parking while using storage bays. The minimum width of these aisleways shall be 22 feet if only one-way traffic is permitted, and 30 feet if two-way traffic is permitted.

2. The one- or two-way traffic flow patterns in aisleways shall be clearly marked. Marking shall consist, at a minimum, of standard directional signage and painted lane markings with arrows.

3. All aisleways shall be paved with asphalt, concrete, or comparable paving materials.

C. Building Standards.

1. Garage doors serving individual storage units shall be perpendicular to a public or private street so as to not be visible from adjacent streets.

2. With the exception of a structure used as a security guard or security quarters, the maximum height of a personal storage facility shall be 20 feet.

3. Fences shall be no shorter than six feet or taller than eight feet and meet the standards of Division 5.4 (Fences and Walls). One evergreen shrub shall be installed for every five linear feet of fence or wall on the side of the fence or wall facing a neighboring property or public right-of-way.

D. Open Storage. Open storage of recreational vehicles, travel trailers, and dry storage of pleasure boats of the type customarily maintained by persons for their personal use shall be permitted within a residential storage facility, provided that the following standards are met:

1. No outdoor storage shall be visible from off-site.

2. The storage shall occur only within a designated area that is clearly delineated.

3. Outdoor storage areas shall be located to the rear of the principal structure and be screened with a solid fence or masonry wall at least eight feet high.

E. Residential Storage Facilities in T4 Hamlet Center, T4 Hamlet Center Open, and T4 Neighborhood Center. Residential storage facilities shall be sited so that storage buildings are located in the interior of the block and do not face a street. The site shall incorporate outparcels to screen and separate the storage buildings from the street. The leasing office and/or security quarters may face and address the street. In the T4 Hamlet Center District where and adaptive reuse of an existing building is sought to preserve commercial stability on a street, the building and parcel upon which it resides may be remodeled and converted into a residential storage facility.

(Ord. No. 2015/32, § 1, 11-9-15; Ord. No. 2015/37, 12-14-15)

4.1.230 Restaurant, Cafés, Coffee Shop

Restaurants, cafés, and coffee shops shall comply with the following:

A. Specific to S1 District.

1. Restaurants, cafés, and coffee shops shall take access from the development's internal streets. These uses shall not have direct access to arterial or collector streets.

2. A manufacturing or office use may include a restaurant, café, or coffee shop as an accessory use provided there are no identification signs, other than directional signs identifying the facility.

B. **Specific to C3 District.** The site shall have frontage on, and access shall be provided directly to, an arterial or collector street unless the Director determines that access to an adjoining secondary local street is safer and provides improved design.

4.1.240 Salvage Operations

Salvage operations shall comply with the following:

A. **Specific to S1 District.** Salvage operations in the S1 district shall:

1. Be located at least 300 feet from the outer boundaries of the district unless the adjacent property is in the S1 district.

2. Have either, an additional ten feet of forested buffer, or an eight-foot wall or solid fence, landscaped with one canopy tree per 50 feet, around the entire property. If the adjacent property is an existing residential use, both shall be required.

B. **Maximum storage height.** Outside storage of motor vehicles, equipment, parts, junk, or other material shall not be visible from roadways or adjacent residential uses.

C. **Burning prohibited.** Burning of junk or vehicles in any salvage yard is prohibited.

4.1.250 Tattoo or Body Piercing Facility

Tattoo or body piercing facilities shall comply with the following:

A. **Separation.** A tattoo or body piercing facility shall be a minimum of 1,000 feet from property line to property line of any residential development, church, school, public building, or day care center.

B. **Spacing.** The minimum spacing between another tattoo or body piercing facility shall be 500 feet from property line to property line.

C. **Access.** Access shall be from an interior street within the development, not from an exterior local, collector or arterial road.

D. **Federal, State, and other Local Permits Required.** An applicant shall obtain all permits required by SCDHEC or any other federal, state or local government department or agency that has rules and regulations governing tattoo or body piercing facilities, prior to receiving a land development permit from Beaufort County.

4.1.260 Vehicle Sales and Rental: Automobiles, Light Trucks, Boats

Vehicle sales and rentals shall comply with the following:

A. **No Vehicles or Boats in ROWs and Buffers.** No vehicles or boats shall be parked in a ROW or buffer.

B. **Display of Vehicles.** No vehicles shall be displayed with their hoods open, except in a display building, which shall be an enclosed structure. No vehicles or boats shall be displayed on top of a building.

C. **Location of Service Bay Doors.** Repair of all vehicles and boats shall occur within an enclosed building. Service bay doors shall be located perpendicular to the road fronting the site and shall be screened from all other streets and adjacent residential property.

D. **Outdoor Intercoms.** Outdoor intercoms located on vehicular sales and rental sites shall comply with the following:

1. Be located a minimum of 150 feet from the property line of any existing residential use; and

2. If the vehicle sales and rental use is located adjacent to an existing residential use, be located on a side of the building that does not front the residential use.

E. **Additional Standards in T2RC, T4HCO, and C4 Districts.** Vehicular sales and rental uses in the T2RC, T4HCO, and C4 districts shall comply with the following additional standards:

1. All areas for the outdoor display of vehicles and boats for sale shall be located behind the front building line and shall be included in the floor area ratio (FAR) calculation for the site if applicable.

2. All service and repair activities, including outdoor storage areas (those areas not used for display), shall be located behind the front building line and shall be completely screened (100 percent opacity) from adjoining properties and ROWs using natural buffers, fencing, buildings, or a combination thereof.

3. Within the T4HCO district, the sale of automobiles, trucks, vans, and motorcycles are not permitted. Boat sales are only permitted within ½ mile of a public boat ramp.

4.1.270 Vehicle Services: Maintenance and Repair

A. **Auto Painting or Body Shop.** Uses shall comply with the following:

1. The use shall be located at least 250 feet from any existing residential development, school, or day care.

2. Vehicles shall not be parked or stored as a source of parts or for the purpose of sale or lease/rent.

3. Repair and storage of all vehicles shall occur within an enclosed building. Temporary outdoor vehicle storage may be allowed in an outdoor storage area located behind or to the side of the principal structure, and completely screened (100 percent opacity) from adjoining properties and ROWs using natural buffers, fencing, buildings, or a combination thereof.

4. Vehicles that are repaired and are awaiting removal shall not be stored or parked for more than 30 consecutive days unless the owner or operator of the establishment demonstrates steps have been taken to remove the vehicle from the premises using the appropriate legal means.

B. **Auto Wrecker Service.** Uses shall comply with the following:

1. The number of vehicles stored on-site shall be limited to 15 vehicles. Vehicles shall not be stored for more than 90 days. Vehicles shall be stored to the rear of the principal structure, and completely screened (100 percent opacity) from public view using natural buffers, fencing, buildings, or a combination thereof.

2. Reserved.

C. **Car Wash and Auto Detailing.** Uses shall comply with the following:

1. Openings to wash bays shall not face road ROWs and shall be designed to minimize visual intrusion onto adjoining properties.

2. Vacuuming equipment shall be set back at least 50 feet from any adjacent residential development.

3. Car wash and auto detailing uses shall provide adequate, enclosed trash storage facilities on the site.
4. Car washes are required to have operational recycled water systems where a minimum of fifty percent (50%) of water utilized is recycled.

D. Other Repair Services. Uses shall comply with the following:

1. Repair of all vehicles shall occur within an enclosed building. Temporary outdoor vehicle storage may be allowed in an outdoor storage area located behind or to the side of the principal structure, and completely screened (100 percent opacity) from public view using natural buffers, fencing, buildings, or a combination thereof.
2. All automobile parts and similar materials shall be stored within an enclosed building or completely screened from view by an opaque or privacy fence.
3. The use shall not include outdoor storage lots or impound yards for towed vehicles.
4. Openings to repair bays shall not face road ROWs and shall be designed to minimize visual intrusion onto adjoin properties.

4.1.280 Warehousing, Wholesaling, and Distribution

Warehousing and distribution shall comply with the following:

A. Access. The use shall have direct access onto an arterial or major collector road.

B. Screening of Outdoor Storage Areas. The use shall locate outdoor storage areas to the rear of the principal structure to the maximum extent practicable and screen them with a wooden fence or masonry wall no less than eight feet in height in accordance with Division 5.4, Fences and Walls. One evergreen shrub shall be installed for every five linear feet of fence or wall on the side of the fence or wall facing a neighboring property or public right-of-way.

C. The use shall be designed to ensure proper functioning of the site as related to vehicle stacking, circulation, and turning movements.

4.1.290 Waste Management Facility: Community Waste Collection and Recycling

A community waste collection and recycling facility shall comply with the following:

A. Only Residential and Office Waste Accepted. Only residential and office wastes shall be accepted by this use. Commercial, industrial, auto or machinery generated waste shall not be accepted.

B. Buffers. A 100-foot wide buffer with 100% opacity is required around the entire property excluding the entrance. Trash bins shall not be visible from any neighboring property or public right-of-way.

C. Cut-off Lighting. Only cut off lighting fixtures shall be used. If the adjacent property is residential, the height of the pole shall not exceed 15 feet from the top of finished grade level.

4.1.300 Waste Management Facility: Regional Waste Transfer and Recycling

Regional waste transfer and recycling facilities shall comply with the following:

A. Buffers. Where this use adjoins saltmarshes, tidal waters, Rural and Critical Lands, or existing or permitted residential uses, a 500-foot wide buffer with 100% opacity is required. All other adjoining uses shall be screened by a 200-foot wide buffer with 100% opacity.

B. Cut-off Lighting. Only cut off lighting fixtures shall be used. If the adjacent property is residential, the height of the pole shall not exceed 15 feet from the top of finished grade level.

C. Operations Plan and Truck Routing Plan. An operations plan and truck routing plan shall be approved as part of the Special Use Permit (see Section 7.2.130, Special Use Permit), and shall be updated every five years, or as determined by the ZBOA, and include:

1. The truck routing plan shall be included as part of the traffic impact analysis (see Division 6.3, Traffic Impact Analysis) and shall demonstrate:

a. The capacity of all truck route roads that will carry truck traffic from the site to arterial or collector roads, the trucks' impact on those roads, and how the impacts will be mitigated so there will not be a deterioration of the roads or their capacity.

b. Regional Waste Transfer and recycling facilities shall have direct access from a Major or Minor Arterial with no trucks utilizing residential streets.

2. The operations plan shall identify the specific types of activities that are necessary for successful operation of the use, specific technologies that will be incorporated into the use, potential impacts on adjacent lands and mitigation measures, size of the operation, number of employees, operating hours, etc.

D. State and Federal Compliance. The use shall comply with all applicable State and Federal Regulations.

E. Access. The use shall have direct access from a Major or Minor Arterial with no trucks utilizing residential streets. The access road, and all parking and loading areas shall be paved.

F. The use shall be located outside of the 100-year floodplain.

4.1.310 Waste Management Facility: Regional Waste Disposal and Resource Recovery

Regional waste disposal and resource recovery facilities shall comply with the following:

A. Buffers. Where this use adjoins saltmarshes, tidal waters, Rural and Critical Lands, or existing or permitted residential uses, a 500-foot wide buffer with 100% opacity is required. All other adjoining uses shall be screened by a 200-foot wide buffer with 100% opacity.

B. Operations Plan and Truck Routing Plan. An operations plan and truck routing plan shall be approved as part of the Special Use Permit (see Section 7.2.130, Special Use Permit), and shall be updated every five years, or as determined by the ZBOA, and include:

1. The truck routing plan shall be included as part of the traffic impact analysis (see Division 6.3, Traffic Impact Analysis) and shall demonstrate:

a. The capacity of all truck route roads that will carry truck traffic from the site to arterial or collector roads, the trucks' impact on those roads, and how the impacts will be mitigated so there will not be a deterioration of the roads or their capacity.

b. Truck traffic through existing residential areas is mitigated or avoided to the maximum extent practicable.

2. The operations plan shall identify the specific types of activities that are necessary for successful operation of the use, specific technologies that will be incorporated into the use, potential impacts on adjacent lands and mitigation measures, size of the operation, number of employees, operating hours, etc.

C. Additional Requirements for Landfills.

1. The quantity and quality of runoff reaching any surface water on-site or discharging off-site shall be identified and controlled through BMPs or other appropriate means.

2. If surface water will be present, the likely chemical water quality shall be identified.

3. If groundwater is to be encountered:

   a. Probable maximum pumping rates and cone of impact depression impacts on surrounding public and private wells and long-term water table shall be identified and addressed.

   b. The disposal method for pumped water and its effect on water quality and flooding shall be identified and addressed.

   c. A study shall be done to ensure that pumping during the active use of the site will not result in salt-water intrusion. Monitoring wells shall be installed to monitor activities to ensure this does not occur. If salt-water intrusion occurs, the County shall require the landfill to be closed immediately and require the operator/landowner to undertake corrective action and pay for any damages resulting from the operation. The landowner and operator shall be strictly liable for any harm to adjacent lands.

4. End Use Plan. An end use plan shall be approved as part of the Special Use Permit (see Section 7.2.130, Special Use Permit) that demonstrates, after completion of the landfill, the site will be restored. The end use plan shall address the following:

   a. The ground surface on the site is restored to a condition permitting one of the following uses: recreation or non-residential. If recreation is identified as the restored use, its management shall be established in the end use plan.

   b. Risks from any sub-surface materials to future restored use(s) are identified and mitigated.

5. Landfill Slopes.

   a. Side slopes of landfills shall be designed so they can be effectively screened from adjacent development and the public ROW while the landfill is active. Side slopes shall be planted in accordance with Section 5.8 (Landscaping, Buffers, and Screening Standards).

   b. Side slopes shall be kept at least ten feet higher than operating areas.

   c. Safe edges shall be provided for any excavation on the site to prevent accidents. Safe edges shall require a long shelf with a slope of less than 1:5 to a depth of three feet.

6. Final Cover. A minimum of one foot of final cover shall be placed on the landfill when activities are completed. In addition, all slopes and a minimum of 30 percent of the landfill top shall be covered with an additional depth of three feet and planted with a forest cover.

D. Debris Management Locations. If a natural disaster such as hurricane, tornado, flooding, etc., occurs, the County will utilize available tracts of land to allow emergency debris clearance of public ROWs to facilitate rescue operations, to reestablish public

services and mobility, and to begin the disaster recovery process. All debris management policies, priority actions and decisions shall be exempt from the requirements of this section and approved by resolution of County Council. These activities will be conducted by the Public Works Department, in association with the Emergency Management Office, and other appropriate agencies and entities.

E. Additional Requirements.

1. The use shall comply with all applicable State and Federal Regulations.

2. The access road, and all parking and loading areas shall be paved.

3. The use shall be located outside of the 100-year floodplain.

4. Gathering, processing, and treating methane gas emitted from decomposing garbage to produce electricity, heat, fuels, and various chemical compounds are strongly encouraged.

4.1.320 Wireless Communications Facility

Wireless communication facilities shall comply with the following:

A. Collocation. Collocation of wireless communication facilities shall be achieved in accordance with this Section:

1. All applications where wireless communication facilities are not being provided through collocation shall include a collocation study that demonstrates there is not a suitable collocation site that can serve the needs of the user. Placement on existing towers, water towers or other tall structures shall be fully considered prior to making an application for a new tower.

2. When a new tower is proposed within two miles of an existing tower, the applicant will be expected to prove that there is no technologically and structurally suitable space available within the search ring. The applicant shall submit satisfactory written evidence such as correspondence, agreements, contracts, etc., that alternative towers are not available for use. The proposed tower, if approved, shall be either camouflaged or stealth in design.

3. Speculation towers are prohibited.

4. The following collocation standards shall apply to all new towers:

a. All structures less than 125 feet in height shall make provision for at least two locations.

b. Towers between 125 feet and 200 feet in height shall have at least four locations.

5. The design of ground structures for new towers shall be such that modular expansion to accommodate collocation is feasible.

B. Towers. Towers shall comply with the following:

1. Maximum tower height shall be as follows:

a. For towers with provisions for one to three locations, 125 feet.

b. For towers with provisions for four to five locations, 200 feet.

2. In T2 zones, where the tower is located on a property with a conservation easement in place, the location of the tower will be completely screened at least one mile in sight distance, from roads or waterways having visual access of the subject property.

3. All towers 150 feet or taller shall be lighted. Lighting shall be in accordance with Federal Aviation Administration (FAA) Advisory Circular AC 70/7460-1K, as amended, and FAA Advisory Circular AC 150/5345-43E, as amended, and shall be red strobe lights (L-864) at night and medium intensity flashing white lights (L-865) during daylight and twilight use unless otherwise required by the FAA. No general illumination shall be permitted. (All commercial communication towers approved by Beaufort County and by the South Carolina State Historic Preservation Office prior to January 8, 2007, and operating in conformance with those approvals, shall be deemed to be lawful nonconforming uses and structures and are not subject to these lighting requirements. Status as a lawful nonconforming use or structure under this Section shall terminate upon the expiration or revocation of a commercial communication tower's permit or upon any modification to the height of the tower.)
4. A sign of no more than two square feet shall be mounted in an easily noticeable location, no more than four feet above the ground, providing tower identification and an emergency notification number.
5. A 50-foot forested buffer shall be provided around the entire perimeter of the parent property containing the tower (not just the leased area). If a forested buffer does not exist, a new buffer shall be planted in accordance with a Type E Perimeter Buffer (see Table 5.8.90.D, Perimeter Buffer Types). For camouflage and stealth towers, the Director may approve a buffer modulation of this requirement based on site design.
6. All applications shall include a visual impact analysis of the proposed tower.
7. The base of any new tower shall be set back a minimum distance from an existing residential dwelling that is equal to one foot for each one foot in height of the proposed tower, plus an additional 50 feet.
8. A collapse zone shall be designed so that tower collapse will occur only within the property owned or leased by the tower company, or controlled by an easement held by the tower company.
9. No tower shall be located within 500 feet, plus one foot for each foot of height of the proposed tower, of the OCRM critical line.
10. All towers shall comply with the standards found in the Beaufort County Airport Overlay Zone (See Section 3.4.40, Beaufort County Airport Overlay (BC-AO) Zone Standards).
11. The tower shall not adversely affect any historic structure or site.
12. Towers are prohibited within 500 feet of the ROW of arterial and major collector roadways and shall not adversely affect any property, road or waterway that has been officially recognized or designated as scenic within the County.
13. If disputed evidence occurs in the review of the application, the County may hire, at the developer's expense, a communications expert or engineer of its own choosing to assist in determining the facts.
14. When any tower is abandoned for 60 days, the landowner shall remove the tower and restore the site within six months.

4.1.330 Ecotourism

Ecotourism shall comply with the following:

A. Applications shall include a site plan whose design incorporates the building, structures, and amenities into the natural and scenic qualities of the area in a complimentary fashion.

B. An operational plan shall indicate that this use will enhance the ecotourism experience of intended users in regard to the related wilderness setting, interpretive educational programs, wildlife viewing opportunities, outdoor activities, parks/protected areas, and/or cultural experiences.

C. The maximum floor area ratio for each development shall be 0.1.

D. An open space ratio of (at least) 85% shall be required for the entire property.

E. Impervious surface shall not exceed 8% for the entire property.

F. There shall be a 3-acre minimum site size for this use.

G. Lodgings are permitted with this use and include cabins, inns, B&Bs, historic properties, and small hotels. Hotel uses shall be limited to no more than 50 units per development, 8 units per building, and a maximum height of 2 stories.

H. Operators of ecotourism uses shall adhere to the stewardship, research, and education principles promoted by The Ecotourism Society (TES).

4.1.340 Aquaponics

Aquaponics shall comply with the following:

A. An operational plan shall be submitted that indicates that this use will result in no adverse impacts on neighboring properties including noise and odors.

B. The principal product of aquaponics shall be vegetables with fish available from time to time as a bi-product.

C. All standards that apply to the zoning districts which allow Agriculture and Crop Harvesting shall be followed, and aquaponics may be an accessory use on the site.

D. The entire aquaponics process shall take place inside an enclosed greenhouse to protect from outside contaminants, and the need for pesticides or herbicides is to be avoided.

E. No excavation of the ground to create the potential of sand mining shall be allowed in the pursuit of an aquaponics zoning permit.

(Ord. No. 2017/31, 10-23-17)

4.1.350 Affordable Housing

A. Findings. County Council finds that affordable housing is the essential foundation upon which to build a more sustainable future for Beaufort County and to grow a more competitive workforce to meet the challenges of our regional, state, and global economy. County Council finds that zoning regulations can be an effective tool for implementing the strategies to address the needs for affordable housing stock within Beaufort County. County Council finds that the Regional Center Mixed Use (C5) zone district is an appropriate place for certain incentives provided in this chapter for the development of affordable housing types.

B. Purpose. This chapter is intended to promote a diversity of housing stock by providing certain incentives and regulatory standards for the creation of affordable housing units in the C5 zone district.

C. Availability. The affordable housing incentives and regulations provided in this chapter are available to all landowners in the C5 zone district as a conditional use when an applicant has demonstrated compliance with the conditions provided herein.

D. Definitions. For the purpose of this chapter, the following terms shall mean:

a. Owner occupied affordable housing unit: A dwelling unit where at least one occupant is an owner, and where all occupants have, in the aggregate, household income less than or equal to one hundred (100%) percent of the area median income (AMI) for owner occupied units. Area median income (AMI) shall be determined annually by the United States Department of Housing and Urban Development (HUD) as adjusted by the Beaufort County Human Services Department or its successor.

b. Rental affordable housing unit: A dwelling unit, where occupants have, in the aggregate, household income less than or equal to eighty (80%) percent of the area median income (AMI) for rental units. AMI shall be determined annually by HUD as adjusted by the Beaufort County Human Services Department or its successor.

c. Qualified household: Households where occupants have, in the aggregate, a household income less than or equal to one hundred (100%) percent of the AMI for owner occupied units, and a household income less than or equal to eighty (80%) percent of the AMI for rental units.

d. Initial maximum allowable sales price: An amount equal to three (3) times one hundred (100%) percent of the AMI plus any subsidy available to the buyer.

e. Affordable rent: Affordable rent is based on an amount not to exceed thirty (30%) percent of eighty (80%) percent of the AMI as published annually by HUD based on household size, inclusive of a utility allowance. Utility allowances are as provided by HUD guidelines.

f. Household income: All sources of financial support, both cash and in kind, of adult occupants of the housing unit, to include wages, salaries, tips commissions, all forms of self-employment income, interest, dividends, net rental income, income from estates or trusts, Social Security benefits, pension benefits, or any other sources of financial support.

E. Applicability. Any development or redevelopment within the Regional Center Mixed Use (C5) zone district that includes residential dwelling units may elect to develop the residential portion according to the standards in this chapter provided that the applicant demonstrates strict compliance with conditions stated herein.

F. Land Use Standards. A development or redevelopment within the Regional Center Mixed Use (C5) zone district may elect to provide for Affordable Housing units, in accordance with the following standards:

a. The number of owner occupied affordable housing units and/or rental affordable housing units per development shall be one of the following at the election of the applicant:

i. Thirty (30%) percent of the dwelling units, rounded up to the whole number, shall be restricted by deed as owner occupied affordable housing units and/or rental affordable housing units for a period of at least twenty (20) years; or

ii. Twenty (20%) percent of the dwelling units, rounded up to the whole number, shall be restricted by deed as owner occupied affordable housing units and/or rental affordable housing units for a period of at least twenty-five (25) years.

b. The affordable housing units shall be sized, in terms of square footage and number of bedrooms, comparable and proportional to the square footage and number of bedrooms of the market rate units in the development as a whole. The smallest affordable housing unit by bedroom count shall not be smaller than the smallest market rate unit with the same number of bedrooms. The affordable housing units shall be integrated and intermixed within the market rate units in a development and may not be clustered

together or segregated from the market rate units. When a development contains multiple buildings, it shall incorporate into each building, affordable housing units comparable and in proportion, to the number of market rate units in the building so that affordable housing units are disbursed proportionately throughout the development. Exterior finishes of affordable housing units shall be indistinguishable from exterior finishes of market rate units.

c. Density bonus. Housing developments or re-developments located within the Regional Center Mixed Use (CS) zone district may elect to development land in compliance with this chapter. As an incentive for development under this chapter, there shall be no maximum density or minimum lot size requirements.

d. Impact fees. Impact fees shall be reduced in proportion to the number of affordable housing units being provided in accordance with Beaufort County Code of Ordinances Section 82-32. A project approved under this chapter shall be determined to be a project that creates affordable housing for the purpose of exempting impact fees in proportion to the number of affordable housing units created.

e. All other land use and developments standards of the Regional Center Mixed Use (CS) zone district for multi-family development shall be provided, including, but not limited to, standards for height, area, setbacks, parking, and buffers.

f. For mixed use projects, the standards and incentives provided in this chapter shall apply only to the housing portions of the mixed use project.

