

**Attachment 4**  
**ORDINANCE NO. 2025 - \_\_\_\_\_**

**TOWN OF BLUFFTON, SOUTH CAROLINA**

**AN ORDINANCE TO APPROVE A ZONING MAP AMENDMENT TO ESTABLISH THE PRESERVE (PR) ZONING DISTRICT FOR CERTAIN PROPERTIES OWNED BY BEAUFORT COUNTY SCHOOL DISTRICT, THE SAME CONTAINING APPROXIMATELY 77.93 ACRES, MORE OR LESS, LOCATED AT 1105 BLUFFTON PARKWAY, & 3050 RIVER RIDGE DRIVE, AND BEARING BEAUFORT COUNTY TAX MAP NUMBERS R600 029 000 011A 0000, R600 029 000 1736 0000, R600 029 000 0034 0000, R610 029 000 0012 0000, R610 029 000 0084 0000, R610 029 000 1780 0000, and R610 029 000 0612 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 February 24, 2025 and as amended on March 19, 2025, Beaufort County School District "BCSD" submitted a One Hundred Percent (100%) Annexation Petition to annex certain real properties contiguous to the Town of Bluffton's corporate boundaries consisting of 24.12 acres, more or less, and bearing Beaufort County Tax Map Numbers R600 029 000 011A 0000, R600 029 000 1736 0000 and R600 029 000 0034 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 March 19, 2025, BCSD submitted a Zoning Map Amendment application requesting to rezone the Properties to Preserve (PR) upon approval of the Annexation Petition 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, as amended; and

**WHEREAS**, on April 23, 2025, 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 Preserve (PR) Zoning District pursuant to the Town's Unified Development Ordinance, 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 that certain Properties owned by Beaufort County School District.

**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 that certain Properties owned by Beaufort County School District, the same containing approximately 77.93 acres, more or less, located at 1105 BLUFFTON PARKWAY, & 3050 RIVER RIDGE DRIVE, and bearing Beaufort County Tax Map Numbers R600 029 000 011A 0000, R600 029 000 1736 0000, R600 029 000 0034 0000, R610 029 000 0012 0000, R610 029 000 0084 0000, R610 029 000 1780 0000, and R610 029 000 0612 0000 as Preserve (PR) pursuant to the Town's Unified Development Ordinance, as amended, which is hereby rezoned to the to the Preserve Zoning District.

**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 \_\_\_\_\_, 2025.

This Ordinance was read and passed at first reading on \_\_\_\_\_, 2025.

\_\_\_\_\_  
Larry Toomer, Mayor  
Town of Bluffton, South Carolina

\_\_\_\_\_  
Marcia Hunter  
Town of Bluffton, South Carolina

A public hearing was held on this Ordinance on \_\_\_\_\_, 2025.

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Larry Toomer, Mayor  
Town of Bluffton, South Carolina

\_\_\_\_\_  
Marcia Hunter, Town Clerk  
Town of Bluffton, South Carolina

This Ordinance was passed at second reading held on \_\_\_\_\_, 2025.

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Larry Toomer Sulka, Mayor  
Town of Bluffton, South Carolina

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Marcia Hunter, Town Clerk  
Town of Bluffton, South Carolina