



August 13, 2024

Mr. Dan Frazier
Town of Bluffton
20 Bridge Street
Bluffton, South Carolina 29910

Re: Grande Oaks Application
Bluffton, South Carolina
Formal Comments
J-25312.0014

Dear Mr. Frazier,

On behalf of our client, University Investments, LLC, please accept the following in response to comments received from your office by e-mail, July 29, 2024. We offer the following responses (*in bold italics*):

Amendment to Buckwalter Development Agreement. Item 5:

- 5a. Add Approximately Consisting of 65.592 Acres, More or Less, Located at Southwest Corner of the Buckwalter Parkway and Lake Point Drive Intersection and to the West of the Retreat at Grande Oaks, and Bearing Beaufort County Tax Map Nos. R600-029-000-0014-0000 (Portion) and R600-029-000-2410-0000;
Response: We have incorporated this comment into the updated draft of the 13th Amendment.
- 5b. Increase the Total Allowed Development Rights by 32 Acres of General Commercial;
Response: We have incorporated this comment into the updated draft of the 13th Amendment.
- 5c. Incorporation of language into Section 3.iii of the 13th Amendment document regarding the 32 acres of general commercial needs to be expanded to identify these acres as an increase of 32 acres of general commercial development rights to the overall permitted for the Buckwalter Development Agreement and Concept Plan, that these development rights are non-transferrable and may not be utilized outside of the Grande Oaks Commons Land Use Tract, and that these development rights are vested on the Properties at time of approval of this Thirteenth (13th) Amendment to the Development Agreement and Concept Plan..
Response: We have incorporated this comment into the updated draft of the 13th Amendment.
- 5d. Incorporation of language detailing the frontage road and interconnectivity commitments and obligations such as land reservation, interconnectivity with the property immediately to the west identified as Beaufort County Tax Map No. R614 029 000 0595 0000 at the time of this amendment, widths, placement of the frontage road in

front of buildings along Bluffton Parkway, construction responsibility, trigger for phased construction at time of development of applicable parcels, and dedication

Response: We have incorporated this comment into the updated draft of the 13th Amendment.

- 5e. Incorporation of language detailing the roadway connection to Lake Point Drive commitments and obligations such as land reservation, locations, widths, construction, trigger for construction, and dedication.

Response: We have incorporated this comment into the updated draft of the 13th Amendment.

- 5f. Incorporation of language committing to the applicable Bluffton Parkway Access Management Plan and Buckwalter Parkway Access Management Plan, as amended.

Response: We have incorporated this comment into the updated draft of the 13th Amendment.

- 5g. Incorporation of language committing to the extension of rights of way for the three access points from Buckwalter Parkway through the Applicant's properties to the new northern boundary of Grande Oaks after annexation.

Response: We have incorporated this comment into the updated draft of the 13th Amendment.

- 5h. Incorporation of language confirming and committing to the location of the realignment as shown on the draft plat titled " A Boundary Survey of the Future Bluffton Parkway Right-of-Way through the Lands of University Investments, LLC, Formerly a Portion of Parcels 5, 11, 12-A, and 12-B of the , Buckwalter Tract" prepared by Surveying Consultants, January 15, 2015, which shall be incorporated as an exhibit and reaffirm the requirement for donation of the Bluffton Parkway Phase 5B right-of-way through the properties owned by University Investments, LLC and third-party owned properties in which John Reed holds an interest upon request.

Response: University Investments, LLC cannot dedicate R/W for a potential future roadway, without a commitment the roadway will occur. Any commitment to dedicate R/W would need to be based on a commitment from Beaufort County related to final road design, funding and construction of the road. The County would also need to agree to dedicate the abandoned R/W, used for the current Bluffton Parkway alignment, back to University Investments, LLC.

- 5i. Revising the prohibited land use list as follows:
i. Remove "Tree farm, timber area or forest management area";
ii. Add "outdoor" to "go-cart racing facilities";
iii. Remove "wastewater/sewage facilities".

Response: The revisions have been made in the 13th Amendment.

- 5j. Incorporation of language stating that previously approved Variances are null and void.

Response: We have incorporated this comment into the updated draft of the 13th Amendment.

- 5k. Incorporation of the Land Use Comparison Chart as an Exhibit.

Response: The 13th Amendment discusses the uses allowed as Buckwalter Commons with the exceptions listed therein. The chart was intended to explain the differences between uses allowed in Grande Oaks and Buckwalter Commons.

- 5l. Incorporation of language committing to the 20% affordable housing requirement for any residential development rights utilized within the Grande Oaks Commons Land Use Tract.

Response: The Buckwalter PUD and its existing density are not subject to any affordable housing mandates. If our current DA and PUD Amendment submittal were asking that additional residential density be added to existing PUD density, then we could be subject to the Town's affordable housing rules for any added density.

Our original submittal to Council included a request to add 53 units to the PUD, and apply the affordable housing rules to that additional density. At the request of Council, we took those additional units out of our submittal. Based on that change, and many others, the Council voted to accept our request and move it forward without the need for the Negotiating Committee to revisit these issues.

We propose no new density and no affordable housing component. We left open the possibility that some of our existing residential density might be used in the newly annexed area, as part of a possible mixed use concept, which Council seemed to prefer. Any development within the newly annexed Grande Oaks area will have to go through a lengthy IMP process which would go through staff, the Planning Commission, and ultimately Town Council. Our current submittal simply allows this potential mixed use to be considered in the future by all parties.

Amendment to Buckwalter Planned Unit Development Concept Plan. Item 6:

- 6a. Add Approximately Consisting of 65.592 Acres, More or Less, Located at Southwest Corner of the Buckwalter Parkway and Lake Point Drive Intersection and to the West of the Retreat at Grande Oaks, and Bearing Beaufort County Tax Map Nos. R600-029-000-0014-0000 (Portion) and R600-029-000-2410-0000;

Response: We have incorporated this comment into the updated draft of the 13th Amendment.

- 6b. Increase the Total Allowed Development Rights by 32 Acres of General Commercial;

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- 6c. Incorporation of language into Section 3.iii of the 13th Amendment document regarding the 32 acres of general commercial needs to be expanded to identify these acres as an increase of 32 acres of general commercial development rights to the overall permitted for the Buckwalter Development Agreement and Concept Plan, that these development rights are non-transferrable and may not be utilized outside of the Grande Oaks Commons Land Use Tract, and that these development rights are vested on the Properties at time of approval of this Thirteenth (13th) Amendment to the Development Agreement and Concept Plan..

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- 6d. Incorporation of language detailing the frontage road and interconnectivity commitments and obligations such as land reservation, interconnectivity with the property immediately to the west identified as Beaufort County Tax Map No. R614 029 000 0595 0000 at the time of this amendment, widths, placement of the frontage road in

front of buildings along Bluffton Parkway, construction responsibility, trigger for phased construction at time of development of applicable parcels, and dedication

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Response: University Investments, LLC cannot dedicate R/W for a potential future roadway, without a commitment the roadway will occur. Any commitment to dedicate R/W would need to be based on a commitment from Beaufort County related to final road design, funding and construction of the road. The County would also need to agree to dedicate the abandoned R/W, used for the current Bluffton Parkway alignment, back to University Investments, LLC.

- 6i. Revising the prohibited land use list as follows:

iv. Remove "Tree farm, timber area or forest management area";

v. Add "outdoor" to "go-cart racing facilities";

vi. Remove "wastewater/sewage facilities".

Response: The revisions have been made in the 13th Amendment.

- 6j. Incorporation of language stating that previously approved Variances are null and void.

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- 6k. Incorporation of the Land Use Comparison Chart as an Exhibit.

Response: The 13th Amendment discusses the uses allowed as Buckwalter Commons with the exceptions listed therein. The chart was intended to explain the differences between uses allowed in Grande Oaks and Buckwalter Commons.

- 6l. Incorporation of language committing to the 20% affordable housing requirement for any residential development rights utilized within the Grande Oaks Commons Land Use Tract.

Response: The Buckwalter PUD and its existing density are not subject to any affordable housing mandates. If our current DA and PUD Amendment submittal were asking that additional residential density be added to existing PUD density, then we could be subject to the Town's affordable housing rules for any added density.

Our original submittal to Council included a request to add 53 units to the PUD, and apply the affordable housing rules to that additional density. At the request of Council, we took those additional units out of our submittal. Based on that change, and many others, the Council voted to accept our request and move it forward without the need for the Negotiating Committee to revisit these issues.

We propose no new density and no affordable housing component. We left open the possibility that some of our existing residential density might be used in the newly annexed area, as part of a possible mixed use concept, which Council seemed to prefer. Any development within the newly annexed Grande Oaks area will have to go through a lengthy IMP process which would go through staff, the Planning Commission, and ultimately Town Council. Our current submittal simply allows this potential mixed use to be considered in the future by all parties.

We thank you for your attention to this project and look forward to receiving your approval. Please feel free to contact our office with any questions.

Sincerely,

THOMAS & HUTTON



Kathryn C. Oppenheimer P.E.
Project Manager

STATE OF SOUTH CAROLINA	)	THIRTEENTH AMENDMENT TO
	)	DEVELOPMENT AGREEMENT AND
COUNTY OF BEAUFORT	)	CONCEPT PLAN
	)	BUCKWALTER TRACT

This Thirteenth Amendment ("Thirteenth Amendment") to Development Agreement and Concept Plan is made and entered into this _____ day of _____, 2024 by and between the TOWN OF BLUFFTON, South Carolina ("Town"), Grande Oaks II, LLC. ("Grande Oaks II") a South Carolina Limited Liability Company, its successors and assigns, and University Investments, LLC. ("University Investments") a South Carolina Limited Liability Company, its successors and assigns.

WHEREAS, Town and The Branigar Organization, Inc. (Branigar) 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 Official Record 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; and,

WHEREAS, concurrently with the execution of the Development Agreement, the Town of Bluffton annexed the 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 the Concept Plan ("Concept Plan") for Buckwalter Tract, adopted April 19, 2000; and,

WHEREAS, subsequent to the execution and approval of the original Development Agreement and Concept Plan, Town has approved Twelve(12) Amendments to the Buckwalter Development Agreement and Concept Plan as follows:

1. First Amendment, which added the 11.721 acre Robertson Tract and no additional Density to the Buckwalter Development Agreement and Concept Plan was executed on June 21, 2002 and recorded in the Beaufort County Office of the Register of Deeds in Book 1599 Page 1149; and

2. Second Amendment, which added the 43.48 acre Johnson Tracts as well as 55 Dwelling Units to the Buckwalter Development Agreement and Concept Plan was executed on February 4, 2003 and recorded in the Beaufort County Office of the Register of Deeds in Book 1709 Page 1440; and

3. Third Amendment, which added the 173.62 acre Cypress Lake Tract from the Jones Estate Development Agreement and Concept Plan as well as 600 Dwelling Units and 90 acres of General Commercial Density to the Buckwalter Development Agreement and

Concept Plan was executed on October 10, 2005 and recorded in the Beaufort County Office of the Register of Deeds in Book 2256 Page 189; and

4. Fourth Amendment, which added the 59.91 acre Rose Dhu Creek Phase III Tract as well as 18 Dwelling Units to the Buckwalter Development Agreement and Concept Plan was executed on October 10, 2005 and recorded in the Beaufort County Office of the Register of Deeds in Book 2256 Page 204; and

5. Fifth Amendment, which added the 58.85 acre Graves Tract as well as 58.85 acres of General Commercial Density to the Buckwalter Development Agreement and Concept Plan was executed on November 2, 2005 and recorded in the Beaufort County Office of the Register of Deeds in Book 2305 Page 410; and

6. Sixth Amendment, which added the 2.687 acre Jacoby Tract and no additional Density to the Buckwalter Development Agreement and Concept Plan was executed on May 10, 2006 and recorded in the Beaufort County Office of the Register of Deeds in Book 2816 Page 1746; and

7. Seventh Amendment, which added the 6.5 acre University Investments Tract and no additional Density to the Buckwalter Development Agreement and Concept Plan was executed on January 7, 2008 and recorded in the Beaufort County Office of the Register of Deeds in Book 2671 Page 2250; and

8. Eighth Amendment, which added 324 Dwelling Units through Transfer of Development Rights Permit for Buckwalter Place Initial Master Plan to the Buckwalter Development Agreement and Concept Plan was executed on November 6, 2007 and recorded in the Beaufort County Office of the Register of Deeds in Book 2823 Page 384; and

9. Ninth Amendment, which added the 163 acre Willow Run Tract, 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 Plan was executed on February 25, 2008 and recorded in the Beaufort County Office of the Register of Deeds in Book 2724 Page 1787; and

10. Tenth Amendment, which approved certain changes in use to the 9.18 acre Robertson Site, and related conditions, was executed on February 10, 2012 and recorded in the Beaufort County Register of Deeds in Book 3119 at page 2458; and

11. Eleventh Amendment, which changed the land use designation of a 70± acre tract within Buckwalter PUD from Sandhill Tract to Buckwalter Commons, and included certain requirements for connectivity, executed on April 10, 2013, and recorded in the Beaufort County Register of Deeds in Book 3231 at Page 3176; and

12. Twelfth Amendment, which added a certain 61.093 acre tract, on the north side of U.S. Highway 278 to the Buckwalter PUD and Development Agreement, said tract being owned by The Bishop of Charleston, with the terms and conditions of the Amendment being executed on _____, 14, and recorded in the ROD in Book _____ at Page _____;

WHEREAS, University Investments is the owner of a certain 12.348 acre tract, located adjacent to the current Buckwalter Concept Plan, and currently a part of the adjacent Grande Oaks PUD within Beaufort County, South Carolina, said tract being designated hereunder as Parcel 12D, containing 12.348 acres, and said tract being more particularly described in Exhibit A hereto; and

WHEREAS, Grande Oaks II is the owner of certain parcels of property, located adjacent to the current Buckwalter Concept Plan, and currently a part of the adjacent Grande Oaks PUD within Beaufort County, South Carolina, said tracts being designated as Parcels 14A, 14, and 16, containing a total of 53.244 acres, being more particularly described in Exhibit A hereto; and,

WHEREAS, the Exhibit A Parcels were originally designated to have allowed uses and densities as provided for the Grande Oaks PUD, under the land use designation VCI, which allows a broad range of commercial uses as well as single family and multifamily uses, all as shown in the current Beaufort County PUD approval, and

WHEREAS, it is now the desire and intention of Town, University Investments, and Grande Oaks II to effectuate this Thirteenth (13th) Amendment to the Development Agreement and Concept Plan to provide for the designation of the Exhibit A Parcels as a part of the Buckwalter PUD, as a newly defined land use area known as Grande Oaks Commons, concurrently with the annexation of said Parcels into the Town; and

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, Town, University Investments, and Grande Oaks II agree as follows:

1. **Recitals.** The above recitals are hereby incorporated herein by reference.
2. **Amendment of Development Agreement.** That certain Development Agreement, dated April 19, 2000, and recorded in Official Records Book 1288 at Page 1 in the Office of the Register of Deeds for Beaufort County, South Carolina, as previously amended, is hereby further amended, so that the Additional Property described more fully in Exhibits A hereto is included in the Legal Description of the Buckwalter Tract, and Exhibit B to the Development Agreement is hereby so amended. The effect of this Amendment is to add the Additional Property described in Exhibit A hereto, as depicted on the plat attached as Exhibit "B" hereto, to the terms and coverage of the Development Agreement, as previously amended, as fully and completely as if said property had been originally included under Exhibits A and B to the Development Agreement, including subsequent Amendments thereto, and further, to approve the Amended Concept Plan attached hereto as Exhibit "C", under the terms set forth below.

3. Amendment To Concept Plan. The Buckwalter Concept Plan, as amended, is hereby further amended to provide:

- i. Land Use Designation and Development Standards. All of the additional Property is hereby added to the Buckwalter Concept Plan, and designated as a new Land Use Area to be known as Grande Oaks Commons, as depicted on the Amended Concept Plan for Buckwalter PUD, said Amended Concept Plan being attached hereto as Exhibit C and made a part hereof. Development within the 65.592 acres of the newly designated Grande Oaks Commons 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 Grande Oaks Commons Land Use Tract shall control the 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 a new Eleventh (11th) Planning Area the Grande Oaks Commons Land Use Tract.
 2. Section 2.B. Allowed Land Uses. Add Grande Oaks Commons Land Use Tract as a new sub-section II, with the allowed land uses and definitions as provided herein. The Property being added to the Buckwalter Concept Plan and Development Agreement is adjacent and immediately to the south of the land within Buckwalter PUD, presently owned by University Investments, which is zoned for a broad range of uses as Buckwalter Commons Land Use Tract. To facilitate joint planning and development of the new Property and the adjacent Buckwalter Commons property, the new Land Use Tract of Grande Oaks Commons is hereby created. This Land Use Tract allows all uses and densities presently allowed under Buckwalter Commons Land Use Tract, with the following restrictions and modifications to use and density standards of Buckwalter Commons. Therefore, the Property is hereby designated as Grande Oaks Commons, with the land uses and standards of the existing Buckwalter Commons, with the following modifications.

The following uses, which are allowed within Buckwalter Commons, are hereby prohibited within Grande Oaks Commons Land Use Tract:

- Big Box Logistics Warehouse facilities – over 100,000 SF

- Bulk Storage of petroleum or other flammable, volatile or hazardous materials
- Manufacture of Concrete, cement, brick, plaster, gypsum, asphalt, tar or other paving or plastering materials – batch plants
- Production of food distribution
- Junk yards, auto salvage yards, and outdoor storage of vehicles
- Automobile Service Station
- Recreation Vehicle Parks
- Solid Waste transfer facility, including recycling center
- Cemeteries which do not include funeral home or crematorium
- Campgrounds
- Amusement Parks
- Farm or establishment for the growing, care & harvesting of field crops
- Outdoor Go-Cart Racing Facilities
- Sexually oriented businesses

iii. Density. The Property is hereby added to the Buckwalter Concept Plan and designated as Grande Oaks Commons Land Use Tract, as depicted in the Amended Concept Plan, attached hereto as Exhibit C and incorporated herein. All 65.592 acres of the Grande Oaks Commons Land Use Tract may be utilized for all allowed uses of the Grande Oaks Commons Land Use Tract, as described and restricted above, with General Commercial uses limited to 32 acres. These 32 additional acres of General Commercial are added to the total allowed General Commercial within Buckwalter PUD, but the 32 acres of additional General Commercial must be utilized within the Grande Oaks Commons Land Use Tract only, and are not transferable to other areas of Buckwalter PUD. These rights are vested for the property subject to this Amendment only. Regarding Residential density, no new density shall be added to the Buckwalter PUD. The result is that no new Residential density is added to the present vested density of Buckwalter PUD.

iv. Required Road Connector and Access to Bluffton Parkway. The requirement to provide connector road access in three locations from Grande Oaks Common to Bluffton Parkway is set forth in the August 2011 Agreement between the Town, University Investments, LLC., and Doug Robertson. University Investments, LLC agrees to abide by the terms of that Agreement. University Investments, LLC also commits to a connector road from Lake Point Drive to Grande Oaks Commons and to Bluffton Parkway. The

location and design of all connectors shall be determined as planning and engineering proceed. University Investments, LLC commits to complying with the Bluffton Parkway Access Management Plan regarding all access to Bluffton Parkway. University Investments, LLC also commits to a connector road system within the property owned by University Investments, LLC to the north of Grande Oaks Commons. This system will be built as development progresses, consistent with the guidelines and requirements previously established for the Connector tract under the 11th Amendment to Buckwalter DA and PUD.

- v. Previously approved variances granted by Beaufort County for the Grande Oaks Commons Land Use Area, if any, shall be void. The provisions of the Buckwalter PUD and Development Agreement, as amended, shall govern development within Grande Oaks Commons.

4. **Consistency With Comprehensive Plan.** The Town of Bluffton confirms that the matters contained herein are consistent with the Comprehensive Plan of the Town, and consistent with long-range traffic planning for the Town, wetland protection and other planning goals.
5. **Miscellaneous.** Except as expressly modified hereby, and as previously modified of record, the Development Agreement and Concept Plan for the Buckwalter Tract shall continue in full force and effect. By their signatures below, the parties hereto consent to this Amendment to the Development Agreement and to the amendment of the Concept Plan to include the Exhibit A properties, as designated in Exhibit "C" hereto.
6. **Binding Effect.** This Thirteenth 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.

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: _____

STATE OF SOUTH CAROLINA)
) ACKNOWLEDGMENT
COUNTY OF BEAUFORT)

I, _____, Notary Public for South Carolina do hereby certify that _____ on behalf of 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 the ____ day of _____, 2024.

Notary Public for South Carolina
My Commission Expires:_____

Its: _____

My Commission Expires:_____

By:_____

Its: _____

)

)

)

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

Witness my hand and seal this the ____ day of _____, 2024.

Notary Public for South Carolina
My Commission Expires:_____

EXHIBIT A TO THE THIRTEENTH AMENDMENT

Property Description - Parcel 12D and _____

All that certain property shown and described as Parcel 12D, containing 12.348 acres, more or less, on a plat prepared by Atlas Surveying, Inc., executed by Jeremy W. Reeder, S.C.P.L.S. No. 28139, said plat being dated March 9, 2020, and recorded in Book 153 at Page 176 on March 31, 2020, in the Register of Deeds Office of Beaufort County, South Carolina.

[ADD DESCRIPTIONS OF OTHER PARCELS]

EXHIBIT B TO THE THIRTEENTH AMENDMENT

Copy of Plat of Annexed Property

Attached hereto for convenient reference is a copy of that certain plat more particularly described in Exhibit A hereto.

EXHIBIT C TO THE THIRTEENTH AMENDMENT

Amended PUD Concept Plan

Attached hereto is the Amended Buckwalter PUD Concept Plan, with changes as adopted under this Thirteenth Amendment.



June 19, 2024

Mr. Kevin Icard, AICP
Director of Growth Management
Town of Bluffton
20 Bridge Street
Bluffton, South Carolina 29910

Re: Grande Oaks
Bluffton, South Carolina
Planning Commission Workshop
Follow Up
J – 25312.0014

Dear Mr. Icard:

On behalf of our Client, University Investments, LLC, we submit the following responses to comments we received, dated June 13, 2024. Below is the list of comments along with our responses in (***bold italics***):

General Comments:

1. Concept Plan Map:
 - a. Show Innovation Drive Right-of-Way and access point on Bluffton Parkway.
Response: Access point added to Concept Plan Map.
 - b. Show the conceptual location of the access roadway to Lakepoint Drive.
Response: Conceptual Location of access roadway to Lakepoint Drive added to Concept Plan Map.
 - c. Show the access points and frontage roads as shown in the current Buckwalter Parkway Access Management Plan, which was last amended in 2024, or add text committing to the Plan. ***Response: All access points and frontage roads have been added to the Concept Plan Map.***
 - d. Show the access points and frontage roads as shown in the current Bluffton Parkway Access Management Plan or add text committing to the Plan.
Response: All access points and frontage roads have been added to the Concept Plan Map.
2. Development Agreement/Concept Plan Amendment Language:
 - a. The new general commercial development rights allocated to the Grande Oaks Land Use Tract may not be transferred to any other piece, parcel or tract of land within the Buckwalter Tract or otherwise.
Response: Agreed.
 - b. Of the RUDs which are transferred into the Grande Oaks Land Use Tract, a minimum of 20% will be restricted to use as affordable housing pursuant to

the language of the Unified Development Ordinance, Article 6.

Following is the language utilized for the 12th Amendment for reference:

Section 4.2.13.G of the Unified Development Ordinance (UDO) applies and minimum of twenty percent (20%) of the multifamily residential dwelling units constructed are to be affordable/workforce housing. Any affordable/workforce housing will follow the general standards outlined in Article 6.5 Workforce/Affordable Housing of the UDO.

Response: The Buckwalter PUD and its existing density are not subject to any affordable housing mandates. If our current DA and PUD Amendment submittal were asking that additional residential density be added to existing PUD density, then we could be subject to the Town's affordable housing rules for any added density.

Our original submittal to Council included a request to add 53 units to the PUD, and apply the affordable housing rules to that additional density. At the request of Council, we took those additional units out of our submittal. Based on that change, and many others, the Council voted to accept our request and move it forward without the need for the Negotiating Committee to revisit these issues which had been negotiated with Council for 4 years already.

We propose no new density and no affordable housing component. We left open the possibility that some of our existing residential density might be used in the newly annexed area, as part of a possible mixed use concept, which Council seemed to prefer. Any development within the newly annexed Grande Oaks area will have to go through a lengthy IMP process which would go through staff, the Planning Commission, and ultimately Town Council. Our current submittal simply allows this potential mixed use to be considered in the future by all parties.

- c. Commitment to provide and construct a frontage road with interconnectivity to adjacent properties.

Response: Agreed. Please see Buckwalter PUD Concept Plan Amendment Application – Project Narrative, paragraph 5: “It is also important to note that this annexation and zoning will allow an additional access point, off Lake Point Drive, for existing residents of Grande Oaks PUD to reach the planned commercial area of the existing Buckwalter Commons Land Use Tract owned by University Investments. This important new access will lead to already approved access points to Bluffton Parkway, through the University Investments Area. The access points were designated by the Buckwalter Parkway Phase 4 Access Management Plan, adopted by the Town, which include signalized and unsignalized accesses.”

- d. Commitment to provide and construct a roadway connection to Lakepoint Drive.

Response: Agreed. See comment immediately above.

- e. Commitment to the Buckwalter Access Management Plan, as amended, and the Bluffton Parkway Access Management Plan, as amended.

Response: Agreed. See comment immediately above.

3. Narratives

- a. Revise narratives to reflect the revisions resulting from the Planning Commission Workshop.

Response: All narratives previously addressed access per the response to item 2c above. We do not believe any further revisions are necessary to the narratives at this time. If Planning Commission has specific language that they would like to request be added to the narratives as a condition of recommendation to Town Council, we will add as appropriate.

We thank you for your attention to this project and look forward to receiving your approval. Please feel free to contact our office at 912-2234-5300 with any questions.

Sincerely,

THOMAS & HUTTON



Kathryn C. Oppenheimer P.E.
Project Manager

KCO/wr



June 19, 2024

Mr. Kevin Icard
Town of Bluffton
Planning & Community Development
20 Bridge Street
Bluffton, SC 29910

Re: Grande Oaks – Comprehensive Plan
Amendment Application
Bluffton, South Carolina
J-25312.0014

Dear Mr. Icard:

On behalf of our client, University Investments, LLC, please find enclosed the following in support of the Comprehensive Plan Amendment Application:

- Comprehensive Plan Amendment Application
- Project Narrative
- Concept Plan
- Land Use Comparison Table
- Application review fee (previously paid)

We are respectfully requesting an amendment to the comprehensive plan to allow annexation of Parcels 12D and Parcels 14, 14A, and 16 of R600-029-000-0014-0000 and R600-029-000-2410-0000 into the Town of Bluffton and are rezoned to Buckwalter PUD, designated as Grande Oaks Commons. The properties are presently zoned Grande Oaks PUD in Beaufort County and owned by University Investments LLC. Please do not hesitate to contact me should you have any questions related to the submittal at (912) 234-5400 or at long.n@tandh.com.

Sincerely,

THOMAS & HUTTON

A handwritten signature in blue ink, appearing to read 'Nathan B. Long', is written over the company name.

Nathan B. Long, PE



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: University Investments, LLC		Name: University Investments, LLC	
Phone: 843-836-7920		Phone: 843-836-7920	
Mailing Address: 1278 May River Road, Suite 400 Bluffton, SC 29910		Mailing Address: 1278 May River Road, Suite 400 Bluffton, SC 29910	
E-mail: Jreed@reedgroupsc.com		E-mail: Jreed@reedgroupsc.com	
Town Business License # (if applicable):			
Project Information			
Project Name: BUCKWALTER TRAC ANNEXATION			
Project Location: NW CORNER INTERSECTION OF BUCKWALTER PKWY AND LAKE POINT DR. ALONG NORTHERN BORDER OF GRANDE OAKS PUD.			
Zoning District: Ex: Grande Oaks; Prop: Buckwalter		Acreage: 65.592	
Tax Map Number(s): R600-029-000-2410-0000 and R600-029-000-0014-0000			
Project Description: Amendment to the Buckwalter Tract concept plan to allow the annexation and rezoning of parcels 12D, 14A, 14 and 16 at the NW corner of the intersection of Buckwalter Pkwy and Lake Point Dr., into the Buckwalter PUD as Grande Oaks Commons			
Minimum Requirements for Submittal			
<input checked="" type="checkbox"/> 1. Two (2) full sized copies and digital files of the maps and/or plans depicting the subject property.			
<input checked="" type="checkbox"/> 2. Project Narrative and digital file describing reason for application and compliance with the criteria in Article 3 of the UDO.			
<input checked="" type="checkbox"/> 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: <i>Jake J. Reed</i>		Date: 1/10/2024	
Applicant Signature: <i>Jake J. Reed</i>		Date: 1/10/2024	
For Office Use			
Application Number:		Date Received:	
Received By:		Date Approved:	



TOWN OF BLUFFTON

COMPREHENSIVE PLAN AMENDMENT APPLICATION PROCESS NARRATIVE

The following Process Narrative is intended to provide Applicants with an understanding of the respective application process, procedures and Unified Development Ordinance (UDO) requirements for obtaining application approval in the Town of Bluffton. While intended to explain the process, it is not intended to repeal, eliminate or otherwise limit any requirements, regulations or provisions of the Town of Bluffton's Unified Development Ordinance. Compliance with these procedures will minimize delays and assure expeditious application review.