G. Submittal Requirements, Procedures and Enforcement.

a. Prior to receiving a building permit for any portion of a development, the owner thereof shall provide, in writing, in the form of a Memorandum of Understanding to be filed with the Beaufort County Register of Deeds, to the satisfaction of the Beaufort County Human Services Department, or its successor, information identifying the total number of efficiency, one bedroom, two bedroom, etc. and the respective square footage of the same and provide a breakdown of the number, location, size, square footage, bedrooms, etc., of the affordable housing units. Prior to the issuance of a certificate of occupancy for any portion of a development, the owner thereof shall identify, in writing, to the Beaufort County Human Services Department, or its successor, the units designated as owner occupied affordable housing units and/or rental affordable housing units. Affordable housing units shall not be changed, modified, or amended in location, size, square footage, etc., without first notifying and receiving in writing, approval from Beaufort County Human Services Department.

b. Prior to the issuance of a certificate of occupancy for any portion of a development permitted pursuant to this chapter, the owner shall execute covenants satisfactory to the County that identifies the owner occupied affordable housing units and/or the rental affordable housing units. The executed covenants shall restrict such units to occupancy or ownership by qualified households for a period of twenty (20) years when thirty (30%) percent of the units are set aside as affordable housing units or twenty-five (25) years when twenty (20%) percent of the units are set aside as affordable housing units pursuant to Section 4.1.350(F)(a)(i-ii) above. The executed covenants shall be filed with the Register of Deeds prior to the issuance of a certificate of occupancy.

c. Prior to the issuance of a development permit, the owner shall submit plans in accordance with Article 7 of the Community Development Code. The plans shall demonstrate compliance with the standards provided in this chapter.

d. The covenants for affordable housing units shall provide:

i. For owner occupied affordable housing units, the covenants shall identify the maximum allowable sales price, and provide that the initial maximum allowable

sale price may be adjusted annually for inflation based on the increase in the area median income (AMI) or Consumer Price Index, whichever is greater. Each owner of such units, prior to initial occupancy, shall be required to submit to the Beaufort County Human Services Department, or its successor, a verified income report of household income of all members of the household. The covenants shall require notice to the Beaufort County Human Services Department, or its successor, of any transfer of the owner occupied affordable housing units and verification that the purchaser is a qualified household. Owner occupied affordable housing units shall be subject to these resale restrictions for no fewer than the numbers of years elected by the developer provided for in Section 4.1.350(F)(a)(i-ii) above. Such restrictions shall be recorded as deed restrictions for the affordable housing unit identified in the memorandum of understanding executed pursuant to the requirements in this chapter.

ii. For rental affordable housing units, the covenants shall require the owner to provide proof to the Beaufort County Human Services Department, or its successor, at inception of every tenancy, and on an annual basis thereafter, that no more than affordable rent is being charged for the affordable housing units. The owner or licensed property manager acting on behalf of the owner, shall provide verified income reports of household income of all occupants of rental affordable housing units at the request of Beaufort County Human Services Department, or its successor. Rental affordable housing units shall be subject to these restrictions for no fewer than the number of years elected by the developer provided for in subsections 4.1.350(F)(a)(i-ii) above.

iii. If an affordable housing unit is converted from rental occupied to owner occupied occupancy during the term of the covenants, the unit shall be subject to the owner occupied affordable housing unit requirements as set out in subsection 4.1.350(F)(d)(i) above (to include an Initial Maximum Sales Price) for a term of months equal to the number resulting when subtracting from three hundred (300) months, the number of months the unit has been subject to the rental affordable housing covenants.

iv. Conversion of an affordable housing unit from owner occupied to renter occupied occupancy shall not be permitted.

v. Covenants shall require written notice to the Beaufort County Human Services Department prior to any conversion taking place and shall require that the necessary covenant(s) and amendment(s) to the memorandum of understanding be filed with the Register of Deeds.

e. The covenants and memorandum of understanding shall accord to the Beaufort County Human Services Department, or its assignee, successor or agent, rights of enforcement by any legal and/or equitable means, including the revocation of a certificate of occupancy, and in all events, writings, agreements or understandings between the developer and Beaufort County, be subject to approval by the Beaufort County Attorney.

f. If the development is to be phased, each phase shall include affordable housing units concurrently with the market rate units in the particular phase in the same proportions in relations to the overall development requirements for affordable housing units. A phasing in plan must make the affordable housing units available concurrently with the market rates in proportions based on the overall percentages elected pursuant to this Code.

g. Upkeep and maintenance of affordable housing rental units must be maintained at the same or better level provided to the market rate units.

(Ord. No. 2018/26, 6-25-18)

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Division 4.2: Accessory Uses and Structures

Sections:

4.2.10 Purpose
4.2.20 General Standards and Limitations
4.2.30 Accessory/Secondary Dwelling Unit
4.2.40 Cottage Industry
4.2.50 Fences and Walls
4.2.60 Food Sales (Indoor)
4.2.70 Guesthouse
4.2.80 Home Business
4.2.90 Home Office
4.2.100 Outdoor Display as an Accessory Use
4.2.110 Outdoor Storage as an Accessory Use
4.2.120 Private Stables
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4.2.140 Security Quarters
4.2.150 Small Wind Energy System
4.2.160 Solar Energy Equipment
4.2.170 Swimming Pools, Hot Tubs, and Ornamental Ponds and Pools
4.2.180 Waste Receptacles and Refuse Collection Areas
4.2.190 Water/Marine-Oriented Facilities
4.2.200 Private Fish Ponds

4.2.10 Purpose

This Section authorizes the establishment of accessory uses and structures that are incidental and customarily subordinate to principal uses. The County's intent in adopting this Section is to allow a broad range of accessory uses and structures, so long as they are located on the same site as the principal use, and so long as they comply with the standards set forth in this Section in order to reduce potentially adverse impacts on surrounding lands.

4.2.20 General Standards and Limitations

A. Compliance with Development Code Requirements. All accessory uses and accessory structures shall conform to the applicable requirements of this Development Code. The provisions of this Section establish additional standards and restrictions for particular accessory uses and structures.

B. General Standards. All accessory uses and accessory structures shall meet the following standards:

1. Be customarily accessory and clearly incidental and subordinate to the principal use or structure;

2. Be subordinate in area, extent, and purpose to the principal use or structure;

3. Be owned or operated by the same person as the principal use or structure;

4. Be located on the same lot as the principal use or structure unless otherwise specified in this section;

5. Together with the principal use or structure, not violate the standards of this Ordinance;

6. Not be constructed or established prior to the time the principal use or structure is constructed or established unless expressly allowed under this section; and

7. Not constitute a combination use, which is the combination of two principal uses (combination uses will not meet the above standards in terms of being subordinate or providing service to the principal use).

C. Approval of Accessory Uses and Structures. Unless otherwise specified in this Section, any accessory use or accessory structure shall be treated as a permitted use in the zone in which it is located. An accessory use or structure may be approved through a Zoning Permit, see Section 7.2.20 (Zoning Permit).

D. Table of Permitted Accessory Uses.

1. **Listed Accessory Uses.** Table 4.2.20.A (Table of Permitted Accessory Uses), lists what types of accessory uses, structures, and activities are allowed in each of the zones. If a specific accessory use is allowed in a zone, the column underneath the zone is marked with a "P." If the accessory use or structure is not allowed in a zone, the column is marked with a "—". If there is a reference contained in the column entitled "additional requirements," refer to the cited section(s) for additional standards that apply to the specific accessory use.

2. **Interpretation of Unidentified Accessory Uses.** The Director shall evaluate potential accessory uses that are not identified in Table 4.2.20.A (Table of Permitted Accessory Uses), on a case-by-case basis, as an interpretation, see Section 7.3.60 (Interpretations). In making the interpretation, the Director shall apply the following standards.

   a. **General Standards.** The definition of "accessory use", see Article 10 (Definitions), and the general accessory use standards established in this Division.

   b. **Additional Standards.** The additional regulations for specific accessory uses established in this Division.

   c. **Purpose and Intent of Zones.** The purpose and intent of the zone in which the accessory use is located, see Article 3 (Specific to Zones).

   d. **Potential Adverse Impacts.** Any potential adverse impacts the accessory use may have on other lands in the area, compared with other accessory uses permitted in the zone.

   e. **Compatibility.** The compatibility of the accessory use, including the structure in which it is housed, with other principal and accessory uses permitted in the zone.

Table 4.2.20A: Table of Permitted Accessory Uses																
Accessory Use/ Structure Type	**Additional Requirements**	**T1 N**	**T2R T2RL**	**T2 RN**	**T2 RNO**	**T2 RC**	**T3E**	**T3 HN**	**T3 N**	**T4 HC**	**T4 VC**	**T4 HCO**	**T4 NC**	**C3**	**C4**	**C5**	**SI**
Accessory/ Secondary Dwelling Unit	4.2.30	—	P	P	P	P	P	P	P	P	P	P	P	P	—	—	—
Cottage Industry	4.2.40	—	P	—	P	P	—	—	—	—	—	—	—	—	—	—	—
Fences and Walls	4.2.50	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Food Sales (Indoor)	4.2.60	—	P	—	P	P	—	—	—	P	P	P	P	—	P	P	P
Freestanding Accessory Structure (includes Garages and Sheds)	4.2.20.E	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Guest House	4.2.70	—	P	P	P	P	P	P	—	—	—	—	—	P	—	—	—
Home Business	4.2.80	P	P	P	P	P	—	—	P	P	P	P	P	P	—	—	—
Home Office	4.2.90	—	P	P	P	P	P	P	P	P	P	P	P	P	—	—	—
Outdoor Display (as an Accessory Use)	4.2.100	—	—	—	P	P	—	—		—	P	P	P	—	P	P	—
Outdoor Storage (as an Accessory Use)	4.2.110	—	—	—	—	P	—	—	—	—	—	P	P	—	P	P	P
Private Fish Ponds	4.2.200	—	P	P	P	P	P	P	P	—	—	—	—	P	—	—	—
Private Stables	4.2.120	—	P	P	P	—	—	—	—	—	—	—	—	P	—	—	—
Satellite Dish Antenna	4.2.130	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Security Quarters	4.2.140	—	—	—	—	P	—	—	—	—	P	P	P	—	P	P	P
Small Wind Energy System	4.2.150	P	P	P	P	P	—	—	—	—	—	—	—	—	—	—	P
Solar Energy Equipment	4.2.160	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Swimming Pools, Hot Tubs, and Ornamental Ponds and Pools	4.2.170	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Waste Receptacles and Refuse Collection Areas	4.2.180	—	P	P	P	P	—	—	P	P	P	P	P	P	P	P	P
Water/Marine-Oriented Facilities	4.2.190	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

P = Permitted Subject to the Additional Requirements — = Not Allowed

E. Standards for Freestanding Accessory Buildings/Structures.

1. Location.

a. General.

(1) No accessory use, structure, or activity except water/marine-oriented facilities shall occupy or take place in a required front, side, or rear yard setback, except for permitted fences or walls erected on a property line or an ornamental pond.

(2) Except in T1, T2R, and T2RL zones, all river, marsh, and ocean waterfront lots, and water/marine-oriented facilities, no accessory structure shall project beyond the front building line of the principal structure.

(3) Except for fences, walls, swimming pools, hot tubs, and air conditioning compressor units, no accessory structures shall be located within five feet of a principal structure or any other accessory structure.

(4) No accessory structure shall be located within any platted or recorded easement or over any known utility.

(5) All freestanding accessory structures shall meet the side setbacks and building height standards for ancillary buildings in Article 3 (Specific to Zones).

(6) Except for water/marine-oriented facilities, all freestanding residential accessory structures shall be set back from rear property lines as follows:

(a) Five feet for lots less than 10,000 square feet.

(b) Ten feet for lots between 10,000 square feet and one acre.

(c) Twenty-five feet for lots one acre or greater.

(7) Freestanding non-residential accessory structures shall meet the rear yard setback for the principal structure.

b. Water/Marine-Oriented Facilities. Structures used for water/marine-oriented facilities such as boat docks, boat houses, and similar uses may be located where necessary to provide access to the waterfront.

c. Air Conditioner Compressor Units. Air conditioner compressor units shall be located in the building envelope.

2. Size. Except for the T2R district, individual freestanding accessory structures on a parcel shall not collectively exceed 30 percent of the floor area of the principal structure. This does not include standard two-car garages (less than 600 square feet), accessory dwellings, guesthouses, structures used for bona fide agricultural purposes, and accessory structures used for home businesses and cottage industries. In the T2R district, except for structures used for bona fide agricultural purposes, all freestanding accessory structures shall be clearly incidental and subordinate to the principal structure.

3. Storage Buildings for Private Residential Use Only. Storage buildings are permitted on residential lots provided they are used only for private residential storage of the property owner or tenant.

4. Tractor trailers and shipping containers may not be used as accessory structures.

F. Temporary Accessory Uses and Structures. Temporary accessory uses and structures shall be governed by the standards and temporary use procedures set forth in Section 4.3.40 (Temporary Use Permit), and Section 4.3.50 (General Standards for all Temporary Uses and Structures).

G. Storage of Trucks and Heavy Equipment. Semitrailer trucks, their cabs or trailers, construction vehicles or equipment, or commercial vehicles with a gross cargo weight of more than

three tons or a gross weight of seven tons shall not be parked on any residential lot or residential street in the C3 zone, any transect zone except T2, or any Community Preservation District unless specifically permitted in Appendix A of this code.

(Ord. No. 2015/32, § 1, 11-9-15; Ord. No. 2016/18, 6-27-16; Ord. No. 2017/30, 10-23-17)

4.2.30 Accessory/Secondary Dwelling Unit

An accessory/secondary dwelling unit shall comply with the following standards:

A. Zones Allowed. Accessory/secondary dwelling units shall be permitted as accessory uses to single-family detached residential dwelling units in accordance with Table 4.2.20.A (Table of Permitted Accessory Uses).

B. Comply with Dimensional and Development Standards. Accessory/secondary dwelling units shall comply with all dimensional and development standards in Article 3 (Specific to Zones).

C. Density. Accessory/secondary dwelling units shall not count toward any applicable maximum residential density requirements.

D. Area of Unit.

1. In T2 and all conventional zones, the unit shall be no more than 1,000 heated square feet or less than 300 heated square feet in area.

2. In all transect zones except T2, the unit shall be within a carriage house building type, see Section 5.1.40 (Carriage House).

E. Design of Unit. The unit shall maintain the architectural design, style, appearance and character of the principal single-family dwelling as a single-family residence.

F. Parking. In Conventional zones one off-street parking space, in addition to that provided for the existing single-family dwelling, shall be provided for the unit.

G. Resale. Accessory dwelling units shall not be sold apart from the principal dwelling upon the same lot where they are located.

H. Rental. Accessory dwelling units shall not be leased or rented for tenancies of less than 30 consecutive days.

I. No Recreational Vehicles and Travel Trailers. Recreational vehicles and travel trailers shall not be used as accessory dwelling units.

4.2.40 Cottage Industry

A cottage industry shall comply with the following standards:

A. Zones Allowed. A cottage industry shall be permitted as an accessory use to a principal residential dwelling unit in accordance with Table 4.2.20.A (Table of Permitted Accessory Uses).

B. Site Area. The minimum site area shall be six acres, unless it is approved as a Special Use Permit, see Section 7.2.130 (Special Use Permit). The qualifying acreage may consist of the total acreage of both the property upon which the use is proposed, as well as the adjacent residential property upon which the owner resides, in accordance with Section 4.2.40.F below.

C. Use. The use shall be one of the following:

1. Boat, small engine (e.g. lawnmowers) and farm equipment repair services;

2. All light manufacturing, processing and packaging uses listed in Table 3.1.60 (Consolidated Use Table).

D. Incidental Sales. Only incidental retail sales are permitted.

E. Building Size. Buildings associated with the cottage industry shall not exceed 5,000 square feet of combined floor space.

F. Operator Resides on Premises. The operator of a cottage industry shall own and reside on the property or immediately adjacent thereto.

G. Employees. The cottage industry shall employ no more than six persons who do not reside on the premises.

H. Screening. All operations associated with the cottage industry, including buildings, work areas, and outdoor storage areas, shall be completely screened from adjacent existing residential uses (unless owned by the owner of the property upon which the cottage industry is located) with a 100-foot wide perimeter buffer providing 100 percent opacity. Non-contiguous parcels deemed to be adjoining as a result of an easement must be screened from physically adjacent residential uses not owned by the owner/operator of the cottage industry.

I. Signage. No more than one non-illuminated sign that complies with Section 5.6.190 (Yard Sign Type) may be placed on the property to advertise the business.

J. Noise, Odor, Vibration, or Electrical Interference. There shall be no perceptible increase in noise, odor, vibration or electrical interference beyond the property line as a result of the cottage industry.

K. Exterior Lighting. Exterior light fixtures, if any, shall be cut-off fixtures mounted in such a manner that the cone of light is not directed at any property line.

L. Hours of Operation. Hours of operation shall be limited to between 7:00 a.m. and 7:00 p.m., Monday through Saturday.

M. Repair Work on Internal Combustion Engines. All repair work on internal combustion engines must be performed within an enclosed structure.

N. Boats, Trailers, and Farm Equipment Registered. All boats, trailers and farm equipment, if applicable, associated with a repair business must be currently licensed and registered. Salvage operations are prohibited as part of a cottage industry.

4.2.50 Fences and Walls

Fences and walls shall meet the standards in Division 5.4 (Fences and Walls)

4.2.60 Food Sales (Indoor)

Food sales occurring as an accessory use shall comply with the following standards:

A. Zones Allowed. Indoor food sales shall be permitted as an accessory use to a principal nonresidential use in accordance with Table 4.2.20.A (Table of Permitted Accessory Uses).

B. Size. The amount of square footage utilized by food sales operations (including preparation, sales, and storage, but not including dining) shall not exceed 30 percent of the principal use where located.

C. Entrances. Entrance to the food sales area shall be via the principal use it serves.

D. Parking and Signage. Accessory indoor food sales shall not have dedicated off-street parking areas or signage.

4.2.70 Guesthouse

A guesthouse shall comply with the following standards:

A. Zones Allowed. A guesthouse shall be permitted as an accessory use to a principal residential dwelling unit in accordance with Table 4.2.20.A (Table of Permitted Accessory Uses).

B. No Rental Permitted. A guesthouse shall be for use by the property owner and his/her guests only. It shall not be for lease or rent and must be connected to the same utility meters, septic system, well, etc., as the principal dwelling.

C. Density. One guesthouse shall not count toward any applicable residential density requirements. Additional guesthouses are permitted as long as the total number of residential units on the property does not exceed the applicable density requirements.

D. Size of Unit. The size of a guesthouse shall not exceed that of the principal single-family dwelling and shall be clearly subordinate to it.

E. Design of Unit. The unit shall maintain the architectural design, style, appearance and character of the principal single-family dwelling. Manufactured homes, recreational vehicles and travel trailers shall not be used as a guesthouse.

F. Construction May Occur Before Principal Dwelling. A guesthouse may be constructed prior to the construction of the principal dwelling.

4.2.80 Home Business

A home business occurring as an accessory use to any principal dwelling unit shall comply with the following standards:

A. Prohibited Uses. The following uses are prohibited as a home business:

1. The repair, rental, sales or assembly of vehicles or equipment with internal combustion engines (such as outboard marine engines, lawnmowers, etc.); battery motors (such as golf carts, electric cars, etc.); or any other work related to automobiles and their parts;

2. Repair, rental or sales of large appliances (such as washing machines, dryers and refrigerators, etc.);

3. Restaurants and bars;

4. Animal boarding facilities (such as kennels, animal hospitals, commercial stables, etc.);

5. Commercial lodging;

6. Adult entertainment;

7. Medical offices and clinics; and

8. Body branding, body piercing, or tattoo facilities.

B. Size/Area.

1. The home business shall be clearly incidental and secondary to the property's use for residential purposes.

2. No more than 1,000 square feet of an accessory structure, such as a garage, may be used for the home business. No alterations shall be made to the external appearance of any principal or accessory structure or of the property that changes the character of the site from residential to non-residential.

C. **Residency.** The operator of a home business shall own and reside on the property.

D. **Employees.** The home business shall employ no more than three persons who do not reside on the premises.

E. **Neighborhood Compatibility.**

1. Only one vehicle used by the operator for business use, shall be permitted with the home business.

2. Traffic generated by the home business must not negatively impact the safety, ambiance and characteristics of the neighborhood where the home business is located. The increase to existing traffic created by the home business shall not exceed 20 trips per day, on average.

3. All storage areas for equipment and supplies associated with the home business shall be completely screened from view with a wood fence and/or landscaping. Equipment and supplies shall be stored in a manner so that they are not visible beyond the wood fence and/or landscaping. Storage of hazardous substances, other than substances of a type and quantity customarily associated with a home or hobby, is prohibited.

4. No home business or equipment used in connection with a home business may cause odor, vibration, noise, or electrical interference that is perceptible beyond the lot line of the property upon which the home business is conducted.

5. Outdoor light fixtures, if any, shall be cut-off fixtures mounted in such a manner that the cone of light is not directed at any property line.

6. The sale of products grown, made or repaired on site is permitted. In addition, incidental retail sales are allowed in connection with a permitted home business (for example, a hair stylist may sell hair products to customers). No outdoor display of products for sale is permitted.

F. **Signage.** One non-illuminated yard sign that complies with Section 5.6.190 (Yard Sign Type) may be placed on the property to advertise the business.

4.2.90 Home Office

A home office occurring as an accessory use to any principal dwelling unit shall comply with the following standards:

A. **Size/Area.** The office shall be located within the principal dwelling or an associated accessory building (but not an accessory dwelling unit), and may not exceed 25 percent of the heated floor area of the principal structure.

B. **Employees and Residency.**

1. **Operator Must Reside in Dwelling.** The operator of a home office shall reside in the principal dwelling unit.

2. **Employs No More than One Person Who Does Not Reside in Dwelling.** The home office may employ no more than one person who does not reside on the premises.

C. **Neighborhood Compatibility.**

1. **No Change in External Appearance.** The home office shall cause no change in the external appearance of the existing dwelling and structures on the property.
2. **Use of Vehicles.** Only one vehicle used by the operator for business use shall be permitted with the home office and it shall be of a size, and located on the premises in such a manner, so as to not disrupt the quiet nature and visual quality of the neighborhood.
3. **Additional Parking.** Additional parking is limited to two (2) pervious parking spaces. Any need for parking generated by the home office shall be met off the street, and other than in a required front yard.
4. **Traffic.** The type and volume of traffic generated by the home office shall be consistent with the traffic generation characteristics of other dwellings in the area.
5. **No Advertising.** There shall be no advertising devices on the property, or other signs of the home office, which are visible from outside the dwelling or accessory building. The street address of the home office may be used in advertisements off the property.
6. **No Outdoor Display or Storage of Goods.** The property shall contain no outdoor display or storage of goods or services that are associated with the home office, nor shall these materials be stored in an accessory structure. No toxic, explosive, flammable, radioactive, or other hazardous materials used in conjunction with the home office shall be used or stored on site.
7. **No Wholesale or Retail Sale of Goods.** Wholesale or retail sales of goods shall not occur on the premises.
8. **No Adverse Impacts.** The home office shall not create traffic or parking congestion, noise, vibration, odor, glare, fumes, or electrical or communications interference which can be detected by the normal senses off the premises, including visual or audible interference with radio or television reception.

D. **Prohibited Home Office Uses.** The following Home Office uses are prohibited: Adult uses; body branding, body piercing, or tattoo facilities.

4.2.100 Outdoor Display as an Accessory Use

Outdoor display as an accessory use shall comply with the following standards:

A. **Items That May be Displayed Outdoors.** Merchandise intended for outdoor use in a yard, garden, or other landscaped area; plant materials; and agricultural products may be displayed outdoors as an accessory use. The exterior display of all other merchandise as an accessory use is prohibited.

B. **Location and Dimensions.**

1. **Location.** All outdoor display of goods shall be located adjacent to the storefront, or building sides, and not in drive aisles, loading zones, fire lanes, parking lots, or to the rear of buildings. Outdoor displays may be located in sidewalk areas as long as they do not impede pedestrian traffic in the sidewalk area.
2. **Limited in Size.** Outdoor display areas shall be limited to no more than one-half of the length of the storefront or building side.
3. **Shopping Center.** In the case of a shopping center, the "storefront" shall include the entire frontage of the shopping center, meaning that the total amount of display for all the in-line tenants combined shall not exceed 50 percent of the aggregate storefront of the total shopping center.

4. **Not Encompass Width of Entrance Doors.** The area of outdoor display or sales shall not encompass the width of the entrance doors to the establishment as projected straight out from the facility. (For example, if the width of the entrance doors is 10 feet, there shall be at least a 10-foot clearance from the doors as projected straight out and away from the facility.)

5. **No Goods Attached to Wall Surface.** No goods shall be attached to a building's wall surface.

6. **Height.** The height of the outdoor display shall not exceed six feet.

7. **Improved Surface.** The outdoor display area shall take place on an improved surface such as the sidewalk or pavement.

C. **No Pedestrian Obstruction.** At least five feet along the parking lot side of the display shall be maintained free of obstruction to allow for pedestrian and handicap movement, such that handicapped pedestrians and others do not have to enter the parking lot or drive aisle to walk around the display.

D. **Temporary Sales Distinguished.** The provisions of this Section shall not apply in cases of temporary sales events, such as weekend sidewalk sales, seasonal sales and other similar temporary uses. See Division 4.3 (Temporary Uses and Structures), for regulations applying to temporary sales.

4.2.110 Outdoor Storage as an Accessory Use

Outdoor storage may be allowed as an accessory use in the zones identified in Table 4.2.20.A (Table of Permitted Accessory Uses). The storage area shall meet all of the following standards:

A. **Incorporated into Design.** Each outdoor storage area shall be incorporated into the overall design of the principal structure on the site and shall be located at the rear of the principal structure.

B. **Goods Stored Must be Sold on Premises.** Goods stored in an outdoor storage area which are intended for re-sale shall be limited to those sold on the premises as part of an associated, principal use.

C. **Screening.** Each outdoor storage area shall be screened from view from all property lines and adjacent rights-of-way by an opaque fence or wall between six and eight feet in height that incorporates at least one of the predominant materials and one of the predominant colors used in the primary structure. Materials may not be stored higher than the height of the fence or wall.

D. **Storage Area Covering.** If the outdoor storage area is covered, then the covering shall include at least one of the predominant exposed roofing colors on the primary structure.

