

# Attachment 3

ORDINANCE NO. 2025-\_\_\_\_\_

## TOWN OF BLUFFTON, SOUTH CAROLINA

**AN ORDINANCE TO APPROVE THE ANNEXATION PETITION FOR CERTAIN REAL PROPERTY OWNED BY BEAUFORT COUNTY SCHOOL DISTRICT "BCSD", FOR THAT CERTAIN PROPERTY CONTAINING 24.12 ACRES, MORE OR LESS, LOCATED AT 1105 BLUFFTON PARKWAY AND BEARING BEAUFORT COUNTY TAX MAP NO. R600 029 000 011A 0000, R600 029 000 1736 0000 and R600 029 000 0034 0000**

**WHEREAS**, Beaufort County School District is the One Hundred percent (100%) owner of certain real properties contiguous to the Town of Bluffton's corporate boundaries; and

**WHEREAS**, on February 24, 2025 and as amended on March 19, 2025, 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 April 23, 2025, the Town of Bluffton 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 that certain Property owned by Beaufort County School District.

**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 that certain Property owned by Beaufort County School District consisting of a total of 24.12 acres, more or less, being described as Beaufort County Tax Map Numbers R600 029 000 011A 0000, R600 029 000 1736 0000 and R600 029 000 0034 0000, including adjacent Right-of-Ways, and which is more fully described by the Petition for Annexation of Property and its Exhibits and Attachments, the same being attached hereto and incorporated herein as part of this Ordinance as Exhibit A.

THIS ORDINANCE SHALL BE EFFECTIVE IMMEDIATELY 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.

\_\_\_\_\_  
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.

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

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

## **Exhibit A**

### **Annexation Petition**

## Exhibit B Property Description

ALL that certain piece, parcel or lot of land, situate, lying and being in Bluffton Township, Beaufort County, South Carolina, said parcel containing twenty-five (25) acres, said twenty-five (25) acre parcel being in the westernmost twenty-five (25) acres of a forty-four (44) acre parcel, as more specifically shown and described on a Plat thereof entitled "Survey for Manfred Raich", said Plat dated January 8, 1962 and recorded in the Office of the Register of Mesne Conveyances for Beaufort County, South Carolina in Plat Book 30 at Page 36.

SAVE AND EXCEPT from such twenty-five (25) acre parcel all that certain five (5.00) acre parcel, said parcel more specifically shown and described on a Plat thereof entitled "A Map of a Five (5.00) Acres Parcel Cut from Lands Now Formerly of George F. and Christine Niesar" as recorded in the Office of the Register of Mesne Conveyances for Beaufort County, South Carolina, said Plat dated June 27, 1994 in Plat Book 50 at Page 32.

AND ALSO ALL that certain piece, parcel or lot of land situate, lying and being in Bluffton Township, Beaufort County, South Carolina, being a five (5) acre parcel as shown on that certain plat prepared by Richard Kesselring, R.L.S. #8105, dated June 27, 1994, entitled "A Map of A 5.00 Acres Parcel cut From Lands N/F of George F. and Christine Niesar As Recorded in the Office of the Recorder for Mesne Conveyance for Beaufort County, S.C." Said plat is recorded in the Office of the Register of Mesne Conveyances for Beaufort County, South Carolina in Plat Book 50 at Page 32. For a more detailed description of the property, reference is craved to said plats.

AND ALSO ALL that piece, parcel and strip of land situate, lying and being in Bluffton Township, Beaufort County, South Carolina more particularly known as a "50' Foot Right of Way for Ingress and Egress of 0.881 Acres" on a plat prepared by Thomas & Hutton Engineering Co., certified by Boyce L. Young, SCPLS No. 11079 for Resource Development Group, LLC dated April 1, 2008, and recorded in the Office of the Beaufort County Register of Deeds in Plat Book 124 at Page 128. For a more particular description of the courses, metes, bounds and distances of said property, reference is hereby made to said plat of record.

AND ALSO ALL that certain piece, parcel and or lot of land situate, lying and being shown and described as 0.030 Acres, more or less, said property having dimensions, metes and bounds as shown on the plat entitled "A Boundary Plat of 0.030 Acres, Being a Portion of Tom Zinn Property, Town of Bluffton Beaufort County, South Carolina," on a plat by Thomas & Hutton Engineering Co., certified by Boyce L. Young, SCPLS No. 11079 for Resource Development Group, LLC, dated July 31, 2008, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 126 at Page 11. For a more particular description of the courses, metes, bounds, and distances of said property, reference is hereby made to said plats of record (together, the "Easement Property").

AND ALSO ALL that certain piece, parcel or tract of land, with improvements thereon, located in Beaufort County, South Carolina shown and depicted as "Turn Radius Parcel" containing 0.02

Acre, more or less, on that certain plat entitled "Plat of Turn Radius Parcel and Stormwater Retention Pond Easement, a Portion of Parcels 011A & 0034", Town of Bluffton, Beaufort County, South Carolina", dated May 29, 2014, prepared by Surveying Consultants, certified by Terry G. Hatchell, RLS (SC No. 11059), and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 139 at Page 9 (the "Property"). For a more detailed description as to courses, distances, metes and bounds of the Property, reference may be had to the above described plat of record.

**SAVE AND EXCEPT:**

ALL that piece, parcel and strip of land situate, lying and being in Bluffton Township, Beaufort County, South Carolina more particularly known as a "50' Foot Right of Way for Ingress and Egress of 0.881 Acres" on a plat prepared by Thomas & Hutton Engineering Co., certified by Boyce L. Young, SCPLS No. 11079 for Resource Development Group, LLC dated April 1, 2008, and recorded in the Office of the Beaufort County Register of Deeds in Plat Book 124 at Page 128. For a more particular description of the courses, metes, bounds and distances of said property, reference is hereby made to said plat of record.



# Exhibit C Plat