Step 1. Pre-Application Meeting	Applicant & Staff
Prior to the filing of a Comprehensive Plan Amendment Application, the Applicant is required to consult with the UDO Administrator or their designee at a Pre-Application Meeting for comments and advice on the appropriate application process and the required procedures, specifications, and applicable standards required by the UDO.	
Step 2. Review by UDO Administrator	Staff
If the UDO Administrator determines that the Comprehensive Plan Amendment Application is complete, it shall be placed on the next available Planning Commission (PC) Meeting agenda.	
Step 3. Planning Commission Workshop	Applicant, Staff & Planning Commission
The PC shall hold a Public Workshop to provide the public with information and a forum to review the preliminary application.	
Step 4. Planning Commission Meeting & Public Hearing	Applicant, Staff & Planning Commission
The PC shall hold a Public Hearing and review the Comprehensive Plan Amendment Application for compliance with the criteria and provisions in the UDO. The PC may recommend that Town Council approve, approve with conditions, or deny the application.	
Step 5. Town Council Meeting - 1st Reading	Applicant, Staff & Town Council
Town Council shall review the Comprehensive Plan Amendment Application for compliance with the criteria and provisions in the UDO. Town Council may approve, approve with conditions, table, or deny the application at 1 st Reading.	
Step 6. Town Council Meeting - 2nd and Final Reading & Public Hearing	Applicant, Staff & Town Council
Town Council shall hold a Public Hearing and review the Comprehensive Plan Amendment Application for compliance with the criteria and provisions in the UDO. Town Council may approve, approve with conditions, table, or deny the application at 2 nd and Final Reading.	
Step 7. Comprehensive Plan Amendment Approval	Staff
If Town Council approves the Comprehensive Plan Amendment Application, the UDO Administrator shall issue an approval letter to the Applicant.	

COMPREHENSIVE PLAN AMENDMENT APPLICATION

PROJECT NARRATIVE

The Applicant, University Investments, LLC ("University Investments"), seeks approval of an amendment to the Town of Bluffton Comprehensive Plan. The purpose of the amendment is to add Grande Oaks Commons, 65.592 acres, to the Town of Bluffton Comprehensive Plan. Grande Oaks Commons will include Parcel 12D tax map number R600-029-000-2410-0000 at 12.348 acres and Parcels 14A, 14, and 16 tax map number R600-029-000-0014-0000 at 20.457 acres, 24.650 acres, and 8.137 acres, respectively. Grande Oaks Commons will consist of 27.435 acres of upland and 38.157 acres of wetland. This amendment has the effect of adding an additional 32 acres of General Commercial acreage to the total General Commercial Development Rights within the Buckwalter PUD under this amendment to the Comprehensive Plan. There will be no change to the total residential Development Rights within the Buckwalter PUD under this amendment to the Comprehensive Plan. This narrative is specific to the proposed Town of Bluffton Comprehensive Plan Amendment. Concurrent applications being submitted with this request are as follows:

1. Annexation Application
2. Concept Plan Amendment Application
3. Development Agreement Application
4. Zoning Map Amendment Application
5. Zoning Map/Text Amendment Application

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

Grande Oaks Commons is located along the northern border of the Grande Oaks PUD, immediately to the south of, and adjacent to, the Buckwalter Commons Land Use Tract. University Investments is the current owner of Grande Oaks Commons and is also the current owner of a substantial portion of the undeveloped part of Buckwalter Commons Land Use Tract, immediately adjacent to the north of Grande Oaks Commons which will provide access to Buckwalter Parkway.

The annexation and rezoning into Buckwalter PUD and designation as Grande Oaks Commons, to be created by the approval of the concurrent Buckwalter PUD Text Amendment Application, will allow University Investments and the Town to expand their coordinated planning at this important location near the corner of Buckwalter Parkway and Bluffton Parkway. Current preliminary planning for this expanded area contemplates a mixed use, village style, development, including extensive medical services and commercial establishments. Planning and developing this combined area under Bluffton review and development standards will greatly enhance the quality of the future development. Again, no additional residential development rights are being added to the Buckwalter PUD under this annexation.

It is also important to note that this annexation and zoning will allow an additional access point, off Lake Point Drive, for existing residents of Grande Oaks PUD to reach the planned commercial area of the existing Buckwalter Commons Land Use Tract owned by University Investments. This important new access will lead to already approved access points to Bluffton Parkway, through the University Investments Area. The access points were designated by the Buckwalter Parkway Phase 4 Access Management Plan, adopted by the Town, which include signalized and unsignalized accesses. An additional separate agreement was made between University Investments, Grande Oaks, LLC, the Town and the County for the location of the 3 Bluffton Parkway access points and University's Investment's commitment to allow the right-of-way through their properties within the Buckwalter Commons Land Use Tract to the north of the Grande Oaks PUD. This agreement has been attached to this application.

This Application presents an opportunity for Bluffton to enhance its current planning role for this important planned commercial/mixed use area, enhance the tax base of the Town, enhance vehicular access for present and future development, and do so by adding no additional development intensity to the area beyond that already allowed by existing Bluffton zoning and existing Beaufort County zoning. In fact, many uses will be down zoned.

This Narrative will now address the following Application Review Criteria, as established under **Article 3, Section 3.3.3** of the Unified Development Ordinance:

A. **Consistency with the intent of the overall policies in the Comprehensive Plan.** The Town has previously approved the Buckwalter Concept Plan, as amended, as being consistent with these primary goals of the Town. This requested change simply brings additional property into the Town's planning and permitting jurisdiction, while supplementing vehicular access to existing Town property as well as adjacent County controlled property. This Application is consistent with all of these primary goals of the Town.

Grande Oaks Commons is currently designated as Suburban Living. The Suburban Living category is intended to include low-density single-family neighborhoods. Much of this category includes portions of large Planned Unit Developments that are under active construction or are built-out.

Allowable density is up to three dwelling units per acre and must be at least one dwelling unit per acre. Community amenities such as trails, parks, and centralized swimming pools are encouraged.

To permit the uses allowed within the proposed Grande Oaks Commons Land Use Tract and the utilization of the requested 32 acres of General Commercial Development Rights in Grande Oaks Commons, the future land use designation will need to be changed to Neighborhood Center. The Neighborhood Center category is intended to guide emerging neighborhood-focused retail clusters throughout the community. These centers, such as Buckwalter Place, provide the opportunity for residents to be within walking distance of grocers, restaurants, retailers, and medical offices. These centers help establish neighborhood identity and are best served when supported by a mix of middle housing and single-family residences within walking or biking distance. These centers are best designed to provide automobile access within a pedestrian-oriented environment. Inclusion of public green space is encouraged.

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

The Town of Bluffton Comprehensive Plan Figure 7.7 – Growth Framework shows a majority of Grande Oaks Commons within a Town Center Node which the Unified Development Ordinance, Section 6.1.2.C defines as:

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

This area is a commercial node. The addition of Grande Oaks Commons to the Buckwalter PUD will allow for additional commercial properties to better serve the community and support the continuing growth of the area's population. Office buildings, medical facilities, retail, and restaurants are just some examples of how development in Grande Oaks Commons would support the population of the Buckwalter PUD.

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. The Town and Landowner agree there is a shortfall of commercial services and properties west of Buckwalter Parkway as it relates to the amount of residences in existence. As a result, both groups are working to advance efforts to attract more commercial services, spur new development to support local rooftops, and eliminate additional unnecessary traffic on the Parkways. Finally, commercial properties in the Town have been estimated to provide nearly \$1/SF in additional tax revenue.

C. If applicable, the ability of public infrastructure and services to sufficiently accommodate the requested amendment to the Comprehensive Plan. Grande Oaks Commons, currently part of the Grande Oaks PUD, will become part of the Buckwalter PUD. Public services and utilities are and have been previously certified as adequate for the proposed uses. Letters of commitment to serve were included in the Grande Oaks PUD documentation. The only change will be that Grande Oaks Commons will now fall within the Town's policing authority, and of course, pay Town taxes to cover any additional cost to the Town, and any applicable Development Fees.

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 estimated tax revenues may provide benefit to the Town and its residents for use towards public projects including enhancements to parks, recreation centers, roads and pedestrian pathways, and each one's accessibility. Those same revenues may be further directed to reinvest in necessary infrastructure for police, fire and emergency services and the safety of the Town. All of which will be perceived as a positive contribution to the fiscal state of the Town and its residents. Bringing the area into Town jurisdiction creates an opportunity for the it to have direct influence on the shaping of the Town's growth center.

E. Enhancement of the health, safety, and welfare of the Town of Bluffton. Current preliminary planning for Grande Oaks Commons includes a mixed use, village style, development which will allow for extensive medical services to help aid in the health and welfare of the Town of Bluffton.

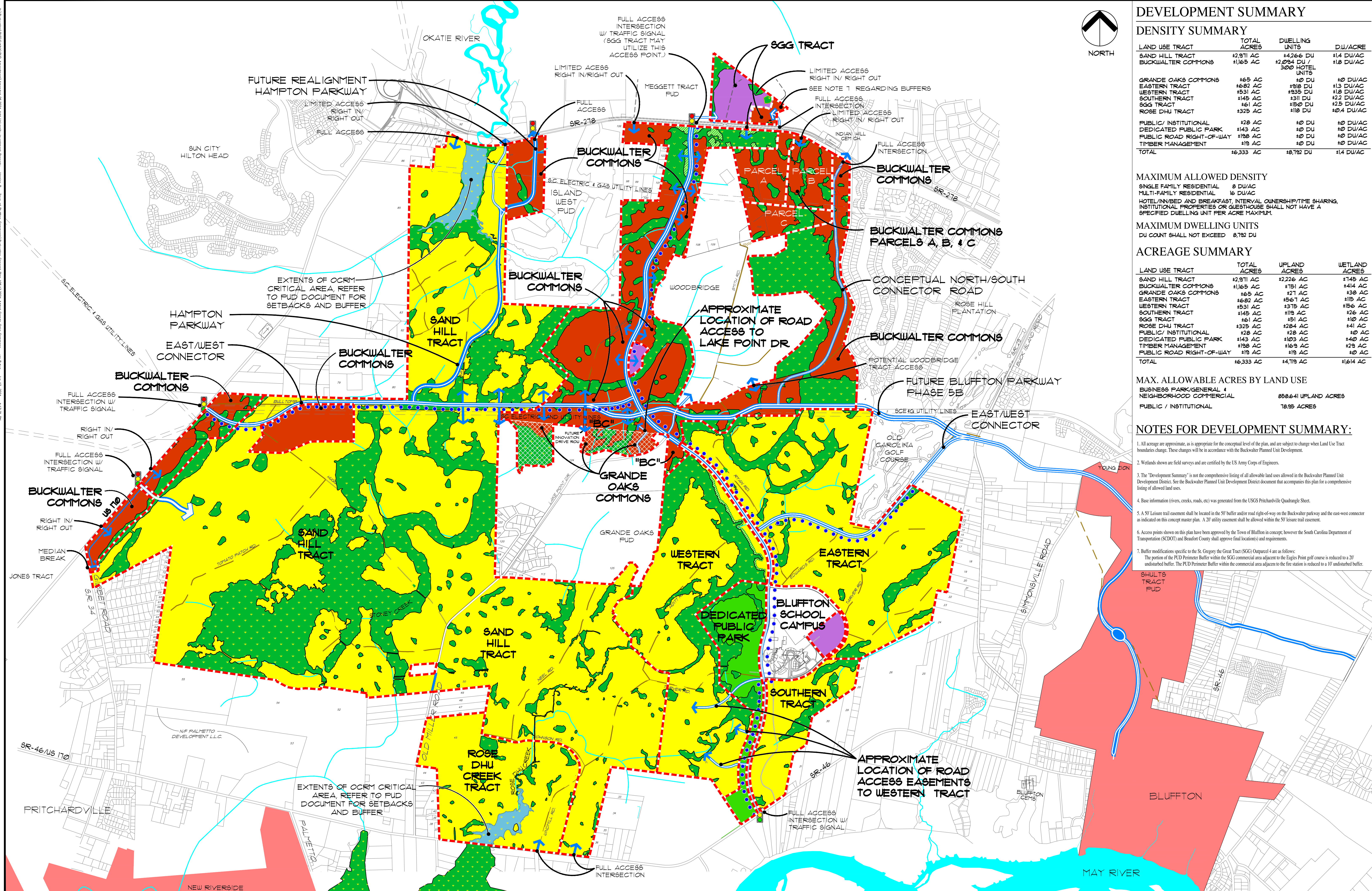
F. Consistency with applicable South Carolina Planning law and consideration of case law. To best respond to this requirement, the 13th Amendment Development Agreement has been included in this application.

G. Impact of the proposed amendment on the provision of public services. Amending the Comprehensive Plan to include Grande Oaks Commons will not create a liability to the Town, but rather add to its service offering that increases desirability among residents. Added property and business tax will allow the Town to appropriately enhance the provision of its public services

to areas which it already has indirect influence and involvement. For example, Grande Oaks Commons is already sitting within the Town's greater boundaries, commonly known as the Donut Hole, further identified as the area for needed growth, and yet remains outside of Town jurisdiction. The revenues added through new real estate and business development will produce an asset, allowing managed growth over a period of time that allow the Town to respond in kind.

H. **The application must comply with applicable requirements in the Applications Manual.** Based on the above responses and attachments included in this application, the applicant believes this request complies with the applicable requirements in the Applications Manual.

The Applicant respectfully requests that the Town Planning Commission and Town Council approve this request for the Town of Bluffton Comprehensive Plan Amendment.



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
GRANDE OAKS COMMONS	165 AC	10 DU	10 DU/AC
EASTERN TRACT	162 AC	1916 DU	11.8 DU/AC
WESTERN TRACT	145 AC	1935 DU	13.3 DU/AC
SOUTHERN TRACT	145 AC	1311 DU	9.0 DU/AC
SGG TRACT	161 AC	1180 DU	7.3 DU/AC
ROSE DHU TRACT	1325 AC	118 DU	0.09 DU/AC
PUBLIC/ INSTITUTIONAL	128 AC	10 DU	0.08 DU/AC
DEDICATED PUBLIC PARK	143 AC	10 DU	0.07 DU/AC
PUBLIC ROAD RIGHT-OF-WAY	190 AC	10 DU	0.05 DU/AC
TIMBER MANAGEMENT	19 AC	10 DU	0.53 DU/AC
TOTAL	16,333 AC	18,792 DU	1.14 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	1,745 AC
BUCKWALTER COMMONS	1,165 AC	1,151 AC	1,414 AC
GRANDE OAKS COMMONS	165 AC	171 AC	158 AC
EASTERN TRACT	162 AC	156.7 AC	115 AC
WESTERN TRACT	145 AC	137.5 AC	115 AC
SOUTHERN TRACT	145 AC	119 AC	126 AC
SGG TRACT	161 AC	151 AC	110 AC
ROSE DHU TRACT	1325 AC	1284 AC	141 AC
PUBLIC/ INSTITUTIONAL	128 AC	128 AC	141 AC
DEDICATED PUBLIC PARK	143 AC	109 AC	140 AC
TIMBER MANAGEMENT	190 AC	116.9 AC	129 AC
PUBLIC ROAD RIGHT-OF-WAY	19 AC	19 AC	10 AC
TOTAL	16,333 AC	14,719 AC	11,614 AC

MAX. ALLOWABLE ACRES BY LAND USE	
BUSINESS PARK/GENERAL & NEIGHBORHOOD COMMERCIAL	250.641 UPLAND ACRES
PUBLIC / INSTITUTIONAL	78.95 ACRES

NOTES FOR DEVELOPMENT SUMMARY:

- 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.
- Wetlands shown are field surveys and are certified by the US Army Corps of Engineers.
- 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.
- Base information (rivers, creeks, roads, etc) was generated from the USGS Pritchardville Quadrangle Sheet.
- 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.
- 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.
- Buffer modifications specific to the St. Gregory the Great Tract (SGG) Outparcel 4 are as follows:
The portion of the PUD Perimeter Buffer within the SGG commercial area adjacent to the Eagles Point golf course is reduced to a 20' undisturbed buffer. The PUD Perimeter Buffer within the commercial area adjacent to the fire station is reduced to a 10' undisturbed buffer.

CONCEPT MASTER PLAN

For:
Buckwalter
PLANNED UNIT DEVELOPMENT
Bluffton, South Carolina

Prepared For:
Branigar Organization
Savannah, Georgia



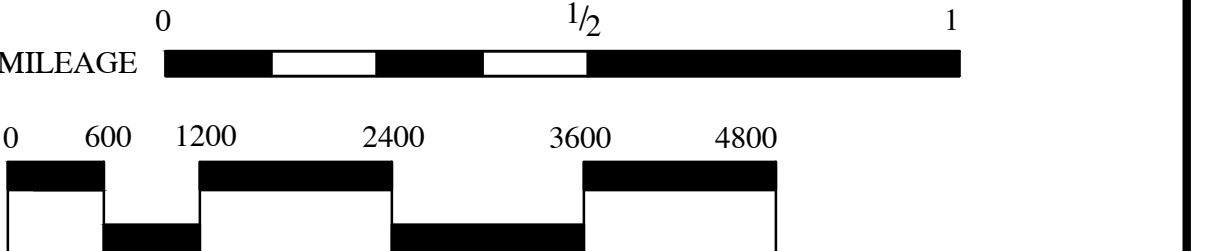
A company of
INTERNATIONAL PAPER
Prepared By:
Wood+Partners, Inc.
Landscape Architects/Land Planners
Hilton Head Island, South Carolina
Thomas & Hutton Engineering Co.
Savannah, Georgia

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
- GRANDE OAKS COMMONS
- WETLANDS
- TIMBER MANAGEMENT
- OCRM CRITICAL AREA
- DEDICATED PUBLIC PARK



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 - Unit Counts
REVISED: March 23, 2009 C-1 170 Parcel
REVISED: November 2011 - Robertson Site (11th Amendment)
REVISED: February 2012 - Modified Bluffton Parkway Phase 5B Alignment
REVISED: October 2012 - Modified Sand Hill Tract/Buckwalter Commons Connector Tract to add 70 Ac. into Buckwalter Commons (11th Amend.)
REVISED: September 2020 - Amended Saint Gregory the Great Tract (SGG) Tract. Modification includes addition of 50.45 acres of public / institution and 0.65 acres of commercial, added 150 Residential Dwelling Units and modifications to the PUD perimeter buffer requirements. Included future Bluffton Parkway Phase 5b. (12th Amendment)
REVISED: October 2023 - Added 32 acres to Grande Oaks Commons. (13th Amendment)
REVISED: June 2024 - Added access points requested by Planning Commission (13th Amendment)

Comparison of Current Beaufort County and Current Town of Bluffton
Zoning District Land Uses and the Proposed Annexed Grande Oaks Commons Land Use Tract

LEGEND:	Permitted (P), Conditional (C), Not included as a specific use for the jurisdiction (---)		
Downzoning or Removal of Specific Use (11)	Note: The color assigned below indicates the use comparison between Grande Oaks PUD, Buckwalter PUD, and the Proposed Annexed Grande Oaks Land Use Tract. No Color indicates No Change. Green indicates a downzoning or removal of use. Orange is a new use. Yellow is modified condition to a use.		
Upzoning (0)			
Modified Condition / Requirement (11)			
Land Use Type	Jurisdiction/ Zoning District		
	Beaufort County	Town of Bluffton	Annex Request
	Grande Oaks PUD - Village Center (VC1, VC2 & BP) Land Use Tract	Buckwalter PUD - Buckwalter Commons Land Use Tract	Grande Oaks Commons - Land Use Tract
Agriculture			
Tree farm, timber area, or forest management area.	---	P	---
Silviculture.	---	P	P
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	---
Game Management.	---	P	---
Civic/ Institutional			
Assisted Care Units used to establish a Certificate of Need (CON)	---	P	P
Assisted living facilities, nursing homes and congregate care facilities	---	P	P
Cemeteries provided that such use does not include a funeral home or crematorium.	P	P	---
Churches, synagogues, temple and other places of worship	P	P	P
Civic, cultural, municipal, governmental, educational (public or private), conference centers, research or other similar facilities which may include housing for staff, faculty and professionals and may include student housing and employee dormitories	P	P	P
Governmental post office	P	C	C
Library.	P	P	P
Museum.	P	P	P
Offices for governmental or institutional purposes.	P	P	P
Public emergency service facilities, library, museum, day care facilities, social/community centers, etc.	P	P	P
School	P	P	P
Commercial, Retail, Services, Offices, and Light Industrial			
Accessory uses customarily appurtenant to a permitted or conditional use	P	P	P
Animal hospital, veterinary clinic or kennel	---	C	P
Antique store	P	P	P
Appliance, radio, television store or repair shop	P	P	P
Art supply store	P	P	P
Assembly of electronic components and accessories	---	C	P
Assembly of wooden containers; household wooden furniture; wood office furniture; partitions, shelving, lockers and store fixtures; cabinet work; and custom carpentering	---	C	C
Auto accessory store	P	C	P
Automobile carwash, laundry or washateria	P	C	C
Automobile garage for the repair and servicing of vehicles	---	C	P
Automobile service station	P	C	P
Bakery provided that goods baked on the premises are primarily sold at retail only	P	C	P
Bank or financial institution	P	C	P
Barber shop, beauty shop, or combination thereof.	P	P	P
Bicycle repair and sales shop	P	P	P
Book, magazine, newspaper shop	P	P	P
Brooms, brushes, and combs; fasteners, buttons, needles and pins manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Bulk storage of petroleum or other flammable, volatile or hazardous materials	---	C	---
Business involving the rendering of personal services other than an automobile laundry, or an automobile repair garage.	P	P	P
Cameras and other photographic equipment excluding film and chemicals manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Campgrounds	---	C	---
Candy store	P	P	P
Carpentry workshop or cabinet making/wood furniture operation	---	C	P
Clothing store	P	P	P
Clothing tailoring operation including retail custom and repair work only	P	C	P
Club, lodge, union hall or social center.	---	P	P
Club; business or civic association.	---	P	P
Cold storage plant	---	C	C
Commercial parking lot for passenger automobiles excluding use of lot for overnight sleeping.	---	P	P
Commercial recreation facility, specifically including billiard parlor and theater.	---	P	P
Commercial, recreation or vocational school.	---	P	P

Comparison of Current Beaufort County and Current Town of Bluffton
Zoning District Land Uses and the Proposed Annexed Grande Oaks Commons Land Use Tract

LEGEND:	Permitted (P), Conditional (C), Not included as a specific use for the jurisdiction (---)		
Downzoning or Removal of Specific Use (11)	Note: The color assigned below indicates the use comparison between Grande Oaks PUD, Buckwalter PUD, and the Proposed Annexed Grande Oaks Land Use Tract. No Color indicates No Change. Green indicates a downzoning or removal of use. Orange is a new use. Yellow is modified condition to a use.		
Upzoning (0)			
Modified Condition / Requirement (11)			
Land Use Type	Jurisdiction/ Zoning District		
	Beaufort County	Town of Bluffton	Annex Request
	Grande Oaks PUD - Village Center (VC1, VC2 & BP) Land Use Tract	Buckwalter PUD - Buckwalter Commons Land Use Tract	Grande Oaks Commons - Land Use Tract
Computers, computer components, and computer accessories including, but not limited to: printed circuit boards, semiconductors, terminals, printers, storage devices, peripheral equipment, and software manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Conference center, retreat house.	P	P	P
Contractor's office	---	C	C
Convenience store	P	P	P
Customary home occupations	P	C	C
Delicatessen, restaurant, soda fountain or other eating and/or drinking establishments	P	C	P
Dressmaker, seamstress, tailor	P	P	P
Drug store or pharmacy	P	P	P
Dry cleaning establishment for pick up and drop off service only (excluding dry cleaning on the premises).	---	C	C
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.	---	C	C
Dry cleaning self-service and/or laundry self- service facility.	---	P	P
Eating and/or drinking establishment.	P	P	P
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 manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Electronic capacitors, coils, connectors, and resistors for small office and consumer products; electron tubes manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Florist shop	P	P	P
Fruit, nut and/or vegetable store	P	P	P
Games, toys, dolls, figurines, and stuffed animals; small curios, novelty items, and tourist souvenirs manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Gas Station	P	P	P
Gift or curio shop	P	P	P
Grocery store	P	P	P
Hand held firearms excluding ammunition manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Handicrafts workshop or fine arts studio.	P	P	P
Hardware store	P	P	P
Hobby and/or toy shop	P	P	P
Horticultural nursery.	P	P	P
Insurance agency	P	P	P
Jewelry and watch repair shop	P	P	P
Junk yards, auto salvage yards, and outdoor storage of vehicles	---	C	---
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.	---	C	C
Light assembly or fabrication	---	C	C
Lighting fixtures, fans, lamp bulbs and tubes manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Lightweight metal or plastic furniture; drafting equipment; writing, drawing, and marking implements manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Locksmith or gunsmith	P	P	P
Magnetic and optical recording media, audio/video tapes and disks manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Materials for fiber optic processes manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Meat, fish, and/or poultry shop	P	C	P
Medical, dental, or chiropractic office, clinic and/or laboratory.	P	P	P
Medical/ Healthcare Facility/ Hospital	P	P	P

Comparison of Current Beaufort County and Current Town of Bluffton
Zoning District Land Uses and the Proposed Annexed Grande Oaks Commons Land Use Tract

LEGEND:	Permitted (P), Conditional (C), Not included as a specific use for the jurisdiction (---)		
Downzoning or Removal of Specific Use (11)	Note: The color assigned below indicates the use comparison between Grande Oaks PUD, Buckwalter PUD, and the Proposed Annexed Grande Oaks Land Use Tract. No Color indicates No Change. Green indicates a downzoning or removal of use. Orange is a new use. Yellow is modified condition to a use.		
Upzoning (0)			
Modified Condition / Requirement (11)			
Land Use Type	Jurisdiction/ Zoning District		
	Beaufort County	Town of Bluffton	Annex Request
	Grande Oaks PUD - Village Center (VC1, VC2 & BP) Land Use Tract	Buckwalter PUD - Buckwalter Commons Land Use Tract	Grande Oaks Commons - Land Use Tract
Medical, surgical, and dental instruments; optical and ophthalmic instruments, lenses, and eyeglasses; orthopedic and prosthetic appliances manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Millinery or hat shop	P	P	P
Mini-warehouse facilities	---	C	C
Model Home Sales Center	P	P	P
Motion picture studio and/or video commercial preparation; FAX machine services and distribution, photographic, optical goods, watches/clocks assembly and distribution	---	C	C
Music store and/or record shop	P	P	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, yarn, and lace goods; men's, youth's and boy's suits, coats and overcoats; men's, youth's and boy's furnishings, work clothing, and allied garments; women's, misses', juniors', girls', children's and infant's outerwear and undergarments; dress and work gloves; robes and dressing gowns; raincoats made of cloth or canvas; canvas products; curtains and draperies	---	P	P
Newspaper publishing plant	---	C	C
Office building and/or office for government, business professional or general purposes	P	P	P
Office supply and equipment store	P	P	P
Offices for business use including, but not limited to: insurance, real estate, travel, and advertising agencies; business consulting.	P	P	P
Offices for general administrative functions including operations management, sales and marketing, clerical service, personnel management, accounting/finance, data processing, and design/engineering.	P	P	P
Offices for professional use including, but not limited to: accounting, architecture, engineering, surveying, law, medicine, chiropractic, and dentistry.	P	P	P
Off-street commercial parking or garage.	---	P	P
Package liquor store	P	P	P
Pet shop	P	C	P
Photocopying, typesetting, or stripping operation; bindery.	---	P	P
Photographic and camera supply and service store	P	P	P
Photographic studio	P	P	P
Precision instruments and gauges used for measuring, testing, control, display, and analysis; precision instruments used for communications, search, detection, navigation, and guidance.	---	P	P
Printing, lithography, and gravure	---	C	P
Private or semiprivate club, lodge, union hall or social center.	---	P	P
Radio and/or television station	---	P	P
Radio or television studio excluding telecommunications tower.	---	P	P
Real estate agency	P	P	P
Restaurant	P	C	P
Retail, wholesale or storage business involving the sale of merchandise on the premises; except those uses which involve open yard storage.	---	P	P
School offering instruction in art, music, dancing, drama, or similar cultural activity.	P	P	P
School or day care center.	P	P	P
Seafood or shellfish packaging and processing	---	C	C
Shoe store	P	P	P
Small office supplies and machines suitable for sale in stationery store; household cooking equipment manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Sporting and athletic goods; musical instruments; hand-held tools; lawn and garden equipment manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Telecommunications tower	---	C	C
Telegraph office	P	P	P
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.	---	P	P
Temporary storage of construction materials during the construction process provided the materials are removed within 30 days after project completion.	---	P	P

Comparison of Current Beaufort County and Current Town of Bluffton
Zoning District Land Uses and the Proposed Annexed Grande Oaks Commons Land Use Tract

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Textile, fabric or apparel operation specifically including woven fabric mill, knitting mill, yarn and thread mill, and cut and sew operation manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	C	C
Trade shop or tool and die shop	---	C	C
Vending machines; signs and advertising specialties manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Warehouse, wholesale, or distribution operation.	---	C	C
Watches, clocks, meters, scales and other counting and timing devices manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	C	C
Workshop for building trade other than carpentry	---	P	P
Community Recreation			
Communitiy recreation facilities including parks; Lawn Games such as bocci, croquet, volleyball, etc.; Multi-use fields; offices/administrative buildings, Golf cart storage barn and maintenance facilities, accessory structures, Golf learning and practice facilities, equestrian facilities includingb barns, paddocks, stables, riding rinks, bridle trails, and equestrian learning/teaching facilities, Leisure Trails and Bike Trails	P	P	P
Community Recreation service facilities including Public and/or Private Clubhouses, Pro shops, Snack Bars, Grills, Restaurants and Lounges associated with clubhouses, and ancillary uses associated with community recreation facilities such as craft centers, fitness centers, etc.	P	P	P
Neighborhood Parks.	P	P	P
Playgrounds.	P	P	P
Recreational Building including but not limited to uses such as indoor recreation, meeting, assembly, banquet, fitness and hobby space.	P	P	P
Swimming Pools, Pool Bath Houses and Gazebos.	P	P	---
Tennis Courts.	P	P	P
Unlighted, regulation size or par-three golf course.	---	P	P
Lodging			
Hotel, bed and breakfast inns, and motels.	---	P	P
Maintenance of Buckwalter Common and Recreational properties			
Maintenance facilities specifically for the maintenance of Buckwalter common and recreational properties including offices; shops for woodwork, metalwork and painting; fuel storage; storage of chemicals and bulk materials as permitted by law; mulching facility and storage; greenhouses, plant propagation areas and holding yards; vehicle maintenance; and storage of vehicles and parts, boats, recreational vehicles and resident storage units	---	P	P
Open Space			
Boardwalks, trails, bridges and other permitted structures.	P	P	P
Conservation areas.	P	P	P
Disposal of reclaimed water as permitted by SCDHEC.	P	P	P
Forests, wildlife preserves/corridors, conservation areas and greenbelts.	P	P	P
Garden plots.	P	P	P
Lagoons, ponds, impoundments, lakes and effluent disposal areas.	P	P	P
Landscaped areas.	P	P	P
Open space and buffers.	P	P	P
Passive public park.	P	P	P
Pedestrian/bicycle trails.	P	P	P
Perimeter buffers.	P	P	P
Public or private, regulation or par three golf courses including ancillary facilities such as golf learning centers, practice facilities and support facilities.	P	P	P
Recreation areas including, swimming pools, tennis courts, playgrounds, ball fields, lawn game fields, gardens, etc.	P	P	P
Saltwater and freshwater wetlands including buffers.	P	P	P
Setbacks Buffers	P	P	P
Stormwater collection, treatment and detention.	P	P	P
Stormwater Management Lagoons.	P	P	P
Residential			
Multi-Family	P	P	P
Recreational vehicle parks	---	C	---
Single-Family Attached	P	P	P
Single-Family Detached	P	P	P
Roads			
Roads	P	P	P
Arterial streets and primary access roads.	P	P	P
Utilities			

Comparison of Current Beaufort County and Current Town of Bluffton
Zoning District Land Uses and the Proposed Annexed Grande Oaks Commons Land Use Tract

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Broad band multi-use transmission lines.	P	P	P
Cable television facilities.	P	P	P
Central telephone facilities.	P	P	P
Communication towers.	P	P	P
Fiber-optic lines.	P	P	P
Irrigation	P	P	P
Natural Gas Supply	P	P	P
Potable water supply and distribution.	P	P	P
Power substations.	P	P	P
Power transmission and distribution.	P	P	P
Public utility facility including substation, switching station, telephone exchange, pump station, water tower or fire tower.	P	P	P
Satellite antennas.	P	P	P
Solid waste transfer facility, site and accessory uses, including a recycling center	---	C	C
Telephone facilities.	P	P	P
Wastewater collection, treatment and disposal.	P	P	P
Water Supply.	P	P	P



June 19, 2024

Mr. Kevin Icard
Town of Bluffton
Planning & Community Development
20 Bridge Street
Bluffton, SC 29910

Re: Grande Oaks – Zoning Map Text
Amendment Application
Bluffton, South Carolina
J-25312.0014

Dear Mr. Icard:

On behalf of our client, University Investments, LLC, please find enclosed the following in support of the Zoning Text Map Amendment Application:

- Zoning Map Text Amendment Application
- 2 copies of Concept Plan
- Project Narrative
- Land Use Comparison Table
- Application review fee (previously provided)

We are respectfully requesting that Parcels 12D and Parcels 14, 14A, and 16 of R600-029-000-0014-0000 and R600-029-000-2410-0000 are rezoned to Buckwalter PUD, designated as Grande Oaks Commons. The properties are presently zoned Grande Oaks PUD in Beaufort County and owned by University Investments LLC. Please do not hesitate to contact me should you have any questions related to the submittal at (912) 234-5400 or at long.n@tandh.com.