E. **Flammable Liquid or Gas.** Flammable liquids or gases in excess of 1,000 gallons shall be stored underground.

F. **Storage.** No materials may be stored in areas intended for vehicular or pedestrian circulation.

4.2.120 Private Stables

A private horse stable as an accessory use to any principal dwelling unit shall comply with the following standards:

A. **Size/Area.**

1. Stables are permitted on lots over three acres.

2. The lot shall have at least one-half acre per horse.

B. **Boarding of up to Four Additional Horses Allowed.** The stable shall be for the owner's private use only; however, boarding of up to four additional horses not owned by the owner shall be permitted without such use becoming a commercial stable.

C. **Setbacks.** Any structure housing horses shall be a minimum of 100 feet from any residential lot. No corral or riding area shall be permitted within 25 feet of a property line, except that a trail may connect to an off-lot riding trail.

4.2.130 Satellite Dish Antenna

A. **Purpose.** These standards are adopted in order to comply with applicable state and federal law, including the Federal Telecommunications Act of 1996; and control the location and screening of satellite dish antennae to lessen any impact on surrounding properties.

B. **Applicability.** These standards apply to all satellite dish antennae measuring one meter (39 inches) or more in diameter (large satellite dish antenna). Small satellite dishes (less than 39 inches in diameter) are exempt from these requirements.

C. **General.** Satellite dish antennae measuring one meter (39 inches) or more (large satellite dish antenna) are permitted accessory uses in the zones identified in Table 4.2.20.A (Table of Permitted Accessory Uses). Such dishes are subject to the standards set forth below to the maximum extent feasible, but only where there is no impairment of acceptable signal quality. These regulations are not intended to impose unreasonable delays or impose unreasonable costs on the installation, maintenance, or use of satellite dishes, and shall not be interpreted or enforced in any manner contrary to federal or state law.

1. **Location.** Satellite dishes shall be located to the rear of the principal building, but not within five feet of any side or rear property line or in any required buffer, and not within 10 feet of any property line adjoining a street.

2. **Screened.** Satellite dishes shall be screened so that no more than 40 percent of the area of the satellite dish antenna is visible from any public street or private street open to the public. The screen may consist of, but is not limited to, fences, buildings, plantings, or any other opaque vegetation or structure permanently affixed to the structure. Screens of vegetation may be installed to meet this standard.

3. **Erected in Wind-Resistant Manner.** Satellite dishes shall be erected in a secure, wind-resistant manner.

4.2.140 Security Quarters

A dwelling unit for security quarters shall comply with the following standards:

A. **Zones Allowed.** A dwelling unit for security quarters shall be allowed as an accessory use to commercial and business principal uses in the zones allowed in Table 4.2.20.A (Table of Permitted Accessory Uses).

B. **One Unit per Principal Use.** Only one such dwelling unit per principal use shall be allowed.

C. **No Mobile Homes.** Security quarters are not permitted to be located within a mobile home.

D. **Maximum Unit Size.** An individual unit shall not exceed 1,200 square feet of gross floor area.

E. Off-street Parking. A minimum of two off-street parking spaces shall be provided, in addition to the required parking for the principal use or business.

F. Occupant. Only the owner, operator, or an employee of the principal building, plus that person's immediate family, may occupy the dwelling unit.

4.2.150 Small Wind Energy System

A small wind energy facility shall comply with the following standards:

A. Amount. Towers and turbines associated with a small wind energy facility shall be limited to a maximum of one per principal use.

B. Capacity. Small wind energy facilities shall be:

1. Limited to less than 100kw of wind power generation in T2, C5, and S1 districts; and

2. Limited to 10kw of wind power generation or less, in all other districts.

C. Location and Setback.

1. Small wind energy facilities shall not be located between a principal building and any streets fronting the lot.

2. A small wind energy facility shall be set back a distance equal to its total extended height (e.g., if on a roof, roof height plus the height of any tower extending from the roof) plus 10 feet from all lot lines and overhead utilities. Guy wires and other support devices shall be set back at least 10 feet from all lot lines.

D. Height. The maximum height of a small wind energy system (including the tower and extended blades) shall be 90 feet.

E. Sound. Sound produced by the wind turbine under normal operating conditions, as measured at a lot line, shall not exceed 55 decibels. The 55 decibels sound level, however, may be exceeded during short-term events that occur beyond the property owner's control, such as utility outages and/or severe windstorms.

F. Appearance. The wind turbine and tower shall be painted or finished in the color originally applied by the manufacturer, or a matte neutral color (e.g., gray, white, or galvanized steel).

G. Blade Clearance. The blade tip or vane of any small wind energy facility shall have a minimum ground clearance of 15 feet above grade, as measured at the lowest point of the arc of the blades. No blades shall extend over public rights-of-way, parking, or driveway areas.

H. Lighting. No illumination of the turbine or tower shall be allowed, unless required by the FAA.

I. Access to Tower. Any climbing rungs shall be removed to a height of 12 feet above grade.

J. Signage Prohibited. Signage visible from any public street shall be limited to the manufacturer's or installer's identification, appropriate warning signs, or owner identification.

K. Abandonment. On determining that a small wind energy facility has been inoperable for 180 days or more, the Director shall send the property owner notice requiring restoration of the system to operating order within 180 days after receiving the notice. If the owner fails to restore the system to operating condition within the authorized time frame, the owner shall be required, at the owner's expense, to remove the wind turbine

from the tower for safety reasons. If the owner fails to remove the wind turbine from the tower, the County may pursue legal action to have the wind turbine removed at the owner's expense.

4.2.160 Solar Energy Equipment

Solar energy equipment shall comply with the following standards:

A. Location. The system may be located on the roof of a principal or accessory structure, on the side of such structures, on a pole, or on the ground.

B. Height. The system shall comply with the maximum height standards for the zone in which it is located, provided that a roof-mounted system shall not extend more than the width of the panel above the roofline of the structure on which it is mounted.

C. Nonconforming Structure-Height. Where an existing structure exceeds the applicable height limit, a solar energy collection system may be located on its roof irrespective of applicable height standards, provided the system extends no more than five feet above the roof surface.

D. Area. The area of the system shall not exceed one-half the footprint of the principal structure or 600 square feet, whichever is greater.

E. The property owner shall be responsible for negotiating with other landowners in the vicinity to establish any solar easement designed to protect solar access for the solar energy collection system.

4.2.170 Swimming Pools, Hot Tubs, and Ornamental Ponds and Pools

Swimming pools, hot tubs, and ornamental ponds and pools shall comply with the following standards.

A. Fencing. All swimming pools and ornamental ponds and pools having a depth greater than two feet, and all hot tubs and spas shall be enclosed by fencing of a type that is not readily accessible by children and that contains no opening larger than four inches.

B. Height of Fencing. Fencing shall be not less than four feet in height and, if equipped with a gate, shall have a childproof latch. Maximum fence height shall conform to the standards in Section 5.4.40, Height Requirements for Fences and Walls.

C. In-Lieu of Fencing. In lieu of fencing, spas and hot tubs may have a lockable cover capable of supporting a minimum of 150 pounds, and such cover shall be locked when the spa or hot tub is not in use.

4.2.180 Waste Receptacles and Refuse Collection Areas

Except for facilities serving individual single-family detached dwellings, two-family dwellings, and temporary waste receptacles on construction sites, all waste receptacles and refuse collection areas shall comply with the following standards:

A. Setbacks. Waste receptacles and refuse collection areas shall be set back at least five feet from a side or rear lot line, and shall not be located within the front or street side setback area.

B. Surfacing Requirements. Areas intended for large waste receptacles and refuse collection shall be surfaced with concrete or other material approved by the County Engineer.

C. Drainage. Eating establishments and other uses that produce significant amounts of liquid waste shall configure areas intended for large waste receptacles and refuse collection to drain to an approved stormwater management system through grease traps or similar devices.

D. Screening. Waste receptacles and refuse collection areas shall meet the screening requirements in Section 5.8.100 (Screening).

4.2.190 Water/Marine-Oriented Facilities

Water/Marine-oriented facilities shall comply with the following standards:

A. Space as Far Apart as is Reasonably Feasible. Water-oriented facilities should be spaced as far apart as is reasonably feasible.

B. Regulation of Navigable Structures or Aids. The regulation of navigational structures or aids falls under the jurisdiction of the State of South Carolina Ocean and Coastal Resource Management Office (OCRM), or appropriate federal regulators.

C. Construction May Occur Before Principal Dwelling. Water-oriented facilities may be constructed prior to the construction of the principal dwelling.

D. Docks on Small Tidal Creeks. Private docks and community docks located on small tidal creeks shall meet the requirements of this Section. Small tidal creeks are defined as tidally influenced bodies of water that are 100 meters or less in width measured from marsh bank to marsh bank. The Beaufort County Small Tidal Creek Delineation Maps (See Appendix F) provide an inventory of small tidal creeks in Beaufort County. The Director may request a survey from a certified land surveyor to verify the width of a creek.

1. Minimum Lot Width.

a. Except for lots in existence on May 8, 2000, and lots in a subdivision where a community dock is used in-lieu of private docks, all lots in new subdivisions shall have a minimum of 250 feet of frontage along a small tidal creek to qualify for a private dock.

b. New subdivisions with a proposed community dock shall comply with the lot width requirement for the zone in which they are located.

2. Not Adversely Interfere with Navigation.

a. Docks shall not interfere or adversely impact navigation.

b. The length of a dock shall not exceed 300 feet in total length, inclusive of pier-heads, floats, boatlifts, ramps, mooring, pilings and other associated structures.

c. If two or more owners of adjoining lots agree to create a community dock, in-lieu of individual private docks, a bonus of one foot of dock length over 300 feet for every foot of waterfront footage exceeding 300 feet is allowed, up to a maximum length of 500 feet.

3. Location of Dock Facilities.

a. The dock, pier, boatlift, floating dock, walkway and any appendages allowed shall be located within the extended property lines of the land, and shall comply with the setback requirements of this Development Code. In addition, the dock facilities shall be no closer than 20 feet from extended side property lines.

b. A waiver to this requirement may be granted by the Director if it can be demonstrated there are unique circumstances on the property that require variation of the dock location, it is the minimum waiver possible, and the waiver is consistent with the purpose and intent of this Section.

4. Walkway and Floating Dock.

a. The maximum width of the walkway or pier between the upland and the pier head shall be four feet, unless it can be demonstrated the four-foot width limit would render the dock unusable by the owner and other reasonably anticipated users.

b. The walkway may have a safety railing with slats at least two inches apart, provided that they do not exceed three feet in height, but shall have no walls which impede the flow of air through the walkway.

c. A floating dock shall likewise not be enclosed nor shall there be any walls of any kind on any side. Like the walkway, the floating dock may have a safety railing with slats at least two inches apart, provided that they do not exceed three feet in height.

5. Lighting.

a. Electrical cutoff fixture lighting is allowed along the walkway and at the head of the dock, provided the lighting is shielded to direct the light down onto the dock and away from any adjoining residences and the tidal creek.

b. The electrical power used for the lighting shall comply with the electrical safety codes adopted by the County.

6. Permitting. Docks located in navigable waterways require permitting through the U.S. Army Corps of Engineers and the State of South Carolina Ocean and Coastal Resource Office (OCRM). All other docks require OCRM permitting.

7. Miscellaneous.

a. No plumbing shall be allowed, except for water sinks and faucets. All toilets, port-o-lets, or any other means of sewage collection or disposal is strictly prohibited.

b. Boat lifts are allowed, provided that no portion of a boat when fully elevated shall extend higher than 12 feet above mean high water, excluding masts, tower, antennae, and outriggers.

c. The use of docks shall be limited to private, non-commercial uses, except in the Commercial Fishing Village Overlay District.

d. All docks, and associated boats secured thereto, shall be maintained to ensure safe usage and to prevent any potential hazard to navigation.

(Ord. No. 2019/06, 1-28-19)

4.2.200 Private Fish Ponds

A Private Fish Pond shall comply with the following standards:

A. Zones Allowed. Private fish ponds shall be permitted as an accessory use to a principal residential dwelling unit in accordance with Table 4.2.20 (Table of Permitted Accessory Uses).

B. Size/Area.

1. Ponds are permitted to be excavated on lots a minimum of three acres in size.

2. Ponds shall be no larger than one acre in size.

C. Setbacks. All excavation activities shall meet all setbacks applicable to the principal structure, except that these activities shall be set back a minimum of 100 feet from the OCRM critical line, if applicable.

D. Maximum Depth of Excavation. Ponds shall be excavated no deeper than 12 feet from existing grade.

E. Safe Edges. Safe edges shall be provided for any excavation on the site to prevent accidents. Safe edges shall require a long shelf with a slope a minimum of 1:5 to a depth of three feet.

F. Engineer's Report Required for Disturbance Greater than 10,000 Square Feet. Any private pond excavation resulting in a land disturbance of 10,000 sq. ft. or greater shall provide a certified engineer's report ensuring that drainage and runoff do not adversely impact the property or surrounding properties.

G. Hours of Operation. Excavation activities are limited to 7:00 a.m. to 6:00 p.m. Monday through Saturday.

H. Noise. Maximum noise at the property line shall not exceed 65 decibels.

I. Deleted by Ord. No. 2015/32.

J. Truck Routing Plan. A truck routing plan shall be submitted that ensures that truck traffic through residential areas is avoided or mitigated to the extent practicable. Any roads brought to sub-standard condition due to work on the site as determined by SCDOT and/or the County must be brought up to standard. At a minimum, a road must be returned to its initial condition.

K. State Permit Required if Fill Dirt Leaves the Site or is Sold. If fill dirt leaves the site or is sold, the property owner shall submit a valid mining permit issued by the appropriate state agency at the time of application for a private fish pond.

(Ord. No. 2015/32, § 1, 11-9-15; Ord. No. 2017/30, 10-23-17)

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Division 4.3: Temporary Uses and Structures

Sections:

4.3.10 Purpose
4.3.20 Table of Allowed Temporary Uses and Structures
4.3.30 Prohibited Temporary Uses
4.3.40 Temporary Use Permits
4.3.50 General Standards for All Temporary Uses and Structures
4.3.60 Temporary Offices and Classrooms
4.3.70 Temporary Real Estate Sales Office and Model Sales Home
4.3.80 Seasonal Sales
4.3.90 Sidewalk and Parking Lot Sales
4.3.100 Roadside Stands and Farmers' Markets
4.3.110 Special Events
4.3.120 Construction-Related Activities for New Construction
4.3.130 Temporary Concrete/Asphalt Batch Plant

4.3.10 Purpose

This Section allows for the establishment of certain temporary uses of limited duration and special events provided that such uses do not negatively affect adjacent properties, and provided that such uses are discontinued upon the expiration of a set time period. Temporary uses and special events do not involve the construction or alteration of any permanent building or structure.

4.3.20 Table of Allowed Temporary Uses and Structures

Table 4.3.20.A summarizes the temporary uses and structures that are allowed within the County and any general or specific standards that apply. Temporary uses or structures not listed in Table 4.3.20.A. shall be evaluated on a case-by-case basis by the Director as an interpretation, see Section 7.3.60 (Interpretations).

Table 4.3.20.A: Temporary Uses and Structures

Temporary Use or Structure	Allowable Time Frame	Specific Regulations
Temporary Structures		
Temporary Offices/Classrooms	Except for school classrooms, in place for no more than one to three years.	Permit Required; see Section 4.3.60
Temporary Real Estate Sales Office/Model Sales Home	Temporary sales office in place for no more than one to three years. No limit on model sales units.	Permit Required; see Section 4.3.70
Temporary Sales[1]		

Table 4.3.20.A: Temporary Uses and Structures

Temporary Use or Structure	Allowable Time Frame	Specific Regulations
Seasonal Sales	Limited to a maximum of 45 days per calendar year; no more than three occurrences per parcel, per year.	Permit Required; see Section 4.3.80
Sidewalk and Parking Lot Sales	Limited to a maximum of 72 hours per event; no more than four occurrences per parcel, per year.	Permit Required; see Section 4.3.90
Roadside Stands and Farmers' Markets	Limited to one year, per location; permit may be renewed on an annual basis.	Permit Required; see Section 4.3.100
Garage and/or Yard Sales	Limited to 14 total days per calendar year, per parcel.	No Permit Required
Temporary Not-For-Profit Car Wash	Limited to 14 total days per calendar year, per parcel.	
Special Events		
Special Events	Limited to 14 total days per calendar year, per parcel.	Permit Required; see Section 4.3.110
Construction Staging		
Construction-Related Activities for New Construction	Must be removed within 30 days after Certificate of Compliance is Issued	Permit Required if activities are off-site; see Section 4.3.120
Concrete/Asphalt Batch Plant	Must be removed within 30 days after Certificate of Compliance is Issued.	Permit Required; see Section 4.3.130

[1] Persons conducting temporary sales should contact the Director to ensure that other permits are not required by the County Code of Ordinances.

4.3.30 Prohibited Temporary Uses

Without limiting the standards of this Development Code, the following activities are prohibited in all zones:

A. **Retail or Display of Goods, Products, or Services in Public Rights-of-Way.** Retail sales or display of goods, products, or services within the public right-of-way except as part of an authorized not-for-profit, County-recognized event.

B. **Retail Sales or Display of Goods from Vehicles.** Except as part of a permitted seasonal sale or a roadside stand, retail sales or display of goods, products, or services from a motor vehicle, trailer, or shipping container except as allowed by other permitting processes.

4.3.40 Temporary Use Permits

All temporary uses and structures required to obtain a temporary use permit in accordance with Table 4.3.20.A (Temporary Uses and Structures), shall be reviewed, approved, or revoked only in accordance with the standards of this section.

4.3.50 General Standards for all Temporary Uses and Structures

All temporary uses, structures, or special events shall meet the following general standards, unless otherwise specified in this Development Code:

A. General. The temporary use, structure, or special event shall not be detrimental to property or improvements in the surrounding area or to the public health, safety, or general welfare.

B. Compliance with County Code of Ordinances. All temporary uses, even those requiring no temporary use permit shall be subject to the requirements in the County Code of Ordinances or other provisions related to business licenses, vendor permits, or other County requirements.

C. No Adverse Effects. The temporary use, structure, or special event shall not have substantial adverse effects or noise impacts on nearby residential neighborhoods.

D. Permanent Alterations Prohibited. Permanent alterations to the site to accommodate a temporary use, structure, or special event are prohibited.

E. Temporary Signs. Temporary signs associated with the temporary use or structure shall meet the standards of Section 5.6.60 (Temporary Signs) and shall be removed when the activity ends.

F. Conditions of Approval. The temporary use or structure shall not violate any applicable conditions of approval that applies to a principal use on the site.

G. Undeveloped Property. If the property is undeveloped, it shall contain sufficient land area to allow the temporary use, structure, or special event to occur, as well as adequate land to accommodate any parking and traffic movement associated with the temporary use, without disturbing environmentally-sensitive lands.

H. Developed Property. If the property is developed, the temporary use, structure, or special event must be located in an area that will not interfere with the normal operations of an existing approved principal use, and that will support the proposed temporary use without encroaching or creating a negative impact on existing buffers, open space, landscaping, traffic movements, pedestrian circulation, sensitive or protected resources, or parking space availability.

I. Location. Tents and other temporary structures will be located so as to not interfere with the normal operations of any permanent use located on the property.

J. Off-Street Parking. Adequate off-street parking shall be provided to accommodate the proposed temporary use.

K. Inspections. All inspections and permits required by applicable County departments and State agencies shall be approved by the appropriate person and/or agencies.

4.3.60 Temporary Offices and Classrooms

A. Purpose and Scope. Factory-fabricated, transportable buildings that are designed to arrive at the site ready for occupancy (except for minor unpacking and connection to utilities), and designed for relocation to other sites, may be placed on land to serve as the following:

1. Temporary Expansion Space for Places of Worship, Heath Care Facilities, and Government Offices. Expansion space for existing places of worship, health care facilities, and government offices, provided plans for the permanent expansion of the existing facilities have been approved by the County.

2. **Temporary Classroom Space.** Temporary classroom space to augment existing schools, colleges, and universities.

3. **Temporary Quarters for Other Non-Residential Uses.** Temporary quarters for other non-residential uses when the permanent building has been destroyed by a fire or other physical catastrophe, provided a building permit for the permanent facility is obtained within four months after approval of the temporary quarters. The Director may approve a written request for an extension of an additional 90 days for good cause shown. Failure to obtain a building permit within the time frame allowed will revoke approval for the temporary quarters.

4. **Temporary Office.** One temporary office per site to include, but not be limited to, the following uses: hiring, membership solicitation, multiple family development office/leasing, and other general office uses. The number of modular buildings housing such uses shall be limited to one, in addition to those already allowed by this Section. Such modular buildings shall not be placed on the property prior to the issuance of a Building Permit.

B. Construction Offices Exempt from this Section. Temporary offices for construction and security personnel during the construction of a development for which the County has issued a development and/or building permit shall meet the standards of Section 4.3.120 (Construction-Related Activities for New Construction).

C. Standards. In addition to meeting the general standards of Section 4.3.50 (General Standards for All Temporary Uses and Structures), all temporary structures approved in accordance with this Section shall meet the following standards:

1. **Location.** Temporary structures allowed under this Section may be located anywhere on site, except within the following areas:

   a. Existing/required resource protection areas and perimeter buffer areas;

   b. Required building setbacks; and

   c. Other areas designated on the site for open space, vehicular use, or ingress/egress.

2. **Other Standards.**

   a. The temporary structure shall be factory-fabricated and transportable;

   b. In addition to any other off-street parking required on the site in accordance with Division 5.5 (Off-Street Parking), adequate off-street parking shall be provided for the temporary use;

   c. All permits required by applicable building, electrical, plumbing, and mechanical codes shall be obtained prior to installation of the temporary structure;

   d. The temporary structure shall be compatible with the existing buildings on the site in terms of exterior color; and

   e. A sketch plan containing sufficient information to show compliance with the above standards shall be approved as part of the Temporary Use Permit by the Director in accordance with Section 4.3.40 (Temporary Use Permit).

D. Duration.

1. **General.** Except for temporary classrooms, temporary structures under this Subsection may remain on the site for no more than 12 months. This period may be renewed for two, 12-month periods, for good cause shown, upon approval of a written request for such extension, submitted to the Director 30 days prior to the expiration of the Temporary Use Permit.

2. **Temporary Classrooms.** Temporary classrooms for use as part of an existing school, college, or university may be allowed to remain on the site for longer than three years.

4.3.70 Temporary Real Estate Sales Office and Model Sales Home

A. **General Standards.** One temporary real estate sales office or model sales home may be allowed as incidental to a new residential, non-residential, or mixed use development, provided that:

1. **On Lot.** The use is located on a lot approved by the County as part of a development.
2. **Signage.** Signage complies with the standards of Division 5.6 (Sign Standards).
3. **Aesthetically Compatible.** The temporary use is aesthetically compatible with the character of surrounding development in terms of exterior color, predominant exterior building materials, and landscaping.
4. **Yard and Setbacks.** The temporary use complies with the development standards of the zone in which it is located.
5. **Off-street Parking.** Off-street parking provided for the temporary use complies with the standards of Division 5.5 (Off-Street Parking).
6. **Sketch Plan.** A sketch plan, containing sufficient information to show compliance with the above standards is approved by the Director.
7. **Termination.** Upon termination of the temporary real estate sales office or model sales home, the structure shall be converted into, or removed and replaced with, a permanent residential use.
8. **Adverse Impacts.** In approving or renewing approval of a real estate sales office, the Director may impose other conditions as is deemed necessary to avoid adverse impacts that the use as a sales office may have on adjacent properties or the community as a whole.
9. **Temporary Trailers.** All temporary trailers shall be removed from the site prior to the issuance of the last certificate of occupancy for the site.

B. **Duration.**

1. **Temporary Real Estate Sales Offices.** Temporary real estate sales offices may be approved for a period of up to one year. This period may be renewed for two additional 12-month periods, for good cause shown, upon approval of a written request for such an extension, submitted to the Director, 30 days prior to the expiration of the permit. In no event shall the extension allow the temporary structure to remain on the site for more than three years.
2. **Model Sales Homes.** Model sales homes may be approved for a period of up to three years. This period may be renewed for additional 12-month periods, for good cause shown, upon approval of a written request for such an extension submitted to the Director, 30 days prior to the expiration of the permit. There is no time limit on the use of model sales units for rental housing.

4.3.80 Seasonal Sales

A. **General.** Seasonal sales, including the sale of such items as Christmas trees and pumpkins, seasonal produce, and other similar agricultural products, may take place on a vacant or developed lot, and may be permitted for a period not to exceed 45 days, up to three times per calendar year per site.

B. Standards. Seasonal sales shall comply with the standards in Section 4.3.50 (General Standards for All Temporary Uses and Structures).

4.3.90 Sidewalk and Parking Lot Sales

A. General. Sidewalk and parking lot sales, located on the same site as the merchant's permanent place of business, may be permitted in accordance with the standards in Section 4.3.50 (General Standards for All Temporary Uses and Structures), for a period not to exceed 72 hours, up to four times per calendar year per site.

B. Display Areas. Sales displays shall not interfere with pedestrian flow or traffic safety and shall be arranged to leave at least six feet of clear walkway for pedestrian circulation.

4.3.100 Roadside Stands and Farmers' Markets

A. Standards for Roadside Stands. In addition to the standards in Section 4.3.50 (General Standards for All Temporary Uses and Structures), roadside stands shall comply with the following:

1. Not be permitted along any four-lane, or higher, divided section of road with an average annual daily trip rate (AADT) of more than 30,000 trips.
2. Shall be located on private property. The written permission of the property owner shall be required prior to issuance of a permit for a roadside stand.
3. Minimum setbacks shall be 15 feet from any property line.
4. Signage shall meet the standards of Section 5.6.60 (Temporary Signs). No off-premises signs shall be permitted. Signs shall be removed when the roadside stand is removed.
5. A driveway encroachment permit shall be required from the SCDOT or Beaufort County, as appropriate. Vehicle parking shall be accommodated without interfering with the safe flow of traffic on adjacent roads.
6. All display stands, shelters, etc. associated with the roadside stand shall be temporary and moveable. No permanent structures shall be permitted.
7. In addition to produce, roadside stands may also sell products such as flowers, firewood and seafood.

B. Standards for Farmers' Markets. In addition to the standards in Section 4.3.50 (General Standards for All Temporary Uses and Structures), farmers' markets shall comply with the following:

1. Be operated by a governmental agency, non-profit agencies, or one or more farm producers.
2. At least 50% of the vendors must be farmers, fishermen, and other agricultural producers who sell produce, eggs, plants, flowers, local seafood, and other value-added farm products such as jams, jellies, and honey.
3. May not operate more than three days per week for more than six hours per day.
4. Shall be required to obtain a driveway encroachment permit from the SCDOT or Beaufort County, as appropriate. Vehicle parking shall be accommodated without interfering with the safe flow of traffic on adjacent roads.
5. If located on private property, must receive written permission from the property owner. If located on public property, must receive written permission from the governmental agency.

C. Duration. Permits for roadside stands and farmers' markets shall be valid for one year. Permits may be re-issued for the same location on an annual basis.

4.3.110 Special Events

A. Applicability.

1. General. The procedures and standards of this Section shall apply to all special events (including but not limited to cultural events, musical events, celebrations, festivals, fairs, carnivals, and circuses) held on private property within the County, unless exempted in accordance with Section B, below.

2. Temporary Use Permit for Special Event Required. All special events subject to this Section shall have a Temporary Use Permit for a special event reviewed and approved or approved with conditions by the Director in accordance with Section 4.3.40 (Temporary Use Permit), prior to conducting the special event.

B. Exemptions. The following events or activities are exempt from the standards of this Section (i.e., may occur without a Temporary Use Permit for a special event). Such activities are subject to all other applicable procedures and standards of this Development Code.

1. Grounds of Private Residence. Special events or activities occurring within, or on the grounds of, a private residence or on the common areas of a single-family attached, townhouse, two-family, or multiple family residential development.

2. County or State Sponsored. Any event sponsored in whole or in part by the County or State.

3. Event or Activity Intended for That Purpose. Any organized activities conducted at sites or facilities typically intended and used for such activities. Examples of such exempt activities include, but are not limited to, sporting events such as golf, soccer, softball, and baseball tournaments conducted on courses or fields intended and used for such activities; wedding services conducted at reception halls, or similar facilities; funeral services conducted at funeral homes or cemeteries; celebrations of local culture and history; religious services, wedding services, and funeral services conducted at places of worship.

C. Unreasonable Risk. In addition to the standards in Section 4.3.50 (General Standards for All Temporary Uses and Structures), a Special Event shall not create an unreasonable risk of the following:

1. Damage to public or private property, beyond normal wear and tear;

2. Injury to persons;

3. Public or private disturbances or nuisances;

4. Unsafe impediments or distractions to, or congestion of, vehicular or pedestrian travel;

5. Additional and impracticable or unduly burdensome police, fire, trash removal, maintenance, or other public services demands;

6. Other adverse effects upon the public health, safety, or welfare;

7. Not be of such a nature, size, or duration that the particular location requested cannot reasonably accommodate the event; and

8. Be at a time and location that has already been permitted or reserved for other activities.

D. Conditions. In approving the temporary use permit for the special event, the Director is authorized to impose such conditions upon the premises benefited by the permit as may be

necessary to reduce or minimize any potential adverse impacts upon other property in the area, as long as the condition relates to a situation created or aggravated by the proposed special event. The Director is authorized, where appropriate, to require:

1. Provision of temporary parking facilities, including vehicular access and egress.
2. Control of nuisance factors, such as but not limited to, the prevention of glare or direct illumination of adjacent properties, noise, vibrations, smoke, dust, dirt, odors, gases, and heat.
3. Regulation of temporary buildings, structures and facilities, including placement, height and size, location of equipment and open spaces, including buffer areas and other yards.
4. Provision of sanitary and medical facilities.
5. Provision of solid waste collection and disposal.
6. Provision of security and safety measures.
7. Use of an alternative location or date for the proposed special event.
8. Modification or elimination of certain proposed activities.
9. Regulation of operating hours and days, including limitation of the duration of the special event to a shorter time period than that requested or specified in this Section.
10. Submission of a performance guarantee to ensure that any temporary facilities or structures used for such proposed special event will be removed from the site within a reasonable time following the event and that the property will be restored to its former condition.

E. **Duration of Permit.** A Temporary Use Permit for a special event authorized in accordance with this Subsection shall be limited to a maximum duration of 14 days per site per calendar year, unless otherwise specifically authorized by the Director.

4.3.120 Construction-Related Activities for New Construction

A. **General.** Temporary construction-related activities for new construction, including construction offices, storage buildings, outdoor storage, and employee parking areas, may occur on the same site as the construction activity without obtaining a Temporary Use Permit. Such uses shall be removed within 30 days after issuance of a certificate of compliance.

B. **Location on Adjacent Site.** Because of site constraints, construction-related activities may need to occur on a site that is adjacent to or nearby the construction site. In such cases, a Temporary Use Permit is required; see Section 4.3.40 (Temporary Use Permits). Such uses shall be removed within 30 days after issuance of a certificate of compliance, and the site restored to its previous condition.

4.3.130 Temporary Concrete/Asphalt Batch Plant

A. **Setback from Residential Uses.** No such use shall be located within 500 feet of an adjoining residential use.

B. **Site Restoration.** Prior to receiving a Temporary Use Permit; see Section 4.3.40 (Temporary Use Permits), the applicant shall provide a written agreement and advance surety in the amount of 100 percent of the estimated site restoration costs (to be determined by the Director and County Engineer) to ensure complete site restoration upon the project's conclusion.

C. Road Restoration. Prior to receiving a Temporary Use Permit; see Section 4.3.40 (Temporary Use Permits), the applicant shall provide a written agreement and advance surety in the amount of 100 percent of the estimated road restoration/replacement costs (to be determined by the Director and County Engineer) to ensure roads will be reconstructed to their original or improved condition upon the project's conclusion.

D. Duration. Such uses shall be removed within 30 days after issuance of a certificate of compliance for the construction project.

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Attachment 13

BUCKWALTER PUD
SECTION 2

BUCKWALTER CONCEPT MASTER PLAN DESIGNATION AND DEFINITIONS

SECTION 2

BUCKWALTER CONCEPT MASTER PLAN DESIGNATION AND DEFINITIONS

A. INTRODUCTION

The Buckwalter PUD has been divided into eight integrated Planning Areas as indicated on the Concept Master Plan for the Buckwalter Planned Unit Development District prepared by Wood+Partners Inc., dated January, 2000. The planning areas include:

1. Sand Hill Tract
2. Buckwalter Commons
3. Public/Institutional Tracts
4. Northern Tract
5. Eastern Tract
6. Western Tract
7. Southern Tract
8. Rose Dhu Tract

The Planning Areas or Tracts included above shall be used to identify allowed land uses and density within each tract. Included within the planning areas, the Buckwalter PUD tract has approximately 1500 acres of saltwater and freshwater wetlands. The Tract boundaries indicated on the Concept Master Plan and Land Use Areas within Tract boundaries are not intended to be rigid exact boundary lines for future improvements. The Concept Master Plan for the Buckwalter PUD District shall maintain flexibility to accommodate specific soil conditions, environmental concerns, physical constraints, market conditions and design parameters. Accordingly, the exact location of boundary lines between tracts and the location and size of land uses indicated within the planning area(s) shall be subject to change as Initial Master Plan(s) (within planning area(s)) are submitted for development from time to time; provided, however, that maximum densities and other conditions of the Development Agreement between the Branigar Organization Inc. and the Town of Bluffton, South Carolina, will be strictly adhered to.

B. ALLOWED LAND USES

The following land uses as designated for each individual tract shall be permitted in the Buckwalter PUD. The purpose of this portion of the PUD document is to state which land uses shall be allowed within the individual tracts or planning areas of the Buckwalter PUD. However allowing these uses this does not obligate the developer to provide the uses or facilities stated herein. The following land uses shall be permitted in the Buckwalter PUD:

1. Sand Hill Tract

The Sand Hill Tract shall have the following allowed land uses and definitions:

a. Community Recreation
b. Hotel/Inn
c. Institutional/Civic
d. Maintenance Areas
e. Model Homes/Sales Center
f. Multi-family Residential
g. Neighborhood Commercial
h. Open Space
i. Silviculture
j. Single-family Residential
k. Traditional Neighborhood Development District

2. Buckwalter Commons

The Buckwalter Commons shall have the following allowed land uses and definitions:

a. Business Park
b. Community Recreation
c. General Commercial
d. Hotel/Inn
e. Institutional/Civic
f. Maintenance Area
g. Model Home/Sales Center
h. Multi-family Residential
i. Neighborhood Commercial
j. Open Space

k. Silviculture
l. Single-family Residential
m. Traditional Neighborhood Development District

3. Public/Institutional Tracts

Public/Institutional Tracts shall have the following allowed land uses and definitions:

a. Community Recreation (excluding golf course)
b. Institutional/Civic
c. Maintenance Areas
d. Open Space (excluding golf course)
e. Silviculture

4. Northern Tract

The Northern Tract shall have the following allowed land uses and definitions:

a. Community Recreation
b. Institutional/Civic
c. Maintenance Area
d. Model Homes/Sales Center
e. Multi-family Residential
f. Open Space
g. Silviculture
h. Single-family Residential

5. Eastern Tract

The Eastern Tract shall have the following allowed land uses and definitions:

a. Community recreation
b. Hotel/Inn
c. Institutional/Civic
d. Maintenance Area
e. Model Home/Sales Center
f. Multi-family Residential
g. Open Space
h. Silviculture
i. Single-family Residential

j. Traditional Neighborhood Development District

6. Western Tract

The Western Tract shall have the following allowed land uses and definitions:

a. Community recreation
b. Hotel/Inn
c. Institutional/Civic
d. Maintenance Area
e. Model Home/Sales Center
f. f. Multi-family Residential
g. Open Space
h. Silviculture
i. Single-family Residential
j. Traditional Neighborhood Development District

7. Southern Tract

The Southern Tract shall have the following allowed land uses and definitions:

a. Community recreation
b. Dwelling Units
c. Institutional/Civic
d. Maintenance Area
e. Model Home/Sales Center
f. Multi-family Residential
g. Open Space
h. Silviculture
i. Single-family Residential
j. Traditional Neighborhood Development District

8. Rose Dhu Tract

The Rose Due Creek Tract shall have the following allowed land uses and definitions:

a. Community Recreation
b. Maintenance Areas
c. Model Home/Sales Center
d. Multi-family Residential

e. Open Space
f. Silviculture
g. Single-family Residential
h. Traditional Neighborhood Development District

9. Dedicated Public Park

a. Maintenance Areas
b. Open Space
c. Roads
d. Silviculture

C. ALLOWED DENSITY AND TRANSFER OF DENSITY BETWEEN PLANNING AREAS

An overall density cap for the Buckwalter PUD has been established at 6885 Dwelling Units and 450 upland acres of Commercial Development and Business Park, with not more than 80 commercial upland acres per tract, with exception of Buckwalter Commons which may contain up to 350 upland acres of Commercial and Business Park per the Development Agreement with the Town of Bluffton. Additionally, the owner and developers shall have a limited right to convert commercial and/or neighborhood commercial density to residential. One (1) acre of commercial density shall be convertible into five (5) residential dwelling units, for purposes of maximum density calculations. A cap of 500 Dwelling Units shall be placed on the commercial to residential conversion. The 500 residential units shall be in addition to the 6885 residential units allowed by the PUD. For planning purposes, projected densities for each area have been estimated and are described below. The decreasing of the total number of dwelling units, commercial acreage or business park acreage within a planning area below the projected density shall be allowed. The Concept Master Plan for Buckwalter shall allow for the transfer of the undeveloped dwelling units, commercial acreage and business park acreage from one planning area to another and increasing the receiving planning areas density provided the following conditions are met:

1. The transferred density units, commercial acreage or business park acreage shall be limited to the allowed land uses in the receiving planning area.
2. No commercial/business park development shall be allowed in the Public/Institutional tracts or the Dedicated Public Park Tract.

Residential density shall include both Single-family Residential and Multi-family Residential, Hotels, Inns, Bed and Breakfast and Guesthouses, divisible dwelling units and time sharing properties. Projected densities per planning area include:

1.	Sand Hill Tract	4000 Units
2.	Buckwalter Commons	0 Units
3.	Public/Institutional Tracts	0 Units
4.	Northern Tract	235 Units
5.	Eastern Tract	1000 Units
6.	Western Tract	1000 Units
7.	Southern Tract	550 Units
8.	Rose Dhu Tract	100 Units
9.	Dedicated Public Park	0 Units
	Total*	6885 Dwelling Units

*Note: Refer to "C" above for commercial to residential conversion allowance.

D. DEFINITIONS OF LAND USE TERMS AND DENSITY TERMS.

In the absence of a term definition in this Concept Master Plan or in The Development Agreement with the Town of Bluffton, the definitions of the Beaufort County Zoning and Development Standards 90/3 included herein as Attachment 1 shall apply in the interpretation of this Land Use Plan. The allowed locations of specific land uses are described on the Concept Land Plan, and detailed by land use area in this text.

1. Business Park

   This designation allows for a multi-use Business Park to meet regional demands for Light Industrial, Office, Commercial Services and Wholesale/Retail Businesses. By nature of the PUD process, the Business Park will be master planned to direct future growth, and will have quality-oriented design standards and amenities to attract a range of tenants while blending into the surrounding community. Business Park uses shall count against total allowed commercial acreage. Permitted uses include:

(a) Establishments involved in light manufacturing, regional warehouses, distribution operations, back-off operations, commercial businesses, office space, office/warehouse operations, wholesale/retail businesses and commercial service businesses,

(b) Uses allowed in General Commercial District and Light Industrial District under Beaufort County Zoning and Development Standards Ordinance 90/3 are included herein as Attachment 1 both by right and conditional uses.

The Other Requirements of Attachment 1 4.11.5 General Commercial District control development in the Business Park.

2. Community Recreation

This designation allows for the recreational complexes and amenities to serve the Buckwalter PUD. Land uses may consist of private and semi-private recreation, indoor and outdoor lighted and unlighted recreation facilities, establishments and services which include active and passive sports, entertainment and equestrian facilities, ancillary facilities such as restaurants and shops serving such public recreational facilities. Permitted uses include:

(a) Outdoor Recreational Facilities including but not limited to:

(1) Public and/or private golf courses.
(2) Golf learning and practice facilities.
(3) Golf cart storage barn and maintenance facilities.
(4) Swimming Pools, Pool Bath Houses and Gazebos.
(5) Tennis Courts.
(6) Lawn Games such as bocci, croquet, volleyball, etc.
(7) Multi-use fields.
(8) Playgrounds.
(9) Neighborhood Parks.
(10) Community Parks.
(11) Leisure Trails and Bike Trails.
(12) Other Recreational Uses.

(b) Equestrian Facilities

(1) Barns.
(2) Paddocks, Stables, Riding Rinks.
(3) Bridle Trails.
(4) Equestrian learning/teaching facilities.

(c) Recreational Building including but not limited to uses such as indoor recreation, meeting, assembly, banquet, fitness and hobby space.

(d) Accessory Buildings.

(e) Community Offices/Administration Buildings.

(f) Maintenance and Storage Facilities.

(g) Community Service facilities which shall not be considered commercial uses and shall not be counted against the overall allowed acreage for commercial uses within the Buckwalter PUD including:

(1) Public and/or Private Clubhouses.
(2) Pro shops, Snack Bars, Grills, Restaurants and Lounges associated with clubhouses.
(3) Ancillary uses associated with community recreation facilities such as craft centers, fitness centers, etc.

(h) The Other Requirements of Attachment 1 4.11.5 General Commercial District shall control development in Community Recreation.

3. Dwelling Units

(a) Average Dwelling Units Per Acre (DU/AC)

A calculation, which is based on the total residential units of a tract, divided by the total net acres of the *same* tract with the following exceptions:

- Hotel/Inn/Bed and Breakfast, or Guesthouse room/key shall equal ½ a Dwelling Unit.
- Fractional Ownership Units (Interval Ownership/Timesharing Properties) shall equal $^1/_2$ Dwelling Unit per Unit constructed for the first 750 dwelling units, and 1 dwelling unit for the balance up to a

total of 1,500 units. If all 1,500 Fractional Ownership Units are built the residential cap will be reduced by 1,125 dwelling units.

(b) Maximum Dwelling Units per Acre (DU/AC Max.)

An indication of the maximum density allowed within any sub-area(s) or project(s) within an identified tract per net acre with the following exceptions and clarifications:

1. Hotel/Inn/Bed and Breakfast, Fractional Ownership Units (Interval Ownership/Timesharing Properties) or Guesthouse units shall not have a specified DU/AC Max.

2. Maximum Dwelling Units Per Acre for Single-Family Residential shall be 8 DU/AC max.

3. Maximum Dwelling Units Per Acre for Multi-family Residential shall be 16 DU/AC max, based on number of stones, 1-story (8 units), 2-stories (12 units) and a project with a 3-story component in part or in whole is capped at 16 du/ac, and 3-story buildings will be limited to a maximum of 75% of all buildings within any multi-family complex.

4. General Commercial

The general commercial designation allows for the development of concentrated commercial and office nodes located on primary vehicular routes to serve the Buckwalter PUD as a whole. Commercial uses are limited to 450 upland acres within the Buckwalter PUD. Contiguous or abutting commercial uses in any one planning area shall not exceed 80 upland acres with the exception of Buckwalter Commons, which shall be allowed 350 upland acres of commercial development.

Permitted Uses:

a. Establishments engaged in selling goods or merchandise to the general public for personal or household consumption (e.g. shopping centers, supermarkets, department stores, convenience stores, gas stations, etc.) and rendering services incidental to the sale of such goods; establishments providing services or entertainment to the general public

including but not limited to eating and drinking establishments, personal service and repair business and entertainment establishments (e.g. movie theatres, bowling alleys, etc.); medical and health facilities/offices office buildings and/or office for government, business, professional or general purposes, unless specifically prohibited under Prohibited Uses below.

b. Uses allowed in General Commercial District and under the Beaufort County Zoning and Development Standards Ordinance 90/3 included herein as Attachment 1 both by right and conditional uses, unless specifically prohibited under Prohibited Uses below.
c. Single-family Residential.
d. Multi-family residential.
e. Hotel/Inn.
f. Recreational vehicle parks limited to self contained, motorized vehicles with a minimum length of 26 feet. Within the recreational Buckwalter PUD Recreational Vehicle parks have a cumulative cap of 200 acres.
g. Mini-warehouse facilities will be limited to a maximum height of 24 feet from finished grade.

Prohibited Uses:

The following commercial uses are specifically prohibited:

a. Junkyards or auto salvage yards.
b. Campground and Recreational vehicle parks (except as allowed above under permitted uses).
c. Video Poker Parlors.
d. Amusement Parks.
e. Go-Cart Racing Facilities.
f. Commercial Race Tracks/Facilities using automobiles, horses or dogs.
g. Roller coasters.
h. Sexually-oriented businesses.

The Other Requirements of Attachment 1 4.11.5 General Commercial District shall control development in this land use.

5. Hotel/Inn

This designation is for hotels, inns, bed and breakfast, guest houses, divisible dwelling units and time sharing properties (interval ownership) that consist of building or buildings with guest rooms for sleeping and kitchens and/or a

dining room to provide meals for guests. Divisible dwelling units (e.g. lock-out or lock-off units) will be defined using length of stay as the basis and used for sales guests only. Use of lock-outs will be limited to seven (7) days or less. Exceptions may be granted by the Planning Commission. Time share and fractional ownership will be limited to a maximum of 1,500 units, of which the initial 750 units count as a ½ dwelling unit and the balance count as 1 dwelling unit against the overall residential cap. Therefore, if all 1,500 Fractional Ownership Units were built, for calculation purposes, the Buckwalter residential cap would be reduced by 1,125 dwelling units. Hotels, Inns, Bed and Breakfasts, Guesthouses, and properties shall be considered a residential land use and counted against the overall residential density cap at a rate of ½ DU per room/key and as such shall not be considered a commercial use. The rooms shall be primarily designed for and occupied by transients. A conference facility may or may not accompany the hotel/inn and may be integral to the hotel/inn or detached.

The Other Requirements of Attachment 1 4.11.5 General Commercial District shall control development for Hotel/Inn.

6. Institutional/Civic

This designation allows for institutional and civic land uses, which shall be allowed to occur as a mixed use throughout the entire Buckwalter PUD. These land uses shall not count against the overall commercial acreage or residential density allowed for the Buckwalter PUD:

a. Civic, cultural, municipal, governmental, educational (public or private), conference centers, research or other similar facilities which may include housing for staff, faculty and professionals. Other uses allowed in this category include student housing and employee dormitories, which count as $^{1}/_{2}$ dwelling unit against the Buckwalter PUD residential cap of 6,885 dwelling units. Housing for staff associated with a specific project will not count against the Buckwalter PUD residential cap, provided that the housing is located within the project requiring the staff.
b. Churches, synagogues, temple and other places of worship provided that such use is housed in a permanent structure.
c. Cemeteries provided that such use does not include a funeral home or crematorium.
d. Assisted living facilities, nursing homes and congregate care facilities

e. Public emergency service facilities, library, museum, day care facilities, social/community centers, etc.
f. Assisted Care Units used to establish a Certificate of Need (CON). All other units count toward the Buckwalter residential density cap.

The Other Requirements of Attachment 1 4.11.5 General Commercial District shall control development in Institutional/Civic.

7. Maintenance Areas

The maintenance areas will contain the facilities, tools and equipment necessary to maintain the common properties and recreational facilities within Buckwalter. These facilities may be congregated on a central site or located in separate convenient sites for different services such as general community maintenance, golf course maintenance, recreation area maintenance or individual property regime maintenance.

Permitted uses include:

a. Vehicle maintenance.
b. Storage of vehicles and parts, boats, recreational vehicles and resident storage units.
c. Fuel storage.
d. Shops for woodwork, metalwork and painting.
e. Greenhouses, plant propagation areas and holding yards.
f. Mulching facility and mulch storage.
g. Storage of chemicals and bulk materials as permitted by law.
h. Offices associated with community and maintenance.

The Other Requirements of Attachment 1 4.11.5 General Commercial District shall control development in Maintenance Areas.

8. Model Home/Sales Center

This designation allows for the model homes and office/administrative facilities associated with the primary sale of residential property, and commercial property. The facility(ies) may be permanent in nature with the model homes or building being sold as single-family residences or office/commercial space in the future or the facility(ies) may relocate from time

to time during the period of development to meet the needs of development phasing.

9. Multi-family Residential

This designation includes multi-family residential units, up to a maximum of 16 units per net acre on a site specific basis. Density is based on the number of stories in a project. One story projects are limited to 8 DU/AC, two story projects are limited to 12 DU/AC and any project with a three story component is capped at 16 DU/AC. The 3-story component of a multi-family project is capped at 75 percent of the projects residential buildings. Multi-family residential consists of attached or detached residential including both short-term and long-term rentals, but excludes Hotel/Inn/Bed and Breakfast and Guesthouse.

The Other Requirements of Attachment 1 4.6.2 General Residential 16 shall control development in Multi-Family Residential.

The allocation of density as specified allows for the clustering of development to optimize the protection of natural features and maximize open space. This does not guarantee that all property within individual planning areas can be developed at the identified maximum. Density may be transferred between the planning tracts.

Multi-family units do not have a lot size designation.

Performance Standards for this district will be determined at the time of Initial Master Plan.

10. Neighborhood Commercial

This designation allows for the development of multiple neighborhood-oriented, limited-use commercial, civic, institutional and office nodes including villages, community centers, and neighborhood shopping centers to provide essential services to residents, invitees and guests to the Buckwalter PUD, relieving a degree of traffic and congestion which may surround other large commercial developments in the general area. Neighborhood Commercial Development shall count against the 450 upland acre limits on total commercial acreage. Neighborhood commercial development on tracts abutting SC Highway 46 shall have a minimum 250 feet setback to any vertical structure greater than 6 feet in

height and 150 feet buffer from Highway 46. The Town of Bluffton shall have the right to approve a buffer of less than 150 feet if appropriate landscape screening and/or landscaped berms are installed to achieve a visual buffer.

Permitted Uses:

a. Retail businesses, personal service businesses, shopping centers, restaurants, convenience stores, clustered commercial establishments, offices and civic/institutional uses, unless specifically prohibited under Prohibited Uses below.
b. Uses allowed in a Neighborhood Commercial District, and Office Commercial District under the Beaufort County Zoning and Development Standards Ordinance 90/3 included herein as Exhibit Attachment 1, both by right and conditional uses, unless specifically prohibited under Prohibited Uses below.
c. Single-family Residential.
d. Multi-family Residential.
e. Hotel/Inn.
f. Medical offices (not including facilities for patient care exceeding 48 hours).
g. Recreational Vehicle Parks limited to self-contained motorized vehicles with a minimum length of 26 feet. Within the Buckwalter PUD, Recreational Vehicle Parks shall have a cumulative cap of 200 acres.