Sincerely,

THOMAS & HUTTON

A handwritten signature in blue ink, appearing to read 'Nathan B. Long', is written over a faint circular stamp.

Nathan B. Long, PE



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: University Investments, LLC		Name: University Investments, LLC	
Phone: 843-836-7920		Phone: 843-836-7920	
Mailing Address: 1278 May River Road, Suite 400 Bluffton, SC 29910		Mailing Address: 1278 May River Road, Suite 400 Bluffton, SC 29910	
E-mail: Jreed@reedgroupsc.com		E-mail: Jreed@reedgroupsc.com	
Town Business License # (if applicable):			
Project Information			
Project Name: BUCKWALTER TRAC ANNEXATION		Acreage:	
Project Location: NW CORNER INTERSECTION OF BUCKWALTER PKWY AND LAKE POINT DR. ALONG NORTHERN BORDER OF GRANDE OAKS PUD.		Comprehensive Plan Amendment <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Existing Zoning: PUD		Proposed Zoning: PUD	
Type of Amendment: <input checked="" type="checkbox"/> Text <input type="checkbox"/> Map			
Tax Map Number(s): R600-029-000-2410-0000 and R600-029-000-0014-0000			
Project Description: Annexation and Rezoning of parcels 12D, 14A, 14 and 16, Part of the Grande Oaks Property at the NW corner of the intersection of Buckwalter Pkwy and Lake Point Dr., into the Buckwalter PUD as Grande Oaks Commons			
Minimum Requirements for Submittal			
<input checked="" type="checkbox"/> 1. Two (2) full sized copies and digital files of the maps and/or plans depicting the subject property.			
<input checked="" type="checkbox"/> 3. Project Narrative and digital file describing reason for application and compliance with the criteria in Article 3 of the UDO.			
<input checked="" type="checkbox"/> 4. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.			
Note: A Pre-Application Meeting is required prior to Application submittal.			
Disclaimer: The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.			
I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.			
Property Owner Signature: <i>Jake J. Reed</i>		Date: 02/16/2024	
Applicant Signature: <i>Jake J. Reed</i>		Date: 02/16/2024	
For Office Use			
Application Number:		Date Received:	
Received By:		Date Approved:	



TOWN OF BLUFFTON

ZONING MAP/TEXT AMENDMENT APPLICATION PROCESS NARRATIVE

The following Process Narrative is intended to provide Applicants with an understanding of the respective application process, procedures and Unified Development Ordinance (UDO) requirements for obtaining application approval in the Town of Bluffton. While intended to explain the process, it is not intended to repeal, eliminate or otherwise limit any requirements, regulations or provisions of the Town of Bluffton's Unified Development Ordinance. Compliance with these procedures will minimize delays and assure expeditious application review.

Step 1. Pre-Application Meeting	Applicant & Staff
Prior to the filing of a Zoning Map Amendment Application, the Applicant is required to consult with the UDO Administrator or their designee at a Pre-Application Meeting for comments and advice on the appropriate application process and the required procedures, specifications, and applicable standards required by the UDO.	
Step 2. Application Check-In Meeting	Applicant & Staff
Upon receiving input from Staff at the Pre-Application Meeting, the Applicant shall submit the Zoning Map Amendment Application and required submittal materials during a mandatory Application Check-In Meeting where the UDO Administrator or designee will review the submission for completeness.	
Step 3. Review by UDO Administrator	Staff
If the UDO Administrator determines that the Zoning Map Amendment Application is complete, it shall be placed on the next available Planning Commission (PC) Meeting agenda.	
Step 4. Planning Commission Workshop	Applicant, Staff & Planning Commission
The PC shall hold a Public Workshop to provide the public with information and a forum to review the preliminary application.	
Step 5. Planning Commission Meeting & Planning Commission Public Hearing	Applicant, Staff & Planning Commission
The PC shall hold a Public Hearing and review the Zoning Map Amendment Application for compliance with the criteria and provisions in the UDO. The PC may recommend that Town Council approve, approve with conditions, or deny the application.	
Step 6. Town Council Meeting- 1st Reading	Applicant, Staff & Town Council
Town Council shall review the Zoning Map Amendment Application for compliance with the criteria and provisions in the UDO. Town Council may approve, approve with conditions, table, or deny the application at 1 st Reading.	
Step 7. Town Council Meeting- 2nd and Final Reading & Public Hearing	Applicant, Staff & Town Council
Town Council shall hold a Public Hearing and review the Zoning Map Amendment Application for compliance with the criteria and provisions in the UDO. Town Council may approve, approve with conditions, table, or deny the application at 2 nd and Final Reading.	
Step 8. Zoning Map Amendment Approval	Staff
If Town Council approves the Zoning Map Amendment Application, the UDO Administrator shall issue an approval letter to the Applicant.	

ZONING MAP TEXT AMENDMENT APPLICATION

PROJECT NARRATIVE

The Applicant, University Investments, LLC ("University Investments"), seeks approval of an amendment to the Town of Bluffton Zoning Map Text. The purpose of the amendment is to add Grande Oaks Commons, 65.592 acres, to the Buckwalter PUD Concept Plan. Grande Oaks Commons will include Parcel 12D tax map number R600-029-000-2410-0000 at 12.348 acres and Parcels 14A, 14, and 16 tax map number R600-029-000-0014-0000 at 20.457 acres, 24.650 acres, and 8.137 acres, respectively. Grande Oaks Commons will consist of 27.435 acres of upland and 38.157 acres of wetland. This amendment has the effect of adding an additional 32 acres of General Commercial acreage to the total General Commercial Development Rights within the Buckwalter PUD under this amendment to the Zoning Map Text. There will be no change to the total residential Development Rights within the Buckwalter PUD under this amendment to the Zoning Map Text. This narrative is specific to the proposed Town of Bluffton Zoning Map Text Amendment. Concurrent applications being submitted with this request are as follows:

1. Annexation Application
2. Comprehensive Plan Amendment Application
3. Development Agreement Application
4. Zoning Map Amendment Application
5. Concept Plan Amendment Application

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

Grande Oaks Commons is located along the northern border of the Grande Oaks PUD, immediately to the south of, and adjacent to, the Buckwalter Commons Land Use Tract. University Investments is the current owner of Grand Oaks Commons and is also the current owner of a substantial portion of the undeveloped part of Buckwalter Commons Land Use Tract, immediately adjacent to the north of Grande Oaks Commons which will provide access to Buckwalter Parkway.

The annexation and rezoning into Buckwalter PUD and designation as Grande Oaks Commons, to be created by the approval of the concurrent Buckwalter PUD Text Amendment Application, will allow University Investments and the Town to expand their coordinated planning at this important location near the corner of Buckwalter Parkway and Bluffton Parkway. Current preliminary planning for this expanded area contemplates a mixed use, village style, development, including extensive medical services and commercial establishments. Planning and developing this combined area under Bluffton review and development standards will greatly enhance the quality of the future development. Again, no additional residential development rights are being added to the Buckwalter PUD under this annexation.

It is also important to note that this annexation and zoning will allow an additional access point, off Lake Point Drive, for existing residents of Grande Oaks PUD to reach the planned commercial area of the existing Buckwalter Commons Land Use Tract owned by University Investments. This important new access will lead to already approved access points to Bluffton Parkway, through the University Investments Area. The access points were designated by the Buckwalter Parkway Phase 4 Access Management Plan, adopted by the Town, which include signalized and unsignalized accesses. An additional separate agreement was made between University Investments, Grande Oaks, LLC, the Town and the County for the location of the 3 Bluffton Parkway access points and University's Investment's commitment to allow the right-of-way through their properties within the Buckwalter Commons Land Use Tract to the north of the Grande Oaks PUD. This agreement has been attached to this application.

This Application presents an opportunity for Bluffton to enhance its current planning role for this important planned commercial/mixed use area, enhance the tax base of the Town, enhance vehicular access for present and future development, and do so by adding no additional development intensity to the area beyond that already allowed by existing Bluffton zoning and existing Beaufort County zoning. In fact, many uses will be down zoned.

All criteria as established under **Section 4.2.13** of the Unified Development Ordinance will be met during the annexation, rezoning and ultimate development of Grande Oaks Commons. The criteria established in Section 4.2.13 is outlined below. Any additional information in regards to these criteria has been provided following the criteria item.

A. Purpose and Intent. The PUD district is intended 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 and that will result in improved design, character and quality of walkable mixed-use developments and preserve natural and scenic features of open spaces. The Town has previously approved the Buckwalter Concept Plan, as amended, as being consistent with these primary goals of the Town. This requested change simply brings additional property into the Town's planning and permitting jurisdiction, while supplementing vehicular access to existing Town property as well as adjacent

County controlled property. This Application is consistent with all of these primary goals of the Town.

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

To permit the uses allowed within the proposed Grande Oaks Commons Land Use Tract and the utilization of the requested 32 acres of General Commercial Development Rights on the subject property, the future land use designation will need to be changed to Neighborhood Center. The Neighborhood Center category is intended to guide emerging neighborhood-focused retail clusters throughout the community. These centers, such as Buckwalter Place, provide the opportunity for residents to be within walking distance of grocers, restaurants, retailers, and medical offices. These centers help establish neighborhood identity and are best served when supported by a mix of middle housing and single-family residences within walking or biking distance. These centers are best designed to provide automobile access within a pedestrian-oriented environment. Inclusion of public green space is encouraged.

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

The Town of Bluffton Comprehensive Plan Figure 7.7 – Growth Framework shows a majority of the subject property within a Town Center Node which the Unified Development Ordinance, Section 6.1.2.C defines as:

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

This area is a commercial node. The addition of Grande Oaks Commons to the Buckwalter PUD will allow for additional commercial properties to better serve the community and support the continuing growth of the area's population. Office buildings, medical facilities, retail, and restaurants are just some examples of how development in Grande Oaks Commons would support the population of the Buckwalter PUD.

C. Applicability. The PUD District is applicable to tracts of at least five acres of land of creation of a single master development will yield greater benefits to the general public than would otherwise occur through more conventional planning and zoning concepts. The total acreage of general commercial that will be added is 32 acres. The Town and Landowner agree there is a shortfall of commercial services and properties west of Buckwalter Parkway as it relates to the amount of residences in existence. As a result, both groups are working to advance efforts to attract more commercial services, spur new development to support local rooftops, and eliminate additional unnecessary traffic on the Parkways.

D. Eligibility Criteria. A PUD must meet the following criteria:

1. Demonstrated Benefit. The Town encourages the PUD to provide the following:

a. Preservation and/or substantial enhancement of significant natural or historic features; b. Preservation and/or substantial enhancement, as applicable, of significant usable open space; c. Incorporation of a complementary mixture of uses or a variety of housing types; d. Inclusion of creative design that allows redevelopment of a nonconforming site, bringing it into closer compliance with the Ordinance; and/or e. Economic development through the creation of primary jobs consistent with the Comprehensive Plan. As development occurs within Grande Oaks Commons this eligibility criteria will be followed where applicable.

2. Public Services. All PUDs shall be served and/or be able 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 of the impact on transportation, utilities, and community services. Rezoning Grande Oaks Commons will not create a liability to the Town, but rather add to its service offering that increases desirability among residents. Added property and business tax will allow the Town to appropriately enhance the provision of its public services to areas which it already has indirect influence and involvement. For example, Grande Oaks Commons is already sitting within the Town's greater boundaries, commonly known as the Donut Hole, further identified as the area for needed growth, and yet remains outside of Town jurisdiction. The revenues added through new real estate and business development will produce an asset, allowing managed growth over a period of time that allow the Town to respond in kind.

E. Allowed Uses. Land uses for the PUD shall be designated on the associated PUD Concept Plan and/or PUD Master Plan approved by the Town Council. The PUD will be

divided into land use areas with the land uses listed as Permitted, Conditional or Special Exception, based on a land use table similar to Table 4-3. These land uses shall be incorporated into the ordinance adopting the PUD zoning for the property. Any use different from those in Table 4-3 or any uses further defined, specified or limited than provided in Table 4-3 shall be defined in the PUD Concept Plan, PUD Master Plan, and/or Ordinance adopting the PUD zoning for the property. Only approved land uses will be adopted for Grande Oaks Commons. A rezoning table has been provided as part of this application for approval.

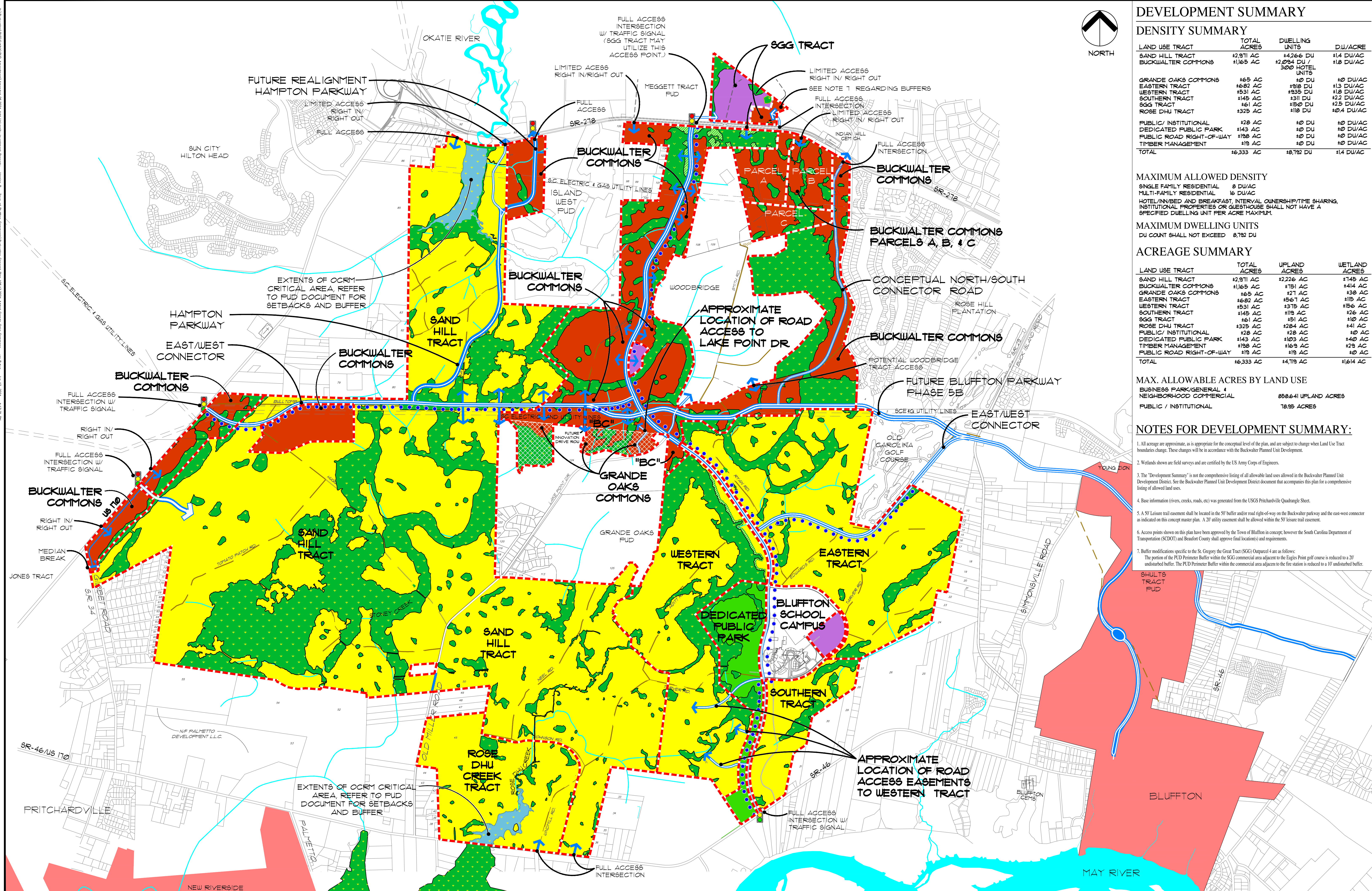
F. Affordable/Workforce Housing. As of July 14, 2020 a new or amended PUD with a residential component shall include a minimum of 20% affordable/workforce housing. For amended PUD's this requirement applies only to the portion of the PUD subject to the amendment. PUD's that include more than 20% affordable/workforce housing, a density bonus of two additional market price units shall be allowed for each additional affordable/workforce housing unit. This may be utilized for a density increase of up to 20%. No new residential development rights are proposed.

G. Dimensional Requirements. A table shall be provided that details any and all deviations from the standards in Article 4, Zoning Districts, and Article 5, Design Standards. All dimensional requirements will be met during the development of Grande Oaks Commons.

H. Approved Plan. No use of the parcel, nor construction, modification, or alteration of any use or structure within a PUD shall be permitted unless such construction or use complies with the terms and conditions of the approved plan. A PUD plan shall be approved subject to the procedures and criteria in Article 3, Applications. All construction will comply with the PUD requirements.

I. Previously Granted Variances, Null and Void. PUD approval shall supersede any previously granted variances obtained for the property, which shall become null and void.

The Applicant respectfully requests that the Town Planning Commission and Town Council approve this request for the Zoning Map Text Amendment to the Buckwalter Tract Development Agreement and Concept Plan.



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
GRANDE OAKS COMMONS	165 AC	10 DU	10 DU/AC
EASTERN TRACT	162 AC	1916 DU	11.8 DU/AC
WESTERN TRACT	145 AC	1935 DU	13.3 DU/AC
SOUTHERN TRACT	145 AC	1311 DU	9.0 DU/AC
SGG TRACT	161 AC	1180 DU	7.3 DU/AC
ROSE DHU TRACT	1325 AC	118 DU	0.09 DU/AC
PUBLIC/ INSTITUTIONAL	128 AC	10 DU	0.08 DU/AC
DEDICATED PUBLIC PARK	143 AC	10 DU	0.07 DU/AC
PUBLIC ROAD RIGHT-OF-WAY	190 AC	10 DU	0.05 DU/AC
TIMBER MANAGEMENT	19 AC	10 DU	0.53 DU/AC
TOTAL	16,333 AC	18,792 DU	1.14 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	745 AC
BUCKWALTER COMMONS	1,165 AC	1,161 AC	4 AC
GRANDE OAKS COMMONS	165 AC	171 AC	6 AC
EASTERN TRACT	162 AC	156.7 AC	5.3 AC
WESTERN TRACT	145 AC	137.5 AC	7.5 AC
SOUTHERN TRACT	145 AC	119 AC	26 AC
SGG TRACT	161 AC	151 AC	10 AC
ROSE DHU TRACT	1325 AC	1284 AC	41 AC
PUBLIC/ INSTITUTIONAL	128 AC	128 AC	0 AC
DEDICATED PUBLIC PARK	143 AC	143 AC	0 AC
TIMBER MANAGEMENT	19 AC	16.9 AC	2.1 AC
PUBLIC ROAD RIGHT-OF-WAY	19 AC	19 AC	0 AC
TOTAL	16,333 AC	14,719 AC	1,614 AC

MAX. ALLOWABLE ACRES BY LAND USE
BUSINESS PARK/GENERAL & NEIGHBORHOOD COMMERCIAL 250.641 UPLAND ACRES
PUBLIC / INSTITUTIONAL 78.95 ACRES

NOTES FOR DEVELOPMENT SUMMARY:

- 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.
- Wetlands shown are field surveys and are certified by the US Army Corps of Engineers.
- 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.
- Base information (rivers, creeks, roads, etc) was generated from the USGS Pritchardville Quadrangle Sheet.
- 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.
- 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.
- Buffer modifications specific to the St. Gregory the Great Tract (SGG) Outparcel 4 are as follows:
The portion of the PUD Perimeter Buffer within the SGG commercial area adjacent to the Eagles Point golf course is reduced to a 20' undisturbed buffer. The PUD Perimeter Buffer within the commercial area adjacent to the fire station is reduced to a 10' undisturbed buffer.

CONCEPT MASTER PLAN

For:
Buckwalter
PLANNED UNIT DEVELOPMENT
Bluffton, South Carolina

Prepared For:
Branigar Organization
Savannah, Georgia



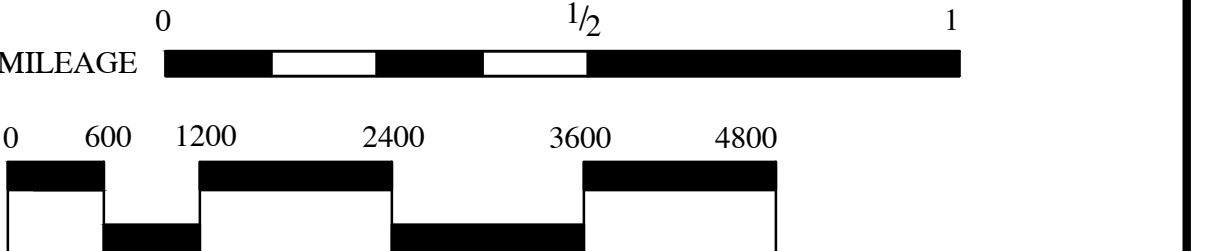
A company of
INTERNATIONAL PAPER
Prepared By:
Wood+Partners, Inc.
Landscape Architects/Land Planners
Hilton Head Island, South Carolina
Thomas & Hutton Engineering Co.
Savannah, Georgia

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
- GRANDE OAKS COMMONS
- WETLANDS
- TIMBER MANAGEMENT
- OCRM CRITICAL AREA
- DEDICATED PUBLIC PARK



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 - Unit Counts
REVISED: March 23, 2009 C-1 170 Parcel
REVISED: November 2011 - Robertson Site (11th Amendment)
REVISED: February 2012 - Modified Bluffton Parkway Phase 5B Alignment
REVISED: October 2012 - Modified Sand Hill Tract/Buckwalter Commons Connector Tract to add 70 Ac. into Buckwalter Commons (11th Amend.)
REVISED: September 2020 - Amended Saint Gregory the Great Tract (SGG) Tract. Modification includes addition of 50.45 acres of public / institution and 0.65 acres of commercial, added 150 Residential Dwelling Units and modifications to the PUD perimeter buffer requirements. Included future Bluffton Parkway Phase 5b. (12th Amendment)
REVISED: October 2023 - Added 32 acres to Grande Oaks Commons. (13th Amendment)
REVISED: June 2024 - Added access points requested by Planning Commission (13th Amendment)

Comparison of Current Beaufort County and Current Town of Bluffton
Zoning District Land Uses and the Proposed Annexed Grande Oaks Commons Land Use Tract

LEGEND:	Permitted (P), Conditional (C), Not included as a specific use for the jurisdiction (---)		
Downzoning or Removal of Specific Use (11)	Note: The color assigned below indicates the use comparison between Grande Oaks PUD and Buckwalter PUD. No Color indicates No Change. Green indicates a downzoing or removal of use. Orange is a new use. Yellow is modified condition to a use.		
Upzoning (0)			
Modified Condition / Requirement (11)			
Land Use Type	Jurisdiction/ Zoning District		
	Beaufort County	Town of Bluffton	Annex Request
	Grande Oaks PUD - Village Center (VC1, VC2 & BP) Land Use Tract	Buckwalter PUD - Buckwalter Commons Land Use Tract	Grande Oaks Commons - Land Use Tract
Agriculture			
Tree farm, timber area, or forest management area.	---	P	---
Silviculture.	---	P	P
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	---
Game Management.	---	P	---
Civic/ Institutional			
Assisted Care Units used to establish a Certificate of Need (CON)	---	P	P
Assisted living facilities, nursing homes and congregate care facilities	---	P	P
Cemeteries provided that such use does not include a funeral home or crematorium.	P	P	---
Churches, synagogues, temple and other places of worship	P	P	P
Civic, cultural, municipal, governmental, educational (public or private), conference centers, research or other similar facilities which may include housing for staff, faculty and professionals and may include student housing and employee dormitories	P	P	P
Governmental post office	P	C	C
Library.	P	P	P
Museum.	P	P	P
Offices for governmental or institutional purposes.	P	P	P
Public emergency service facilities, library, museum, day care facilities, social/community centers, etc.	P	P	P
School	P	P	P
Commercial, Retail, Services, Offices, and Light Industrial			
Accessory uses customarily appurtenant to a permitted or conditional use	P	P	P
Animal hospital, veterinary clinic or kennel	---	C	P
Antique store	P	P	P
Appliance, radio, television store or repair shop	P	P	P
Art supply store	P	P	P
Assembly of electronic components and accessories	---	C	P
Assembly of wooden containers; household wooden furniture; wood office furniture; partitions, shelving, lockers and store fixtures; cabinet work; and custom carpentering	---	C	C
Auto accessory store	P	C	P
Automobile carwash, laundry or washateria	P	C	C
Automobile garage for the repair and servicing of vehicles	---	C	P
Automobile service station	P	C	P
Bakery provided that goods baked on the premises are primarily sold at retail only	P	C	P
Bank or financial institution	P	C	P
Barber shop, beauty shop, or combination thereof.	P	P	P
Bicycle repair and sales shop	P	P	P
Book, magazine, newspaper shop	P	P	P
Brooms, brushes, and combs; fasteners, buttons, needles and pins manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Bulk storage of petroleum or other flammable, volatile or hazardous materials	---	C	---
Business involving the rendering of personal services other than an automobile laundry, or an automobile repair garage.	P	P	P
Cameras and other photographic equipment excluding film and chemicals manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Campgrounds	---	C	---
Candy store	P	P	P
Carpentry workshop or cabinet making/wood furniture operation	---	C	P
Clothing store	P	P	P
Clothing tailoring operation including retail custom and repair work only	P	C	P
Club, lodge, union hall or social center.	---	P	P
Club; business or civic association.	---	P	P
Cold storage plant	---	C	C
Commercial parking lot for passenger automobiles excluding use of lot for overnight sleeping.	---	P	P
Commercial recreation facility, specifically including billiard parlor and theater.	---	P	P
Commercial, recreation or vocational school.	---	P	P

Comparison of Current Beaufort County and Current Town of Bluffton
Zoning District Land Uses and the Proposed Annexed Grande Oaks Commons Land Use Tract