Prohibited Uses:

The following commercial uses are specifically prohibited:

a. Junkyards or auto salvage yards.
b. Campgrounds and recreational vehicle parks (except as allowed above under permitted uses).
c. Video poker parlors.
d. Amusement parks.
e. Go-cart racing facilities.
f. Roller coasters.
g. Commercial race track facilities using automobiles, horses or dogs.
h. Sexually-oriented businesses

The Other Requirements of Attachment 1 4.10.3 Neighborhood Commercial District shall control development in this land use.

11. Open Space

Total open space for the Buckwalter PUD shall be calculated for the boundary of the PUD and not on a site specific basis for each phase of the PUD, individual development or project. *However, at the* Initial Master Plan stage, each project shall demonstrate a minimum of ten percent open space, saltwater and freshwater wetlands are excluded from the open space calculation for Initial Master Plans. Open space shall consist of:

a. Landscaped areas.
b. Lagoons, ponds, impoundments, lakes and effluent disposal areas.
c. Saltwater and freshwater wetlands including buffers.
d. Forests, wildlife preserves/corridors, conservation areas and greenbelts.
e. Garden plots.
f. Recreation areas including, swimming pools, tennis courts, playgrounds, ball fields, lawn game fields, gardens, etc.
g. Public or private, regulation or par three golf courses including ancillary facilities such as golf learning centers, practice facilities and support facilities.
h. Pedestrian/bicycle trails.
i. Perimeter buffers.

12. Roads

The Buckwalter PUD shall have roads designed to the standards of the Beaufort County Zoning and Development Standards Ordinance 90/3 included herein as Attachment 1, or as it may be amended at the time of Initial Master Plan submittal, allowed throughout the PUD in locations appropriate under final site planning. Roads indicated on the Concept Master Plan are subject to modification at the time of Initial Master Plan approval based on specific soil conditions, environmental concerns, physical constraints and design parameters.

The Buckwalter PUD shall provide roadway linkage of major land use areas including internal linkage to commercial and recreational uses. Areas within the Buckwalter PUD in whole or in part may be developed as private areas with access restricted appropriately at the developer's discretion.

Road width and right-of-way width may be reduced when environmental and tree preservation considerations would be furthered thereby. To protect river quality and preserve trees, such design is hereby encouraged.

Roads, bike paths, leisure trails, and pedestrian pathways are allowed to penetrate the setbacks of the OCRM critical line to access the property, provided the stormwater is treated in accordance with the BMPs and Section 4.25.2(D) of the Beaufort County River Protection Overlay District.

13. Setbacks and Buffers

Setbacks and buffers shall meet the minimum requirement established herein and shall apply to the perimeter of the PUD only; provided, however, that any required wetlands setbacks shall apply according to law throughout the PUD.

Perimeter setbacks and buffer standards shall include:

a. At SC Highway 46, SC Highway 170 and US Highway 278; setbacks and buffers shall meet or exceed the US Highway 278/Highway 278 Extension Corridor Overlay District Standards or as modified herein.

b. To achieve visual opacity for development adjacent to South Carolina Highway 46, the design and development standards of the Highway Corridor Overlay District shall apply to all development fronting South Carolina Highway 46. The minimum buffer shall be 150 feet from the Highway 46 right of way with sufficient plant material retained and/or installed to accomplish visual opacity. A landscape plan detailing buffer treatment will be submitted at time of Development Permit. The Town of Bluffton shall reserve the right to review development buffers adjacent to South Carolina Highway 46 after construction to determine the buffer's adequacy with regard to opacity. In cases where the Town of Bluffton determines the buffers are inadequate, the landowner/developer shall work with the Town to remedy the problem and achieve visual opacity. Solutions may include, but are not limited to, berms, fencing and additional vegetative planting.

   Neighborhood commercial development on tracts abutting South Carolina Highway 46 shall have a 250 feet setback from the Highway 46 right of way to any vertical structure greater than 6 feet in height.

c. At adjacent property and along Buckwalter Parkway and the East-West Connector; setbacks shall be a minimum of 50 feet which contains a buffer of 50 feet, with exception of the property that abuts the Old Carolina Golf Course where there shall be a minimum setback of 30 feet and a buffer of 10 feet to allow for views from residential units to the existing golf course. In addition to the required distance, the buffers at adjacent property shall contain appropriate plant material sufficient to ensure the protection against real or potential incompatibility between adjoining land uses. Existing trees and understory vegetation shall be retained wherever possible with additional plantings as necessary to achieve the required buffer. If sufficient natural vegetation does not exist (i.e. no natural understory growth), planting requirements shall be determined at the time of final development application. The required buffer planting shall be installed on a phase-by-phase basis as development commences.

d. At Rose Dhu Creek, Stoney Creek and the Okatie River, setbacks shall be one hundred fifty (150') feet from the OCRM critical line (refer to the concept master plan dated January, 2000 for location) for residential, multifamily, clubhouse and other building construction. All other setbacks and buffers shall conform to the standards of the River Protection Overlay District which are restated for clarification purposes below and included in Attachment #1.

    1. A 50-foot setback shall be required for golf courses including all areas of the golf course that are regularly mowed and/or chemically treated, sand traps, and accessory (non-habitable) structures and facilities such as storage sheds and ball washing machines.

       Golf courses within the 150-foot setback will be designed to drain away from the critical area and provide treatment of stormwater runoff prior to discharge. Treatment will be in accordance with the Stormwater Management BMPs.

    2. Selective pruning may occur in the 50-foot buffer to allow views and vistas to the marsh from the golf course. Selective pruning allows the trimming and removal of limbs. The pruning does not allow for the removal of trees. Selective clearing as described in

Attachment 1 - Development Standards Ordinance will not apply to the 50-foot buffer in the Buckwalter PUD.

A plan for selective clearing will be approved by the Town as part of the development permit process. Selective pruning and maintenance will be accomplished by hand with non-wheeled machinery. The Town will be notified prior to pruning and maintenance.

Developer will post signs along the buffer at intervals of no less than two hundred (200) feet, to warn about sensitive areas.

3. A 50-foot setback shall be required for drainage systems and retention ponds with the exception of dry detention areas (grassed swales) which shall be used rather than drainage pipes within the 50-foot buffer zone unless a drainage pipe is an outfall from a detention, retention or filtration system. Also allowed within the 50-foot buffer zones are approved flood control and erosion control devices and other activities related to soil and water conservation.

4. A 150-foot setback shall be required for golf clubhouses.

5. A 150-foot setback shall be required for parking lots and accompanying access drives associated with the golf clubhouse.

6. All use of herbicides, pesticides or fertilizers must be in full compliance with the Federal Insecticide, Fungicide and Rodenticide Act (FEFRA); South Carolina Pesticide Control Act; and South Carolina Fertilizer Law; and in strict accordance with pesticide label instructions in order that there be a "no adverse effect level" of surface runoff or airborne drift of these materials beyond the *area* of direct application.

14. Signage Control

Signage for the Buckwalter PUD shall be governed by Article IX "Signage Control" included in Attachment 1 to the PUD and as further modified below.

a. Individual Project Signage

- The exact number of signs and square footage of signage allowed per individual development tracts within the PUD shall be determined on a development project by development project basis as allowed by Attachment 1 to the PUD.

b. Directory Listing Signs

- Directory Listing Signs may be placed at each PUD access point indicated on the Conceptual Master Plan. Each access point shall be allowed a maximum of 160 square feet of signage (letters only). The Directory Listing signs are intended to be informational in nature and helpful for the convenience of visitors and not promotional of a particular business or type of business. Listings may include hotels, motels, restaurants, major residential developments, retail centers and the like.

15. Silviculture

This designation allows for continuation of managed forestry. Silviculture includes the practice of planting, culture, and harvesting of trees for the purpose of producing wood fiber and timber. Generally accepted methods of forest management are permitted, including wildlife management, construction and use of forest roads, and practices to promote health and growth of trees. Silviculture uses may continue up to the time a subdivision plat is recorded.

16. Single-family Residential

This designation allows for the development of single-family residential units, up to a maximum of 8 units per net acre on a site specific basis. Single-family residential consists of attached or detached residential, including both short and long-term rentals and mobile home communities. Modular homes are not considered to be mobile homes and will be treated as single family housing. Product mix may include full size lots, attached zero lot line, patio home sites and cottages. Product is limited to a maximum of three stories in height, not including architectural elements and mobile home communities.

The cottages shall be single-family attached or detached, residential units, including both short and long-term rentals. Ownership may be either fee simple lots or as units of a condominium or other common legal structure with no minimum lot size or street frontage. Cottages shall be developed on a site specific basis with environmental concerns being the primary constraint for

each cottage site selection. Mobile home communities will have the following requirements:

- All mobile homes entering the community will be new or nearly new (within 2 years) of original purchase) and in good condition.
- All Mobile homes will have skirting and the moving assembly removed.
- Screened trash service collection areas.
- Boats and R.V.s within mobile home communities will be stored in designated and screened areas.
- Non-functioning vehicles will not be permitted (this excludes the mobile home).
- Paved access and circulation roads.
- Paved driveways and home pads.
- Covenants and declarations regarding landscaping, setbacks, buffers, outbuildings, maintenance buildings, and yard appurtenances such as clotheslines and recreation items.
- Common area amenities.

The allocation of density as specified allows for the clustering of development to optimize the protection of natural features and maximize open space. This does not guarantee that all property within individual planning areas can be developed at the identified maximum. Density may *be* transferred between the planning tracts.

Lot sizes range from the square footage of the foundation of cottage-type product to 2-acres or larger single family lots.

Performance Standards for this district will be determined at the time of Initial Master Plan.

17. Traditional Neighborhood Development District

This description allows for the development of traditional neighborhood type development typified by the culture, value and traditions exemplified in the Historical District of Bluffton. These neighborhoods are characterized by a pedestrian-friendly environment of graded streets, neighborhood parks, sidewalks, front porches, alleys, mixed uses and a tight scale to unify the district.

The traditional neighborhood development districts may be components of a mixed-use development of neighborhood-commercial, single-family residential, multi-family residential, institutional and civic uses and open space. Distinctive features of the traditional neighborhood districts which shall be allowed within the district include:

a. Mixed Land Uses.
b. Minimum street right-of-way - 50 feet.
c. Narrow streets with driving lanes of 18 feet minimum for two-way traffic and 11 feet minimum for one-way traffic.
d. On-street/parallel parking (8 feet x 19 feet space minimum).
e. Alleys (minimum right-of-way - 24 feet).
f. Minimum curb radius of 8 feet.
g. Allowance for streets of intersect at angles less than 60 degrees and allowance for more than two streets to intersect at public parks or squares.
h. Allowance for single-structure, mixed-use capabilities (live/work units). Allowance for accessory buildings to have residential capacity (garage apartments).
i. Allowance for unique lot and street configuration approved as part of the Initial Master Plan.

18. Wetlands

This designation allows the following uses within wetlands. Freshwater wetlands and saltwater wetlands on the property shall be those areas over which the US Army Corps of Engineers claims 404 jurisdiction for freshwater wetlands and OCRM claims jurisdiction for saltwater wetlands. The use of these lands is regulated by the U.S. Army Corps of Engineers (USACOE) and the South Carolina Department of Health and Environmental Control Office of Ocean and Coastal Resource Management (SCDHEC/OCRM), and unless restricted via a future Memorandum of Agreement (MOA) to the contrary, the following are Permitted Uses:

a. Open space and buffers.
b. Conservation areas.
c. Activities in all areas as permitted by the U.S. Army Corps of Engineers and the South Carolina Department of Health and Environmental Control, Office of Ocean and Coastal Resource Management.
d. Disposal of reclaimed water as permitted by SCDHEC.
e. Storm water control and management.

f. Boardwalks, trails, bridges and other permitted structures.
g. Game Management.
h. Silviculture.

19. Utilities

This designation allows for utility service to serve the planning tracts of the Buckwalter PUD. The following land uses shall be allowed:

a. Potable water supply and distribution.
b. Wastewater collection, treatment and disposal.
c. Stormwater collection, treatment and detention.
d. Irrigation.
e. Communication towers.
f. Satellite antennas.
g. Cable television facilities.
h. Telephone facilities.
i. Power transmission and distribution.
j. Broad band multi-use transmission lines.
k. Fiber-optic lines.

Certain community-wide infrastructure is required for the development of any large, master-planned community. This infrastructure may include, but is not limited to the following:

a. Arterial streets and primary access roads.
b. Water Supply.
c. Wastewater Treatment and Effluent Disposal.
d. Power substations.
e. Central telephone facilities.
f. Stormwater Management Lagoons.
g. Natural Gas Supply
h. Irrigation

In the case of this Concept Plan, the community-wide infrastructure may serve more than one Planning Tract. Infrastructure serving the community (on-site and off-site) is exempt from the Initial Master Plan approval process. Infrastructure projects must receive a Town of Bluffton Development Permit prior to construction, in accordance with the section of PUD ordinance describing Development Permits.

ATTACHMENT 1

DEVELOPMENT STANDARDS FOR INTERNATIONAL PAPER LANDS ANNEXED INTO TOWN OF BLUFFTON

ATTACHMENT 1

DEVELOPMENT STANDARDS FOR INTERNATIONAL PAPER LANDS ANNEXED INTO TOWN OF BLUFFTON

TAB	TITLE
1	Introduction
2	Development Standards Ordinance 90/3 Modifications
3	Development Standards Ordinance 90/3
4	Modifications to Town of Bluffton 5.8 Planned Unit Development Ordinance
5	Town of Bluffton 5.8 Planned Unit Development Ordinance
6	Modifications to Article IX Sign Control
7	Article IX Sign Control

Tab 1

INTRODUCTION

Attachment 1 provides the development standards for the Buckwalter PUD. Copies of three (3) different ordinances are included (Development Standards Ordinance 90/3, Town of Bluffton 5.8 Planned Unit Development Ordinance, Article IX Sign Control) with modifications required to define the PUD. Development within the PUD will be done in accordance with the ordinances contained within Attachment 1. Regulations dealing with development, other than those included in Attachment 1 do not pertain to development within the Buckwalter PUD.

Tab 2

Development Standards Ordinance 90/3 Modifications

The following text shall apply to development within the Buckwalter Planned Unit Development (PUD).

The text is based on the Beaufort County Zoning and Development Standards Ordinance 90/3. The provisions of the Development Agreement, the DSO Modifications (pp. 1-12), Attachment 1, and the Concept Master Plans shall apply to the development of the Buckwalter Tract as defined in the Concept Master Plan. In the event of a conflict the hierarchy of documents is the Development Agreement, the Concept Plan, DSO Modifications, DSO 90/3, Section 5.8 PUD Ordinance Modifications, Section. 5.8 PUD Ordinance, Section IX Sign Control Modifications, Section IX Sign Control.

The proposed changes to Section 5.4 Stormwater Management Standards relate to the *Beaufort County Manual for Stormwater Best Management Practices.* The text additions require compliance with the Manual.

DEVELOPMENT STANDARDS ORDINANCE

The Beaufort County Zoning and Development Standards Ordinance 90/3 shall apply to the subject property within the Town of Bluffton, with the following exceptions and modifications:

All reference to "Beaufort County" shall be deemed to mean the "Town of Bluffton" and all reference to "County" shall be deemed to mean the "Town" throughout the document.

Development permits within the Town of Bluffton shall be processed in accordance with Town procedures and under the requirements of the PUD Ordinance 5.8 as of December 31, 1999, and included for reference in Attachment 1.

2.4 Non-conforming Structures

Existing uses and structures on subject property shall be allowed until such time that a development permit is submitted requesting a change.

Article III Establishment of Zoning Districts

Land uses and zoning for the subject property shall be defined in Section 2 of the Concept Master Plan. In order to prevent confusion and duplication, defined districts do not apply to the Buckwalter PUD, with the exception of these listed below:

NCD- Neighborhood Commercial District
GCD- General Commercial District
HCOD- Highway 278 Corridor Overlay District
LID- Light Industrial District
OCD - Office Commercial District
FHOD — Flood Hazard Overlay District
AOD — Airport Overlay District
RPOD — River Protection Overlay District (as amended by the Development Agreement)

Article IV- Requirements by District

Delete this section except for districts listed below, and refer to Section 2 of the Buckwalter PUD for uses and requirements:

NCD- Neighborhood Commercial District
GCD- General Commercial District
HCOD- Highway 278 Corridor Overlay District
LID- Light Industrial District
RPOD — River Protection Overlay District (as amended by the Development Agreement)
OCD — Office Commercial District
FHOD - Flood Hazard Overlay District
AOD — Airport Overlay District

Planned Unit Developments and their requirements are defined in Town of Bluffton PUD Ordinance 5.8
Helicopter Landing Sites shall be allowed in the PUD

4.11.2 (A) This paragraph is deleted due to reference to Development District. 4.23 U.S. Highway 278/U.S. Highway 278 Extension Corridor Overlay District 4.23.1 General Standards

All references to spacing of access points at intervals of 1,500 feet shall be replaced with:

Buckwalter PUD may have up to have five (5) access points on U.S. Highway 278 as described on the Concept Master Plan. The PUD has one (1) access point on SC 170 in the general location shown on the Concept Master Plan. Three (3) access points on SC 46 are shown on the Concept Master Plan. The exact location of the access points will be determined at time of Development Approval and subject to issuance of an encroachment permit from the S.C. Department of Transportation.

All signage shall be in accordance with the ordinances contained in Attachment 1.

4.24 SC Highway 170/US Highway 278 Corridor Overlay District

4.24.1 General Standards

All references to spacing of access points at intervals of 1,500 feet shall be replaced with:

Buckwalter PUD may have up to five (5) access points on U.S. Highway 278 as described on the Concept Master Plan. The PUD has one (1) access point on SC 170 in the general location shown on the Concept Master Plan. Three (3) access points on SC 46 are shown on the Concept Master Plan. The exact location of the access points will be determined at time of Development Approval and subject to issuance of an encroachment permit from the S.C. Department of Transportation.

All signage shall be in accordance with the ordinances contained in Attachment 1.

4.25 River Protection Overlay District

4.25.2 Buffer Requirement and 4.25.3 Development Setbacks

For purposes of clarification, the District is defined for the Buckwalter PUD as: At Rose Dhu Creek, Stoney Creek and the Okatie River, setbacks shall be one hundred fifty (150') feet from the OCRM critical line (refer to the concept master plan dated January, 2000 for location) for residential, multi-family, clubhouse and other building construction. All other setbacks and buffers shall conform to the standards of the River Protection Overlay District which are restated for clarification purposes below and included in Attachment #1.

1. A 50-foot setback shall be required for golf courses including all areas of the golf course that are regularly mowed and/or chemically treated, sand traps, and accessory (non-habitable) structures and facilities such as storage sheds and ball washing machines.

Golf courses within the 150-feet setback will be designed to drain away from the critical area and provide treatment of stormwater runoff prior to discharge. Treatment will be in accordance with the Stormwater Management BMPs.

2. Selective pruning may occur in the 50-foot buffer to allow views and vistas to the marsh from the golf course. Selective pruning allows the trimming and removal of limbs. The pruning does not allow for the removal of trees. Selective clearing as described in Attachment 1 — Development Standards Ordinance will not apply to the 50-foot buffer in the Buckwalter PUD.

   A plan for selective clearing will be approved by the Town as part of the development permit process. Selective pruning and maintenance will be accomplished by hand with non-wheeled machinery. The Town will be notified prior to pruning and maintenance.

   Developer will post signs along the buffer at intervals of no less than two hundred (200) feet, to warn about sensitive areas.

3. A 50-foot setback shall be required for drainage systems and retention ponds with the exception of dry detention areas (grassed swales) which shall be used rather than drainage pipes within the 50-foot buffer zone unless a drainage pipe is an outfall from a detention, retention or filtration system. Also allowed within the 50-foot buffer zones are approved flood control and erosion control devices and other activities related to soil and water conservation.

4. A 150-foot setback shall be required for golf clubhouses.

5. A 150-foot setback shall be required for parking lots and accompanying access drives associated with the golf clubhouse.

6. All use of herbicides, pesticides or fertilizers must be in full compliance with the Federal Insecticide, Fungicide and Rodenticide Act (FEFRA); South Carolina Pesticide Control Act; and South Carolina Fertilizer Law; and in strict accordance with pesticide label instructions in order that there be a "no adverse effect level" of surface runoff or airborne drift of these materials beyond the area of direct application.

F. Streets and roads to access land within the PUD can penetrate the buffer provided stormwater runoff is treated.

Article V — Site Design and Development Standards

This article remains as shown with the following exceptions:

5.2.1 — the minimum parking dimension is nine (9) feet by eighteen (18) feet.

5.2.1.1 Minimum Off-Street Parking

Replace the existing language of 5.2.1.1 with the following:

Use	Number of Spaces
Apartments/Multi-family	2.25 spaces per unit
Auditorium and Theaters	One (1) space for every three (3) spectator seats.
Automobile Service Station	Five (5) spaces per bay.
Bank	Four and one-half (4.5) spaces per 1,000 square feet (1,000 SF) of floor space.
Church	One (1) space for each three (3) seats or per six (6) feet of pews in the main assembly room.
Driving Range	One and one-fourth (1.25) spaces per station.
Fire Stations	Four (4) spaces per vehicle bay.
Funeral Home	Six (6) spaces per 1,000 square feet.
Golf Course	Three (3) spaces for each green plus requirements for any other associated use, except in planned residential, resort, or commercial developments which have otherwise adequate provisions for parking.
Hotel, Motel, or Motor Court	One (1) space for each room to be rented.
Indoor/ Outdoor Commercial Recreation	Adequate parking facilities for contemplated use. The required Commercial Recreation parking spaces for any multiple use area shall he either (a) that number of spaces required for such single use having the greatest parking needs plus ten percent (10%) of the combined required for all other uses in the area, or (b) that number of spaces shown to be necessary and reasonable by data submitted by the developer, whichever is less.
Nursing Home	One (1) space per three (3) rooms.
Office and/or Professional Building; Office, Medical or Dental	Three and one-half (3.5) spaces per 1,000 square feet.
Planned Shopping	Four (4) spaces for every one thousand square feet (1,000 SF) of gross leasable floor area.
Public or Private Club	1.5 spaces for each one thousand square feet (1,000 SF) of gross floor space.
Public Utility Building	One (1) space per one thousand square feet (1,000 SF).

Use	Number of Spaces
Restaurant	Twelve (12) spaces per one thousand square feet (1,000 SF).
Retail Business	Five (5) spaces for every one thousand square feet (1,000 SF) of gross floor area, except as otherwise specified below:
Appliance and Furniture Store	Two (2) spaces for every one thousand square feet (1,000 SF) of gross floor area.
Building Supply Store	Three (3) spaces per one thousand square feet (1,000 SF) of gross floor area.
Sales and Service Establishments Not Listed Elsewhere, Which Deal With Customers on the Premises	Four (4) parking spaces per one thousand square feet (1,000 SF).
Single-family Residential	Two (2) spaces for each dwelling unit.

Parking requirements can be modified by the Town Engineer or designee when substantiated with calculations submitted by the Applicant.

5.2.7 Tree Protection Standards

Replace existing language in 5.2.7.3.1 and 5.2.7.6 with the following language. The balance of Section 5.2.7 remains.

5.2.7.3.1 —Tree Survey in Pine Plantation

After harvesting of pine crop areas, the Applicant must submit a survey or exhibit depicting all trees eight (8) inches DBH or greater within the area being submitted for development approval, and twenty-five (25) feet beyond. For trees existing as part of the planted pine crop area of the PUD, an exhibit may be prepared in lieu of an actual survey. The exhibit shall be a representation of the tree planting pattern showing trees according to row, tree spacing, and typical size. The information will be field verified to ensure accuracy of these factors, but each tree in the pine crop area will not be physically located by standard survey methods. Hardwood trees in excess of eight (8) inches DBH will be located.

Tree surveys for golf courses will be in accordance with Section 5.2.7.10 with the exception of pine plantation.

5.2.7.6 — Tree Replacement

Calculation for tree replacement is based on the Initial Master Plan area and not specific project sites. The applicant will demonstrate compliance with

minimum tree coverage at the time a final development permit is requested. Compliance will be demonstrated using aerial photography, a development plan, and tree count for a typical acre within the master plan area, and not the specific development tract.

5.2.7.9 — Master Plans

Delete (B) — Application for development permit.

Add:

The subject property is part of a long term plan. Much of the existing land is pine plantation, planted for the purpose of harvest. The land is covered by a silviculture exemption which remains in place until a subdivision plat is recorded for each specific area.

5.2.9 Site Design and Density Standards

(A) Setbacks

Refer to Standards of the Concept Master Plan, Section 2.

(D) Buffers

Buffers between different land uses apply to the perimeter of the PUD. Within the boundaries of the PUD, the Owner/Developer determines Buffers. Buffers are measured from the boundary lines or road right-of-way as appropriate. Buffers may be contained within required setbacks.

(F) Telecommunication Towers

Towers not in use for a period of one (1) year will be removed at the tower owner's expense.

5.4 Stormwater Management Standards

5.4.1 Intent

No development shall be undertaken, except where adequate drainage and adequate stormwater pollution control is provided in conformance with the provisions prescribed in this section.

No development shall be undertaken, except where adequate stormwater runoff water treatment is provided in accordance with the latest version of *Beaufort County's Manual for Stormwater Best Management Practices.*

Additionally, Town of Bluffton has the right to enter, enforce maintenance, and/or cause maintenance of any stormwater management facility, either privately or publicly owned.

5.4.3.2 Stormwater Management Requirements

(B) General Requirements

(1) Stormwater discharges from development, including streets, parking areas, rooftops, and lawn surfaces may adversely impact water quality in Town streams, lakes and tidal waterbodies. Therefore, new development regulated by the Town must comply with the stormwater pollution control requirements in the latest version of Beaufort County's Manual for Stormwater Best Management Practices.

(2) Detention and retention ponds shall be designed with relatively flat side slopes along the shoreline, and so that shorelines are meandering where possible to increase the length of shoreline, thus offering more space for the growth of littoral vegetation for pollution control purposes.

(3) Modify last sentence to read:

Design data for storage volume and detention outlet requirements shall be submitted and approved by the Town Engineer or designee prior to final plan approval, with the design of the stormwater pollution control components to be based on the latest version of *Beaufort County's Manual for Stormwater Best Management Practices.*

(4) Delete

(5) Add:

Golf courses are required to comply with the latest version of *Beaufort County's Manual for Stormwater Best Management Practices,* but golf course and private lagoons shall be exempt from the above flood control requirements subject to clear demonstration by the design engineer that no damaging flooding will occur during the 100-year, 24-hour, storm and any safety concerns are addressed.

(C) Direct Stormwater Discharge

(1) Modify to read:

Channeling runoff directly into natural waterbodies from swales, pipes, curbs, lined channels, hoses, impervious surfaces, rooftops or similar methods shall not be approved

for new development unless the Town Engineer has approved a stormwater pollution control plan which complies with the latest version of *Beaufort County's Manual for Stormwater Best Management Practices.*

(2) Modify to read:

Where specific site hardships require a modification to allow direct discharge into tidal areas without adequate stormwater pollution controls, prior to approval by the Town Engineer, Office of Ocean and Coastal Resource Management (OCRM), Department of Health and Environmental Control (DHEC), County Engineer, Corps of Engineers (COE) and Water Resources commission approval is required. Granting of a modification by the Town Engineer will be based upon unique site hardships and the use of best available technology to reduce the water quality impacts of stormwater discharges.

5.4.3.3 Retention-Detention Facilities

(A) Design Criteria for Developments
Add:

(3) Water Quality Control — New development shall provide best management practices (BMPs) which comply with the latest version of *Beaufort County's Manual for Stormwater Best Management Practices.*

(B) Design Criteria for Redeveloped Sites
Modify to read:

Redevelopments which have no increase or a net decrease in impervious area yet lack evidence of a functioning retention/detention facility may be required by the County Engineer to retrofit the site to current County standards for peak attenuation and water quality control.

(C) Design Based on Soils
Modify to read:

(1) Detention ponds shall be designed to attenuate peak outflows to predevelopment rates and to comply with the water quality control requirements in the latest version of *Beaufort County's Manual for Stormwater Best Management Practices.*

(2) Retention ponds intended to attenuate post-development peak outflows shall be designed to provide for total retention of the design storm as computed for the developed condition, and to comply with the water quality

control requirements in the latest version of Beaufort County's Manual for Stormwater Best Management Practices.

(3) Exfiltration systems intended to attenuate post-development peak outflows shall be designed to store and exfiltrate over the duration of the storm the difference in runoff volume between pre and post-development. Exfiltration systems shall be designed with a safety factor of 1.5 (design using seventy-five percent (75%) of the permeability rate or 75% of the time for drawdown), and to comply with the water quality control requirements in the latest version *of Beaufort County's Manual for Stormwater Best Management Practices.*

(D) Outfall
Modify to read:

(1) Detention shall be required to have an outfall structure to limit peak off-site discharges to pre-development rates. To achieve water quality control, the location of the structure and the shape of the pond shall be designed to comply with the water quality control requirements in the latest version of *Beaufort County's Manual for Stormwater Best Management Practices.*

5.4.3.5 Hydraulic Design Criteria

(A) Roadway Drainage Design
Modify to read:

(1) Roadway Grade — The minimum allowable centerline grade for all streets shall be 0.5%, unless otherwise approved by the County Engineer only under extenuating circumstances.

(6) Roadside Swales — Swale drainage will be permitted only when the wet season water table is minimum of one (1') foot below the invert of the swale. Where roadside swales are required, a positive outfall for the drainage may be required depending on the soil classification and topography. Roadside swales used for water quality control shall comply with the latest version of *Beaufort County's Manual for Stormwater Best Management Practices.*

(C) Culvert Design
Replace:

(9) Show water quality control facilities, including ingress/egress areas, and supplemental BMPs (e.g., swales) and dedicated natural open space required to comply with the latest version of *Beaufort County's Manual for Stormwater Best Management Practices.* Show other information required by the County Manual.

(13) Drainage plans shall also include the following:
Add:

(c) Boundaries of any dedicated natural open space, which is required to comply with the County's water quality control requirements.

5.4.3.6 Plan Requirements

(C) Stormwater Calculations
Add:

(10) Calculation worksheet which demonstrates that the proposed water quality controls comply with the latest version of *Beaufort County's Manual for Stormwater Best Management Practices.*

Article VI — Development Permit

Development permits within the PUD will be processed in accordance with Town of Bluffton procedures. Requirements for applications are detailed in the Town's PUD Ordinance 5.8. Requirements and definitions of this section shall apply. In the event of conflict, the Development Agreement takes first precedence followed by, in order, the Concept Plan, DSO Modifications, DSO 90/3, Section 5.8 PUD Ordinance Modifications, Section 5.8 PUD Ordinance, Section IX Sign Control Modifications, Section IX Sign Control.

Article VII — Administration, Appeal, Complaints, and Remedies

The Town of Bluffton will establish a procedure for reviewing development permit applications. The requirements for development permits are described in the Town of Bluffton's Section 5.8 Planned Unit Development, included in Attachment 1.

Article VIII — Amendments

Amendments shall be processed in accordance with the Town of Bluffton PUD Ordinance as included in Attachment 1 for reference.

Article IX — Legal Status Revisions

Development of the property subject to this document is controlled by, in order of precedence, the Development Agreement, the Concept Plan, DSO Modifications, DSO 90/3, Section 5.8 PUD Ordinance Modifications, Section 5.8 PUD Ordinance, Section IX Sign Control Modifications, Section IX Sign Control.

Article X — Definition of Terms

Definitions in this section shall apply unless otherwise defined below or in the PUD.

10.2.23 Buffers - A piece of undeveloped land of specific width, set aside in the PUD to provide separation between properties.

10.2.26 Building Height — The vertical distance above the finish grade, whichever is highest, to the highest finished roof surface in case of a flat roof or to the top of the facade or to a point at the average height of the highest roof having a pitch. Architectural elements are not considered in calculation of building height.

10.2.88 Net Acre — Shall mean that acre which remains after the deduction of easements for existing utilities, easements for existing roads, and easements for existing drainage ways.

10.2.138 Upland Area — Shall mean that acre not under the jurisdiction of the Clean Water Act or state regulation for freshwater wetland or saltwater marsh.

10.2.139 Gross Acre — Total acreage within a given boundary.

The Town of Bluffton has an ordinance regarding the approval of Planned Unit Developments. Section 5.8 (Approved September, 1999) is included in Attachment 1 for reference. In order to clarify some of the issues and statements in Section 5.8 the following modifications are made:

5.8 Planned Unit Development

5.8.6 (A) Add: "as applicable" after Historic Preservation Overlay District.

(C) Add: Buffer requirements apply to the perimeter of the PUD. The Concept Plan describes the buffers and requirements.

Delete: Items 1 — 7.

5.8.7 Application and Concept Plan

(E) The Concept Plan shall contain:

3. Delete: "... total square footage for commercial uses and institutional uses".

Add: "... total acreage for commercial uses and institutional uses".

12. Delete: Proposed stormwater mitigation for deviations from the DSO maximum of 10 percent impervious surface.

Add: Proposed deviations from DSO stormwater requirements to achieve goal of *Beaufort County's Manual for Stormwater Best Management Practices.*

(G) Add:

However, in the event that a PUD is approved with a Development Agreement, the Development Agreement details the rights of the Owner, Developer and Town.

5.8.9 (B) Add to the beginning of the sentence:

"Unless provided for in the Development Agreement, "...

5.8.10 (W) Add to the end of the sentence:

..."unless modified by a Development Agreement and Concept Plan."

5.8.11 (B) Add to the end of the sentence:

..."unless modified by a Development Agreement and Concept Plan."

The following text shall apply to development of signage within the Buckwalter PUD.

The text is based on Article IX Sign Control adopted 1/13/92 by Beaufort County. The provisions of the Development Agreement, the DSO Modifications (pp 1-12), the Sign Control Modifications, Attachment 1 and the Concept Maser Plan shall apply to the development of the Buckwalter PUD as defined in the Concept Plan. In the event of conflict, the Development Agreement takes first precedence followed by, in order the Concept Master Plan, DSO Modifications (pp 1-12), Article IX Signage Control Modifications, and Attachment 1 DSO.

Sign Control

Article IX, Sign Control adopted 1/13/92 by Beaufort County, shall apply to the subject property within the Town of Bluffton, with the following exceptions and modifications:

- All reference to "Beaufort County" shall be deemed to mean the "Town of Bluffton" and the reference to "County" shall be deemed to mean the "Town" throughout the document.
- Development permits within the Town of Bluffton shall be processed in accordance with Town procedures and under the requirements of the PUD Ordinance 5.8 as of December 31, 1999, and included for reference in Attachment 1.

Section 92.4 On-Premise Signs Area, Height, Size, Number, Type, etc.

Modify A.3. Insert "(Letters Only)" after "maximum allowable area of eighty (80') square feet."

Add:

D. Individual Project Signage

The exact number of signs and square footage of signage allowed per individual development tracts within the PUD shall be determined on a development project by development project basis in accordance with the criteria listed above in 9.2.4 A.

Section 9.2.6 Off Premise Signs.

Add to H:

Directory Listing Signs may be placed at each PUD access point indicated on the Conceptual Master Plan. Each access point shall be allowed a maximum of 160 square feet of signage (letters only). The Directory Listing signs are intended to be informational and helpful for the convenience of visitors and not promotional of a particular business or type of business. Listings may include hotels, motels, restaurants, major residential developments, retail centers and the like.

Section 4.10

NCD - Neighborhood Commercial District

Section 4.10.1 Permitted Uses

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

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

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

(1) Antique store

(2) Appliance, radio, television store

(3) Art supply store

(4) Book, magazine, newspaper shop

(5) Candy store

(6) Clothing store

(7) Drug store or pharmacy

(8) Florist shop

(9) Fruit, nut and/or vegetable store

(10) Gift or curio shop

(11) Grocery store

(12) Hardware store

(13) Hobby and/or toy shop

(14) Millinery or hat shop

(15) Music store and/or record shop

(16) Office supply and equipment store

(17) Package liquor store

(18) Photographic and camera supply and service store

(19) Shoe store

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

(1) Appliance, radio, television repair shop

(2) Bank, savings and loan associations, personal loan agency and branches.

(3) Barber ship, beauty shop, or combination thereof.

(4) Bicycle repair and sales shop

(5) Dressmaker, seamstress, tailor

(6) Dry cleaning self-service and/or laundry self-service facility.

(7) Insurance agency

(8) Jewelry and watch repair shop

(9) Locksmith or gunsmith

(10) Medical, dental, or chiropractic office, clinic and/or laboratory

(11) Office for government, business, professional, or general purposes

(12) Photographic studio

(13) Real estate agency

(14) School offering instruction in art, music, dancing, drama, or similar cultural activity.

(15) Telegraph office

(D) Radio and/or television station

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

(F) Church

(G) Off-street commercial parking lot

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

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

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

Section 4.10 2 Conditional Uses

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

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

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

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

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

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

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

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

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

Section 4.10.3 Other Requirements

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

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

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

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

(D) Additional requirements: Uses permitted in the Neighborhood Commercial Zoning District shall meet all standards set forth in Section 5.2.I(E) pertaining to off-street parking, loading, and other requirements.

Section 4.11

GCD - General Commercial District

Section 4.11.2 Permitted Uses

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

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

(B) Retail, wholesale or storage business involving the sale of merchandise on the premises; except those uses which involve open yard storage.

(C) Business involving the rendering of personal services other than an automobile laundry, or an automobile repair garage.

(D) Club, lodge, union hall or social center.

(E) Church or religious institution.

(F) Off-street commercial parking or garage.

(G) Hotel, bed and breakfast inns, and motels.

(H) Commercial recreation facility, specifically including billiard parlor and theater.

(I) Commercial, recreation or vocational school.

(J) Eating and/or drinking establishment.

(K) Public utility installation or sub-installation, including water towers.

(L) Office building and/or office for government, business professional or general

(M) A horse riding school and/or horse training facility provided the site contains a minimum of three (3) acres and provided that there shall be a minimum area of one (1) acre for the first one to two horses approved for the facility, plus an additional one-half (1/2) acre for each additional horse approved for the facility. Stalls or stable areas should be one hundred forty-four (144') square feet for each horse.

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

(O) Motion picture studio and/or video commercial preparation provided that the structure does not exceed 35,000 square feet for any given movie set; FAX machine services and distribution, photographic, optical goods, watches/clocks assembly and distribution provided the structure does not exceed 10,000 square feet.

(P) Needlecraft companies involved in the making of clothing from broad and narrow woven fabrics and other small wares including cotton, man-made fibers, silk and wool; knit goods yam, and lace goods; men's, youth's and boy's suits, coats and overcoats; men's, youth's and be furnishings, work clothing, and allied garments; women's, misses', juniors', girls', children's and infant's outwear and undergarments; dress and work gloves; robes and dressing gowns; raincoats made of cloth or canvas; canvas products; curtains and draperies, provided the structure does not exceed 35,000 square feet.

(Q) Assembly of wooden containers; household wooden furniture; wood office furniture; partitions, shelving, lockers and store fixtures; cabinet work; and custom carpentering, provided that the structure does not exceed 25,000 square feet.

(R) Assembly of electronic components and accessories provided that the structure does not exceed 35,000 square feet.

(S) A miniwarehouse(s) or self-service storage facility(ies) provided such structures) is located not less than fifty (50') feet from any residential structure or residential zoned district. Such facility shall not be operated during the hours of 10:00 p.m. and 6:00 a.m.

Section 4.11.3 Conditional Uses

The following uses shall be permitted on a conditional basis in any General Commercial District.

(A) Automobile service station, provided all pumps are setback at least twenty-five (25') feet from the right-of-way line of the street, and parking and/or service areas are separated from adjoining residential properties by suitable visual screen or solid fence or wall at least six (6') feet in height. There shall be a fifty (50') foot setback of all pumps at an automobile service station on a major thoroughfare.

(B) Automobile garage for the repair and servicing of vehicles, provided all operations are conducted within a fully enclosed building and there is no open storage of wrecked vehicles, dismantled parts, or parts visible beyond the premises.

(C) Newspaper publishing plant, provided that the requirements for parking, loading, and unloading conform to those for industrial buildings.

(D) Automobile carwash, laundry or washateria, provided off-street paved parking area, capable of accommodating not less than one-half (1/2) of hourly vehicle washing capacity awaiting entrance to the washing process is suitably located and maintained on the premises, and for such space to contain at least two hundred (200') square feet per waiting vehicle; and no safety hazard or impediment to traffic movement is created by the operation of such an establishment

(E) Animal hospital, veterinary clinic or kennel, provided any structure shall be no closer than two hundred (200') feet to any residential zoning perimeter or residential dwelling; provided all boarding arrangements are maintained within the facility and such noise as will be audible from the use of outside runs or exercise areas be kept at a minimum.

(F) Junk yards, auto salvage yards, and outdoor storage of vehicles provided they are completely screened from view of adjacent properties and/or public and private roadways.

(G) A solid waste transfer facility, site and accessory uses, including a recycling cen. provided such facility is one hundred (100) feet or greater from any residential building and it meets the development standards of this Ordinance.

(H) Telecommunications tower provided the site plan complies with the requirements of Section 5.2.9(F); provided towers under two hundred (200') feet are painted silver or gray or retain galvanized finish in order to camouflage against the sky (unless the Federal Aviation Administration imposes other requirements); and provided no strobe lights are used (unless required by the FAA).

(I) Campgrounds and Recreational Vehicle Parks provided that:

(1) No site or structure shall be continuously occupied for more than fourteen (14) days. Any tent, camper, or recreational vehicle shall be physically removed on or before the expiration of fourteen (14) days.

(2) No overflow camping shall be allowed. When a campground/RV Park is no more campers or vehicles shall be permitted on the grounds.

(3) The campground shall have a minimum size of twenty (20) acres. The maximum size campground shall not exceed fifty (50) acres on any single parcel.

(4) All permanent structures including cabins in a campground shall be limited to single-story structures in height.

(5) No more than eight (8) campsites/RV sites or camping structures including cabins shall be permitted per net acre in any campground.

(6) Not less than thirty (30%) percent of all campgrounds/RV Parks shall consist of open space which shall contain no camp/RV sites and/or structures.

(7) All campgrounds and recreational vehicle parks in Beaufort County shall be in compliance with the Rules and Regulations Governing Camps of the South Carolina Department of Health and Environmental Control and have a valid permit from same for operation.

(J) New or existing businesses which contain or install video poker machines and other coin operated devices, machines and electronic gaming devices, which provide a monetary return such as a cash payoff, as defined and contained in the Code of Laws of South Carolina, 1976, as amended, Section 12-21-2720(3), shall be classified as "video poker parlors" when the structure has as its primary use only such machines; the number of machines or devices are four (4) or more; and the establishment exists for the principle purpose of such play, shall be permitted as a conditional use within the General Commercial District (GCD) and only if all of the following conditions are also met:

(a) Persons under eighteen (18) years of age shall not be permitted within the building or on the premises;

(b) No such business may operate in any non-permanent structure such as a tent, mobile unit, trailer, recreational vehicle, or other temporary building;

(c) Parking requirements for such businesses shall be one (1) space for each two hundred (200') square feet of floor space, plus one (1) space for each coin operated device or machine, and shall apply to a new or existing structure;

(d) That if there is a monetary return (cash paid) as a result of a winning combination on the coin operated device, machine or electronic gaming device, the building in which such machine(s) exist shall not be located within one thousand (1,000') feet of any church, school, educational institution, or publicly or privately owned/operated youth-oriented grounds or facilities; nor within five hundred (500') feet of *any* residential zoning district. Such distance shall be computed by following the shortest route of ordinary pedestrian or vehicular travel from the nearest point of the grounds in use as part of such church, school, educational institution, residential zoning district, or publicly or privately owned/operated, youth-oriented grounds or facilities.

(e) No person who maintains for use or permits the use of, on any place or premise occupied by him/her, any coin operated machine, device or electronic gaming device to be operated between the hours of 2:01 a.m. and 7:59 a.m.

(K) New or existing businesses which contain or install video poker machines, and include certain coin operated devices, machines and electronic gaming devices, which provide a monetary return such as a cash payoff, as defined and contained in the Code of Laws of South Carolina, 1976, as amended, Section 12-21-2720(3), shall be classified as secondary use only when the structure has three (3) or less such machines and devices; and minors under eighteen (18) years of age shall not be permitted to observe or play such devices or machines at any time. Should the establishment contain or install four (4) or more such machines or devices, those machines shall be placed in a separate room(s) and no one under the age of IS years shall be permitted in such room(s). Compliance for such separation will be no later than June 1, 1993. Such machines or devices as described above shall be permitted as a conditional use within the General Commercial District (GCD) with the provisions of this section and all of the following conditions are met:

(a) No business may operate in any non-permanent structure such as a tent, mobile unit, trailer, recreational vehicle, or other temporary building;

(b) Parking requirements for such businesses shall be one (1) space for each two hundred (200) square feet of floor space, plus one (1) space for each coin operated device or machine, and shall apply to a new or existing structure;

(c) That if there is a monetary return (cash paid) as a result of a winning combination on the coin operated device, machine or electronic gaming device, the building in which such machine(s) exist shall not be located within one thousand feet (1,000') feet of any church, school, educational institution, or publicly or privately owned/operated youth-

oriented grounds or facilities; nor within five hundred (500') feet of any residential zoning district. Such distance shall be computed by following the shortest route of ordinary pedestrian or vehicular travel from the nearest point of the grounds in use as part of such church, school, educational institutional residential zoning district, or publicly or privately owned/operated youth-oriented grounds or facilities.

(d) No person who maintains for use or permits the use of, on any place or premise occupied by him/her, any coin operated machine, device or electronic gaining device to be operated between the hours of 2:01 a.m. and 7:59 a.m.

Section 4.11.4 Seafood Conditional Uses

Seafood or shellfish packaging and processing shall be permitted in a General Commercial District provided that the following conditions are met:

(A) There shall be a setback of one hundred fifty (150') feet from the perimeter of any residential zone or Planned Unit Development District.

(B) All packaging and/or processing of seafood, shellfish, or sea plants shall meet the provisions of Section 5.2.11 of this Ordinance as related to odor, noise, smoke, or waste disposal, etc.

Section 4.11.5 Other Requirements

Unless otherwise specified elsewhere in the Ordinance, uses permitted in the General Commercial District shall be required to conform to the following standards:

(A) Minimum lot width, measured at the building line: fifty (50') feet.

(B) For front, side, and rear yard setback requirements, refer to Section 5.2.9 of this Ordinance.

(C) Setbacks where adjacent to other zoning districts: Where adjacent zoning districts are established, the provisions contained in Section 5.2.9 of this Ordinance shall apply.

(D) Maximum building height: Fifty (50’ feet above base flood elevation or finished grade, whichever is greater. For exceptions to height limitations, see Section 5.2.13(c).

Section 4.21

(LI) Light Industrial District

Section 4.21.1 Permitted Uses

The uses specified in this section shall be permitted in any Light Industrial District provided that none of the uses or operations specified in Section 4.21.3 Prohibited Uses and Operations, below, are conducted on the premises either as independent operations or as part of the primary permitted activity.

(A) All permitted and conditional uses in the General Commercial District subject to the same conditions apply in that district except those conditional uses permitted under Sections 4.11.2(J) and 4.11.2(K) which shall be prohibited.

(B) Warehouse, wholesale, or distribution operation.

(C) Workshop for building trade other than carpentry (carpentry is included conditional use section).

(D) Photocopying, typesetting, or stripping operation; bindery.

(E) Handicrafts workshop or fine arts studio.

(F) Manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution of the following materials and products plus customarily associated operations:

(1) Computers, computer components, and computer accessories including, but not limited to: printed circuit boards, semiconductors, terminals, printers, storage devices, peripheral equipment, and software.

(2) Electrical and electronic components and systems for office and consumer use including, but not limited to: audio and video equipment, television sets, radios, telephones, telegraphs, and calculating machines.

(3) Small office supplies and machines suitable for sale in stationery store; household cooking equipment

(4) Lighting fixtures, fans, lamp bulbs and tubes.

(5) Cameras and other photographic equipment excluding film and chemicals.

(6) Watches, clocks, meters, scales and other counting and timing devices.

(7) Medical, surgical, and dental instruments; optical and ophthalmic instruments, lenses, and eyeglasses; orthopedic and prosthetic appliances.

(8) Precision instruments and gauges used for measuring, testing, control, display, and analysis; precision instruments used for communications, search, detection, navigation, and guidance.

(9) Magnetic and optical recording media, audio/video tapes and disks.

(10) Electronic capacitors, coils, connectors, and resistors for small office and consumer products; electron tubes.

(11) Materials for fiber optic processes.

(12) Sporting and athletic goods; musical instruments; hand-held tools; lawn and garden equipment.

(13) Hand held firearms excluding ammunition.

(14) Lightweight metal or plastic furniture; drafting equipment; writing, drawing, and marking implements.

(15) Vending machines; signs and advertising specialties.

(16) Brooms, brushes, and combs; fasteners, buttons, needles and pins.

(17) Games, toys, dolls, figurines, and stuffed animals; small curios, novelty items, and tourist souvenirs.

Section 4.21.2 Conditional Uses

The uses specified in this section shall be permitted in any Light Industrial District subject to the specific conditions attached to each use and provided that none of the uses or operations specified in Section 4.21.3 Prohibited Uses and Operations, below, are conducted on the premises either as independent operations or as part of the primary permitted activity.

(A) Laboratory for research, development, experimentation or testing; or biotechnology operation provided there is no activity exceeding Biosafety Level II and no use of recombinant DNA.

(B) Textile, fabric or apparel operation specifically including woven fabric mill, knitting mill, yarn and thread mill, and cut and sew operation provided none of the following occurs on the premises: production of synthetic fibers; printing, dying, bleaching, finishing, or waterproofing nr materials; water-jet weaving; pulling or scouring of wool; leather tanning or curing of hides.

(C) Trade shop or tool and die shop provided operations are oriented to servicing needs of types of industries permitted in this district.

(D) Carpentry workshop or cabinet making/wood furniture operation provided there is no chemical treatment of wood by immersion or pressure application, or sawing or planting of raw lumber and provided the operation does not exceed 20,000 square feet. There is no size limitation if, in addition, the operation meets the criteria specified in Section 4.21.2(H), below.

(E) Printing, lithography, and gravure provided that the operation does not exceed 20,000 gross square feet. If only water soluble inks or photocopying processes are used there is no size limitation.

(F) Bulk storage of petroleum or other flammable, volatile or hazardous materials provided they are used for operations on the premises rather than for distribution; and provided the storage arrangement complies with Occupational Safety and Health Administration and National Fire Protection Association standards.

(G) Cold storage plant provided there is no processing of food other than seafood and shellfish.

(H) Light assembly or fabrication of any product not listed in Section 4.21.1 Permitted Uses, above, or in this Section 4.21.2 Conditional Uses, provided only finished, previously prepared materials are used including, but not limited to: metal, plastic, rubber, ceramic, glass, wood, fabric leather, canvas, fur, paper, or paperboard; provided production is carried out primarily with *hand* operations or light-duty machines/tool room-type equipment; provided only simple machining cutting, reshaping and fastening processes are involved; provided no chemicals, dyes, solutions c other applicants are used in the production process with the exception of paints and finishes applied with a small brush or jet, cleansers, lubricants, solders, and glues.