LEGEND:	Permitted (P), Conditional (C), Not included as a specific use for the jurisdiction (---)		
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Modified Condition / Requirement (11)			
Land Use Type	Jurisdiction/ Zoning District		
	Beaufort County	Town of Bluffton	Annex Request
	Grande Oaks PUD - Village Center (VC1, VC2 & BP) Land Use Tract	Buckwalter PUD - Buckwalter Commons Land Use Tract	Grande Oaks Commons - Land Use Tract
Computers, computer components, and computer accessories including, but not limited to: printed circuit boards, semiconductors, terminals, printers, storage devices, peripheral equipment, and software manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Conference center, retreat house.	P	P	P
Contractor's office	---	C	C
Convenience store	P	P	P
Customary home occupations	P	C	C
Delicatessen, restaurant, soda fountain or other eating and/or drinking establishments	P	C	P
Dressmaker, seamstress, tailor	P	P	P
Drug store or pharmacy	P	P	P
Dry cleaning establishment for pick up and drop off service only (excluding dry cleaning on the premises).	---	C	C
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.	---	C	C
Dry cleaning self-service and/or laundry self- service facility.	---	P	P
Eating and/or drinking establishment.	P	P	P
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 manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Electronic capacitors, coils, connectors, and resistors for small office and consumer products; electron tubes manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Florist shop	P	P	P
Fruit, nut and/or vegetable store	P	P	P
Games, toys, dolls, figurines, and stuffed animals; small curios, novelty items, and tourist souvenirs manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Gas Station	P	P	P
Gift or curio shop	P	P	P
Grocery store	P	P	P
Hand held firearms excluding ammunition manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Handicrafts workshop or fine arts studio.	P	P	P
Hardware store	P	P	P
Hobby and/or toy shop	P	P	P
Horticultural nursery.	P	P	P
Insurance agency	P	P	P
Jewelry and watch repair shop	P	P	P
Junk yards, auto salvage yards, and outdoor storage of vehicles	---	C	---
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.	---	C	C
Light assembly or fabrication	---	C	C
Lighting fixtures, fans, lamp bulbs and tubes manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Lightweight metal or plastic furniture; drafting equipment; writing, drawing, and marking implements manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Locksmith or gunsmith	P	P	P
Magnetic and optical recording media, audio/video tapes and disks manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Materials for fiber optic processes manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Meat, fish, and/or poultry shop	P	C	P
Medical, dental, or chiropractic office, clinic and/or laboratory.	P	P	P
Medical/ Healthcare Facility/ Hospital	P	P	P

Comparison of Current Beaufort County and Current Town of Bluffton
 Zoning District Land Uses and the Proposed Annexed Grande Oaks Commons Land Use Tract

LEGEND:	Permitted (P), Conditional (C), Not included as a specific use for the jurisdiction (---)		
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Upzoning (0)			
Modified Condition / Requirement (11)			
Land Use Type	Jurisdiction/ Zoning District		
	Beaufort County	Town of Bluffton	Annex Request
	Grande Oaks PUD - Village Center (VC1, VC2 & BP) Land Use Tract	Buckwalter PUD - Buckwalter Commons Land Use Tract	Grande Oaks Commons - Land Use Tract
Medical, surgical, and dental instruments; optical and ophthalmic instruments, lenses, and eyeglasses; orthopedic and prosthetic appliances manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Millinery or hat shop	P	P	P
Mini-warehouse facilities	---	C	C
Model Home Sales Center	P	P	P
Motion picture studio and/or video commercial preparation; FAX machine services and distribution, photographic, optical goods, watches/clocks assembly and distribution	---	C	C
Music store and/or record shop	P	P	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, yarn, and lace goods; men's, youth's and boy's suits, coats and overcoats; men's, youth's and boy's 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	---	P	P
Newspaper publishing plant	---	C	C
Office building and/or office for government, business professional or general purposes	P	P	P
Office supply and equipment store	P	P	P
Offices for business use including, but not limited to: insurance, real estate, travel, and advertising agencies; business consulting.	P	P	P
Offices for general administrative functions including operations management, sales and marketing, clerical service, personnel management, accounting/finance, data processing, and design/engineering.	P	P	P
Offices for professional use including, but not limited to: accounting, architecture, engineering, surveying, law, medicine, chiropractic, and dentistry.	P	P	P
Off-street commercial parking or garage.	---	P	P
Package liquor store	P	P	P
Pet shop	P	C	P
Photocopying, typesetting, or stripping operation; bindery.	---	P	P
Photographic and camera supply and service store	P	P	P
Photographic studio	P	P	P
Precision instruments and gauges used for measuring, testing, control, display, and analysis; precision instruments used for communications, search, detection, navigation, and guidance.	---	P	P
Printing, lithography, and gravure	---	C	P
Private or semiprivate club, lodge, union hall or social center.	---	P	P
Radio and/or television station	---	P	P
Radio or television studio excluding telecommunications tower.	---	P	P
Real estate agency	P	P	P
Restaurant	P	C	P
Retail, wholesale or storage business involving the sale of merchandise on the premises; except those uses which involve open yard storage.	---	P	P
School offering instruction in art, music, dancing, drama, or similar cultural activity.	P	P	P
School or day care center.	P	P	P
Seafood or shellfish packaging and processing	---	C	C
Shoe store	P	P	P
Small office supplies and machines suitable for sale in stationery store; household cooking equipment manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Sporting and athletic goods; musical instruments; hand-held tools; lawn and garden equipment manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Telecommunications tower	---	C	C
Telegraph office	P	P	P
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.	---	P	P
Temporary storage of construction materials during the construction process provided the materials are removed within 30 days after project completion.	---	P	P

Comparison of Current Beaufort County and Current Town of Bluffton
Zoning District Land Uses and the Proposed Annexed Grande Oaks Commons Land Use Tract

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Upzoning (0)			
Modified Condition / Requirement (11)			
Land Use Type	Jurisdiction/ Zoning District		
	Beaufort County	Town of Bluffton	Annex Request
	Grande Oaks PUD - Village Center (VC1, VC2 & BP) Land Use Tract	Buckwalter PUD - Buckwalter Commons Land Use Tract	Grande Oaks Commons - Land Use Tract
Textile, fabric or apparel operation specifically including woven fabric mill, knitting mill, yarn and thread mill, and cut and sew operation manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	C	C
Trade shop or tool and die shop	---	C	C
Vending machines; signs and advertising specialties manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Warehouse, wholesale, or distribution operation.	---	C	C
Watches, clocks, meters, scales and other counting and timing devices manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	C	C
Workshop for building trade other than carpentry	---	P	P
Community Recreation			
Communitiy recreation facilities including parks; Lawn Games such as bocci, croquet, volleyball, etc.; Multi-use fields; offices/administrative buildings, Golf cart storage barn and maintenance facilities, accessory structures, Golf learning and practice facilities, equestrian facilities includingb barns, paddocks, stables, riding rinks, bridle trails, and equestrian learning/teaching facilities, Leisure Trails and Bike Trails	P	P	P
Community Recreation service facilities including Public and/or Private Clubhouses, Pro shops, Snack Bars, Grills, Restaurants and Lounges associated with clubhouses, and ancillary uses associated with community recreation facilities such as craft centers, fitness centers, etc.	P	P	P
Neighborhood Parks.	P	P	P
Playgrounds.	P	P	P
Recreational Building including but not limited to uses such as indoor recreation, meeting, assembly, banquet, fitness and hobby space.	P	P	P
Swimming Pools, Pool Bath Houses and Gazebos.	P	P	---
Tennis Courts.	P	P	P
Unlighted, regulation size or par-three golf course.	---	P	P
Lodging			
Hotel, bed and breakfast inns, and motels.	---	P	P
Maintenance of Buckwalter Common and Recreational properties			
Maintenance facilities specifically for the maintenance of Buckwalter common and recreational properties including offices; shops for woodwork, metalwork and painting; fuel storage; storage of chemicals and bulk materials as permitted by law; mulching facility and storage; greenhouses, plant propagation areas and holding yards; vehicle maintenance; and storage of vehicles and parts, boats, recreational vehicles and resident storage units	---	P	P
Open Space			
Boardwalks, trails, bridges and other permitted structures.	P	P	P
Conservation areas.	P	P	P
Disposal of reclaimed water as permitted by SCDHEC.	P	P	P
Forests, wildlife preserves/corridors, conservation areas and greenbelts.	P	P	P
Garden plots.	P	P	P
Lagoons, ponds, impoundments, lakes and effluent disposal areas.	P	P	P
Landscaped areas.	P	P	P
Open space and buffers.	P	P	P
Passive public park.	P	P	P
Pedestrian/bicycle trails.	P	P	P
Perimeter buffers.	P	P	P
Public or private, regulation or par three golf courses including ancillary facilities such as golf learning centers, practice facilities and support facilities.	P	P	P
Recreation areas including, swimming pools, tennis courts, playgrounds, ball fields, lawn game fields, gardens, etc.	P	P	P
Saltwater and freshwater wetlands including buffers.	P	P	P
Setbacks Buffers	P	P	P
Stormwater collection, treatment and detention.	P	P	P
Stormwater Management Lagoons.	P	P	P
Residential			
Multi-Family	P	P	P
Recreational vehicle parks	---	C	---
Single-Family Attached	P	P	P
Single-Family Detached	P	P	P
Roads			
Roads	P	P	P
Arterial streets and primary access roads.	P	P	P
Utilities			
Broad band multi-use transmission lines.	P	P	P

Comparison of Current Beaufort County and Current Town of Bluffton
Zoning District Land Uses and the Proposed Annexed Grande Oaks Commons Land Use Tract

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Upzoning (0)			
Modified Condition / Requirement (11)			
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Cable television facilities.	P	P	P
Central telephone facilities.	P	P	P
Communication towers.	P	P	P
Fiber-optic lines.	P	P	P
Irrigation	P	P	P
Natural Gas Supply	P	P	P
Potable water supply and distribution.	P	P	P
Power substations.	P	P	P
Power transmission and distribution.	P	P	P
Public utility facility including substation, switching station, telephone exchange, pump station, water tower or fire tower.	P	P	P
Satellite antennas.	P	P	P
Solid waste transfer facility, site and accessory uses, including a recycling center	---	C	C
Telephone facilities.	P	P	P
Wastewater collection, treatment and disposal.	P	P	P
Water Supply.	P	P	P



June 19, 2024

Mr. Kevin Icard
Town of Bluffton
Planning & Community Development
20 Bridge Street
Bluffton, SC 29910

Re: Grande Oaks – 100% Annexation Application
Bluffton, South Carolina
J-25312.0014

Dear Mr. Icard:

On behalf of our client, University Investments, LLC, please find enclosed the following in support of the Annexation Application:

- Annexation Application
- Annexation Petition Form
- Vicinity Map
- Project Narrative
- 13th Amendment document
- Land Use Comparison Table
- Plats
- Zoning Verification Letter

In support of the Annexation Application, please find enclosed supporting documents:

- Full-size copies of the updated Concept Plan (2)
- Pictures of the site's existing conditions

We are respectfully requesting an annexation approval into the Town of Bluffton. Simultaneously, we respectfully request that Parcels 12D and Parcels 14, 14A, and 16 of R600-029-0014-0000 are rezoned to Buckwalter PUD, designated as Grande Oaks Commons. The properties are presently zoned Grande Oaks PUD in Beaufort County and owned by University Investments LLC. Please do not hesitate to contact me should you have any questions related to the submittal at (912) 234-5400 or at long.n@tandh.com.

Sincerely,

THOMAS & HUTTON

Nathan B. Long, PE



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: University Investments, LLC		Name: University Investments, LLC	
Phone: 843-836-7920		Phone: 843-836-7920	
Mailing Address: 1278 May River Road, Suite 400 Bluffton, SC 29910		Mailing Address: 1278 May River Road, Suite 400 Bluffton, SC 29910	
E-mail: jreed@reedgroupsc.com		E-mail: jreed@reedgroupsc.com	
Town Business License # (if applicable):			
Project Information			
Project Name: BUCKWALTER TRACT ANNEXATION		Acreage: 65.592	
Project Location: PARCEL 12D NW CORNER OF INTERSECTION OF BUCKWALTER PKWY AND LAKE POINT DR.			
Existing Zoning: PUD		Proposed Zoning: PUD	
Tax Map Number(s): R600-029-000-2410-0000 and R600-029-000-0014-0000			
Project Description: Annexation and Rezoning of parcels 12D, 14A, 14 and 16, Part of the Grande Oaks Property at the NW corner of the intersection of Buckwalter Pkwy and Lake Point Dr., into the Buckwalter PUD as Grande Oaks Commons			
Select Annexation Method (see Annexation Policy and Procedures Manual):			
<input checked="" type="checkbox"/> 100 Percent Petition and Ordinance Method <input type="checkbox"/> 75 Percent Petition and Ordinance Method <input type="checkbox"/> 25 Percent Elector Petition and Election Method			
Minimum Requirements for Submittal			
<input checked="" type="checkbox"/> 1. Completed Annexation Petition(s). <input checked="" type="checkbox"/> 2. Narrative per the attached Annexation Application Checklist. <input checked="" type="checkbox"/> 3. Parcel Information per the attached Annexation Application Checklist. <input checked="" type="checkbox"/> 4. Concurrent Applications per the attached Annexation Application Checklist. <input checked="" type="checkbox"/> 5. 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: <i>John P. Reed</i>		Date: 10/31/23	
Applicant Signature: <i>John P. Reed</i>		Date: 10/31/23	
For Office Use			
Application Number:		Date Received:	
Received By:		Date Approved:	



TOWN OF BLUFFTON ANNEXATION APPLICATION PROCESS NARRATIVE

The following Process Narrative is intended to provide Applicants with an understanding of the respective application process, procedures and applicable ordinance requirements for obtaining application approval in the Town of Bluffton. While intended to explain the process, it is not intended to repeal, eliminate or otherwise limit any requirements, regulations or provisions of the Town of Bluffton's ordinances, policies and procedures. Compliance with these procedures will minimize delays and assure expeditious application review.

Consistent with South Carolina law, the Town of Bluffton regards annexation as a voluntary process and does not initiate annexation. Annexation of privately owned property is authorized in the following methods:

1. 100 percent freeholder petition and ordinance method [§5-3-150(3)];
2. 75 percent freeholder petition and ordinance method [§5-3-150(1)]; and
3. 25 percent elector petition and election method [§5-3-300 to 5-3-315].

Step 1. Pre-Application Meeting	Applicant & Staff
Prior to the filing of an Annexation Application, the Applicant is required to consult with the UDO Administrator or their designee at a Pre-Application Meeting for comments and advice on the appropriate application process and the required procedures, specifications, and applicable standards required by Town of Bluffton applicable ordinances.	
Step 2. Application Check-In Meeting	Applicant & Staff
Upon receiving input from Staff at the Pre-Application Meeting, the Applicant shall submit the Annexation Application and required submittal materials during a mandatory Application Check-In Meeting where the UDO Administrator or designee will review the submission for completeness.	
Step 3. Review by UDO Administrator	Staff
If the UDO Administrator determines that the Annexation Application is complete, the application shall advance as prescribed in the Town of Bluffton's Annexation Policy and Procedure Manual.	



TOWN OF BLUFFTON ANNEXATION 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

Date

10/31/23

Printed Name

John P. REED



TOWN OF BLUFFTON
ANNEXATION POLICY & PROCEDURES MANUAL

APPENDICES

100 Percent Petition Form

TO THE MAYOR AND COUNCIL OF THE TOWN OF BLUFFTON:

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory into the Town by ordinance effective as soon hereafter as possible, pursuant to S.C. Code Ann. § 5-3-150(3).

The territory to be annexed is described as follows:

The property is designated as follows on the County tax maps: Recorded plat in book 153 on page 176 and plat in
book 3093 on page 104 attached to application

It is requested that the property be zoned as follows: PUD

John P. Reed
Signature

6/18/24
Date

John P. Reed
Print Name

38 Minuteman Dr Bluffton SC 29910
Street Address, City, Zip

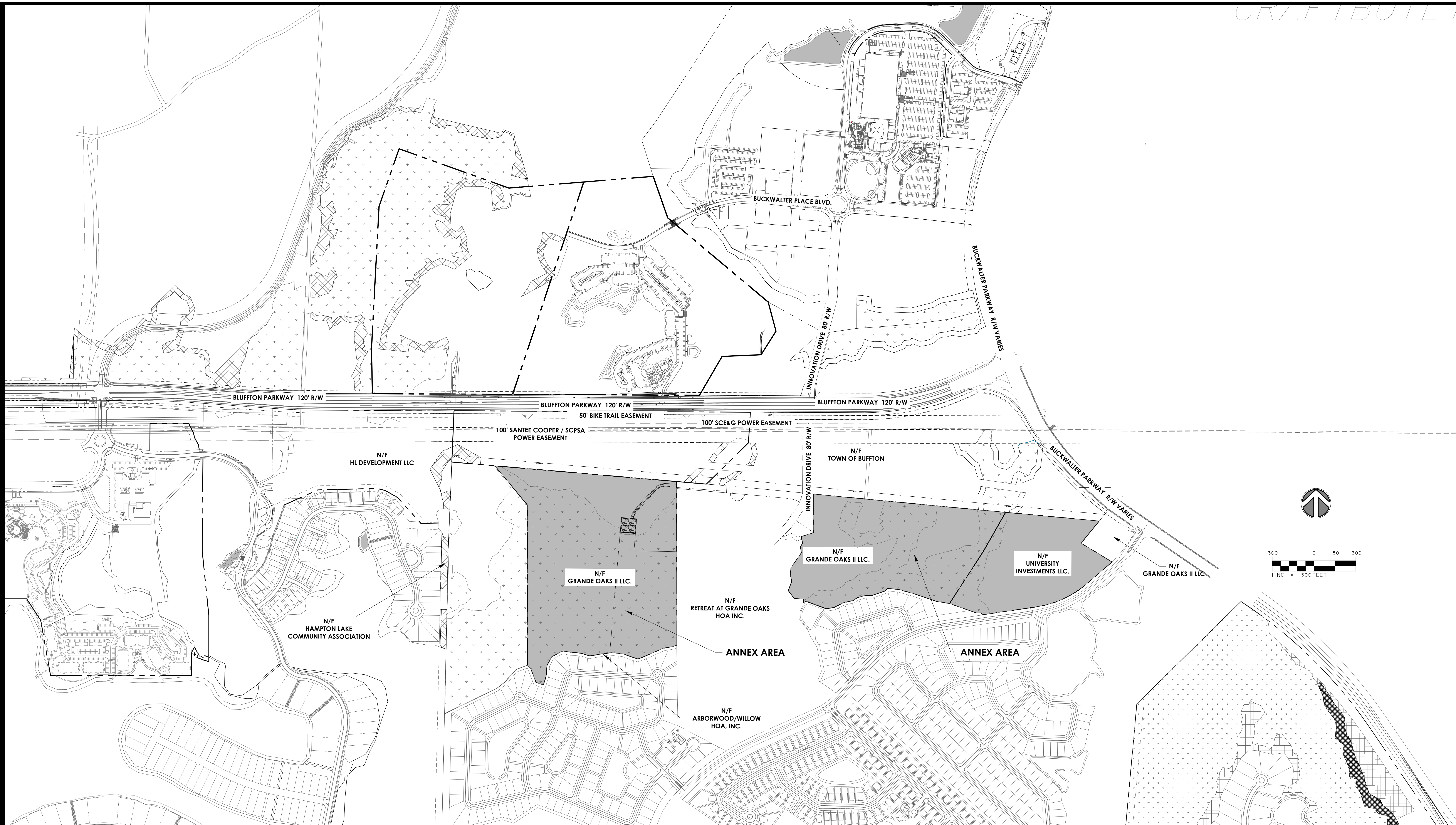
=====
FOR MUNICIPAL USE:

Petition received by _____, Date _____

Description and Ownership verified by _____, Date _____

Recommendation: _____

By: _____, Date _____



50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300

www.thomasandhutton.com

This map illustrates a general plan of the development which is for discussion purposes only, does not limit or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accurate survey and property description.

COPYRIGHT © 2020 THOMAS & HUTTON

100% ANNEXATION APPLICATION PROJECT NARRATIVE

The Applicant, University Investments, LLC ("University Investments"), seeks approval to annex 65.592 acres of land into the Buckwalter PUD, to be designated as 65.592 acres of Grande Oaks Commons. Grande Oaks Commons will include Parcel 12D tax map number R600-029000-2410-0000 at 12.348 acres and Parcels 14A, 14, and 16 tax map number R600-029-000-00140000 at 20.457 acres, 24.650 acres, and 8.137 acres, respectively. Grande Oaks Commons will consist of 27.435 acres of upland and 38.157 acres of wetland. This amendment has the effect of adding an additional 32 acres of General Commercial acreage to the total General Commercial Development Rights within the Buckwalter PUD under this annexation application. There will be no change to the total residential Development Rights within the Buckwalter PUD under this annexation application. This narrative is specific to the proposed Annexation of Grande Oaks Commons into the Buckwalter PUD. Concurrent applications being submitted with this request are as follows:

1. Concept Plan Amendment Application
2. Comprehensive Plan Amendment Application
3. Development Agreement Application
4. Zoning Map Amendment Application
5. Zoning Map/Text Amendment Application

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

Grande Oaks Commons is located along the northern border of the Grande Oaks PUD, immediately to the south of, and adjacent to, the Buckwalter Commons Land Use Tract. University Investments is the current owner of Grande Oaks Commons and is also the current owner of a substantial portion of the undeveloped part of Buckwalter Commons Land Use Tract, immediately adjacent to the north of Grande Oaks Commons which will provide access to Buckwalter Parkway.

The annexation and rezoning into Buckwalter PUD and designation as Grande Oaks Commons, to be created by the approval of the concurrent Buckwalter PUD Text Amendment Application, will allow University Investments and the Town to expand their coordinated planning at this important location near the corner of Buckwalter Parkway and Bluffton Parkway. Current preliminary planning for this expanded area contemplates a mixed use, village style, development, including extensive medical services and commercial establishments. Planning and developing this combined area under Bluffton review and development standards will greatly enhance the quality of the future development. Again, no additional residential development rights are being added to the Buckwalter PUD under this annexation.

It is also important to note that this annexation and zoning will allow an additional access point, off Lake Point Drive, for existing residents of Grande Oaks PUD to reach the planned commercial area of the existing Buckwalter Commons Land Use Tract owned by University Investments. This important new access will lead to already approved access points to Bluffton Parkway, through the University Investments Area. The access points were designated by the Buckwalter Parkway Phase 4 Access Management Plan, adopted by the Town, which include signalized and unsignalized accesses. An additional separate agreement was made between University Investments, Grande Oaks, LLC, the Town and the County for the location of the 3 Bluffton Parkway access points and University's Investment's commitment to allow the right-of-way through their properties within the Buckwalter Commons Land Use Tract to the north of the Grande Oaks PUD. This agreement has been attached to this application.

This Application presents an opportunity for Bluffton to enhance its current planning role for this important planned commercial/mixed use area, enhance the tax base of the Town, enhance vehicular access for present and future development, and do so by adding no additional development intensity to the area beyond that already allowed by existing Bluffton zoning and existing Beaufort County zoning. In fact, many uses will be down zoned.

This Narrative will now address the following Application Review Criteria, as established under Article 3, Section 3.8.3 of the Unified Development Ordinance:

A. The Town has previously approved the Buckwalter Concept Plan, as amended, as being consistent with these primary goals of the Town. This requested change simply brings additional property into the Town's planning and permitting jurisdiction, while supplementing vehicular access to existing Town property as well as adjacent County controlled property. This Application is consistent with all of these primary goals of the Town.

Grande Oaks Commons is currently designated as Suburban Living. The Suburban Living category is intended to include low-density single-family neighborhoods. Much of this category includes portions of large Planned Unit Developments that are under active construction or are built-out.

Allowable density is up to three dwelling units per acre and must be at least one dwelling unit per acre. Community amenities such as trails, parks, and centralized swimming pools are encouraged.

To permit the uses allowed within the proposed Grande Oaks Commons Land Use Tract and the utilization of the requested 32 acres of General Commercial Development Rights in Grande Oaks Commons, the future land use designation will need to be changed to Neighborhood Center. The Neighborhood Center category is intended to guide emerging neighborhood-focused retail clusters throughout the community. These centers, such as Buckwalter Place, provide the opportunity for residents to be within walking distance of grocers, restaurants, retailers, and medical offices. These centers help establish neighborhood identity and are best served when supported by a mix of middle housing and single-family residences within walking or biking distance. These centers are best designed to provide automobile access within a pedestrian-oriented environment. Inclusion of public green space is encouraged.

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

The Town of Bluffton Comprehensive Plan Figure 7.7 – Growth Framework shows a majority of Grande Oaks Commons within a Town Center Node which the Unified Development Ordinance, Section 6.1.2.C defines as:

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

This area is a commercial node. The addition of Grande Oaks Commons to the Buckwalter PUD will allow for additional commercial properties to better serve the community and support the continuing growth of the area's population. Office buildings, medical facilities, retail, and restaurants are just some examples of how development in Grande Oaks Commons would support the population of the Buckwalter PUD.

Grande Oaks Commons, currently part of the Grande Oaks PUD, will become part of the Buckwalter PUD. Public services and utilities are and have been previously certified as adequate for the proposed uses. Letters of commitment to serve were included in the Grande Oaks PUD documentation. The only change will be that Grande Oaks Commons will now fall within the Town's policing authority, and of course, pay Town taxes to cover any additional cost to the Town, and any applicable Development Fees.

The Applicant respectfully requests that the Town Planning Commission and Town Council approve this request for the Annexation of Grande Oaks Commons into the Buckwalter PUD.

100% ANNEXATION APPLICATION

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The Applicant respectfully requests that the Town Planning Commission and Town Council approve this request for the Annexation of Grande Oaks Commons into the Buckwalter PUD.

Comparison of Current Beaufort County and Current Town of Bluffton
Zoning District Land Uses and the Proposed Annexed Grande Oaks Commons Land Use Tract

LEGEND:	Permitted (P), Conditional (C), Not included as a specific use for the jurisdiction (---)		
Downzoning or Removal of Specific Use (11)	Note: The color assigned below indicates the use comparison between Grande Oaks PUD, Buckwalter PUD, and the Proposed Annexed Grande Oaks Land Use Tract. No Color indicates No Change. Green indicates a downzoning or removal of use. Orange is a new use. Yellow is modified condition to a use.		
Upzoning (0)			
Modified Condition / Requirement (11)			
Land Use Type	Jurisdiction/ Zoning District		
	Beaufort County	Town of Bluffton	Annex Request
	Grande Oaks PUD - Village Center (VC1, VC2 & BP) Land Use Tract	Buckwalter PUD - Buckwalter Commons Land Use Tract	Grande Oaks Commons - Land Use Tract
Agriculture			
Tree farm, timber area, or forest management area.	---	P	---
Silviculture.	---	P	P
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	---
Game Management.	---	P	---
Civic/ Institutional			
Assisted Care Units used to establish a Certificate of Need (CON)	---	P	P
Assisted living facilities, nursing homes and congregate care facilities	---	P	P
Cemeteries provided that such use does not include a funeral home or crematorium.	P	P	---
Churches, synagogues, temple and other places of worship	P	P	P
Civic, cultural, municipal, governmental, educational (public or private), conference centers, research or other similar facilities which may include housing for staff, faculty and professionals and may include student housing and employee dormitories	P	P	P
Governmental post office	P	C	C
Library.	P	P	P
Museum.	P	P	P
Offices for governmental or institutional purposes.	P	P	P
Public emergency service facilities, library, museum, day care facilities, social/community centers, etc.	P	P	P
School	P	P	P
Commercial, Retail, Services, Offices, and Light Industrial			
Accessory uses customarily appurtenant to a permitted or conditional use	P	P	P
Animal hospital, veterinary clinic or kennel	---	C	P
Antique store	P	P	P
Appliance, radio, television store or repair shop	P	P	P
Art supply store	P	P	P
Assembly of electronic components and accessories	---	C	P
Assembly of wooden containers; household wooden furniture; wood office furniture; partitions, shelving, lockers and store fixtures; cabinet work; and custom carpentering	---	C	C
Auto accessory store	P	C	P
Automobile carwash, laundry or washateria	P	C	C
Automobile garage for the repair and servicing of vehicles	---	C	P
Automobile service station	P	C	P
Bakery provided that goods baked on the premises are primarily sold at retail only	P	C	P
Bank or financial institution	P	C	P
Barber shop, beauty shop, or combination thereof.	P	P	P
Bicycle repair and sales shop	P	P	P
Book, magazine, newspaper shop	P	P	P
Brooms, brushes, and combs; fasteners, buttons, needles and pins manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Bulk storage of petroleum or other flammable, volatile or hazardous materials	---	C	---
Business involving the rendering of personal services other than an automobile laundry, or an automobile repair garage.	P	P	P
Cameras and other photographic equipment excluding film and chemicals manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Campgrounds	---	C	---
Candy store	P	P	P
Carpentry workshop or cabinet making/wood furniture operation	---	C	P
Clothing store	P	P	P
Clothing tailoring operation including retail custom and repair work only	P	C	P
Club, lodge, union hall or social center.	---	P	P
Club; business or civic association.	---	P	P
Cold storage plant	---	C	C
Commercial parking lot for passenger automobiles excluding use of lot for overnight sleeping.	---	P	P
Commercial recreation facility, specifically including billiard parlor and theater.	---	P	P
Commercial, recreation or vocational school.	---	P	P

Comparison of Current Beaufort County and Current Town of Bluffton
Zoning District Land Uses and the Proposed Annexed Grande Oaks Commons Land Use Tract

LEGEND:	Permitted (P), Conditional (C), Not included as a specific use for the jurisdiction (---)		
Downzoning or Removal of Specific Use (11)	Note: The color assigned below indicates the use comparison between Grande Oaks PUD, Buckwalter PUD, and the Proposed Annexed Grande Oaks Land Use Tract. No Color indicates No Change. Green indicates a downzoning or removal of use. Orange is a new use. Yellow is modified condition to a use.		
Upzoning (0)			
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Land Use Type	Jurisdiction/ Zoning District		
	Beaufort County	Town of Bluffton	Annex Request
	Grande Oaks PUD - Village Center (VC1, VC2 & BP) Land Use Tract	Buckwalter PUD - Buckwalter Commons Land Use Tract	Grande Oaks Commons - Land Use Tract
Computers, computer components, and computer accessories including, but not limited to: printed circuit boards, semiconductors, terminals, printers, storage devices, peripheral equipment, and software manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Conference center, retreat house.	P	P	P
Contractor's office	---	C	C
Convenience store	P	P	P
Customary home occupations	P	C	C
Delicatessen, restaurant, soda fountain or other eating and/or drinking establishments	P	C	P
Dressmaker, seamstress, tailor	P	P	P
Drug store or pharmacy	P	P	P
Dry cleaning establishment for pick up and drop off service only (excluding dry cleaning on the premises).	---	C	C
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.	---	C	C
Dry cleaning self-service and/or laundry self- service facility.	---	P	P
Eating and/or drinking establishment.	P	P	P
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 manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Electronic capacitors, coils, connectors, and resistors for small office and consumer products; electron tubes manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Florist shop	P	P	P
Fruit, nut and/or vegetable store	P	P	P
Games, toys, dolls, figurines, and stuffed animals; small curios, novelty items, and tourist souvenirs manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Gas Station	P	P	P
Gift or curio shop	P	P	P
Grocery store	P	P	P
Hand held firearms excluding ammunition manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Handicrafts workshop or fine arts studio.	P	P	P
Hardware store	P	P	P
Hobby and/or toy shop	P	P	P
Horticultural nursery.	P	P	P
Insurance agency	P	P	P
Jewelry and watch repair shop	P	P	P
Junk yards, auto salvage yards, and outdoor storage of vehicles	---	C	---
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.	---	C	C
Light assembly or fabrication	---	C	C
Lighting fixtures, fans, lamp bulbs and tubes manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Lightweight metal or plastic furniture; drafting equipment; writing, drawing, and marking implements manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Locksmith or gunsmith	P	P	P
Magnetic and optical recording media, audio/video tapes and disks manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Materials for fiber optic processes manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Meat, fish, and/or poultry shop	P	C	P
Medical, dental, or chiropractic office, clinic and/or laboratory.	P	P	P
Medical/ Healthcare Facility/ Hospital	P	P	P