(I) Campgrounds and Recreational Vehicle Parks provided that:

(1) No site or structure shall be continuously occupied for more than fourteen (14) days. Any tent, camper, or recreational vehicle shall be physically removed on or before the expiration of fourteen (14) days.

(2) No overflow camping shall be allowed. When a campground/RV Park is full no more campers or vehicles shall be permitted on the grounds.

(3) The campground shall have a minimum size of twenty (20) acres. The maximum size campground shall not exceed fifty (50) acres on any single parcel.

(4) All permanent structures including cabins in a campground shall be limited to single-story structures in height.

(5) No more than eight (8) campsites/RV sites or camping structures including cabins shall be permitted per net acre in any campground.

(6) Not less than thirty (30%) percent of all campgrounds/RV Parks shall consist of open space which shall contain no camp/RV sites and/or structures.

(7) All campgrounds and recreational vehicle parks in Beaufort County shall be in compliance with the Rules and Regulations Governing Camps of the South Carolina Department of Health and Environmental Control and have a valid permit from same for operation.

Section 4.21.3 Prohibited Uses and Operations

The uses, operations, processes, facilities, and equipment specified below shall not be permitted in any Light Industrial District either as independent operations or as part of the primary permitted activity.

(A) Production for sale as end product or as major component of an end product of chemicals, abrasives, acetylene, acids, asbestos, bleaches, carbon black, caustics, celluloid, chalk, cleaning compounds, dyes, inks, linoleum, oilcloth, paints, polishes, pyroxylin, soda or soda compounds, synthetic resins, turpentine, or varnish.

(B) Production of primary commodities from raw materials, specifically including: metals, plastic, rubber, and paper.

(C) Primary metal operations including, but not limited to: smelting, refining, roll drawing, founding, forging, die casting, and extrusion.

(D) Manufacture of concrete, cement, brick, plaster, gypsum, lime, mortar, asphalt, tar or other paving or plastering materials.

(E) Cyanide plating; blast furnace, boiler works, coke oven, punch press over twenty tons rated capacity, drop hammer, distillation of coal, tar or wood; combustion of coal or high sulfur oil.

(F) Production of food for distribution (excluding seafood, shellfish, restaurant preparation and bakery serving local community).

(G) The storage, utilization or manufacture of materials or products which decompose by detonation including, but not limited to: primary and high explosives; blasting explosives such as dynamite and nitroglycerine; propellants such as nitrocellulose; pyrotechnics and fireworks; unstable compounds such as acetylides, tetrazoles, perchloric acid; nuclear fuels and fissionable materials.

(H) Any activity which generates high level radioactive waste.

(I) Sanitary landfill; on site storage of waste materials beyond 90 days.

(J) Mining or extraction of minerals, metals, ores, rock, sand, gravel, coal, oil, or gas.

Section 4.21.4 Setbacks

(A) No industrial building or operation in this district shall be situated closer than one hundred (100') feet from the boundary line of any property in an existing residential zoning district or in current residential use (with the exception of a property used as the caretaker's residence).

(B) See Section 5.2.9 (A) for other setback requirements.

Section 4.21.5 Other Requirements

(A) All manufacturing, processing, assembly, fabrication, servicing and repair operations must be carried out within an entirely enclosed building.

(B) All materials, merchandise, and waste/salvage, with the exception of automobiles and other motor vehicles displayed for sale, must be stored within enclosed buildings or completely screened from adjacent properties and public and private roadways by opaque walls, fences, trees and/or shrubbery.

(C) The generation of noise, light/glare, vibration, smoke, gas, odor, dust, dirt, heat or cold, electromagnetic radiation, radioactivity, fire/explosive hazard, condition conducive to the propagation of rodents or insects, or any other potentially injurious or obnoxious condition must no be sufficient to create a nuisance beyond the property boundaries.

(D) There shall be no discharge into any public or private stream, waterway, body o water, septic or sewage disposal system or into the ground or air of any liquid, solid, or gaseous materials except in accordance with applicable law.

(E) All activities must be in conformance with the following state and federal acts regulations and standards, as amended: Clean Air Act, Clean Water Act, Resource Conservation. and Recovery Act, Federal Water Pollution Control Act, Occupational Safety and Health. Administration General Industry and Construction Standards South Carolina Pollution Control Act and, South Carolina Stream Standards; regulations promulgated by the Environmental Protection Agency, Department of Health and Environmental Control, and Centers for Disease Control; all other applicable local, state, and federal law.

Section 4.22

OCD - Office Commercial District

Section 4.22.1 Permitted Uses

The following uses shall be permitted in any Office Commercial District;

(A) Single-family dwelling.

(B) Offices for general administrative functions including operations management, sales and marketing, clerical service, personnel management, accounting/finance, data processing, and design/engineering.

(C) Offices for business use including, but not limited to: insurance, real estate, travel, and advertising agencies; business consulting.

(D) Offices for professional use including, but not limited to: accounting, architecture, engineering, surveying, law, medicine, chiropractic, and dentistry.

(E) Offices for governmental or institutional purposes.

(F) Radio or television studio excluding telecommunications tower.

(G) School or day care center.

(H) Public emergency service facilities.

(I) Library.

(J) Museum.

(K) Church, synagogue, temple or other place of worship provided that such use housed in a permanent structure.

(L) Club; business or civic association.

(M) Conference center, retreat house.

(N) Commercial parking lot for passenger automobiles excluding use of lot for overnight sleeping.

(O) Farm or establishment for the growing, care and harvesting of field crops and vegetables, but not including processing and packing of such products nor the commercial raising, care, or processing of poultry, cattle, swine, goats, or sheep.

(P) Tree farm, timber area, or forest management area.

(Q) Horticultural nursery.

(R) Passive public park.

(S) Unlighted, regulation size or par-three golf course.

(T) Cemetery, provided that such use does not include a funeral home or crematorium.

(U) Customary home occupations subject to the provisions contained in the Home Occupation Section of this Ordinance.

(V) Accessory uses customarily appurtenant to a permitted or conditional use.

(W) Temporary storage of construction materials during the construction process provided the materials are removed within 30 days after project completion.

Section 4.22.2 Conditional Uses

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

(A) Bank or financial institution provided there are no more than two drive-in windows.

(B) Governmental post office provided it does not exceed 5,000 square feet in size.

(C) Restaurant provided that it is not located within one hundred (100') feet of the property line of a residential use or zoning district; it does not exceed two thousand (2,000') square-feet; and there are no drive-in windows

(D) Dry cleaning establishment for pick up and drop off service only (excluding dry cleaning on the premises).

(E) Clothing tailoring operation including retail custom and repair work only.

Section 4.22.3 General Requirements

(A) The sale, rental, repair, or servicing of goods or equipment on the premises shall not be permitted unless such activity is either specifically included as, or clearly incidental ant customarily accessory to, a permitted or conditional use.

(B) In addition to the specific standards of this section, all pertinent landscaping, screening, buffering, and parking lot provisions contained in the Highway Corridor Overlay District shall apply (regardless of whether or not the property is located in the HCOD).

(C) Equipment and materials must be stored within completely enclosed buildings.

(D) All trash, garbage or other waste must be retained in sanitary containers located inside the building or within a screening enclosure. Any such enclosure must be located a minimum of fifty feet from the property line of any residential use or residential zoning district.

(E) All loading berths shall be located at the side or rear of the building.

Section 4.22.4 Dimensional Requirements

(A) Minimum lot size: One quarter acre (10,890 square feet).

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

(C) For front, side and rear yard setback and buffer requirements see Section 5.2.9.

Section 4.22.5 Signs and Exterior Lighting

(A) In addition to the provisions of the Beaufort County Sign Control (Article IX, Ordinance 92/3), the following provisions shall apply to signs in the Office Commercial District:

(1) Internally illuminated and neon signs shall not be permitted.

(2) If a sign is to be illuminated a white, stationary light directed solely at the sign shall be used (except for back-lit signs, below). Illuminated signs shall not have a light-reflecting background but may use light reflecting lettering.

(3) Backlighting of signs (see definition) shall be permitted provided the sign is opaque and the rear surface is not reflective.

(B) Exterior lighting shall be designed and arranged so as to minimize glare reflection. Lighting shall be low intensity, shielded from adjacent parcels, and directed away from any adjacent residential use or zoning district. The applicant shall submit plans for approval to the Development Review Team indicating the location and type of each exterior light.

Attachment 14

BUILDING LEGEND

- EXISTING
- PROPOSED EXPANSION
- NEW BUILDING S.G.G. CAMPUS

LEGEND

- (A) EXISTING CHURCH (+/- 12,000 S.F.)
- (B) EXISTING SCHOOL (+/- 25,000 S.F.)
- (C) RESSURECTION GARDEN
- (D) EXISTING PARKING (+/- 530 SPACES)
- (E) STORMWATER POND
- (F) FUTURE DEVELOPMENT/ PARKING EXPANSION
- (G) PARISH LIFE CENTER
- (H) COURTYARD
- (I) MULTI-PURPOSE FIELD
- (J) FUTURE MAIN CHURCH
- (K) SCHOOL/CHURCH EXPANSION (+/- 18,500 S.F.)
- (L) FUTURE RECTORY (+/- 3,000-5,000 S.F.)
- (M) CROSS COUNTRY TRAIL
- (N) FUTURE SERVICE BUILDING
- (O) APPROXIMATE LOCATION OF RELOCATABLE CURB CUTS, TYP.

FUTURE DEVELOPMENT

PROPERTY LINE ± 63.1 AC TOTAL

WETLAND & BUFFER (± 8.82 AC)

WETLAND & BUFFER (± 5.39 AC)

BERKELEY HALL

50' RIGHT OF WAY

COUNTY ROAD

50' PUD BUFFER

OUTPARCEL 4 (± 2.94 AC)

50' RIGHT OF WAY

ST. GREGORY DRIVE (±1 AC R/W)

NEIGHBORHOOD COMMERCIAL AREA

OUTPARCEL 3 (± 2.92 AC)

OUTPARCEL 2 (± 2.45 AC)

OUTPARCEL 1 (± 2.34 AC)

25'

25' BUFFER

25' BUFFER

50' UNDISTURBED BUFFER/SETBACK

WETLAND & BUFFER (± .27 ACRES)

BLUFFTON FIRE DEPARTMENT

HIGHWAY 278 EAST

EXISTING S.G.G. SIGN

HIGHWAY 278 WEST

PROPOSED FREE STANDING OUTPARCEL SIGN (40 S.F.)

MAIN IDENTIFICATION SIGN (80 S.F.MAX)

* PEDESTRIAN CONNECTION/SIDEWALK

* PROPOSED PEDESTRIAN ACCESS

EXHIBIT C

Witmer·Jones·Keefer Ltd.
landscape architecture
land planning
www.wjkltd.com
23 Promenade Street, Suite 201 • Bluffton, South Carolina • 29910 • ph 843.757.7411

JANUARY, 2021

INITIAL MASTER PLAN / CAMPUS MASTER PLAN

FOR

ST. GREGORY THE GREAT

BLUFFTON, SOUTH CAROLINA

N

0 50 100 150 200 250 300 350 400

Scale 1 " = 100'

Note: Plan is conceptual in nature and subject to change

Saint Gregory the Great
R600 022 000 0125 0000

BJWSA Pump Station
R600 022 000 1120 0000

Map Area

Overview Inset Map

Town of Bluffton

Driveway

Fire Station 35/HQ

May River Dermatology

Fording Island Rd

Saint Gregory Dr

Stratford Dr

Forest Hills Cir

Glen Lake Ave

Green Grass Dr

Berkeley Hall Blvd

Lancaster Blvd

Buckwalter Pkwy

Eagles Pointe Cir

John Smith Ln

Oakie Hwy

Future Bluffton Pkwy

Bluffton Pkwy

Fording Island Rd

Buckwalter Pkwy

Legend

- Property Lines
- Town of Bluffton Limits
- St. Gregory the Great Annexation

0 125 250 500 Feet

Attachment 15

TOWN OF BLUFFTON - BEAUFORT COUNTY - SOUTH CAROLINA

SAINT GREGORY THE GREAT

CATHOLIC CHURCH ANNEXATION REQUEST

N W E S

Ryan J. Coleman, GISP
Date: 7/30/2019

Saint Gregory the Great
R600 022 000 0125 0000

BJWSA Pump Station
R600 022 000 1120 0000

Map Area

Overview Inset Map

Town of Bluffton

Attachment **16**

TOWN OF BLUFFTON - BEAUFORT COUNTY - SOUTH CAROLINA

SAINT GREGORY THE GREAT

CATHOLIC CHURCH ANNEXATION REQUEST

Legend
- Town of Bluffton Limits
- Sewer Lines

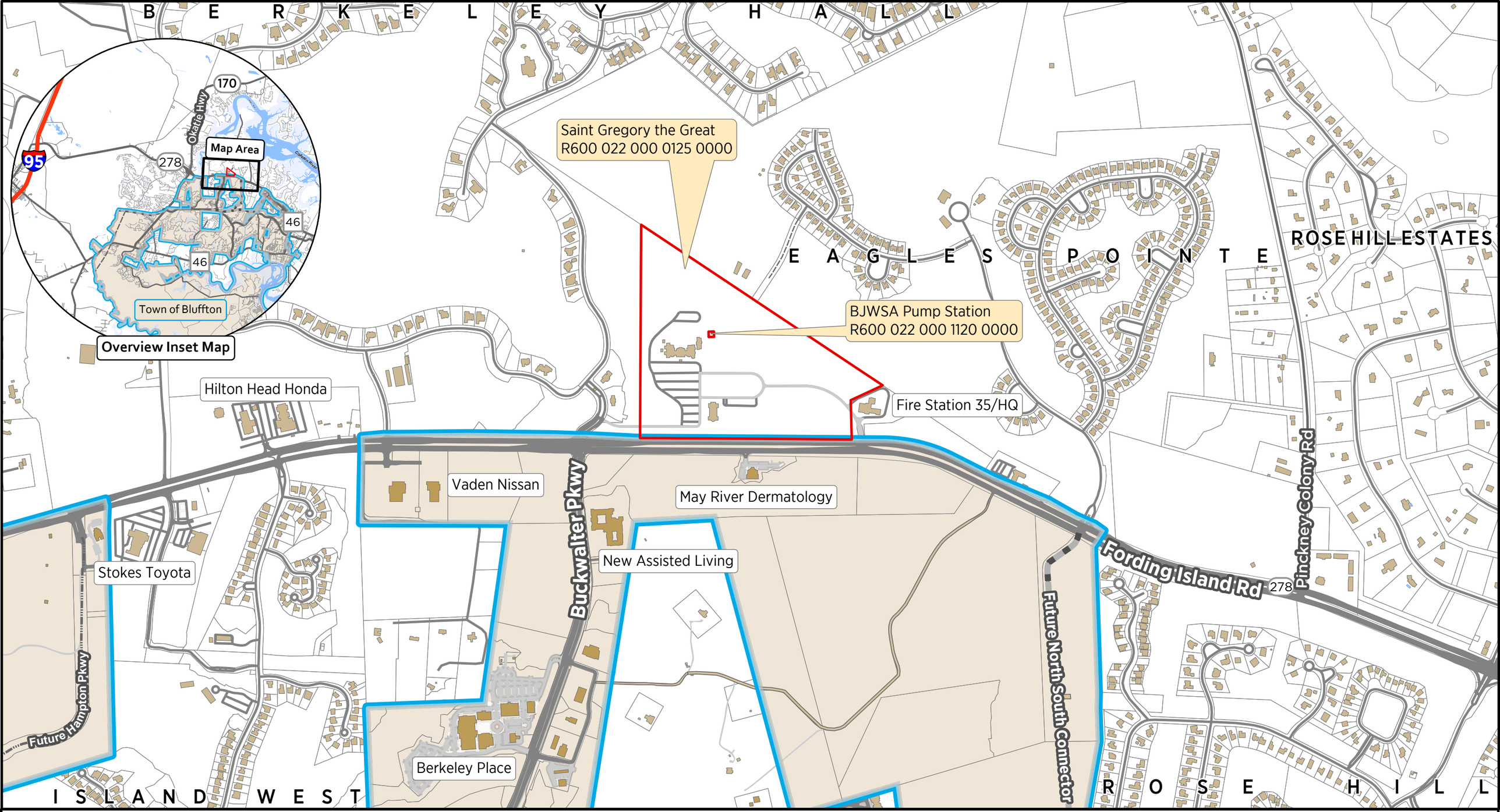
Bluffton Zoning Districts
- Planned Unit Development

Beaufort County Zoning
- Existing Planned Unit Development [PUD]
- Neighborhood Mixed-Use
- Rural [T2R]

0 100 200 400 600 Feet

N W E S

Ryan J. Coleman, GISP
Date: 7/30/2019



Legend

- St. Gregory the Great Annexation
- Town of Bluffton Limits

Building Footprints

- BLUFFTON
- COUNTY

Attachment 17

SAINT GREGORY THE GREAT

CATHOLIC CHURCH ANNEXATION REQUEST

0 100 200 400 600 Yards

N W E S

Ryan J. Coleman, GISP
Date: 7/30/2019



Legend

- St. Gregory the Great Annexation
- Town of Bluffton Limits
- Property Lines

0 125 250 500 Feet

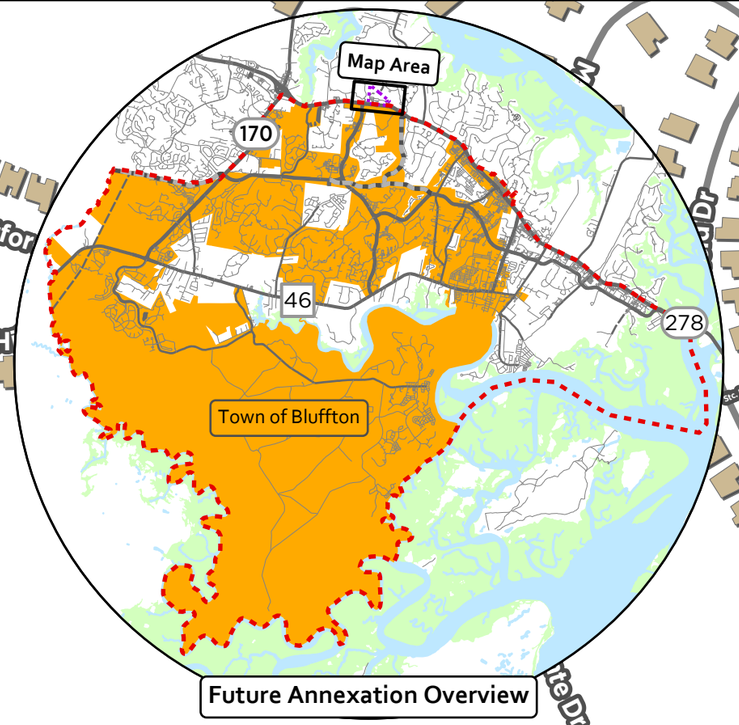
Attachment **18**

SAINT GREGORY THE GREAT

CATHOLIC CHURCH ANNEXATION REQUEST

N W E S

Ryan J. Coleman, GISP
Date: 7/30/2019



Berkeley Hall Blvd
Lancaster Blvd
Driveway
Saint Gregory Dr
Eagles Pointe Cir
278
Fording Island Rd
Buckwalter Pkwy
John Smth. Ln

Legend

- Future Annexation Limits
- Future Limits After Annexation
- Town of Bluffton Limits

Attachment 19

TOWN OF BLUFFTON - BEAUFORT COUNTY - SOUTH CAROLINA

SAINT GREGORY THE GREAT

CATHOLIC CHURCH ANNEXATION REQUEST

0 100 200 400 600 Feet

N W E S

Ryan J. Coleman, GISP
Date: 7/30/2019

Town of Bluffton
Beaufort County, SC

Growth Management Department

Future Annexation Area

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: 3/20/2019

Map Prepared By:
Ryan Coleman, GISP

1 Mile

NORTH

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Arcadia Pl
Berkeley Hall Blvd
Glen Lake Ave
Glen Grove Dr
Stratford Dr
Fish Hill Cir
Saint Gregory the Great
R600 022 000 0125 0000
BJWSA Pump Station
R600 022 000 1120 0000
Driveway
Fire Station 35/HQ
May River Dermatology
Lancaster Blvd
Buckwalter Pkwy
Fording Island Rd
Saint Gregory Dr
278
Eagles Pointe Cir
Eagles Pointe Dr
Jhn. Sm. Ln
Lost Oaks Dr
Stockton Ln
Driffield Dr
E A G L E S P O I N T E
B E R K E L E Y H A L L

Overview Inset Map
Map Area
Okatie Hwy
278
170
Fording Island Rd
Future Bluffton Pkwy
Bluffton Pkwy
Buckwalter Pkwy
Town of Bluffton
46

Legend
Town of Bluffton Limits

Future Land Use
CIVIC/INSTITUTIONAL
CONSERVATION/PRESERVATION
HIGH DENSITY RESIDENTIAL
HIGH INTENSITY COMMERCIAL
LOW DENSITY RESIDENTIAL
LOW INTENSITY COMMERCIAL
MEDIUM DENSITY RESIDENTIAL
MEDIUM INTENSITY COMMERCIAL
MIXED USE
RECREATION/OPEN SPACE

Attachment 20

TOWN OF BLUFFTON - BEAUFORT COUNTY - SOUTH CAROLINA

SAINT GREGORY THE GREAT

CATHOLIC CHURCH ANNEXATION REQUEST

0 100 200 400 600 Feet

N W E S

Ryan J. Coleman, GISP
Date: 7/30/2019

Town of Bluffton
Beaufort County, SC

Information Technology Department

FUTURE LAND USE

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: 3/20/2019

Map Prepared By:
Ryan Coleman, GISP

0 1,250 2,500 5,000 7,500 10,000
Scale in Feet

NORTH

www.townofbluffton.com

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.

Attachment 21

Town of Bluffton
Beaufort County, SC

Growth Management Department

Growth Framework
Map 8.5

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: 3/20/2019

Map Prepared By:
Ryan Coleman, GISP

0 0.25 0.5 1 Miles

NORTH

www.townofbluffton.com

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Attachment 22
Saint Gregory the Great Annexation
Cost Benefit Analysis

1. Cost Benefit Summary

In accordance with Section 5-3-150 of the Code of Laws of South Carolina, Walter Nester of Burr, Forman, McNair, on behalf of submitted annexation petitions pursuant to the 100% freeholder method on July 10, 2019 requesting to annex the approximately 61.093 acre Property into the Town of Bluffton's municipal boundary,

The Bishop of Charleston (Saint Gregory the Great Catholic Church) and Beaufort-Jasper Water and Sewer Authority ("BJWSA") are proposing to annex certain property containing approximately 61.093 acres, more or less, located at 323 Fording Island Road and identified by Beaufort County Tax Map Nos. R600 022 000 0125 0000 and R600 022 000 1120 0000, into the Town of Bluffton corporate limits (Property) and establish zoning for the property Buckwalter Planned Unit Development (PUD) subject to a new Saint Gregory the Great Land Use Tract. Under the existing conditions the additional municipal costs will be minimal, while tax revenue will increase by approximately $34,497.98 per year upon buildout.

2. Parcel Information

The Property is Owned by the Bishop of Charleston (Saint Gregory the Great Catholic Church) and BJWSA and contains approximately 61.093 acres located within Unincorporated Beaufort County and is currently zoned as C3 Neighborhood Mixed Use (C3NMU) pursuant to the Beaufort County Community Development Code. The Property currently houses the Saint Gregory the Great Catholic Church Campus consisting of a chapel and associated facilities, Saint Gregory the Great Catholic School for Grades Pre-K to 6 consisting of approximately 62,000 square feet, as well as a BJWSA pump station serving the Property. The Applicant intends to utilize a 50.386 acre portion of the property for the expansion of the Saint Gregory the Great Catholic Church Campus an possibly a retirement community for retired clergy, the 0.057 acre as a pump station, and the remaining 10.65 acres for sale as outparcels whose specific uses are yet to be determined but may include a mix of uses such as a gas station, hotel, office building, retail, or any other use permitted in the new Saint Gregory the Great Land Use Tract.