Comparison of Current Beaufort County and Current Town of Bluffton
Zoning District Land Uses and the Proposed Annexed Grande Oaks Commons Land Use Tract

LEGEND:	Permitted (P), Conditional (C), Not included as a specific use for the jurisdiction (---)		
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	Grande Oaks PUD - Village Center (VC1, VC2 & BP) Land Use Tract	Buckwalter PUD - Buckwalter Commons Land Use Tract	Grande Oaks Commons - Land Use Tract
Medical, surgical, and dental instruments; optical and ophthalmic instruments, lenses, and eyeglasses; orthopedic and prosthetic appliances manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Millinery or hat shop	P	P	P
Mini-warehouse facilities	---	C	C
Model Home Sales Center	P	P	P
Motion picture studio and/or video commercial preparation; FAX machine services and distribution, photographic, optical goods, watches/clocks assembly and distribution	---	C	C
Music store and/or record shop	P	P	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, yarn, and lace goods; men's, youth's and boy's suits, coats and overcoats; men's, youth's and boy's furnishings, work clothing, and allied garments; women's, misses', juniors', girls', children's and infant's outerwear and undergarments; dress and work gloves; robes and dressing gowns; raincoats made of cloth or canvas; canvas products; curtains and draperies	---	P	P
Newspaper publishing plant	---	C	C
Office building and/or office for government, business professional or general purposes	P	P	P
Office supply and equipment store	P	P	P
Offices for business use including, but not limited to: insurance, real estate, travel, and advertising agencies; business consulting.	P	P	P
Offices for general administrative functions including operations management, sales and marketing, clerical service, personnel management, accounting/finance, data processing, and design/engineering.	P	P	P
Offices for professional use including, but not limited to: accounting, architecture, engineering, surveying, law, medicine, chiropractic, and dentistry.	P	P	P
Off-street commercial parking or garage.	---	P	P
Package liquor store	P	P	P
Pet shop	P	C	P
Photocopying, typesetting, or stripping operation; bindery.	---	P	P
Photographic and camera supply and service store	P	P	P
Photographic studio	P	P	P
Precision instruments and gauges used for measuring, testing, control, display, and analysis; precision instruments used for communications, search, detection, navigation, and guidance.	---	P	P
Printing, lithography, and gravure	---	C	P
Private or semiprivate club, lodge, union hall or social center.	---	P	P
Radio and/or television station	---	P	P
Radio or television studio excluding telecommunications tower.	---	P	P
Real estate agency	P	P	P
Restaurant	P	C	P
Retail, wholesale or storage business involving the sale of merchandise on the premises; except those uses which involve open yard storage.	---	P	P
School offering instruction in art, music, dancing, drama, or similar cultural activity.	P	P	P
School or day care center.	P	P	P
Seafood or shellfish packaging and processing	---	C	C
Shoe store	P	P	P
Small office supplies and machines suitable for sale in stationery store; household cooking equipment manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Sporting and athletic goods; musical instruments; hand-held tools; lawn and garden equipment manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Telecommunications tower	---	C	C
Telegraph office	P	P	P
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.	---	P	P
Temporary storage of construction materials during the construction process provided the materials are removed within 30 days after project completion.	---	P	P

Comparison of Current Beaufort County and Current Town of Bluffton
Zoning District Land Uses and the Proposed Annexed Grande Oaks Commons Land Use Tract

LEGEND:	Permitted (P), Conditional (C), Not included as a specific use for the jurisdiction (---)		
Downzoning or Removal of Specific Use (11)	Note: The color assigned below indicates the use comparison between Grande Oaks PUD, Buckwalter PUD, and the Proposed Annexed Grande Oaks Land Use Tract. No Color indicates No Change. Green indicates a downzoning or removal of use. Orange is a new use. Yellow is modified condition to a use.		
Upzoning (0)			
Modified Condition / Requirement (11)			
Land Use Type	Jurisdiction/ Zoning District		
	Beaufort County	Town of Bluffton	Annex Request
	Grande Oaks PUD - Village Center (VC1, VC2 & BP) Land Use Tract	Buckwalter PUD - Buckwalter Commons Land Use Tract	Grande Oaks Commons - Land Use Tract
Textile, fabric or apparel operation specifically including woven fabric mill, knitting mill, yarn and thread mill, and cut and sew operation manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	C	C
Trade shop or tool and die shop	---	C	C
Vending machines; signs and advertising specialties manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Warehouse, wholesale, or distribution operation.	---	C	C
Watches, clocks, meters, scales and other counting and timing devices manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	C	C
Workshop for building trade other than carpentry	---	P	P
Community Recreation			
Communitiy recreation facilities including parks; Lawn Games such as bocci, croquet, volleyball, etc.; Multi-use fields; offices/administrative buildings, Golf cart storage barn and maintenance facilities, accessory structures, Golf learning and practice facilities, equestrian facilities includingb barns, paddocks, stables, riding rinks, bridle trails, and equestrian learning/teaching facilities, Leisure Trails and Bike Trails	P	P	P
Community Recreation service facilities including Public and/or Private Clubhouses, Pro shops, Snack Bars, Grills, Restaurants and Lounges associated with clubhouses, and ancillary uses associated with community recreation facilities such as craft centers, fitness centers, etc.	P	P	P
Neighborhood Parks.	P	P	P
Playgrounds.	P	P	P
Recreational Building including but not limited to uses such as indoor recreation, meeting, assembly, banquet, fitness and hobby space.	P	P	P
Swimming Pools, Pool Bath Houses and Gazebos.	P	P	---
Tennis Courts.	P	P	P
Unlighted, regulation size or par-three golf course.	---	P	P
Lodging			
Hotel, bed and breakfast inns, and motels.	---	P	P
Maintenance of Buckwalter Common and Recreational properties			
Maintenance facilities specifically for the maintenance of Buckwalter common and recreational properties including offices; shops for woodwork, metalwork and painting; fuel storage; storage of chemicals and bulk materials as permitted by law; mulching facility and storage; greenhouses, plant propagation areas and holding yards; vehicle maintenance; and storage of vehicles and parts, boats, recreational vehicles and resident storage units	---	P	P
Open Space			
Boardwalks, trails, bridges and other permitted structures.	P	P	P
Conservation areas.	P	P	P
Disposal of reclaimed water as permitted by SCDHEC.	P	P	P
Forests, wildlife preserves/corridors, conservation areas and greenbelts.	P	P	P
Garden plots.	P	P	P
Lagoons, ponds, impoundments, lakes and effluent disposal areas.	P	P	P
Landscaped areas.	P	P	P
Open space and buffers.	P	P	P
Passive public park.	P	P	P
Pedestrian/bicycle trails.	P	P	P
Perimeter buffers.	P	P	P
Public or private, regulation or par three golf courses including ancillary facilities such as golf learning centers, practice facilities and support facilities.	P	P	P
Recreation areas including, swimming pools, tennis courts, playgrounds, ball fields, lawn game fields, gardens, etc.	P	P	P
Saltwater and freshwater wetlands including buffers.	P	P	P
Setbacks Buffers	P	P	P
Stormwater collection, treatment and detention.	P	P	P
Stormwater Management Lagoons.	P	P	P
Residential			
Multi-Family	P	P	P
Recreational vehicle parks	---	C	---
Single-Family Attached	P	P	P
Single-Family Detached	P	P	P
Roads			
Roads	P	P	P
Arterial streets and primary access roads.	P	P	P
Utilities			

Comparison of Current Beaufort County and Current Town of Bluffton
Zoning District Land Uses and the Proposed Annexed Grande Oaks Commons Land Use Tract

LEGEND:	Permitted (P), Conditional (C), Not included as a specific use for the jurisdiction (---)		
Downzoning or Removal of Specific Use (11)	Note: The color assigned below indicates the use comparison between Grande Oaks PUD, Buckwalter PUD, and the Proposed Annexed Grande Oaks Land Use Tract. No Color indicates No Change. Green indicates a downzoning or removal of use. Orange is a new use. Yellow is modified condition to a use.		
Upzoning (0)			
Modified Condition / Requirement (11)			
Land Use Type	Jurisdiction/ Zoning District		
	Beaufort County	Town of Bluffton	Annex Request
	Grande Oaks PUD - Village Center (VC1, VC2 & BP) Land Use Tract	Buckwalter PUD - Buckwalter Commons Land Use Tract	Grande Oaks Commons - Land Use Tract
Broad band multi-use transmission lines.	P	P	P
Cable television facilities.	P	P	P
Central telephone facilities.	P	P	P
Communication towers.	P	P	P
Fiber-optic lines.	P	P	P
Irrigation	P	P	P
Natural Gas Supply	P	P	P
Potable water supply and distribution.	P	P	P
Power substations.	P	P	P
Power transmission and distribution.	P	P	P
Public utility facility including substation, switching station, telephone exchange, pump station, water tower or fire tower.	P	P	P
Satellite antennas.	P	P	P
Solid waste transfer facility, site and accessory uses, including a recycling center	---	C	C
Telephone facilities.	P	P	P
Wastewater collection, treatment and disposal.	P	P	P
Water Supply.	P	P	P

STATE OF SOUTH CAROLINA	)	THIRTEENTH AMENDMENT TO
	)	DEVELOPMENT AGREEMENT AND
COUNTY OF BEAUFORT	)	CONCEPT PLAN
	)	BUCKWALTER TRACT

This Thirteenth Amendment ("Thirteenth Amendment") to Development Agreement and Concept Plan is made and entered into this _____ day of _____, 2023 by and between the TOWN OF BLUFFTON, South Carolina ("Town"), Grande Oaks II, LLC. ("Grande Oaks II") a South Carolina Limited Liability Company, its successors and assigns, and University Investments, LLC. ("University Investments") a South Carolina Limited Liability Company, its successors and assigns.

WHEREAS, Town and The Branigar Organization, Inc. (Branigar) 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 Official Record 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; and,

WHEREAS, concurrently with the execution of the Development Agreement, the Town of Bluffton annexed the 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 the Concept Plan ("Concept Plan") for Buckwalter Tract, adopted April 19, 2000; and,

WHEREAS, subsequent to the execution and approval of the original Development Agreement and Concept Plan, Town has approved Twelve(12) Amendments to the Buckwalter Development Agreement and Concept Plan as follows:

1. First Amendment, which added the 11.721 acre Robertson Tract and no additional Density to the Buckwalter Development Agreement and Concept Plan was executed on June 21, 2002 and recorded in the Beaufort County Office of the Register of Deeds in Book 1599 Page 1149; and

2. Second Amendment, which added the 43.48 acre Johnson Tracts as well as 55 Dwelling Units to the Buckwalter Development Agreement and Concept Plan was executed on February 4, 2003 and recorded in the Beaufort County Office of the Register of Deeds in Book 1709 Page 1440; and

3. Third Amendment, which added the 173.62 acre Cypress Lake Tract from the Jones Estate Development Agreement and Concept Plan as well as 600 Dwelling Units and 90 acres of General Commercial Density to the Buckwalter Development Agreement and

Concept Plan was executed on October 10, 2005 and recorded in the Beaufort County Office of the Register of Deeds in Book 2256 Page 189; and

4. Fourth Amendment, which added the 59.91 acre Rose Dhu Creek Phase III Tract as well as 18 Dwelling Units to the Buckwalter Development Agreement and Concept Plan was executed on October 10, 2005 and recorded in the Beaufort County Office of the Register of Deeds in Book 2256 Page 204; and

5. Fifth Amendment, which added the 58.85 acre Graves Tract as well as 58.85 acres of General Commercial Density to the Buckwalter Development Agreement and Concept Plan was executed on November 2, 2005 and recorded in the Beaufort County Office of the Register of Deeds in Book 2305 Page 410; and

6. Sixth Amendment, which added the 2.687 acre Jacoby Tract and no additional Density to the Buckwalter Development Agreement and Concept Plan was executed on May 10, 2006 and recorded in the Beaufort County Office of the Register of Deeds in Book 2816 Page 1746; and

7. Seventh Amendment, which added the 6.5 acre University Investments Tract and no additional Density to the Buckwalter Development Agreement and Concept Plan was executed on January 7, 2008 and recorded in the Beaufort County Office of the Register of Deeds in Book 2671 Page 2250; and

8. Eighth Amendment, which added 324 Dwelling Units through Transfer of Development Rights Permit for Buckwalter Place Initial Master Plan to the Buckwalter Development Agreement and Concept Plan was executed on November 6, 2007 and recorded in the Beaufort County Office of the Register of Deeds in Book 2823 Page 384; and

9. Ninth Amendment, which added the 163 acre Willow Run Tract, 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 Plan was executed on February 25, 2008 and recorded in the Beaufort County Office of the Register of Deeds in Book 2724 Page 1787; and

10. Tenth Amendment, which approved certain changes in use to the 9.18 acre Robertson Site, and related conditions, was executed on February 10, 2012 and recorded in the Beaufort County Register of Deeds in Book 3119 at page 2458; and

11. Eleventh Amendment, which changed the land use designation of a 70± acre tract within Buckwalter PUD from Sandhill Tract to Buckwalter Commons, and included certain requirements for connectivity, executed on April 10, 2013, and recorded in the Beaufort County Register of Deeds in Book 3231 at Page 3176; and

12. Twelfth Amendment, which added a certain 61.093 acre tract, on the north side of U.S. Highway 278 to the Buckwalter PUD and Development Agreement, said tract being owned by The Bishop of Charleston, with the terms and conditions of the Amendment being executed on _____, 14, and recorded in the ROD in Book _____ at Page _____;

WHEREAS, University Investments is the owner of a certain 12.348 acre tract, located adjacent to the current Buckwalter Concept Plan, and currently a part of the adjacent Grande Oaks PUD within Beaufort County, South Carolina, said tract being designated hereunder as Parcel 12D, containing 12.348 acres, and said tract being more particularly described in Exhibit A hereto; and

WHEREAS, Grande Oaks II is the owner of certain parcels of property, located adjacent to the current Buckwalter Concept Plan, and currently a part of the adjacent Grande Oaks PUD within Beaufort County, South Carolina, said tracts being designated as Parcels 14A, 14, and 16, containing a total of 53.244 acres, being more particularly described in Exhibit A hereto; and,

WHEREAS, the Exhibit A Parcels were originally designated to have allowed uses and densities as provided for the Grande Oaks PUD, under the land use designation VCI, which allows a broad range of commercial uses as well as single family and multifamily uses, all as shown in the current Beaufort County PUD approval, and

WHEREAS, it is now the desire and intention of Town, University Investments, and Grande Oaks II to effectuate this Thirteenth (13th) Amendment to the Development Agreement and Concept Plan to provide for the designation of the Exhibit A Parcels as a part of the Buckwalter PUD, as a newly defined land use area known as Grande Oaks Commons, concurrently with the annexation of said Parcels into the Town; and

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, Town, University Investments, and Grande Oaks II agree as follows:

1. **Recitals.** The above recitals are hereby incorporated herein by reference.
2. **Amendment of Development Agreement.** That certain Development Agreement, dated April 19, 2000, and recorded in Official Records Book 1288 at Page 1 in the Office of the Register of Deeds for Beaufort County, South Carolina, as previously amended, is hereby further amended, so that the Additional Property described more fully in Exhibits A hereto is included in the Legal Description of the Buckwalter Tract, and Exhibit B to the Development Agreement is hereby so amended. The effect of this Amendment is to add the Additional Property described in Exhibit A hereto, as depicted on the plat attached as Exhibit "B" hereto, to the terms and coverage of the Development Agreement, as previously amended, as fully and completely as if said property had been originally included under Exhibits A and B to the Development Agreement, including subsequent Amendments thereto, and further, to approve the Amended Concept Plan attached hereto as Exhibit "C", under the terms set forth below.

3. Amendment To Concept Plan. The Buckwalter Concept Plan, as amended, is hereby further amended to provide:

- i. Land Use Designation and Development Standards. All of the additional Property is hereby added to the Buckwalter Concept Plan, and designated as a new Land Use Area to be known as Grande Oaks Commons, as depicted on the Amended Concept Plan for Buckwalter PUD, said Amended Concept Plan being attached hereto as Exhibit C and made a part hereof. Development within the 65.592 acres of the newly designated Grande Oaks Commons 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 Grande Oaks Commons Land Use Tract shall control the 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 a new Eleventh (11th) Planning Area the Grande Oaks Commons Land Use Tract.

2. Section 2.B. Allowed Land Uses. Add Grande Oaks Commons Land Use Tract as a new sub-section II, with the allowed land uses and definitions as provided herein. The Property being added to the Buckwalter Concept Plan and Development Agreement is adjacent and immediately to the south of the land within Buckwalter PUD, presently owned by University Investments, which is zoned for a broad range of uses as Buckwalter Commons Land Use Tract. To facilitate joint planning and development of the new Property and the adjacent Buckwalter Commons property, the new Land Use Tract of Grande Oaks Commons is hereby created. This Land Use Tract allows all uses and densities presently allowed under Buckwalter Commons Land Use Tract, with the following restrictions and modifications to use and density standards of Buckwalter Commons. Therefore, the Property is hereby designated as Grande Oaks Commons, with the land uses and standards of the existing Buckwalter Commons, with the following modifications.

The following uses, which are allowed within Buckwalter Commons, are hereby prohibited within Grande Oaks Commons Land Use Tract:

- Big Box Logistics Warehouse facilities – over 100,000 SF

- Bulk Storage of petroleum or other flammable, volatile or hazardous materials
- Manufacture of Concrete, cement, brick, plaster, gypsum, asphalt, tar or other paving or plastering materials – batch plants
- Production of food distribution
- Junk yards, auto salvage yards, and outdoor storage of vehicles
- Automobile Service Station
- Recreation Vehicle Parks
- Solid Waste transfer facility, including recycling center
- Cemeteries which do not include funeral home or crematorium
- Campgrounds
- Amusement Parks
- Tree farm, timber area or forest management area
- Farm or establishment for the growing, care & harvesting of field crops
- Go-Cart Racing Facilities
- Sexually oriented businesses
- Wastewater/sewage facilities

iii. Density. The Property is hereby added to the Buckwalter Concept Plan and designated as Grande Oaks Commons Land Use Tract, as depicted in the Amended Concept Plan, attached hereto as Exhibit C and incorporated herein. All 65.592 acres of the Grande Oaks Commons Land Use Tract may be utilized for all allowed uses of the Grande Oaks Commons Land Use Tract, as described and restricted above, with General Commercial uses limited to 32 acres. Regarding Residential density, no new density shall be added to the Buckwalter PUD. The result is that no new Residential density is added to the present vested density of Buckwalter PUD.

4. Consistency With Comprehensive Plan. The Town of Bluffton confirms that the matters contained herein are consistent with the Comprehensive Plan of the Town, and consistent with long-range traffic planning for the Town, wetland protection and other planning goals.
5. Miscellaneous. Except as expressly modified hereby, and as previously modified of record, the Development Agreement and Concept Plan for the Buckwalter Tract shall continue in full force and effect. By their signatures below, the parties hereto consent to this Amendment to the Development Agreement and to the amendment of the Concept Plan to include the Exhibit A properties, as designated in Exhibit “C” hereto.

6. **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.

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: _____

STATE OF SOUTH CAROLINA)	
	)	ACKNOWLEDGMENT
COUNTY OF BEAUFORT)	

I, _____, Notary Public for South Carolina do hereby certify that _____ on behalf of 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 the ____ day of _____, 2023.

Notary Public for South Carolina
My Commission Expires: _____

WITNESSES:

UNIVERSITY INVESTMENTS, LLC., a
South Carolina Limited Liability Company

By:_____

Its:_____

STATE OF SOUTH CAROLINA

)

ACKNOWLEDGMENT

)

COUNTY OF BEAUFORT

)

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

Witness my hand and seal this the ___ day of _____, 2023.

Notary Public for South Carolina

My Commission Expires:_____

WITNESSES:

GRANDE OAKS II, LLC., a
South Carolina Limited Liability Company

By: _____

Its: _____

STATE OF SOUTH CAROLINA

)

COUNTY OF BEAUFORT

)

ACKNOWLEDGMENT

)

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

Witness my hand and seal this the ___ day of _____, 2023.

Notary Public for South Carolina

My Commission Expires: _____

EXHIBIT A TO THE THIRTEENTH AMENDMENT

Property Description - Parcel 12D and _____

All that certain property shown and described as Parcel 12D, containing 12.348 acres, more or less, on a plat prepared by Atlas Surveying, Inc., executed by Jeremy W. Reeder, S.C.P.L.S. No. 28139, said plat being dated March 9, 2020, and recorded in Book 153 at Page 176 on March 31, 2020, in the Register of Deeds Office of Beaufort County, South Carolina.

[ADD DESCRIPTIONS OF OTHER PARCELS]

EXHIBIT B TO THE THIRTEENTH AMENDMENT

Copy of Plat of Annexed Property

Attached hereto for convenient reference is a copy of that certain plat more particularly described in Exhibit A hereto.

EXHIBIT C TO THE THIRTEENTH AMENDMENT

Amended PUD Concept Plan

Attached hereto is the Amended Buckwalter PUD Concept Plan, with changes as adopted under this Thirteenth Amendment.

BEAUFORT COUNTY AUDITOR

This deed was prepared in the law offices of
BURR & FORMAN LLP
23-B Shelter Cove Ln #400, Post Office Drawer 3
Hilton Head Island, SC 29928
(843) 785-2171

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

TITLE TO REAL ESTATE
(Limited Warranty)

KNOW ALL PERSONS BY THESE PRESENTS, that Grande Oaks II, LLC, hereinafter referred to as "Grantor," in the State aforesaid, for and in consideration of the sum of Six Hundred Twenty-Five Thousand and 00/100 Dollars (\$625,000.00) to Grantor in hand paid by

University Investments, LLC
P.O. Box 23767
Hilton Head Island, SC 29925

hereinafter referred to as "Grantee," the receipt of which is hereby acknowledged, has granted, bargained, sold and released and by these presents does grant, bargain, sell and release, subject to the easements, restrictions, reservations and conditions set forth in the legal description below, unto the said Grantee, the following described property:

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

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

The property intended to be conveyed herein is a portion of the same property conveyed to the within Grantor by Deed from Robertson Real Estate Partnership, a South Carolina Partnership, dated September 14, 2011, and recorded in Book 3093 at Page 104, Beaufort County Records, on October 25, 2011.

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

THIS CONVEYANCE IS MADE SUBJECT TO all other easements and restrictions of record affecting the property.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said premises before mentioned, unto the Grantee, its successors and assigns forever; subject, however, to the rights, conditions and restrictions that constitute covenants running with the land, all as set forth herein.

AND Grantor does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the said premises unto Grantee, its successors and assigns, against Grantor and its successors and assigns, and all persons whomsoever lawfully claiming or to claim the same, or any part thereof.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name by its duly authorized officer and its seal to be hereto affixed, this 29 day of April, 2021.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

(2) [Signature]
Signature of 1st Witness

(3) [Signature]
Signature of 2nd Witness/Notary Public

GRANDE OAKS II, LLC

(1) [Signature]
By: Pamela Murk, Manager

STATE OF MARYLAND)
COUNTY OF MONTGOMERY)

ACKNOWLEDGMENT

I, the undersigned Notary Public, do hereby certify that Pamela Murk as Manager of Grande Oaks II, LLC, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 29th day of April, 2021.

NOTARY SEAL
Chet Raymond, Notary Public
Montgomery County, Potomac, Maryland
My Commission Expires May 24, 2021

(4) [Signature]
Notary Public for MONTGOMERY COUNTY, MARYLAND
My Commission Expires: 05/24/2021

11/17 RW
1641

Prepared by and return to:
Peter J. Strauss, Esquire
The Strauss Law Firm
55 Hospital Center Common
Suite 300
Hilton Head Island, SC 29926

RECORDED
2011 Nov -04 11:46 AM
Sharon O. Burns
BEAUFORT COUNTY AUDITOR

BEAUFORT COUNTY SC - ROD
BK 03093 PGS 0104-0114
FILE NUM 2011054005
10/25/2011 09:18:33 AM
REC'D BY O EVANS RCPT# 659513
RECORDING FEES 17.00

STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT) **QUIT CLAIM DEED**

KNOW ALL PERSONS BY THESE PRESENTS THAT ROBERTSON REAL ESTATE PARTNERSHIP, a South Carolina Partnership ("Grantors"), in the State aforesaid, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and no other valuable consideration to him/her in hand paid at and before the sealing of these presents, by **GRANDE OAKS II, LLC, a South Carolina limited liability company, ("Grantee")** of **83 May River Point, Bluffton, South Carolina 29910**, in the State aforesaid for which the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto the said **Grantee**, its successors and assigns, forever, in fee simple, the following described real property:

See Exhibit A, attached hereto

THIS property is conveyed by the Grantors and accepted by the Grantee subject to all applicable covenants, conditions, restrictions, easements, affirmative obligations, etc., as recorded in the Office of the Register of Deeds for Beaufort County, South Carolina.

THIS being the same property conveyed to the within Grantor from **DOUGLAS M. ROBERTSON and LUELLEN N. ROBERTSON** by Corrective Title To Real Estate dated June 8, 2011 and recorded in Deed Book 03065 at Page 0921 in the Beaufort County, South Carolina Register of Deeds Office on June 13, 2011.

TMS No.: R600/029/000/014D/0000

ADD DMP Record 11/2/2011 12:15:24 PM
BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R600	029	000	0014	0000	00

ADD DMP Record 11/2/2011 12:15:51 PM
BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R600	029	000	014D	0000	00

The within Quit Claim Deed was prepared in the office of Peter J. Strauss, Attorney at Law, 55 Hospital Center Common, Suite 300, Hilton Head Island, South Carolina 29926 without the benefit of a title search.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining thereto.

TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto said Grantee, its successors and assigns forever.

WITNESS my Hand and Seal, this 14 day of September, 2011.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

[Signature]
(non-notary witness)

**ROBERTSON REAL ESTATE
PARTNERSHIP**, a S.C. Partnership
BY: Robertson Partnership, LLC
Its: General Partner

[Signature]
DOUGLAS M. ROBERTSON
Its: Manager

Megan L. Criddle
(notary)

STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT)

ACKNOWLEDGEMENT

I, Megan L. Criddle, Notary Public, do hereby certify that **ROBERTSON REAL ESTATE PARTNERSHIP**, a S.C. Partnership, by Robertson Partnership, LLC, its General Partner, by **DOUGLAS M. ROBERTSON**, its Manager, the Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 14 day of September, 2011.

Megan L. Criddle
Notary Public for South Carolina
My Commission Expires: July 8, 2015
(SEAL)

EXHIBIT A
PROPERTY DESCRIPTION FOR DEED

All those certain pieces, parcels or tracts of land situate, lying and being in Beaufort County, South Carolina, more particularly described as follows:

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

AND

All that certain piece, parcel or tract of land containing 230 acres, more or less, as shown on that certain Plat prepared by Rod C. Spann, R.L.S., dated November 4, 1985, and recorded in the Offices of the Clerk of Courts for Beaufort County in Plat Book 33 at Page 165. Said property being bounded on the NORTH for a combined distance of 2,969.68' feet by other lands of Richard C. Neel, Jr. as shown on said Plat; On the EAST for a combined distance of 2,867.16' feet by lands now or formerly belonging to Union Camp; On the SOUTH for a combined distance of 4,601.90' feet by lands of others; On the WEST for at approximate distance of 2,680' feet, more or less, by a 100' right-of-way access road.

AND ALSO:

ALL those certain pieces, parcels, or tracts of land being four (4) in number, respectively labeled PARCEL "A", PARCEL "B", PARCEL "C" AND PARCEL "D" on that certain plat of Forrest F. Baughman, P. L. 5., #4922, dated the 22nd day of June 1994 and recorded in the Office of the Clerk of Courts for Beaufort County, South Carolina in Plat Book 50 at Page 51. These four (4) parcels of land are the Grantor's remaining interest in that certain subdivision known as Grandee Oaks Subdivision located in Bluffton Township, South Carolina. Said tracts of land being more particularly bound and described as follows:

PARCEL "A"

Parcel "A" containing 68,436 square feet comprising 1.57 acres, being more particularly bounded and described as follows: On the North for a distance of 130.69' feet, now or formerly, by Hogan; on the South for a distance of 126.06' feet, now or formerly, by Union Bag and Paper Company; on the West for a distance of 561.31' feet, now or formerly, by Union Bag and Paper Company, and on the East for a distance of 524.60' feet by the sixty (60') foot right-of-way of Grandee Oaks Circle.

PARCEL "B"

Parcel "B" containing 40,741 square feet comprising 0.93 acres, being more particularly bounded and described as follows; On the North for a distance of 186.35' feet by the sixty (60') foot right-of-way of Grandee Oaks Circle; on the South for a distance of 286.11' feet, now or formerly, by Hogan; on the West for a distance of 176.85' feet, now or formerly, by Richard L. and Vivian K. Poore; and on the East for a distance of 65.44' feet by the sixty foot (60') foot right-of-way of Grandee Oaks Circle.

PARCEL "C"

Parcel "C" containing 553,418 square foot comprising 12.71 acres, having such meets and bounds as is shown on said plat referenced above, bounded generally on the North by the sixty (60') foot right-of-way of Grandee Oaks Circle; on the West by lands of Stone and Nix and the sixty (60') foot right-of-way of Grandee Oaks Circle; on the East by the one hundred (100') foot right-of-way of an unnamed roadway.

PARCEL "D"

Parcel "D" containing 415,710 square feet comprising 9.54 acres, more particularly shown and designated as a one hundred (100') foot wide of an unnamed road beginning at Old Miller Road and running generally in a North, Northeasterly direction for a distance of 2029.22' feet and then turning generally westward and becoming known as Grandee Oaks Circle, including one small avenue running generally North, Northwest off of the Northern boundary of Grandee Oaks Circle. The purpose of the conveyance of Parcel "D" is to divest the Grantee herein of any interest in Grandee Oaks Subdivision, including, but not limited to any interest he has in the roadways of said subdivision.

SAVING AND EXCEPTING THEREFROM, all those certain pieces, parcels or tracts of land situate, lying and being in Beaufort County, South Carolina, more particularly described as follows:

TRACT A (Right of Way/Roads)

All those certain pieces, parcels or lots of land situate, lying and being in Beaufort County, South Carolina and being designated as shown on that certain plat prepared by Forest F. Baughman P.L.S. 4922, dated June 22, 1994 and entitled Grand Oaks Subdivision and recorded in the Office of the RMC for Beaufort County, S.C. in Plat Book 50 at Page 97. It is the intention of the Grantor that

Tract A only refers to all roads designed for ingress egress, all of which is more specifically shown on the aforementioned plat.

AND ALSO TRACT B (Right of Way/Roads)

All that certain piece, parcel or tract of land, situate, lying and being in Bluffton Township, Beaufort County, South Carolina, being shown and described as 66' R/W extending along the eastern boundary on that certain plat entitled "Grande Oaks Subdivision Phase II, A Boundary Survey and Subdivision of 24.73 Acres, Shown as Parcels A, B,B & D Grande Oaks Subdivision, Bluffton Township, Beaufort County, South Carolina," said plat prepared by T-Square Group, Inc., Forrest F. Baughman, PLS #4922, dated June 22, 1994, and recorded in Beaufort County Records in Plat Book 52 at Page 1234. Said right-of-way is also shown and described as Old Miller Road (Private), 66' R/W on that certain plat entitled "A Subdivision & Neighborhood Drainage Plan for Grande Oaks Phase III, off SC Hwy 46 & Old Miller Road, Bluffton Township, Beaufort County, South Carolina," said plat prepared by Connor and Associates, Inc., Barry W. Connor, SCRLS, dated July 24, 1996, last revised August 21, 1996, and recorded in the Beaufort County Records in Plat Book 59 at Page 74. For a more detailed description as to the metes and bounds, courses and distances, reference is had to the aforementioned recorded plats.

AND ALSO, ALL that certain piece, parcel or tract of land, situate, lying and being in Bluffton Township, Beaufort County, South Carolina, being shown and described as 1,372 sq ft. 3.03 acres, on that certain plat entitled "A BOUNDARY SURVEY of 0.03 ACRES LOCATED at the Intersection of Old Miller Road and Grand Oaks Drive, Bluffton, Township, Beaufort County, South Carolina," said plat prepared by William S. Sanders, PLS#16122, dated November 2, 2001, and recorded in the Beaufort County Records in Plat Book 85 at Page 12. For a more detailed description as to the metes and bounds, courses and distances, reference is had to the aforementioned recorded plat.

AND ALSO, TRACT C (Triangular Parcel on Buckwalter Parkway)

ALL that certain piece, parcel or tract of land, situate, lying and being in Beaufort County, South Carolina, shown and described as 9,588 SF, 0.22 Acres on a Plat entitled "BOUNDARY SURVEY of 0.22 to be included in the Right of Way of Buckwalter Parkway, Bluffton Township, Beaufort County, South Carolina"; said Plat prepared by William S. Sanders, PLS#16122; said Plat being dated July 31, 2001 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 1477 at Page 796.

AND ALSO, TRACT D (Wetlands)

All those certain pieces, parcels or lots of land situate, lying and being in Beaufort County, South Carolina shown and described as Parcel 1, containing 3.540 acres upland, and 2.822 acres wetland, for a total of 6.362 acres; and Parcel 2, containing 3.316 acres upland, and 2.043 acres wetland, for a total of 5.359 acres; said Parcels shown and described on a Plat entitled "A Plat of Parcel 1 (6.362 acres) and Parcel 2 (5.5359 acres), being a Portion of the Grande Oaks PUD located near the North End of

End of Old Miller Road, Bluffton Township, Beaufort County, South Carolina"; said Plat prepared by Thomas & Hutton Engineering Co., Boyce L. Young, SCRL No. 11079 dated October 4, 2001 last revised November 14, 2001 and recorded in Plat Book 86 at Page 38, Beaufort County Records.

AND ALSO, TRACT E (Grande Oak, Phase I)

All that certain piece, parcel or tract of land or a portion thereof lying and being in the Bluffton Township, Beaufort County, South Carolina identified as 2.03 Acres as described as Open Space on that certain plat entitled "Grande Oaks Subdivision Phase II, A Boundary Survey and Subdivision of 24.75 Acres, Shown as Parcels A, B, C & D Grande Oaks Subdivision, Bluffton Township, Beaufort County, South Carolina", said plat prepared by T-Square Group, Inc., Forrest F. Baughman, PLS 4922 and recorded in the Register of Deeds for Beaufort County, South Carolina in Plat Book 52 at Page 123.

AND

ALSO, ALL those certain pieces, parcels or tracts of land situate, lying and being in the Bluffton Township, Beaufort County, South Carolina more particularly designated as Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, and 20 on that certain plat entitled "Grande Oaks Subdivision Phase II, A Boundary Survey and Subdivision of 24.75 Acres, Shown as Parcels A, B, C & D Grande Oaks Subdivision, Bluffton Township, Beaufort County, South Carolina", said plat prepared by T-Square Group, Inc., Forrest F. Baughman, PLS 4922 and recorded in the Register of Deeds for Beaufort County, South Carolina in Plat Book 52 at Page 123.

AND ALSO, TRACT F (Grande Oaks, Phase II)

All that certain piece, parcel or tract of land or a portion thereof lying and being in the Bluffton Township, Beaufort County, South Carolina identified as 3.00 Acres as described on that certain plat entitled "Plat Prepared for William H. Grimes, Jr., Beaufort County, South Carolina", said plat prepared by Rod C. Spann, RLS 6273 and recorded in the Register of Deeds for Beaufort County, South Carolina in Book 244 at Page 1966.

AND

All that certain piece, parcel or tract of land or a portion thereof lying and being in the Bluffton Township, Beaufort County, South Carolina identified as 5.56 Acres as described on that certain plat entitled "Plat Prepared for Thomas F. Hogan, Beaufort County, South Carolina", said plat prepared by Rod C. Spann, RLS 6273 and recorded in the Register of Deeds for Beaufort County, South Carolina in Book 244 at Page 1971.

AND

All that certain piece, parcel or tract of land or a portion thereof lying and being in the Bluffton Township, Beaufort County, South Carolina identified as 2.54 Acres as described on that certain plat entitled "Plat Prepared for Wayne & Martha Smith, Beaufort County, South Carolina", said plat

prepared by Rod C. Spann, RLS 6273 and recorded in the Register of Deeds for Beaufort County, South Carolina in Book 268 at Page 1952.

AND

ALL that certain piece, parcel or tract of land or a portion thereof lying and being in Beaufort County, South Carolina, measuring and being bounded as follows: Commencing at a iron pipe on the southeast corner of the property adjacent to Grandee Oaks Circle 60' R/W N 53°16'48" W for a distance of 312.26 feet; then N 01°35'53" E for a distance of 173.26 feet; then N 75°32'43" E for a distance of 442.61 feet; then S 27°24'44" E for a distance of 255.83 feet; then S 55°21'47" W for a distance of 225.29 feet to a concrete marker; then S 46°44'23" W for a distance of 168.06 feet to the point of beginning. Said property is more particularly shown and identified as "Jack Bailey and Robert All, Beaufort County, SC", prepared by Rod C. Spann, RLS 6273, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 32 at Page 79 together with that parcel shown and indicated on a plat entitled "Survey for Robert P. & Nan C. All, Beaufort County, South Carolina" prepared by Rod C. Spann, RLS 6273, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 369 at Page 688.

AND

ALL that certain piece, parcel or lot of land, situate, lying and being in Beaufort County, South Carolina, approximately five (5) miles Northwest of Bluffton, measuring and bounding as follows: Beginning at the Northwest corner and proceeding N 75° 54' 42" E for a distance of 277.93 feet; then South 27° 24' 44" E for a distance of 255.83 feet; thence S 55°21'47" W for a distance of 266.16 feet; thence N 34°56'54" W for a distance of 351.34 feet to the beginning. Said property is more particularly described on a plat of the same by Rod C. Spann, RLS, dated August 6, 1982, and recorded in the Register of Deeds for Beaufort County, South Carolina in Book 369 at Page 688.

AND

All that certain piece, parcel or tract of land or a portion thereof lying and being in the Bluffton Township, Beaufort County, South Carolina identified as 1.36 Acres as described on that certain plat entitled "Survey for Jack Bailey, Beaufort County, South Carolina", said plat prepared by Rod C. Spann, RLS 6273 and recorded in the Register of Deeds for Beaufort County, South Carolina in Plat Book 31 at Page 31.

AND

ALL that certain piece, parcel or lot of land containing 1.20 acres as shown on that certain plat prepared by Rod C. Spann, RLS, dated July 1, 1985, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 33 at Page 111. Said property being more particularly bounded and described as follows: On the East for a distance of 130.87 feet by Grandee Oaks Circle; on the North for a distance of 195.85 feet by property now or formerly owned by Bailey; on the West for a distance of 317.13 feet by property now or formerly owned by Union Camp; on the

Camp; on the South for a distance of 40 feet by property now or formerly owned by Hogan; and on the Southeast for a distance of 310.43 feet by property now or formerly owned by Poore.

AND

All those certain pieces, parcels or tracts of land or a portion thereof lying and being in the Bluffton Township, Beaufort County, South Carolina identified as Tracts A and B as more particularly described on that certain plat entitled "Plat Prepared for Richard C. Neel, Jr., A Portion of Grandee Oaks Subdivision, Bluffton Township, Beaufort County, South Carolina", said plat prepared by Johnson-Trogdon Surveyors and recorded in the Register of Deeds for Beaufort County, South Carolina in Plat Book 39 at Page 126.

AND ALSO, TRACT G (Grande Oaks, Phase III)

ALL that certain piece, parcel or lot of land, situate, lying and being in Bluffton Township, Beaufort County, South Carolina and being known as Lot Number 22 of Grande Oaks, Phase III Subdivision. FOR a more particular description reference is made to that certain plat prepared by Matthew M. Crawford, SCRLS, dated December 3, 1996 and recorded in Plat Book 59 at Page 73 in the Register of Deeds for Beaufort County, South Carolina.

AND

All that certain piece, parcel, or lot of land, situate, lying and being in Bluffton Township, Beaufort County, South Carolina, the same being 17.17 acres and known as Grande Oaks Phase III Subdivision, and more particularly described as follows: Beginning at a point along the projected right-of-way of Old Miller Road and running N34°53'18"E for a distance of 1179.98' feet, more or less, to a point; then turning and running S55°06'42"E for a distance of 487.02' feet, more or less, to a point; then turning and running S34°53'18"W for a distance of 104.66' feet, more or less, to a point; then turning and running S08°43'41"E for a distance of 275.40' feet, more or less, to a point; then turning and running N85°13'03"E for a distance of 79.63' feet, more or less, to a point; then turning and running S04°46'57"E for a distance of 309.70' feet, more or less, to a point; then turning and running S76°44'35"W for a distance of 800.61' feet, more or less, to a point; then turning and running N68°00'57"W for a distance of 412.17' feet, more or less, to a point to beginning.

For a more particular description, reference is made to that certain plat prepared by Matthew M. Crawford, SCRLS, dated 12/03/96 and recorded in Plat Book 59 at Page 73.

AND

All of that certain parcel or tract of land, Situate, lying and being in Bluffton Township, Beaufort County, South Carolina, being shown and described as 144,995SF, 3.33 Ac (Pond) and Wetland on that certain plat entitled "A Boundary Survey of 3.33 Acres, Being a Portions of Grand Oaks Phase 3, Bluffton Township, Beaufort County, South Carolina," prepared by William S. Sanders, PLS#16122, dated November 3, 2001, and recorded in the Beaufort County, Records in Plat Book 85 at Page 11. For a more detailed description as to the metes and bounds, courses and distances, reference is had to

reference is had to the aforementioned recorded plats.

AND ALSO, TRACT H (Grande Oaks, Phase 3B1)

All that certain piece of land or a portion thereof lying and being in the Bluffton Township, Beaufort County, South Carolina and containing 31 acres more or less as described on that certain plat entitled "A subdivision of a portion of the lands of Grande Oaks LLC near Pritchardville, Bluffton Township, Beaufort County, South Carolina" also known as Grand Oaks Phase 3BI, plat prepared by T-Square Group, Inc., Forrest F. Baughman, PLS 4922 and recorded in the Register of Deeds for Beaufort County, South Carolina in Plat Book 66 at Page 160.

AND ALSO, TRACT I (Sandy Pointe, Ph 1 & 2)

All that certain piece, parcel, or tract of land lying and being in Beaufort County, South Carolina shown and described as "Parcel A, 1,488,377 SF, 34.17 Acres" on a plat entitled "Boundary Survey of 49.85 Acres Shown as Parcels A & B on the Lands of Doug Robertson at the End of Old Miller Road, Bluffton Township, Beaufort County, South Carolina"; said Plat prepared by William S. Sanders, PLS No. 16122; said Plat being dated June 9, 2001, and last revised September 29, 2001 and having been recorded in the Beaufort County Land Records in Plat Book 82 at Page 179 (the "Plat").

AND

All that certain piece, parcel, or tract of land lying and being in Beaufort County, South Carolina shown and described as "Parcel B, 682,913 SF, 15.68 Acres" on a plat entitled "Boundary Survey of 49.85 Acres Shown as Parcels A & B on the Lands of Doug Robertson at the End of Old Miller Road, Bluffton Township, Beaufort County, South Carolina"; said Plat prepared by William S. Sanders, PLS No. 16122; said Plat being dated June 9, 2001, and last revised September 29, 2001 and having been recorded in the Beaufort County Land Records in Plat Book 82 at Page 179.

AND ALSO, TRACT J (Edgefield)

All those certain pieces, parcels or tracts of land situate, lying and being in Beaufort County, South Carolina shown and described as Parcel A, containing 86.954 acres upland, and 10.749 acres wetland, for a total of 97.703 acres; and Parcel B, containing 2.595 acres upland; said Parcels shown and described on a Plat entitled "A Plat of The Sivica Tract at Grande Oaks, Beaufort County, South Carolina"; said Plat prepared by Thomas & Hutton Engineering Co., Boyce L. Young, SCRL No. 11079 dated April 15, 2003, last revised July 11, 2003 and recorded in Plat Book 94 at Page 171, Beaufort County Records.

AND ALSO, TRACT K (Arborwood)

All that certain piece, parcel or tract of land situate, lying and being in Beaufort County, South Carolina shown and described as "Arborwood, 396,023 SF, 9.09 Ac" on a Plat entitled "A Boundary Survey of Two Parcels Shown hereon as "Arborwood" and "the Willows" at Grande Oaks, Bluffton

Township, Beaufort County, South Carolina"; said Plat prepared by William S. Sanders, PLS No. 16122; said Plat being dated September 16, 2003, and last revised November 18, 2003 and having been recorded in the Beaufort County Land Records in Plat Book 97 at Page 43 (the "Plat").

AND ALSO, TRACT L (Willows, Ph. 1 & 2)

All that certain piece, parcel or tract of land situate, lying and being in Beaufort County, South Carolina shown and described as "The Willows, Phase 1, Parcel B, 1,196,380 SF, 27.47 Ac" on a Plat entitled "A Boundary Survey of Two Parcels Shown hereon as "Arborwood" and "the Willows" at Grande Oaks, Bluffton Township, Beaufort County, South Carolina"; said Plat prepared by William S. Sanders, PLS No. 16122; said Plat being dated September 16, 2003, and last revised November 18, 2003 and having been recorded in the Beaufort County Land Records in Plat Book 97 at Page 43 (the "Plat").

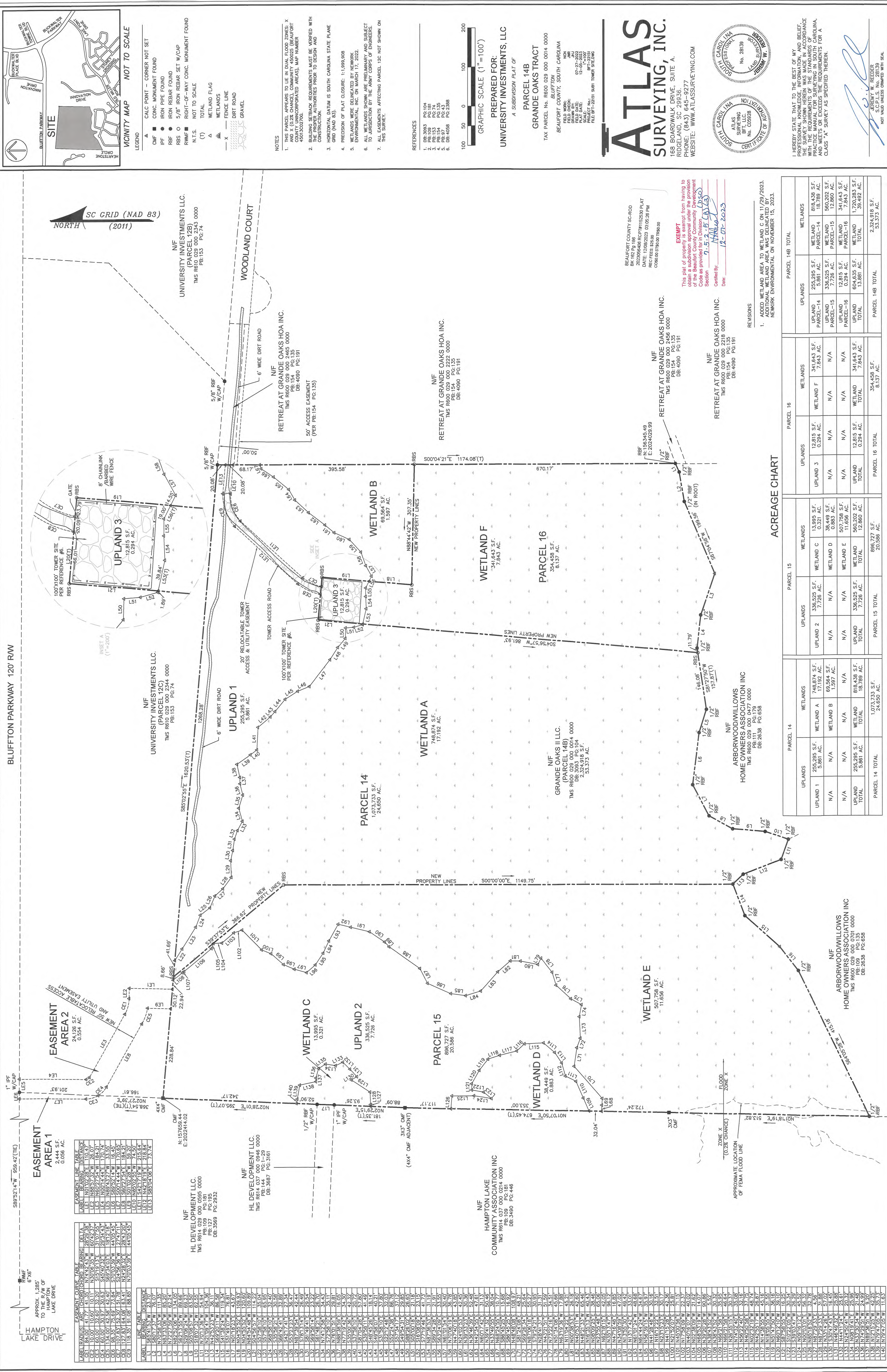
AND

All that certain piece, parcel or tract of land situate, lying and being in Beaufort County, South Carolina shown and described as "The Willows, Phase 2, Parcel A, 771,271 SF, 17.71 Ac" on a Plat entitled "A Boundary Survey of Two Parcels Shown hereon as "Arborwood" and "the Willows" at Grande Oaks, Bluffton Township, Beaufort County, South Carolina"; said Plat prepared by William S. Sanders, PLS No. 16122; said Plat being dated September 16, 2003, and last revised November 18, 2003 and having been recorded in the Beaufort County Land Records in Plat Book 97 at Page 43 (the "Plat").

Being all or portions of Beaufort County Tax Parcels TMS:

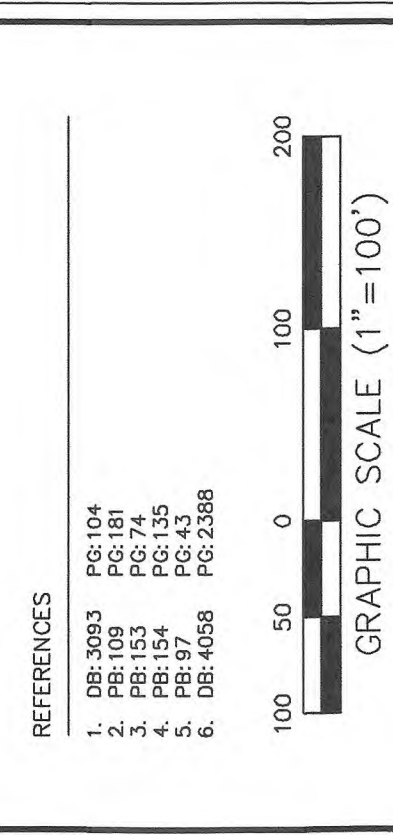
R600 029 000 014D 0000
R600 037 000 020A 0000
R600 023 00F 0147 0000
R600 029 000 0014 0000

This property description was prepared by Novit & Scarminach, PA, Post Office Drawer 14, Hilton Head Island, SC 29938 by Elizabeth B. Mayo without benefit of title examination.



- LEGEND**
- ▲ CALC POINT - CORNER NOT SET
 - CONC. MONUMENT FOUND
 - IRON PIPE FOUND
 - IRON REBAR FOUND
 - 5/8" IRON REBAR SET W/CAP
 - RIGHT-OF-WAY CONC. MONUMENT FOUND
 - NOT TO SCALE
 - (T) TOTAL
 - ▲ WETLAND FLAG
 - FENCE LINE
 - DIRT ROAD
 - GRAVEL

- NOTES**
- THIS PARCEL APPEARS TO BE IN DUAL FLOOD ZONES: X AND X (0.2% CHANCE). COMMUNITY 450025 (BEAUFORT COUNTY UNINCORPORATED AREAS), MAP NUMBER 4501302200C.
 - BUILDING SETBACK REQUIREMENTS MUST BE VERIFIED WITH THE PROPER AUTHORITIES PRIOR TO DESIGN AND CONSTRUCTION.
 - HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE GRID (NAD 83).
 - PRECISION OF PLAT CLOSURE: 1:1999.908
 - WETLANDS WERE DELINEATED BY NEWTRK ENVIRONMENTAL, INC. ON MARCH 17, 2022.
 - ALL WETLANDS SHOWN ARE PRELIMINARY AND SUBJECT TO JURISDICTION BY THE ARMY CORPS OF ENGINEERS.
 - ALL EASEMENTS AFFECTING PARCEL 12C NOT SHOWN ON THIS SURVEY.



PREPARED FOR:
UNIVERSITY INVESTMENTS, LLC
A SUBDIVISION PLAT OF

PARCEL 14B
GRANDE OAKS TRACT

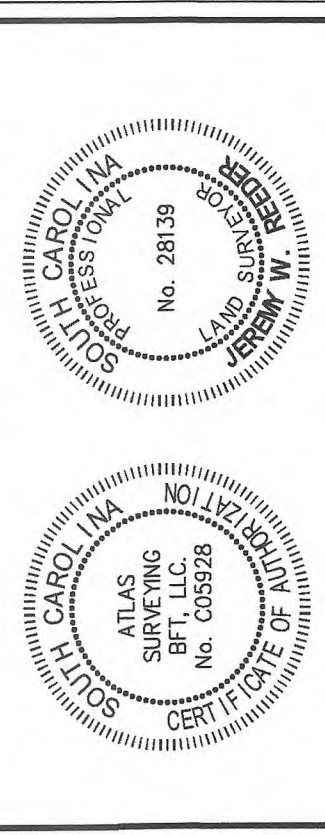
TAX PARCEL No. R600 029 000 0014 0000

BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK: JAU
DRAWN BY: JAU
CHECKED BY: JAU
DATE: 02-27-2023
PLAT DATE: 12-01-2023
PROJECT No.: BFT-22101
FILE BFT-22101 SUB TOWER SUDING

ATLAS
SURVEYING, INC.

168 BOARDWALK DRIVE, SUITE A
RIDGELAND, SC 29355
PHONE: (843) 645-9277
WEBSITE: WWW.ATLASSURVEYING.COM



I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE INFORMATION CONTAINED HEREIN IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, CLASS "A" SURVEY AS SPECIFIED THEREIN.

Carol Ann Hitt
Carol Ann Hitt
S.C.P.L.S. No. 28139
NOT VALID UNLESS COUNTERED WITH SEAL

ACREAGE CHART

PARCEL 14				PARCEL 15				PARCEL 16				PARCEL 14B TOTAL			
UPLANDS		WETLANDS		UPLANDS		WETLANDS		UPLANDS		WETLANDS		UPLANDS		WETLANDS	
UPLAND 1	255,295 S.F. 5.861 AC.	WETLAND A	745,874 S.F. 17.182 AC.	UPLAND 2	336,525 S.F. 7.726 AC.	WETLAND C	13,995 S.F. 0.318 AC.	UPLAND 3	12,815 S.F. 0.294 AC.	WETLAND F	341,643 S.F. 7.843 AC.	UPLAND PARCEL-14	255,295 S.F. 5.861 AC.	WETLAND PARCEL-14	818,438 S.F. 18.789 AC.
N/A	N/A	WETLAND B	69,444 S.F. 1.597 AC.	N/A	N/A	WETLAND D	39,840 S.F. 0.913 AC.	N/A	N/A	N/A	N/A	UPLAND PARCEL-15	336,525 S.F. 7.726 AC.	WETLAND PARCEL-15	500,202 S.F. 11.556 AC.
N/A	N/A	N/A	N/A	N/A	N/A	WETLAND E	507,759 S.F. 11.656 AC.	N/A	N/A	N/A	N/A	UPLAND PARCEL-16	12,815 S.F. 0.294 AC.	WETLAND PARCEL-16	341,643 S.F. 7.843 AC.
UPLAND TOTAL	255,295 S.F. 5.861 AC.	WETLAND TOTAL	818,438 S.F. 18.789 AC.	UPLAND TOTAL	336,525 S.F. 7.726 AC.	WETLAND TOTAL	507,759 S.F. 11.656 AC.	UPLAND TOTAL	12,815 S.F. 0.294 AC.	WETLAND TOTAL	341,643 S.F. 7.843 AC.	UPLAND TOTAL	604,835 S.F. 13.881 AC.	WETLAND TOTAL	1,720,283 S.F. 39.492 AC.
PARCEL 14 TOTAL		1,073,733 S.F. 24.630 AC.		PARCEL 15 TOTAL		986,777 S.F. 22.556 AC.		PARCEL 16 TOTAL		354,459 S.F. 8.137 AC.		PARCEL 14B TOTAL		2,324,918 S.F. 53.373 AC.	

REVISIONS

1. ADDED WETLAND AREA TO WETLAND C ON 11/09/2023. ADDITIONAL WETLAND AREA WAS DELINEATED BY NEWTRK ENVIRONMENTAL ON NOVEMBER 15, 2023.

EXEMPT

This plat of property is exempt from having to obtain a subdivision approval under the provisions of the South Carolina Subdivision Control Act, Chapter 39-6, Code as provided for in Division 1 (39-6-20).

Section 7.5.2-6 (39-6-20)

Certified By: *[Signature]*

Date: 12-01-2023

BEAUFORT COUNTY SC-ROD
BK 162 PG 189
2023060606 RCP74152530 PLAT
DATE: 12/08/2023 03:05:28 PM
FILED: 12/08/2023 03:05:28 PM
COMMISSIONER: J. B. HARRIS

NIF
RETREAT AT GRANDE OAKS HOA INC.
TMS R600 029 000 2456 0000
DB: 4090 PG:131

NIF
RETREAT AT GRANDE OAKS HOA INC.
TMS R600 029 000 2218 0000
DB: 4090 PG:191

NIF
ARBORWOODWILLOWS HOME OWNERS ASSOCIATION INC
TMS R600 029 000 0477 0000
DB: 2838 PG:658

NIF
ARBORWOODWILLOWS HOME OWNERS ASSOCIATION INC
TMS R600 029 000 0700 0000
DB: 2838 PG:658

NIF
HAMPTON LAKE COMMUNITY ASSOCIATION INC
TMS R614 037 000 0214 0000
DB: 3490 PG:446

NIF
HL DEVELOPMENT LLC
TMS R614 037 000 0946 0000
DB: 3887 PG:3161

NIF
HL DEVELOPMENT LLC
TMS R614 029 000 0565 0000
DB: 3589 PG:2592

NIF
UNIVERSITY INVESTMENTS LLC. (PARCEL 12C)
TMS R610 029 000 2344 0000
DB: 153 PG:74

EASEMENT AREA 1
2,444 S.F.
0.056 AC.

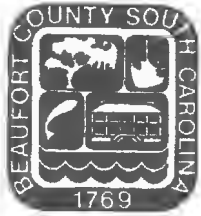
EASEMENT AREA 2
24,126 S.F.
0.554 AC.