3. Taxes and Stormwater Utility Fees

Upon annexation, the property's tax assessment will be subject to Beaufort County and Town of Bluffton millage. The table below provides a comparison of millage for Tax Years 2020 and 2021 to demonstrate the overall change of how the properties will be assessed:

Description	Millage/ Fee Rates	
	2020	2021
County Operations	50.04	53.90
County Debt Service	5.58	5.50
Purchase of Real Property Program	5.50	4.80
School Operations	114.00	114.00
School Bond Debt Service (Principal & Interest)	31.71	36.60

Description	Millage/ Fee Rates	
	2020	2021
Bluffton Fire Operations	24.10	24.10
Bluffton Fire Debt	1.60	1.60
Total Beaufort County Millage	**236.79**	**240.50**
General Fund	0	36.80
Debt Service	0	1.70
Total Town of Bluffton Millage	**0**	**38.50**

The attached worksheets provide a detailed analysis of each parcel's value, taxes and fees paid for tax year 2020, and estimates of taxes and fees upon annexation and at build out. The table below provides a summary of the detailed worksheets for the entire annexation area:

Description	2020 Paid	2021 Estimated	Build Out Estimated
Appraised Value	$10,597,600	$10,597,600	$50,457,942.10
Taxable Value	$0	$0	$896,051.50
Beaufort County Taxes	$0	$0	$215,500.38
Town of Bluffton Taxes	N/A	$0	$34,497.98
Total Taxes	**$0**	**$0**	**$249,998.37**

4. Service Providers

The table below provides a comparison of current service providers for the properties and identifies the services the Town of Bluffton would assume after annexation:

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
Stormwater Maintenance	Beaufort County	Town of Bluffton
Road Maintenance	Private (*Internal Roads*) Beaufort County (*Frontage Road*)	Private (*Internal Roads*) Beaufort County (*Frontage Road*)

Type of Service	Provider of Service	
	Current	After Annexation
Garbage Service - Residential	Private	Town of Bluffton
Garbage Service - Commercial	Private	Private
Water & Sewer Service	Beaufort-Jasper Water & Sewer Authority	Beaufort-Jasper Water & Sewer Authority

5. Additional Municipal Service Costs

The services the Town of Bluffton would assume upon annexation of the property would not result in a significant expense as indicated in the table below:

Property Tax Revenue/ Town Service	Rate at Time of Annexation	Estimated Town Property Tax Revenue/ Expense	
		1st Year of Annexation	Build Out
Estimated Annual Town Property Tax Revenue	38.50 Mils	$0.00	$34,497.98
Garbage/ Recycling Service	$9.92 per Month Per Dwelling Unit [3]	$0.00	$0.00
Police Service	$66,380 per Officer	$0.00	$0.00
Administrative/ Growth Management/ Stormwater/ Public Works Service	$65,018 per Employee	$0.00	$0.00
Total Estimated Revenue After Expenses	**N/A**	**$0.00**	**$34,497.98**

a) Police and Judicial Costs – The costs of police protection and judicial services for the annexation of this property would be nominal.

b) Solid Waste Collection – The Town of Bluffton does not provide solid waste collection services to multi-family properties, commercial properties or businesses. Direct private container service contracted under separate individual agreement is available to businesses.

c) Other Government Services – Additional costs for other government services and employees (including Administration, Public Works, and Growth Management) would be nominal.

6. Schools

The proposed annexation will have a minimal effect on the Beaufort County School District as the anticipated development and build-out of the Property will not contain any unrestricted, open market multi-family rental units.

7. Transportation

The proposed annexation will have no measurable effect to the traffic on Fording Island Road as the existing church and school, which would be the largest contributor to traffic counts for the Property even at buildout, have been reviewed an mitigated by the installation of a frontage road. Specifically, Beaufort County, Berkeley Hall, and the applicant worked together to provide for a frontage road through the Property providing access to two signalized intersections onto US 278.

Exhibits

A. 2020 Beaufort County Taxes and Fees Paid;

B. Estimate of 2021 Beaufort County and Town of Bluffton Taxes and Fees; and

C. Estimate of Annual Beaufort County and Town of Bluffton Taxes and Fees at Build Out.

Saint Gregory the Great Annexation Cost Benefit Analysis
2020 Beaufort County Taxes and Fees Paid

Property/ Tax/ Fee Description	Church/ School Site	Church/ School Site
Property ID	R600 022 000 0125 0000	R600 022 000 1120 0000
Property Owner	The Bishop of Charleston	Beaufort Jasper Water & Sewer Authority
Acreage	61.036	0.057
Property Class Code	Church & Cemetery Imp	Tran Comm Util (TCU) Vac Util
Appraised Land Value	$ 5,024,000.00	$ 500.00
Appraised Improvements Value	$ 5,573,100.00	$ -
Total Appraised Value	$ 10,597,100.00	$ 500.00
Limited (Capped) Appraised Value Total	$ 10,296,750.00	$ 30.00
Assessment Ratio	6%	6%
Assessed Value	$ 617,805	$ 30.00
Taxable Value	$ -	$ -
Beaufort County Taxes		
County Operations (54.3 Mils)	$ -	$ -
County Debt Service (5.8 Mils)	$ -	$ -
County Purchase of Real Property Program (5.5 Mils)	$ -	$ -
School Operations (114 Mils)	$ -	$ -
Owner Occupied (4 % Ratio) School Operations Credit	$ -	$ -
School Bond Debt Service (31.71 Mils)	$ -	$ -
Bluffton Fire Operations (24.1 Mils)	$ -	$ -
Bluffton Fire Debt Service (1.6 Mils)	$ -	$ -
Beaufort County Total Estimated Annual Taxes at Build Out	**$ -**	**$ -**
Town of Bluffton Taxes		
Town of Bluffton General Fund (35.3 Mils)	$ -	$ -
Town of Bluffton Debt Service (3.2 Mils)	$ -	$ -
Town of Bluffton Total Estimated Annual Taxes at Build Out	**$ -**	**$ -**
Beaufort County and Town of Bluffton Estimated Annual Taxes at Build Out	**$ -**	**$ -**

Created 10/23/2020

Saint Gregory the Great Annexation Cost Benefit Analysis
2021 Estimate of Town of Bluffton and Beaufort County Taxes and Fees

Property/ Tax/ Fee Description	Church/ School Site	Church/ School Site
Property ID	R600 022 000 0125 0000	R600 022 000 1120 0000
Property Owner	The Bishop of Charleston	Beaufort Jasper Water & Sewer Authority
Acreage	61.036	0.057
Property Class Code	Church & Cemetery Imp	Tran Comm Util (TCU) Vac Util
Appraised Land Value	$ 5,024,000.00	$ 500.00
Appraised Improvements Value	$ 5,573,100.00	$ -
Total Appraised Value	$ 10,597,100.00	$ 500.00
Limited (Capped) Appraised Value Total	$ 10,296,750.00	$ 30.00
Assessment Ratio	6%	6%
Assessed Value	$ 617,805	$ 30.00
Taxable Value	$ -	$ -
Beaufort County Taxes		
County Operations (53.9 Mils)	$ -	$ -
County Debt Service (5.5 Mils)	$ -	$ -
County Purchase of Real Property Program (4.8 Mils)	$ -	$ -
School Operations (114 Mils)	$ -	$ -
Owner Occupied (4 % Ratio) School Operations Credit	$ -	$ -
School Bond Debt Service (36.6 Mils)	$ -	$ -
Bluffton Fire Operations (24.1 Mils)	$ -	$ -
Bluffton Fire Debt Service (1.6 Mils)	$ -	$ -
Beaufort County Total Estimated Annual Taxes at Build Out	**$ -**	**$ -**
Town of Bluffton Taxes		
Town of Bluffton General Fund (36.8 Mils)	$ -	$ -
Town of Bluffton Debt Service (1.7 Mils)	$ -	$ -
Town of Bluffton Total Estimated Annual Taxes at Build Out	**$ -**	**$ -**
Beaufort County and Town of Bluffton Estimated Annual Taxes at Build Out	**$ -**	**$ -**

Created 10/23/2020

Saint Gregory the Great Annexation Cost Benefit Analysis
Estimate of Annual Beaufort County and Town of Bluffton Taxes and Fees at Build Out

Property/ Tax/ Fee Description	Lot Number / Property Address						Total
	Church/ School Site	BJWSA Pump Station	Outparcel 1	Outparcel 2	Outparcel 3	Outparcel 4	
Property ID	R600 022 000 0125 0000	R600 022 000 1120 0000	TBD	TBD	TBD	TBD	N/A
Property Owner	The Bishop of Charleston	Beaufort Jasper Water & Sewer Authority	TBD	TBD	TBD	TBD	N/A
Acreage	50.386	0.057	2.34	2.45	2.92	2.94	61.093
Development Description	Existing: 61,021 Square Feet Shool, Church, and Parish Life Center; Future: 24,000 Square Foot Church, 18,500 Square Foot Church/ School Expansion, 5,000 Square Foot Rectory, and 50 Unit Multi-Family Restricted to Retired Clergy	Pump Station	6,000 SF Convenience Store, 20 Vehicle Fuling Positions, Car Wash	10,000 SF Retail	10,000 SF Office	120 Room Hotel	
Property Class Code	Church & Cemetery Imp	Tran Comm Util (TCU) Vac Util	ComImp Trade GasStat&ConvStore	ComImp Trade NeighborhdShopCtr	ComImp Serv Professional	ComImp HotelMotelBed&Breakfast	N/A
Appraised Land Value	$ 8,500,000.00	$ 500.00	$ 971,100.00	$ 796,250.00	$ 633,640.00	$ 235,200.00	$ 11,136,690.00
Appraised Improvements Value	$ 27,023,250.50	$ -	$ 824,769.60	$ 1,374,616.00	$ 1,374,616.00	$ 8,724,000.00	$ 39,321,252.10
Total Appraised Value	$ 35,523,250.50	$ 500.00	$ 1,795,869.60	$ 2,170,866.00	$ 2,008,256.00	$ 8,959,200.00	$ 50,457,942.10
Limited (Capped) Appraised Value Total	$ 35,523,250.50	$ 30.00	$ 1,795,869.60	$ 2,170,866.00	$ 2,008,256.00	$ 8,959,200.00	$ 50,457,472.10
Assessment Ratio	6%	6%	6%	6%	6%	6%	N/A
Assessed Value	$ 2,131,395	$ 30.00	$ 107,752.18	$ 130,251.96	$ 120,495.36	$ 537,552.00	$ 3,027,476.53
Taxable Value	$ -	$ -	$ 107,752.18	$ 130,251.96	$ 120,495.36	$ 537,552.00	$ 896,051.50
Beaufort County Taxes							
County Operations (53.9 Mils)	$ -	$ -	$ 5,807.84	$ 7,020.58	$ 6,494.70	$ 28,974.05	$ 48,297.18
County Debt Service (5.5 Mils)	$ -	$ -	$ 592.64	$ 716.39	$ 662.72	$ 2,956.54	$ 4,928.28
County Purchase of Real Property Program (4.8 Mils)	$ -	$ -	$ 517.21	$ 625.21	$ 578.38	$ 2,580.25	$ 4,301.05
School Operations (114 Mils)	$ -	$ -	$ 12,283.75	$ 14,848.72	$ 13,736.47	$ 61,280.93	$ 102,149.87
Owner Occupied (4 % Ratio) School Operations Credit	$ -	$ -	$ -	$ -	$ -	$ -	$ -
School Bond Debt Service (36.6 Mils)	$ -	$ -	$ 3,943.73	$ 4,767.22	$ 4,410.13	$ 19,674.40	$ 32,795.48
Bluffton Fire Operations (24.1 Mils)	$ -	$ -	$ 2,596.83	$ 3,139.07	$ 2,903.94	$ 12,955.00	$ 21,594.84
Bluffton Fire Debt Service (1.6 Mils)	$ -	$ -	$ 172.40	$ 208.40	$ 192.79	$ 860.08	$ 1,433.68
Beaufort County Total Estimated Annual Taxes at Build Out	**$ -**	**$ -**	**$ 25,914.40**	**$ 31,325.60**	**$ 28,979.13**	**$ 129,281.26**	**$ 215,500.38**
Town of Bluffton Taxes							
Town of Bluffton General Fund (36.8 Mils)	$ -	$ -	$ 3,965.28	$ 4,793.27	$ 4,434.23	$ 19,781.91	$ 32,974.70
Town of Bluffton Debt Service (1.7 Mils)	$ -	$ -	$ 183.18	$ 221.43	$ 204.84	$ 913.84	$ 1,523.29
Town of Bluffton Total Estimated Annual Taxes at Build Out	**$ -**	**$ -**	**$ 4,148.46**	**$ 5,014.70**	**$ 4,639.07**	**$ 20,695.75**	**$ 34,497.98**
Beaufort County and Town of Bluffton Estimated Annual Taxes at Build Out	**$ -**	**$ -**	**$ 30,062.86**	**$ 36,340.30**	**$ 33,618.21**	**$ 149,977.01**	**$ 249,998.37**

Revised 6/18/2015
Created 10/20/2014

Attachment 23

St. Gregory the Great Annexation
Application Meeting Sequence REVISED

Meeting	Date	Task Description/ Application(s) for Review	Action(s)
Pre-Application Meeting **COMPLETE**	**January 31, 2019** **9:00 a.m.**	Annexation Petition (ANNX-07-19-13330)	Review of Application Requirements and Timeline
		PUD Zoning Map & Text Amendment (ZONE-07-19-13331)	
		Comprehensive Plan Amendment (COMP-07-19-13329)	
Application Submittal Meeting **COMPLETE**	**July 10, 2019**	Annexation Petition (ANNX-07-19-13330)	Submittal of Applications
		PUD Zoning Map & Text Amendment (ZONE-07-19-13331)	
		Comprehensive Plan Amendment (COMP-07-13329)	
Town Council "Intent to Annex", Ordinance 1st Reading & Consideration **COMPLETE**	**August 13, 2019** **6:00 p.m.**	Annexation Petition (ANNX-07-19-13330)	"Intent to Annex", Ordinance 1st Reading
Application Submittal Meeting **COMPLETE**	**February 21, 2020** **Via Email**	Annexation Petition (ANNX-07-19-13330)	Resubmittal of Applications with Revised Materials
		PUD Zoning Map & Text Amendment (ZONE-07-19-13331)	
		Buckwalter Development Agreement Amendment (DAA-02-20-14041)	Submittal of Applications
		Buckwalter Concept Plan Amendment (CPA-02-20-14047)	
		St. Gregory the Great Master Plan (MP-02-20-14050)	
Development Review Committee **COMPLETE**	**June 24, 2020** **1:00 p.m.**	Buckwalter Concept Plan Amendment (CPA-02-20-14047)	Discussion and Comments for Consideration. The DRC will provide comments on the Buckwalter Concept Plan Amendment.
Submittal of Revisions for Planning Commission Packet **COMPLETE**	**July 3, 2020**	Buckwalter Concept Plan Amendment (CPA-02-20-14047)	Any revisions for the Buckwalter Concept Plan Amendment.
Public Hearing Notice 30 days Prior to Public Hearing **COMPLETE**	**July 26, 2020**	Annexation Petition (ANNX-07-19-13330) ☐ ☐ ☐	Letters notifying adjacent property owners within 500' radius of pending applications and associated upcoming Public Hearings ☐ Post the property ☐ Newspaper Notification ☐
		PUD Zoning Map & Text Amendment (ZONE-07-19-13331) ☐ ☐ ☐	
		Comprehensive Plan Amendment (COMP-07-19-13329) ☐	
		Buckwalter Development Agreement Amendment (DAA-02-20-14041) ☐	
		Buckwalter Concept Plan Amendment (CPA-02-20-14047) ☐	
		St. Gregory the Great Master Plan (MP-02-20-14050)	
Planning Commission Workshop **COMPLETE**	**July 22, 2020**	Annexation Petition (ANNX-07-19-13330)	Discussion and Comments for Consideration. Projects not highlighted do not require the workshop, however, it will be included in the discussion.
		PUD Zoning Map & Text Amendment (ZONE-07-19-13331)	
		Comprehensive Plan Amendment (COMP-07-19-13329)	
		Buckwalter Development Agreement Amendment (DAA-02-20-14041)	
		Buckwalter Concept Plan Amendment (CPA-02-20-14047)	
		St. Gregory the Great Master Plan (MP-02-20-14050)	
Public Hearing Notice 30 days Prior to Public Hearing **COMPLETE**	**September 23, 2020**	Annexation Petition (ANNX-07-19-13330) ☐ ☐ ☐	Resend letters notifying adjacent property owners within 500' radius of pending applications and upcoming rescheduled Planning Commission Public Hearing ☐ Post the property ☐ Newspaper Notification ☐
		PUD Zoning Map & Text Amendment (ZONE-07-19-13331) ☐ ☐ ☐	
		Comprehensive Plan Amendment (COMP-07-19-13329) ☐	
		Buckwalter Development Agreement Amendment (DAA-02-20-14041) ☐	
		Buckwalter Concept Plan Amendment (CPA-02-20-14047) ☐	
		St. Gregory the Great Master Plan (MP-02-20-14050)	
Submittal of Revisions for Planning Commission Packet **COMPLETE**	**September 30, 2020**	Annexation Petition (ANNX-07-19-13330)	Any revisions to plans will need to be resubmitted by this date to provide adequate time for staff to review and comment.
		PUD Zoning Map & Text Amendment (ZONE-07-19-13331)	
		Comprehensive Plan Amendment (COMP-07-19-13329)	
		Buckwalter Development Agreement Amendment (DAA-02-20-14041)	
		Buckwalter Concept Plan Amendment (CPA-02-20-14047)	
		St. Gregory the Great Master Plan (MP-02-20-14050)	
Planning Commission **Public Hearing & Recommendation to Town Council** ***Rescheduled from August 26, 2020*** ***COMPLETE***	**October 28, 2020** **6:00 p.m.**	Annexation Petition (ANNX-07-19-13330) △	Public Hearing and Recommendation to Town Council Public Hearing Cases △
		PUD Zoning Map & Text Amendment (ZONE-07-19-13331) △	
		Comprehensive Plan Amendment (COMP-07-19-13329) △	
		Buckwalter Development Agreement Amendment (DAA-02-20-14041) △	
		Buckwalter Concept Plan Amendment (CPA-02-20-14047) △	

Created July 30, 2019
Revised April 20, 2021

St. Gregory the Great Annexation
Application Meeting Sequence REVISED

Meeting	Date	Task Description/ Application(s) for Review	Action(s)
Submittal of Revisions for Town Council Packet **COMPLETE**	**November 6, 2020**	Annexation Petition (ANNX-07-19-13330)	Any revisions to plans will need to be resubmitted by this date to provide adequate time for staff to review and comment.
		PUD Zoning Map & Text Amendment (ZONE-07-19-13331)	
		Comprehensive Plan Amendment (COMP-07-19-13329)	
		Buckwalter Development Agreement Amendment (DAA-02-20-14041)	
		Buckwalter Concept Plan Amendment (CPA-02-20-14047)	
Town Council **Ordinance 1st Reading** **COMPLETE**	**December 8, 2020** **6:00 p.m.**	PUD Zoning Map & Text Amendment (ZONE-07-19-13331)	Ordinance 1st Reading
		Comprehensive Plan Amendment (COMP-07-19-13329)	
		Buckwalter Development Agreement Amendment (DAA-02-20-14041)	
		Buckwalter Concept Plan Amendment (CPA-02-20-14047)	
Development Review Committee **COMPLETE**	**December 16, 2020** **1:00 p.m.**	St. Gregory the Great Master Plan (MP-02-20-14050)	Discussion and Comments for Consideration
Planning Commission **Recommendation to Town Council** **COMPLETE**	**April 28, 2021** **6:00 p.m.**	St. Gregory the Great Master Plan (MP-02-20-14050)	Recommendation to Town Council
Public Hearing Notice 30 days Prior to Town Council Public Hearing **COMPLETE**	**June 9, 2021**	Annexation Petition (ANNX-07-19-13330) ☐ ☐	Letters notifying adjacent property owners within 500' radius of pending applications and upcoming Town Council Public Hearing ☐ Post the property ☐ Newspaper Notification ☐
		PUD Zoning Map & Text Amendment (ZONE-07-19-13331) ☐ ☐	
		Comprehensive Plan Amendment (COMP-07-19-13329) ☐	
		Buckwalter Development Agreement Amendment (DAA-02-20-14041) ☐	
		Buckwalter Concept Plan Amendment (CPA-02-20-14047) ☐	
		St. Gregory the Great Master Plan (MP-02-20-14050)	
Submittal of Revisions for Town Council Packet **COMPLETE**	**June 11, 2021**	Annexation Petition (ANNX-07-19-13330)	Any revisions to plans will need to be resubmitted by this date to provide adequate time for staff to review and comment.
		PUD Zoning Map & Text Amendment (ZONE-07-19-13331)	
		Comprehensive Plan Amendment (COMP-07-19-13329)	
		Buckwalter Development Agreement Amendment (DAA-02-20-14041)	
		Buckwalter Concept Plan Amendment (CPA-02-20-14047)	
		St. Gregory the Great Master Plan (MP-02-20-14050)	
Town Council **Public Hearing & Ordinance 2nd and Final Reading**	**July 13, 2021** **6:00 p.m.**	Annexation Petition (ANNX-07-19-13330) ⚠	Public Hearing and Ordinance 2nd and Final Reading Public Hearing Cases ⚠
		PUD Zoning Map & Text Amendment (ZONE-07-19-13331) ⚠	
		Comprehensive Plan Amendment (COMP-07-19-13329) ⚠	
		Buckwalter Development Agreement Amendment (DAA-02-20-14041) ⚠	
		Buckwalter Concept Plan Amendment (CPA-02-20-14047) ⚠	
		St. Gregory the Great Master Plan (MP-02-20-14050)	Approval by Majority Vote

Created July 30, 2019
Revised April 20, 2021

Attachment 24

Proposed Motions

1. Consideration of an Ordinance Approving an Amendment to the Town of Bluffton Comprehensive Plan to Amend the Future Annexation Area to Include Approximately 61.093 Acres of Land Located at 323 Fording Island Road, Beaufort County Tax Map Nos. R600 022 000 0125 0000 and R600 022 000 1120 0000 and Change Said Properties Future Land Use Designation From Civic/Institutional to Medium Density Commercial.

   "I move to approve Second and Final Reading of the Ordinance Approving an Amendment to the Town of Bluffton Comprehensive Plan to Amend the Future Annexation Area to Include Approximately 61.093 Acres of Land Located at 323 Fording Island Road, Beaufort County Tax Map Nos. R600 022 000 0125 0000 and R600 022 000 1120 0000 and Change Said Properties Future Land Use Designation From Civic/Institutional to Medium Density Commercial."

2. Consideration of an Ordinance Approving an Amendment to the Buckwalter Planned Unit Development Text to Incorporate Provisions for a New Land Use Tract to be Known as the Saint Gregory the Great Tract.

   "I move to approve Second and Final Reading of the Ordinance Approving an Amendment to the Buckwalter Planned Unit Development Text to Incorporate Provisions for a New Land Use Tract to be Known as the Saint Gregory the Great Tract"

3. Consideration of an Ordinance for the Annexation of the Saint Gregory the Great property consisting of approximately 61.093 Acres of land located at 323 Fording Island Road and identified as Beaufort County Tax Map Nos. R600 022 000 0125 0000 & R600 022 000 1120 0000, into the Town of Bluffton Corporate Limits

   "I move to approve Second and Final Reading of an Ordinance for the Annexation of the Saint Gregory the Great property consisting of approximately 61.093 Acres of land located at 323 Fording Island Road and identified as Beaufort County Tax Map Nos. R600 022 000 0125 0000 & R600 022 000 1120 0000, into the Town of Bluffton Corporate Limits"

4. Consideration of an Ordinance Approving a Zoning Map Amendment for Approximately 61.093 Acres of Land Located at 323 Fording Island Road, Beaufort County Tax Map Nos. R600 022 000 0125 0000 and R600 022 000 1120 0000, as Buckwalter Planned Unit Development.

"I move to approve Second and Final Reading of the Ordinance Approving a Zoning Map Amendment for Approximately 61.093 Acres of Land Located at 323 Fording Island Road, Beaufort County Tax Map Nos. R600 022 000 0125 0000 and R600 022 000 1120 0000, as Buckwalter Planned Unit Development."

5. Consideration of an Ordinance Approving an Amendment to the Buckwalter Development Agreement to Add Approximately 61.093 Acres of Land Located at 323 Fording Island Road, Beaufort County Tax Map No. R600 022 000 0125 0000 and R600 022 000 1120 0000 and Increase the Total Allowed Development Rights by 10.03 Acres of General Commercial and 150 Residential Dwelling Units.

   "I move to approve Second and Final Reading of the Ordinance Approving an Amendment to the Buckwalter Development Agreement to Add Approximately 61.093 Acres of Land Located at 323 Fording Island Road, Beaufort County Tax Map No. R600 022 000 0125 0000 and R600 022 000 1120 0000 and Increase the Total Allowed Development Rights by 10.03 Acres of General Commercial and 150 Residential Dwelling Units subject to the condition of the inclusion of a provision noting that due to the COVID-19 pandemic, it is not feasible to conduct an accurate traffic count at this time and requiring that a Traffic Impact Analysis must be submitted prior to the issuance of any new Development Permits for the Saint Gregory the Great Tract."

6. Consideration of an Ordinance Approving an Amendment to the Buckwalter Planned Unit Development Concept Plan to Incorporate Approximately 61.093 Acres of Land Located at 323 Fording Island Road, Beaufort County Tax Map Nos. R600 022 000 0125 0000 and R600 022 000 1120 0000 Subject to a New Saint Gregory the Great Land Use Tract.

   "I move to approve Second and Final Reading of the Ordinance Approving an Amendment to the Buckwalter Planned Unit Development Concept Plan to Incorporate Approximately 61.093 Acres of Land Located at 323 Fording Island Road, Beaufort County Tax Map Nos. R600 022 000 0125 0000 and R600 022 000 1120 0000 Subject to a New Saint Gregory the Great Land Use Tract subject to the condition of the inclusion of a provision noting that due to the COVID-19 pandemic, it is not feasible to conduct an accurate traffic count at this time and requiring that a Traffic Impact Analysis must be submitted prior to the issuance of any new Development Permits for the Saint Gregory the Great Tract."

7. Consideration of the Approval of a Master Plan for Saint Gregory the Great Consisting of Approximately 61.093 Acres of Land Located at 323 Fording Island Road and identified as

Beaufort County Tax Map Nos. R600 022 000 0125 0000 and R600 022 000 1120 0000 and Zoned as Buckwalter Planned Unit Development

"I move to approve the Master Plan for Saint Gregory the Great Consisting of Approximately 61.093 Acres of Land Located at 323 Fording Island Road and identified as Beaufort County Tax Map Nos. R600 022 000 0125 0000 and R600 022 000 1120 0000 and Zoned as Buckwalter Planned Unit Development"