NEW RELOCATABLE ACCESS AND UTILITY EASEMENT

LINE	BEARING	DISTANCE
L1	N 157°55'44"	110.47
L2	N 157°55'44"	110.47
L3	N 157°55'44"	110.47
L4	N 157°55'44"	110.47
L5	N 157°55'44"	110.47
L6	N 157°55'44"	110.47
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BLUFFTON PARKWAY 120' RW

SC GRID (NAD 83)
NORTH
(2011)



COUNTY COUNCIL OF BEAUFORT COUNTY

Beaufort County Planning & Zoning

Multi Government Center • 100 Ribaut Road
Post Office Drawer 1228, Beaufort, SC 29901-1228
OFFICE (843) 255-2170
FAX (843) 255-9446

November 1, 2022

Kathryn Oppenheimer
Thomas & Hutton
50 Park of Commerce Way
Savannah, GA 31405

Re: Zoning Verification Letter
District 600, Map 029, Parcel 0014
District 600, Map 029, Parcel 2410

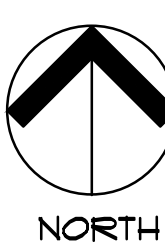
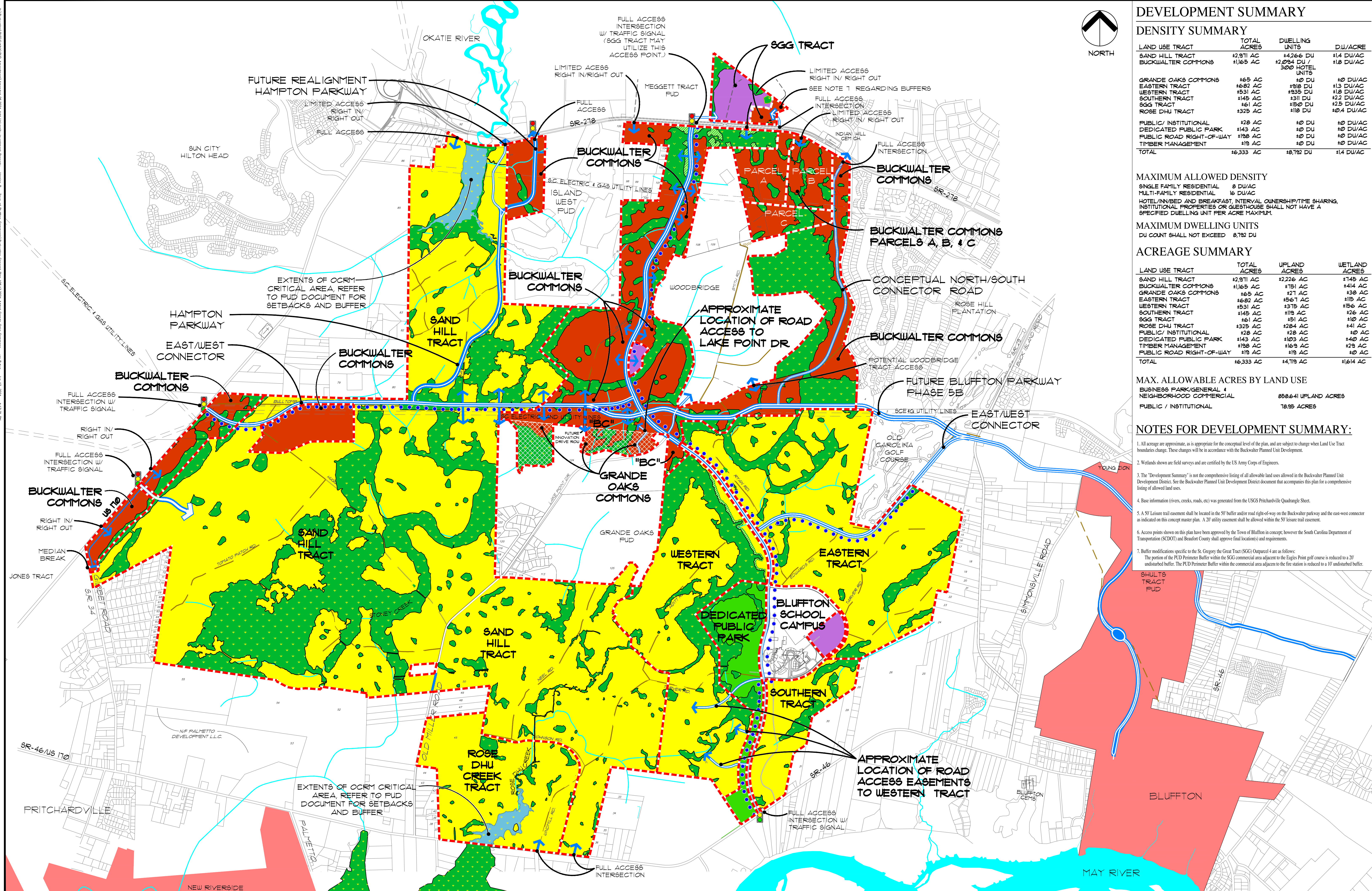
Dear Ms. Oppenheimer:

This is to certify that the referenced properties, located in the Bluffton District, are zoned Grande Oaks Planned Unit Development (PUD). All uses and development parameters can be found on the County's Web Page at www.beaufortcountysc.gov - Department – Planning - Archives.

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

Sincerely,

Hillary A. Austin
Zoning & Development Administrator



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
GRANDE OAKS COMMONS	165 AC	10 DU	10 DU/AC
EASTERN TRACT	162 AC	1916 DU	11.8 DU/AC
WESTERN TRACT	145 AC	1935 DU	13.3 DU/AC
SOUTHERN TRACT	145 AC	1311 DU	9.1 DU/AC
SGG TRACT	161 AC	1180 DU	7.3 DU/AC
ROSE DHU TRACT	1325 AC	118 DU	0.09 DU/AC
PUBLIC/ INSTITUTIONAL	128 AC	10 DU	0.08 DU/AC
DEDICATED PUBLIC PARK	143 AC	10 DU	0.07 DU/AC
PUBLIC ROAD RIGHT-OF-WAY	190 AC	10 DU	0.05 DU/AC
TIMBER MANAGEMENT	19 AC	10 DU	0.53 DU/AC
TOTAL	16,333 AC	18,792 DU	1.14 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	1,745 AC
BUCKWALTER COMMONS	1,165 AC	1,151 AC	1,414 AC
GRANDE OAKS COMMONS	165 AC	171 AC	158 AC
EASTERN TRACT	162 AC	156.7 AC	115 AC
WESTERN TRACT	145 AC	137.5 AC	115 AC
SOUTHERN TRACT	145 AC	119 AC	126 AC
SGG TRACT	161 AC	151 AC	110 AC
ROSE DHU TRACT	1325 AC	1284 AC	141 AC
PUBLIC/ INSTITUTIONAL	128 AC	128 AC	141 AC
DEDICATED PUBLIC PARK	143 AC	109 AC	140 AC
TIMBER MANAGEMENT	190 AC	116.9 AC	129 AC
PUBLIC ROAD RIGHT-OF-WAY	19 AC	19 AC	10 AC
TOTAL	16,333 AC	14,719 AC	11,614 AC

MAX. ALLOWABLE ACRES BY LAND USE	
BUSINESS PARK/GENERAL & NEIGHBORHOOD COMMERCIAL	250.641 UPLAND ACRES
PUBLIC / INSTITUTIONAL	78.95 ACRES

NOTES FOR DEVELOPMENT SUMMARY:

- 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.
- Wetlands shown are field surveys and are certified by the US Army Corps of Engineers.
- 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.
- Base information (rivers, creeks, roads, etc) was generated from the USGS Pritchardville Quadrangle Sheet.
- 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.
- 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.
- Buffer modifications specific to the St. Gregory the Great Tract (SGG) Outparcel 4 are as follows:
The portion of the PUD Perimeter Buffer within the SGG commercial area adjacent to the Eagles Point golf course is reduced to a 20' undisturbed buffer. The PUD Perimeter Buffer within the commercial area adjacent to the fire station is reduced to a 10' undisturbed buffer.

CONCEPT MASTER PLAN

For:
Buckwalter
PLANNED UNIT DEVELOPMENT
Bluffton, South Carolina

Prepared For:
Branigar Organization
Savannah, Georgia



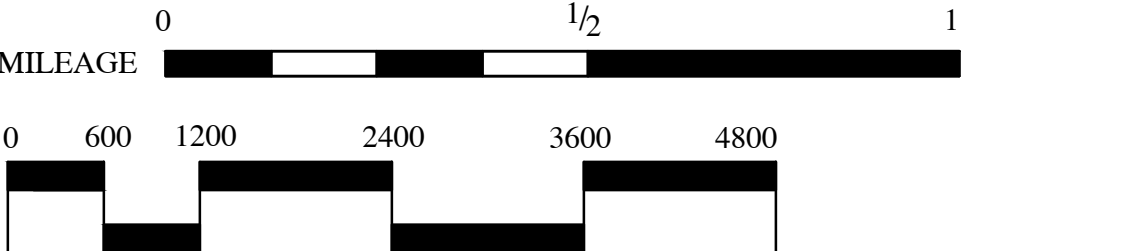
A company of
INTERNATIONAL PAPER
Prepared By:
Wood+Partners, Inc.
Landscape Architects/Land Planners
Hilton Head Island, South Carolina
Thomas & Hutton Engineering Co.
Savannah, Georgia

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
- GRANDE OAKS COMMONS
- WETLANDS
- TIMBER MANAGEMENT
- OCRM CRITICAL AREA
- DEDICATED PUBLIC PARK



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 - Unit Counts
REVISED: March 23, 2009 C-1 170 Parcel
REVISED: November 2011 - Robertson Site (11th Amendment)
REVISED: February 2012 - Modified Bluffton Parkway Phase 5B Alignment
REVISED: October 2012 - Modified Sand Hill Tract/Buckwalter Commons Connector Tract to add 70 Ac. into Buckwalter Commons (11th Amend.)
REVISED: September 2020 - Amended Saint Gregory the Great Tract (SGG) Tract. Modification includes addition of 50.45 acres of public / institution and 0.65 acres of commercial, added 150 Residential Dwelling Units and modifications to the PUD perimeter buffer requirements. Included future Bluffton Parkway Phase 5b. (12th Amendment)
REVISED: October 2023 - Added 32 acres to Grande Oaks Commons. (13th Amendment)
REVISED: June 2024 - Added access points requested by Planning Commission (13th Amendment)



06/09/2020 11:38



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06/09/2020 11:55



06/09/2020 11:56



June 19, 2024

Mr. Kevin Icard
Town of Bluffton
Planning & Community Development
20 Bridge Street
Bluffton, SC 29910

Re: Grande Oaks
Zoning Map Amendment Application
Bluffton, South Carolina
J-25312.0014

Dear Mr. Icard:

On behalf of our client, University Investments, LLC, please find enclosed the following in support of the Zoning Map Amendment Application:

- Zoning Map Amendment Application
- 2 copies of Concept Plan
- Recorded deeds (2)
- Recorded plats (2)
- Project Narrative
- Land Use Comparison Table
- Application review fee (previously provided)

We are respectfully requesting that Parcels 12D and Parcels 14, 14A, and 16 of R600-029-000-0014-0000 and R600-029-000-2410-0000 are rezoned to Buckwalter PUD, designated as Grande Oaks Commons. The properties are presently zoned Grande Oaks PUD in Beaufort County and owned by University Investments LLC. Please do not hesitate to contact me should you have any questions related to the submittal at (912) 234-5400 or at long.n@tandh.com.

Sincerely,

THOMAS & HUTTON

A handwritten signature in blue ink, appearing to read 'Nathan B. Long', is written over a faint circular background.

Nathan B. Long, PE



TOWN OF BLUFFTON

ZONING MAP AMENDMENT APPLICATION

Growth Management Customer Service Center
20 Bridge Street
Bluffton, SC 29910
(843) 706-4500
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

Applicant		Property Owner	
Name: University Investments, LLC		Name: University Investments, LLC	
Phone: 843-836-7920		Phone: 843-836-7920	
Mailing Address: 1278 May River Road, Suite 400 Bluffton, SC 29910		Mailing Address: 1278 May River Road, Suite 400 Bluffton, SC 29910	
E-mail: Jreed@reedgroupsc.com		E-mail: Jreed@reedgroupsc.com	
Town Business License # (if applicable):			
Project Information			
Project Name: BUCKWALTER TRAC ANNEXATION		Acreage: 65.592	
Project Location: NW CORNER INTERSECTION OF BUCKWALTER PKWY AND LAKE POINT DR. ALONG NORTHERN BORDER OF GRANDE OAKS PUD.		Comprehensive Plan Amendment: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Existing Zoning: Grand Oaks PUD		Proposed Zoning: Buckwalter PUD	
Parcel Number(s): R600-029-000-2410-0000 and R600-029-000-0014-0000			
Project Description: Annexation and Rezoning of parcels 12D, 14A, 14 and 16, Part of the Grande Oaks Property at the NW corner of the intersection of Buckwalter Pkwy and Lake Point Dr., into the Buckwalter PUD as Grande Oaks Commons			
Minimum Requirements for Submittal			
<input checked="" type="checkbox"/> 1. Digital files of the maps and/or plans depicting the subject property.			
<input checked="" type="checkbox"/> 2. Project Narrative describing reason for application and compliance with the criteria in Article 3 of the UDO.			
<input checked="" type="checkbox"/> 3. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.			
<input checked="" type="checkbox"/> 4. Recorded deed and plat showing proof of property ownership.			
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 application.	
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: 1/10/2024	
Applicant Signature:		Date: 1/10/2024	
For Office Use			
Application Number:		Date Received:	
Received By:		Date Approved:	



TOWN OF BLUFFTON

ZONING MAP AMENDMENT APPLICATION PROCESS NARRATIVE

The following Process Narrative is intended to provide Applicants with an understanding of the respective application process, procedures and Unified Development Ordinance (UDO) requirements for obtaining application approval in the Town of Bluffton. While intended to explain the process, it is not intended to repeal, eliminate or otherwise limit any requirements, regulations or provisions of the Town of Bluffton's Unified Development Ordinance. The Town of Bluffton's Mission and Vision Statements help navigate staff to ensure that the goals outlined by Town Council are being met. As each project is being reviewed, Town staff will use the Mission Statement, Vision Statement, The Covenant for Bluffton and the current Strategic Plan to guide their review. Compliance with these procedures will minimize delays and assure expeditious application review.

Step 1. Pre-Application Meeting	Applicant & Staff
Prior to the filing of a Zoning Map Amendment Application, the Applicant is required to consult with the UDO Administrator or their designee at a Pre-Application Meeting for comments and advice on the appropriate application process and the required procedures, specifications, and applicable standards required by the UDO.	
Step 2. Application Check-In Meeting	Applicant & Staff
Upon receiving input from Staff at the Pre-Application Meeting, the Applicant shall submit the Zoning Map Amendment Application and required submittal materials during a mandatory Application Check-In Meeting where the UDO Administrator or designee will review the submission for completeness. Call 843-706-4500 to schedule.	
Step 3. Review by UDO Administrator	Staff
If the UDO Administrator determines that the Zoning Map Amendment Application is complete, it shall be placed on the next available Planning Commission (PC) Meeting agenda.	
Step 4. Planning Commission Workshop	Applicant, Staff & Planning Commission
The PC shall hold a Public Workshop to provide the public with information and a forum to review the preliminary application.	
Step 5. Planning Commission Meeting & Public Hearing	Applicant, Staff & Planning Commission
The PC shall hold a Public Hearing and review the Zoning Map Amendment Application for compliance with the criteria and provisions in the UDO. The PC may recommend that Town Council approve, approve with conditions, or deny the application.	
Step 6. Town Council Meeting- 1st Reading	Applicant, Staff & Town Council
Town Council shall review the Zoning Map Amendment Application for compliance with the criteria and provisions in the UDO. Town Council may approve, approve with conditions, table, or deny the application at 1 st Reading.	
Step 7. Town Council Meeting- 2nd and Final Reading & Public Hearing	Applicant, Staff & Town Council
Town Council shall hold a Public Hearing and review the Zoning Map Amendment Application for compliance with the criteria and provisions in the UDO. Town Council may approve, approve with conditions, table, or deny the application at 2 nd and Final Reading.	
Step 8. Zoning Map Amendment Approval	Staff
If Town Council approves the Zoning Map Amendment Application, the UDO Administrator shall issue an approval letter to the Applicant.	

ZONING MAP AMENDMENT APPLICATION

NARRATIVE

The Applicant, University Investments, LLC ("University Investments"), seeks approval of an amendment to the Town of Bluffton Zoning Map. The purpose of the amendment is to add Grande Oaks Commons, 65.592 acres, to the Town of Bluffton Zoning Map. Grande Oaks Commons will include Parcel 12D tax map number R600-029-000-2410-0000 at 12.348 acres and Parcels 14A, 14, and 16 tax map number R600-029-000-0014-0000 at 20.457 acres, 24.650 acres, and 8.137 acres, respectively. Grande Oaks Commons will consist of 27.435 acres of upland and 38.157 acres of wetland. This amendment has the effect of adding an additional 32 acres of General Commercial acreage to the total General Commercial Development Rights within the Buckwalter PUD under this amendment to the Zoning Map. There will be no change to the total residential Development Rights within the Buckwalter PUD under this amendment to the Zoning Map. This narrative is specific to the proposed Town of Bluffton PUD Zoning Map Amendment. Concurrent applications being submitted with this request are as follows:

1. Annexation Application
2. Comprehensive Plan Amendment Application
3. Development Agreement Application
4. Concept Plan Amendment Application
5. Zoning Map/Text Amendment Application

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

Grande Oaks Commons is located along the northern border of the Grande Oaks PUD, immediately to the south of, and adjacent to, the Buckwalter Commons Land Use Tract. University Investments is the current owner of Grande Oaks Commons and is also the current owner of a substantial portion of the undeveloped part of Buckwalter Commons Land Use Tract, immediately adjacent to the north of Grande Oaks Commons which will provide access to Buckwalter Parkway.

The annexation and rezoning into Buckwalter PUD and designation as Grande Oaks Commons, to be created by the approval of the concurrent Buckwalter PUD Text Amendment Application, will allow University Investments and the Town to expand their coordinated planning at this important location near the corner of Buckwalter Parkway and Bluffton Parkway. Current preliminary planning for this expanded area contemplates a mixed use, village style, development, including extensive medical services and commercial establishments. Planning and developing this combined area under Bluffton review and development standards will greatly enhance the quality of the future development. Again, no additional residential development rights are being added to the Buckwalter PUD under this annexation.

It is also important to note that this annexation and zoning will allow an additional access point, off Lake Point Drive, for existing residents of Grande Oaks PUD to reach the planned commercial area of the existing Buckwalter Commons Land Use Tract owned by University Investments. This important new access will lead to already approved access points to Bluffton Parkway, through the University Investments Area. The access points were designated by the Buckwalter Parkway Phase 4 Access Management Plan, adopted by the Town, which include signalized and unsignalized accesses. An additional separate agreement was made between University Investments, Grande Oaks, LLC, the Town and the County for the location of the 3 Bluffton Parkway access points and University's Investment's commitment to allow the right-of-way through their properties within the Buckwalter Commons Land Use Tract to the north of the Grande Oaks PUD. This agreement has been attached to this application.

This Application presents an opportunity for Bluffton to enhance its current planning role for this important planned commercial/mixed use area, enhance the tax base of the Town, enhance vehicular access for present and future development, and do so by adding no additional development intensity to the area beyond that already allowed by existing Bluffton zoning and existing Beaufort County zoning. In fact, many uses will be down zoned.

This Narrative will now address the following Application Review Criteria, as established under **Article 3, Section 3.4.3** of the Unified Development Ordinance:

A. **Consistency with the Comprehensive Plan or, if conditions have changed since the Comprehensive Plan was adopted, consistency with the overall intent of the Comprehensive Plan, recent development trends and the general character of the area.** The Town has previously approved the Buckwalter Concept Plan, as amended, as being consistent with these primary goals of the Town. This requested change simply brings additional property into the Town's planning and permitting jurisdiction, while supplementing vehicular access to existing Town property as well as adjacent County controlled property. This Application is consistent with all of these primary goals of the Town.

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

To permit the uses allowed within the proposed Grande Oaks Commons Land Use Tract and the utilization of the requested 32 acres of General Commercial Development Rights on the subject property, the future land use designation will need to be changed to Neighborhood Center. The Neighborhood Center category is intended to guide emerging neighborhood-focused retail clusters throughout the community. These centers, such as Buckwalter Place, provide the opportunity for residents to be within walking distance of grocers, restaurants, retailers, and medical offices. These centers help establish neighborhood identity and are best served when supported by a mix of middle housing and single-family residences within walking or biking distance. These centers are best designed to provide automobile access within a pedestrian-oriented environment. Inclusion of public green space is encouraged.

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

The Town of Bluffton Comprehensive Plan Figure 7.7 – Growth Framework shows a majority of the subject property within a Town Center Node which the Unified Development Ordinance, Section 6.1.2.C defines as:

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

This area is a commercial node. The addition of Grande Oaks Commons to the Buckwalter PUD will allow for additional commercial properties to better serve the community and support the continuing growth of the area's population. Office buildings, medical facilities, retail, and

restaurants are just some examples of how development in Grande Oaks Commons would support the population of the Buckwalter PUD.

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. Grande Oaks Commons is located directly off of Bluffton Parkway near the intersection with Buckwalter Parkway. This is a prime location for mixed use development to best serve the existing community. The parcels that comprise Grande Oaks Commons have a large area of wetlands which will remain undisturbed to help maintain the hydrological and environmental patterns of the area.

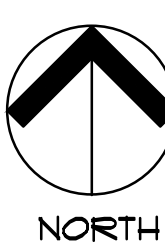
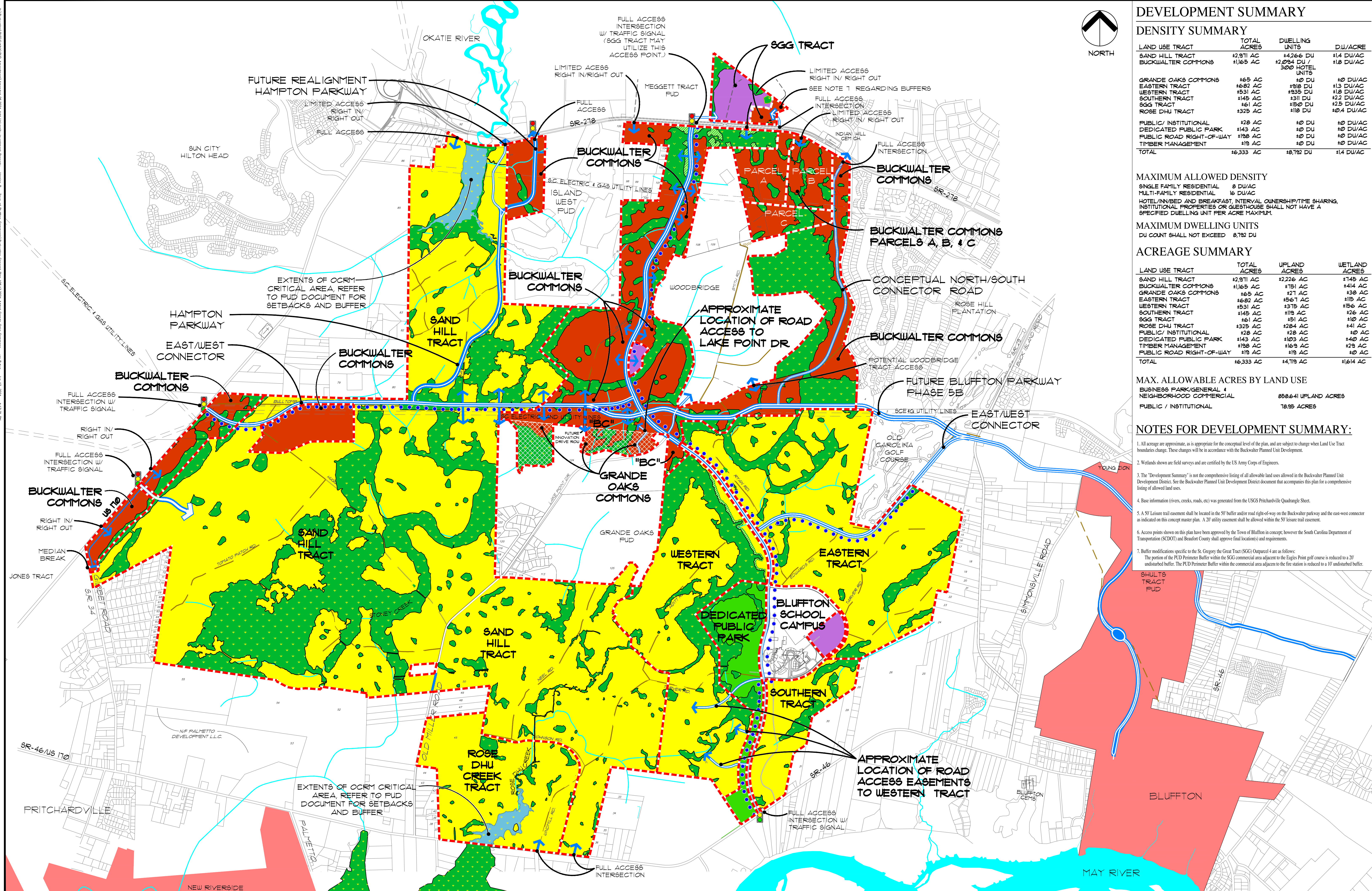
C. Compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning districts in terms of suitability of location, impacts on the environment, noise, density, nature of use, traffic impacts, aesthetics, ability to develop adjacent properties under existing zoning, and potential influence on property values. This requested annexation and zoning into the Buckwalter PUD is consistent and compatible with adjacent land uses within the Town, as well as consistent and compatible with existing land uses within the County. The larger plans for Grande Oaks Commons are consistent with the Town's goal of encouraging mixed use development in appropriate areas, just as the proposal remains consistent with the Beaufort County zoning for this and adjacent property within the Grande Oaks PUD.

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. Planning and developing this combined area under Bluffton review and development standards will greatly enhance the quality of the future development. No additional residential development rights are being added to the Buckwalter PUD under this rezoning. This annexation and rezoning will allow an additional access point, off Lake Point Drive, for existing residents of Grande Oaks PUD to reach the planned commercial area of the existing Buckwalter Commons Land Use Tract owned by University Investments. This important new access will lead to already approved access points to Bluffton Parkway, through the Grande Oaks Commons. The access points were designated by the Buckwalter Parkway Phase 4 Access Management Plan, adopted by the Town, which include signalized and unsignalized accesses.

E. Public need for the potential uses permitted in the requested zoning district. The addition of Grande Oaks Commons to the Buckwalter PUD will allow for additional commercial properties to better serve the community and support the continuing growth of the area's population. Office buildings, medical facilities, retail, and restaurants are just some examples of how development in Grande Oaks Commons would support the population of the Buckwalter PUD.

F. **The application must comply with applicable requirements in the Applications Manual.** Based on the above responses and attachments included in this application, the applicant believes this request complies with the applicable requirements in the Applications Manual.

The Applicant respectfully requests that the Town Planning Commission and Town Council approve this request for the 13th Amendment to the Buckwalter Tract Development Agreement and Concept Plan.



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
GRANDE OAKS COMMONS	165 AC	10 DU	10 DU/AC
EASTERN TRACT	162 AC	198 DU	1.3 DU/AC
WESTERN TRACT	1531 AC	1935 DU	1.3 DU/AC
SOUTHERN TRACT	145 AC	1311 DU	2.2 DU/AC
SGG TRACT	161 AC	1180 DU	1.25 DU/AC
ROSE DHU TRACT	1325 AC	118 DU	10.4 DU/AC
PUBLIC/ INSTITUTIONAL	128 AC	10 DU	10 DU/AC
DEDICATED PUBLIC PARK	143 AC	10 DU	10 DU/AC
PUBLIC ROAD RIGHT-OF-WAY	190 AC	10 DU	10 DU/AC
TIMBER MANAGEMENT	19 AC	10 DU	10 DU/AC
TOTAL	16,333 AC	18,792 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	1,445 AC
BUCKWALTER COMMONS	1,165 AC	1,151 AC	1,414 AC
GRANDE OAKS COMMONS	165 AC	171 AC	158 AC
EASTERN TRACT	162 AC	156.7 AC	115 AC
WESTERN TRACT	1531 AC	1375 AC	115 AC
SOUTHERN TRACT	145 AC	119 AC	126 AC
SGG TRACT	161 AC	151 AC	110 AC
ROSE DHU TRACT	1325 AC	1284 AC	141 AC
PUBLIC/ INSTITUTIONAL	128 AC	128 AC	10 AC
DEDICATED PUBLIC PARK	143 AC	109 AC	140 AC
TIMBER MANAGEMENT	190 AC	116.9 AC	129 AC
PUBLIC ROAD RIGHT-OF-WAY	19 AC	19 AC	10 AC
TOTAL	16,333 AC	14,719 AC	1,614 AC

MAX. ALLOWABLE ACRES BY LAND USE

BUSINESS PARK/GENERAL & NEIGHBORHOOD COMMERCIAL	250.641 UPLAND ACRES
PUBLIC / INSTITUTIONAL	78.95 ACRES

NOTES FOR DEVELOPMENT SUMMARY:

- 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.
- Wetlands shown are field surveys and are certified by the US Army Corps of Engineers.
- 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.
- Base information (rivers, creeks, roads, etc) was generated from the USGS Pritchardville Quadrangle Sheet.
- 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.
- 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.
- Buffer modifications specific to the St. Gregory the Great Tract (SGG) Outparcel 4 are as follows:
The portion of the PUD Perimeter Buffer within the SGG commercial area adjacent to the Eagles Point golf course is reduced to a 20' undisturbed buffer. The PUD Perimeter Buffer within the commercial area adjacent to the fire station is reduced to a 10' undisturbed buffer.

CONCEPT MASTER PLAN

For:
Buckwalter
PLANNED UNIT DEVELOPMENT
Bluffton, South Carolina

Prepared For:
Branigar Organization
Savannah, Georgia



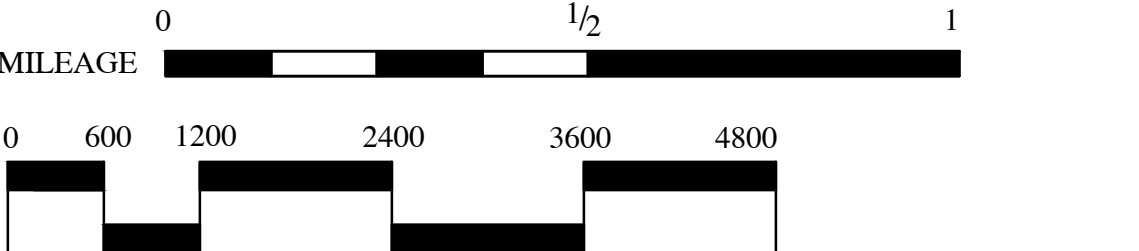
A company of
INTERNATIONAL PAPER
Prepared By:
Wood+Partners, Inc.
Landscape Architects/Land Planners
Hilton Head Island, South Carolina
Thomas & Hutton Engineering Co.
Savannah, Georgia

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
- GRANDE OAKS COMMONS
- WETLANDS
- TIMBER MANAGEMENT
- OCRM CRITICAL AREA
- DEDICATED PUBLIC PARK



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 - Unit Counts
REVISED: March 23, 2009 C-1 170 Parcel
REVISED: November 2011 - Robertson Site (11th Amendment)
REVISED: February 2012 - Modified Bluffton Parkway Phase 5B Alignment
REVISED: October 2012 - Modified Sand Hill Tract/Buckwalter Commons Connector Tract to add 70 Ac. into Buckwalter Commons (11th Amend.)
REVISED: September 2020 - Amended Saint Gregory the Great Tract (SGG) Tract. Modification includes addition of 50.45 acres of public / institution and 0.65 acres of commercial, added 150 Residential Dwelling Units and modifications to the PUD perimeter buffer requirements. Included future Bluffton Parkway Phase 5b. (12th Amendment)
REVISED: October 2023 - Added 32 acres to Grande Oaks Commons. (13th Amendment)
REVISED: June 2024 - Added access points requested by Planning Commission (13th Amendment)

Dist	Map	SMap	Parcel	Block	Week
R600	029	000	2410	0000	00

RECORDED
2021 Aug -23 03:11 PM

BEAUFORT COUNTY AUDITOR

BEAUFORT COUNTY SC - ROD
BK 4019 Pgs 1098-1099
FILE NUM 2021040398
06/02/2021 03:04:02 PM
RCPT# 1037850
RECORDING FEES 15.00
County Tax County 687.50
State Tax State 1,625.00

This deed was prepared in the law offices of
BURR & FORMAN LLP
23-B Shelter Cove Ln #400, Post Office Drawer 3
Hilton Head Island, SC 29928
(843) 785-2171

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

TITLE TO REAL ESTATE
(Limited Warranty)

KNOW ALL PERSONS BY THESE PRESENTS, that Grande Oaks II, LLC, hereinafter referred to as "Grantor," in the State aforesaid, for and in consideration of the sum of Six Hundred Twenty-Five Thousand and 00/100 Dollars (\$625,000.00) to Grantor in hand paid by

University Investments, LLC
P.O. Box 23767
Hilton Head Island, SC 29925

hereinafter referred to as "Grantee," the receipt of which is hereby acknowledged, has granted, bargained, sold and released and by these presents does grant, bargain, sell and release, subject to the easements, restrictions, reservations and conditions set forth in the legal description below, unto the said Grantee, the following described property:

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

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

The property intended to be conveyed herein is a portion of the same property conveyed to the within Grantor by Deed from Robertson Real Estate Partnership, a South Carolina Partnership, dated September 14, 2011, and recorded in Book 3093 at Page 104, Beaufort County Records, on October 25, 2011.

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

THIS CONVEYANCE IS MADE SUBJECT TO all other easements and restrictions of record affecting the property.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said premises before mentioned, unto the Grantee, its successors and assigns forever; subject, however, to the rights, conditions and restrictions that constitute covenants running with the land, all as set forth herein.

AND Grantor does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the said premises unto Grantee, its successors and assigns, against Grantor and its successors and assigns, and all persons whomsoever lawfully claiming or to claim the same, or any part thereof.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name by its duly authorized officer and its seal to be hereto affixed, this 29 day of April, 2021.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

(2) [Signature]
Signature of 1st Witness

(3) [Signature]
Signature of 2nd Witness/Notary Public

GRANDE OAKS II, LLC

(1) [Signature]
By: Pamela Murk, Manager

STATE OF MARYLAND)
COUNTY OF MONTGOMERY)

ACKNOWLEDGMENT

I, the undersigned Notary Public, do hereby certify that Pamela Murk as Manager of Grande Oaks II, LLC, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 29th day of April, 2021.

NOTARY SEAL
Chet Raymond, Notary Public
Montgomery County, Potomac, Maryland
My Commission Expires May 24, 2021

(4) [Signature]
Notary Public for MONTGOMERY COUNTY, MARYLAND
My Commission Expires: 05/24/2021

11/17 RW 1641
Prepared by and return to:
Peter J. Strauss, Esquire
The Strauss Law Firm
55 Hospital Center Common
Suite 300
Hilton Head Island, SC 29926

RECORDED
2011 Nov -04 11:46 AM
Sharon O. Burns
BEAUFORT COUNTY AUDITOR

BEAUFORT COUNTY SC - ROD
BK 03093 PGS 0104-0114
FILE NUM 2011054005
10/25/2011 09:18:33 AM
REC'D BY O EVANS RCPT# 659513
RECORDING FEES 17.00

STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT) **QUIT CLAIM DEED**

KNOW ALL PERSONS BY THESE PRESENTS THAT ROBERTSON REAL ESTATE PARTNERSHIP, a South Carolina Partnership ("Grantors"), in the State aforesaid, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and no other valuable consideration to him/her in hand paid at and before the sealing of these presents, by **GRANDE OAKS II, LLC, a South Carolina limited liability company, ("Grantee")** of **83 May River Point, Bluffton, South Carolina 29910**, in the State aforesaid for which the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto the said **Grantee**, its successors and assigns, forever, in fee simple, the following described real property:

See Exhibit A, attached hereto

THIS property is conveyed by the Grantors and accepted by the Grantee subject to all applicable covenants, conditions, restrictions, easements, affirmative obligations, etc., as recorded in the Office of the Register of Deeds for Beaufort County, South Carolina.

THIS being the same property conveyed to the within Grantor from **DOUGLAS M. ROBERTSON and LUELLEN N. ROBERTSON** by Corrective Title To Real Estate dated June 8, 2011 and recorded in Deed Book 03065 at Page 0921 in the Beaufort County, South Carolina Register of Deeds Office on June 13, 2011.

TMS No.: R600/029/000/014D/0000

ADD DMP Record 11/2/2011 12:15:24 PM
BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R600	029	000	0014	0000	00

ADD DMP Record 11/2/2011 12:15:51 PM
BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R600	029	000	014D	0000	00

The within Quit Claim Deed was prepared in the office of Peter J. Strauss, Attorney at Law, 55 Hospital Center Common, Suite 300, Hilton Head Island, South Carolina 29926 without the benefit of a title search.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining thereto.

TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto said Grantee, its successors and assigns forever.

WITNESS my Hand and Seal, this 14 day of September, 2011.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

[Signature]
(non-notary witness)

**ROBERTSON REAL ESTATE
PARTNERSHIP**, a S.C. Partnership
BY: Robertson Partnership, LLC
Its: General Partner

[Signature]
DOUGLAS M. ROBERTSON
Its: Manager

Megan L. Criddle
(notary)

STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT)

ACKNOWLEDGEMENT

I, Megan L. Criddle, Notary Public, do hereby certify that **ROBERTSON REAL ESTATE PARTNERSHIP**, a S.C. Partnership, by Robertson Partnership, LLC, its General Partner, by **DOUGLAS M. ROBERTSON**, its Manager, the Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 14 day of September, 2011.

Megan L. Criddle
Notary Public for South Carolina
My Commission Expires: July 8, 2015
(SEAL)

EXHIBIT A
PROPERTY DESCRIPTION FOR DEED

All those certain pieces, parcels or tracts of land situate, lying and being in Beaufort County, South Carolina, more particularly described as follows:

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

AND

All that certain piece, parcel or tract of land containing 230 acres, more or less, as shown on that certain Plat prepared by Rod C. Spann, R.L.S., dated November 4, 1985, and recorded in the Offices of the Clerk of Courts for Beaufort County in Plat Book 33 at Page 165. Said property being bounded on the NORTH for a combined distance of 2,969.68' feet by other lands of Richard C. Neel, Jr. as shown on said Plat; On the EAST for a combined distance of 2,867.16' feet by lands now or formerly belonging to Union Camp; On the SOUTH for a combined distance of 4,601.90' feet by lands of others; On the WEST for at approximate distance of 2,680' feet, more or less, by a 100' right-of-way access road.

AND ALSO:

ALL those certain pieces, parcels, or tracts of land being four (4) in number, respectively labeled PARCEL "A", PARCEL "B", PARCEL "C" AND PARCEL "D" on that certain plat of Forrest F. Baughman, P. L. 5., #4922, dated the 22nd day of June 1994 and recorded in the Office of the Clerk of Courts for Beaufort County, South Carolina in Plat Book 50 at Page 51. These four (4) parcels of land are the Grantor's remaining interest in that certain subdivision known as Grandee Oaks Subdivision located in Bluffton Township, South Carolina. Said tracts of land being more particularly bound and described as follows:

PARCEL "A"

Parcel "A" containing 68,436 square feet comprising 1.57 acres, being more particularly bounded and described as follows: On the North for a distance of 130.69' feet, now or formerly, by Hogan; on the South for a distance of 126.06' feet, now or formerly, by Union Bag and Paper Company; on the West for a distance of 561.31' feet, now or formerly, by Union Bag and Paper Company, and on the East for a distance of 524.60' feet by the sixty (60') foot right-of-way of Grandee Oaks Circle.

PARCEL "B"

Parcel "B" containing 40,741 square feet comprising 0.93 acres, being more particularly bounded and described as follows; On the North for a distance of 186.35' feet by the sixty (60') foot right-of-way of Grandee Oaks Circle; on the South for a distance of 286.11' feet, now or formerly, by Hogan; on the West for a distance of 176.85' feet, now or formerly, by Richard L. and Vivian K. Poore; and on the East for a distance of 65.44' feet by the sixty foot (60') foot right-of-way of Grandee Oaks Circle.

PARCEL "C"

Parcel "C" containing 553,418 square foot comprising 12.71 acres, having such meets and bounds as is shown on said plat referenced above, bounded generally on the North by the sixty (60') foot right-of-way of Grandee Oaks Circle; on the West by lands of Stone and Nix and the sixty (60') foot right-of-way of Grandee Oaks Circle; on the East by the one hundred (100') foot right-of-way of an unnamed roadway.

PARCEL "D"

Parcel "D" containing 415,710 square feet comprising 9.54 acres, more particularly shown and designated as a one hundred (100') foot wide of an unnamed road beginning at Old Miller Road and running generally in a North, Northeasterly direction for a distance of 2029.22' feet and then turning generally westward and becoming known as Grandee Oaks Circle, including one small avenue running generally North, Northwest off of the Northern boundary of Grandee Oaks Circle. The purpose of the conveyance of Parcel "D" is to divest the Grantee herein of any interest in Grandee Oaks Subdivision, including, but not limited to any interest he has in the roadways of said subdivision.

SAVING AND EXCEPTING THEREFROM, all those certain pieces, parcels or tracts of land situate, lying and being in Beaufort County, South Carolina, more particularly described as follows:

TRACT A (Right of Way/Roads)

All those certain pieces, parcels or lots of land situate, lying and being in Beaufort County, South Carolina and being designated as shown on that certain plat prepared by Forest F. Baughman P.L.S. 4922, dated June 22, 1994 and entitled Grand Oaks Subdivision and recorded in the Office of the RMC for Beaufort County, S.C. in Plat Book 50 at Page 97. It is the intention of the Grantor that

Tract A only refers to all roads designed for ingress egress, all of which is more specifically shown on the aforementioned plat.

AND ALSO TRACT B (Right of Way/Roads)

All that certain piece, parcel or tract of land, situate, lying and being in Bluffton Township, Beaufort County, South Carolina, being shown and described as 66' R/W extending along the eastern boundary on that certain plat entitled "Grande Oaks Subdivision Phase II, A Boundary Survey and Subdivision of 24.73 Acres, Shown as Parcels A, B,B & D Grande Oaks Subdivision, Bluffton Township, Beaufort County, South Carolina," said plat prepared by T-Square Group, Inc., Forrest F. Baughman, PLS #4922, dated June 22, 1994, and recorded in Beaufort County Records in Plat Book 52 at Page 1234. Said right-of-way is also shown and described as Old Miller Road (Private), 66' R/W on that certain plat entitled "A Subdivision & Neighborhood Drainage Plan for Grande Oaks Phase III, off SC Hwy 46 & Old Miller Road, Bluffton Township, Beaufort County, South Carolina," said plat prepared by Connor and Associates, Inc., Barry W. Connor, SCRLS, dated July 24, 1996, last revised August 21, 1996, and recorded in the Beaufort County Records in Plat Book 59 at Page 74. For a more detailed description as to the metes and bounds, courses and distances, reference is had to the aforementioned recorded plats.

AND ALSO, ALL that certain piece, parcel or tract of land, situate, lying and being in Bluffton Township, Beaufort County, South Carolina, being shown and described as 1,372 sq ft. 3.03 acres, on that certain plat entitled "A BOUNDARY SURVEY of 0.03 ACRES LOCATED at the Intersection of Old Miller Road and Grand Oaks Drive, Bluffton, Township, Beaufort County, South Carolina," said plat prepared by William S. Sanders, PLS#16122, dated November 2, 2001, and recorded in the Beaufort County Records in Plat Book 85 at Page 12. For a more detailed description as to the metes and bounds, courses and distances, reference is had to the aforementioned recorded plat.

AND ALSO, TRACT C (Triangular Parcel on Buckwalter Parkway)

ALL that certain piece, parcel or tract of land, situate, lying and being in Beaufort County, South Carolina, shown and described as 9,588 SF, 0.22 Acres on a Plat entitled "BOUNDARY SURVEY of 0.22 to be included in the Right of Way of Buckwalter Parkway, Bluffton Township, Beaufort County, South Carolina"; said Plat prepared by William S. Sanders, PLS#16122; said Plat being dated July 31, 2001 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 1477 at Page 796.

AND ALSO, TRACT D (Wetlands)

All those certain pieces, parcels or lots of land situate, lying and being in Beaufort County, South Carolina shown and described as Parcel 1, containing 3.540 acres upland, and 2.822 acres wetland, for a total of 6.362 acres; and Parcel 2, containing 3.316 acres upland, and 2.043 acres wetland, for a total of 5.359 acres; said Parcels shown and described on a Plat entitled "A Plat of Parcel 1 (6.362 acres) and Parcel 2 (5.5359 acres), being a Portion of the Grande Oaks PUD located near the North End of

End of Old Miller Road, Bluffton Township, Beaufort County, South Carolina"; said Plat prepared by Thomas & Hutton Engineering Co., Boyce L. Young, SCRL No. 11079 dated October 4, 2001 last revised November 14, 2001 and recorded in Plat Book 86 at Page 38, Beaufort County Records.

AND ALSO, TRACT E (Grande Oak, Phase I)

All that certain piece, parcel or tract of land or a portion thereof lying and being in the Bluffton Township, Beaufort County, South Carolina identified as 2.03 Acres as described as Open Space on that certain plat entitled "Grande Oaks Subdivision Phase II, A Boundary Survey and Subdivision of 24.75 Acres, Shown as Parcels A, B, C & D Grande Oaks Subdivision, Bluffton Township, Beaufort County, South Carolina", said plat prepared by T-Square Group, Inc., Forrest F. Baughman, PLS 4922 and recorded in the Register of Deeds for Beaufort County, South Carolina in Plat Book 52 at Page 123.

AND

ALSO, ALL those certain pieces, parcels or tracts of land situate, lying and being in the Bluffton Township, Beaufort County, South Carolina more particularly designated as Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, and 20 on that certain plat entitled "Grande Oaks Subdivision Phase II, A Boundary Survey and Subdivision of 24.75 Acres, Shown as Parcels A, B, C & D Grande Oaks Subdivision, Bluffton Township, Beaufort County, South Carolina", said plat prepared by T-Square Group, Inc., Forrest F. Baughman, PLS 4922 and recorded in the Register of Deeds for Beaufort County, South Carolina in Plat Book 52 at Page 123.

AND ALSO, TRACT F (Grande Oaks, Phase II)

All that certain piece, parcel or tract of land or a portion thereof lying and being in the Bluffton Township, Beaufort County, South Carolina identified as 3.00 Acres as described on that certain plat entitled "Plat Prepared for William H. Grimes, Jr., Beaufort County, South Carolina", said plat prepared by Rod C. Spann, RLS 6273 and recorded in the Register of Deeds for Beaufort County, South Carolina in Book 244 at Page 1966.

AND

All that certain piece, parcel or tract of land or a portion thereof lying and being in the Bluffton Township, Beaufort County, South Carolina identified as 5.56 Acres as described on that certain plat entitled "Plat Prepared for Thomas F. Hogan, Beaufort County, South Carolina", said plat prepared by Rod C. Spann, RLS 6273 and recorded in the Register of Deeds for Beaufort County, South Carolina in Book 244 at Page 1971.

AND

All that certain piece, parcel or tract of land or a portion thereof lying and being in the Bluffton Township, Beaufort County, South Carolina identified as 2.54 Acres as described on that certain plat entitled "Plat Prepared for Wayne & Martha Smith, Beaufort County, South Carolina", said plat

prepared by Rod C. Spann, RLS 6273 and recorded in the Register of Deeds for Beaufort County, South Carolina in Book 268 at Page 1952.

AND

ALL that certain piece, parcel or tract of land or a portion thereof lying and being in Beaufort County, South Carolina, measuring and being bounded as follows: Commencing at a iron pipe on the southeast corner of the property adjacent to Grandee Oaks Circle 60' R/W N 53°16'48" W for a distance of 312.26 feet; then N 01°35'53" E for a distance of 173.26 feet; then N 75°32'43" E for a distance of 442.61 feet; then S 27°24'44" E for a distance of 255.83 feet; then S 55°21'47" W for a distance of 225.29 feet to a concrete marker; then S 46°44'23" W for a distance of 168.06 feet to the point of beginning. Said property is more particularly shown and identified as "Jack Bailey and Robert All, Beaufort County, SC", prepared by Rod C. Spann, RLS 6273, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 32 at Page 79 together with that parcel shown and indicated on a plat entitled "Survey for Robert P. & Nan C. All, Beaufort County, South Carolina" prepared by Rod C. Spann, RLS 6273, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 369 at Page 688.

AND

ALL that certain piece, parcel or lot of land, situate, lying and being in Beaufort County, South Carolina, approximately five (5) miles Northwest of Bluffton, measuring and bounding as follows: Beginning at the Northwest corner and proceeding N 75° 54' 42" E for a distance of 277.93 feet; then South 27° 24' 44" E for a distance of 255.83 feet; thence S 55°21'47" W for a distance of 266.16 feet; thence N 34°56'54" W for a distance of 351.34 feet to the beginning. Said property is more particularly described on a plat of the same by Rod C. Spann, RLS, dated August 6, 1982, and recorded in the Register of Deeds for Beaufort County, South Carolina in Book 369 at Page 688.

AND

All that certain piece, parcel or tract of land or a portion thereof lying and being in the Bluffton Township, Beaufort County, South Carolina identified as 1.36 Acres as described on that certain plat entitled "Survey for Jack Bailey, Beaufort County, South Carolina", said plat prepared by Rod C. Spann, RLS 6273 and recorded in the Register of Deeds for Beaufort County, South Carolina in Plat Book 31 at Page 31.

AND

ALL that certain piece, parcel or lot of land containing 1.20 acres as shown on that certain plat prepared by Rod C. Spann, RLS, dated July 1, 1985, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 33 at Page 111. Said property being more particularly bounded and described as follows: On the East for a distance of 130.87 feet by Grandee Oaks Circle; on the North for a distance of 195.85 feet by property now or formerly owned by Bailey; on the West for a distance of 317.13 feet by property now or formerly owned by Union Camp; on the

Camp; on the South for a distance of 40 feet by property now or formerly owned by Hogan; and on the Southeast for a distance of 310.43 feet by property now or formerly owned by Poore.

AND

All those certain pieces, parcels or tracts of land or a portion thereof lying and being in the Bluffton Township, Beaufort County, South Carolina identified as Tracts A and B as more particularly described on that certain plat entitled "Plat Prepared for Richard C. Neel, Jr., A Portion of Grandee Oaks Subdivision, Bluffton Township, Beaufort County, South Carolina", said plat prepared by Johnson-Trogdon Surveyors and recorded in the Register of Deeds for Beaufort County, South Carolina in Plat Book 39 at Page 126.

AND ALSO, TRACT G (Grande Oaks, Phase III)

ALL that certain piece, parcel or lot of land, situate, lying and being in Bluffton Township, Beaufort County, South Carolina and being known as Lot Number 22 of Grande Oaks, Phase III Subdivision. FOR a more particular description reference is made to that certain plat prepared by Matthew M. Crawford, SCRLS, dated December 3, 1996 and recorded in Plat Book 59 at Page 73 in the Register of Deeds for Beaufort County, South Carolina.

AND

All that certain piece, parcel, or lot of land, situate, lying and being in Bluffton Township, Beaufort County, South Carolina, the same being 17.17 acres and known as Grande Oaks Phase III Subdivision, and more particularly described as follows: Beginning at a point along the projected right-of-way of Old Miller Road and running N34°53'18"E for a distance of 1179.98' feet, more or less, to a point; then turning and running S55°06'42"E for a distance of 487.02' feet, more or less, to a point; then turning and running S34°53'18"W for a distance of 104.66' feet, more or less, to a point; then turning and running S08°43'41"E for a distance of 275.40' feet, more or less, to a point; then turning and running N85°13'03"E for a distance of 79.63' feet, more or less, to a point; then turning and running S04°46'57"E for a distance of 309.70' feet, more or less, to a point; then turning and running S76°44'35"W for a distance of 800.61' feet, more or less, to a point; then turning and running N68°00'57"W for a distance of 412.17' feet, more or less, to a point to beginning.

For a more particular description, reference is made to that certain plat prepared by Matthew M. Crawford, SCRLS, dated 12/03/96 and recorded in Plat Book 59 at Page 73.

AND

All of that certain parcel or tract of land, Situate, lying and being in Bluffton Township, Beaufort County, South Carolina, being shown and described as 144,995SF, 3.33 Ac (Pond) and Wetland on that certain plat entitled "A Boundary Survey of 3.33 Acres, Being a Portions of Grand Oaks Phase 3, Bluffton Township, Beaufort County, South Carolina," prepared by William S. Sanders, PLS#16122, dated November 3, 2001, and recorded in the Beaufort County, Records in Plat Book 85 at Page 11. For a more detailed description as to the metes and bounds, courses and distances, reference is had to

reference is had to the aforementioned recorded plats.

AND ALSO, TRACT H (Grande Oaks, Phase 3B1)

All that certain piece of land or a portion thereof lying and being in the Bluffton Township, Beaufort County, South Carolina and containing 31 acres more or less as described on that certain plat entitled "A subdivision of a portion of the lands of Grande Oaks LLC near Pritchardville, Bluffton Township, Beaufort County, South Carolina" also known as Grand Oaks Phase 3BI, plat prepared by T-Square Group, Inc., Forrest F. Baughman, PLS 4922 and recorded in the Register of Deeds for Beaufort County, South Carolina in Plat Book 66 at Page 160.

AND ALSO, TRACT I (Sandy Pointe, Ph 1 & 2)

All that certain piece, parcel, or tract of land lying and being in Beaufort County, South Carolina shown and described as "Parcel A, 1,488,377 SF, 34.17 Acres" on a plat entitled "Boundary Survey of 49.85 Acres Shown as Parcels A & B on the Lands of Doug Robertson at the End of Old Miller Road, Bluffton Township, Beaufort County, South Carolina"; said Plat prepared by William S. Sanders, PLS No. 16122; said Plat being dated June 9, 2001, and last revised September 29, 2001 and having been recorded in the Beaufort County Land Records in Plat Book 82 at Page 179 (the "Plat").

AND

All that certain piece, parcel, or tract of land lying and being in Beaufort County, South Carolina shown and described as "Parcel B, 682,913 SF, 15.68 Acres" on a plat entitled "Boundary Survey of 49.85 Acres Shown as Parcels A & B on the Lands of Doug Robertson at the End of Old Miller Road, Bluffton Township, Beaufort County, South Carolina"; said Plat prepared by William S. Sanders, PLS No. 16122; said Plat being dated June 9, 2001, and last revised September 29, 2001 and having been recorded in the Beaufort County Land Records in Plat Book 82 at Page 179.

AND ALSO, TRACT J (Edgefield)

All those certain pieces, parcels or tracts of land situate, lying and being in Beaufort County, South Carolina shown and described as Parcel A, containing 86.954 acres upland, and 10.749 acres wetland, for a total of 97.703 acres; and Parcel B, containing 2.595 acres upland; said Parcels shown and described on a Plat entitled "A Plat of The Sivica Tract at Grande Oaks, Beaufort County, South Carolina"; said Plat prepared by Thomas & Hutton Engineering Co., Boyce L. Young, SCRL No. 11079 dated April 15, 2003, last revised July 11, 2003 and recorded in Plat Book 94 at Page 171, Beaufort County Records.

AND ALSO, TRACT K (Arborwood)

All that certain piece, parcel or tract of land situate, lying and being in Beaufort County, South Carolina shown and described as "Arborwood, 396,023 SF, 9.09 Ac" on a Plat entitled "A Boundary Survey of Two Parcels Shown hereon as "Arborwood" and "the Willows" at Grande Oaks, Bluffton

Township, Beaufort County, South Carolina"; said Plat prepared by William S. Sanders, PLS No. 16122; said Plat being dated September 16, 2003, and last revised November 18, 2003 and having been recorded in the Beaufort County Land Records in Plat Book 97 at Page 43 (the "Plat").

AND ALSO, TRACT L (Willows, Ph. 1 & 2)

All that certain piece, parcel or tract of land situate, lying and being in Beaufort County, South Carolina shown and described as "The Willows, Phase 1, Parcel B, 1,196,380 SF, 27.47 Ac" on a Plat entitled "A Boundary Survey of Two Parcels Shown hereon as "Arborwood" and "the Willows" at Grande Oaks, Bluffton Township, Beaufort County, South Carolina"; said Plat prepared by William S. Sanders, PLS No. 16122; said Plat being dated September 16, 2003, and last revised November 18, 2003 and having been recorded in the Beaufort County Land Records in Plat Book 97 at Page 43 (the "Plat").

AND

All that certain piece, parcel or tract of land situate, lying and being in Beaufort County, South Carolina shown and described as "The Willows, Phase 2, Parcel A, 771,271 SF, 17.71 Ac" on a Plat entitled "A Boundary Survey of Two Parcels Shown hereon as "Arborwood" and "the Willows" at Grande Oaks, Bluffton Township, Beaufort County, South Carolina"; said Plat prepared by William S. Sanders, PLS No. 16122; said Plat being dated September 16, 2003, and last revised November 18, 2003 and having been recorded in the Beaufort County Land Records in Plat Book 97 at Page 43 (the "Plat").

Being all or portions of Beaufort County Tax Parcels TMS:

R600 029 000 014D 0000
R600 037 000 020A 0000
R600 023 00F 0147 0000
R600 029 000 0014 0000

This property description was prepared by Novit & Scarminach, PA, Post Office Drawer 14, Hilton Head Island, SC 29938 by Elizabeth B. Mayo without benefit of title examination.

BLUFFTON PARKWAY 120' RW



VICINITY MAP NOT TO SCALE

LEGEND

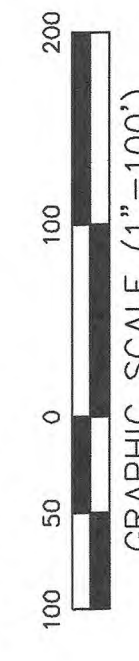
- ▲ CALC POINT - CORNER NOT SET
- CONC. MONUMENT FOUND
- IRON PIPE FOUND
- IRON REBAR FOUND
- 5/8" IRON REBAR SET W/CAP
- RIGHT-OF-WAY CONC. MONUMENT FOUND
- NOT TO SCALE
- (T) TOTAL
- ▲ WETLAND FLAG
- FENCE LINE
- DIRT ROAD
- GRAVEL

NOTES

- THIS PARCEL APPEARS TO BE IN DUAL FLOOD ZONES: X AND X (0.2% CHANCE). COMMUNITY 450025 (BEAUFORT COUNTY UNINCORPORATED AREAS), MAP NUMBER 4501302200C.
- BUILDING SETBACK REQUIREMENTS MUST BE VERIFIED WITH THE PROPER AUTHORITIES PRIOR TO DESIGN AND CONSTRUCTION.
- HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE GRID (NAD 83).
- PRECISION OF PLAT CLOSURE: 1:1998.908
- WETLANDS WERE DELINEATED BY NEWTRK ENVIRONMENTAL, INC. ON MARCH 17, 2022.
- ALL WETLANDS SHOWN ARE PRELIMINARY AND SUBJECT TO JURISDICTION BY THE ARMY CORPS OF ENGINEERS.
- ALL EASEMENTS AFFECTING PARCEL 12C NOT SHOWN ON THIS SURVEY.

REFERENCES

- DE-2093 PG-104
- DE-2093 PG-105
- DE-2093 PG-106
- DE-2093 PG-107
- DE-2093 PG-108
- DE-2093 PG-109
- DE-2093 PG-110



PREPARED FOR:
UNIVERSITY INVESTMENTS, LLC
A SUBDIVISION PLAT OF

PARCEL 14B
GRANDE OAKS TRACT

TAX PARCEL No. R600 029 000 0014 0000

BEAUFORT COUNTY, SOUTH CAROLINA

BLUFFTON

FIELD WORK:

DRAWN BY:

DATE:

PROJECT No.:

FILE BPT-22151 SUB TOWER SUDING

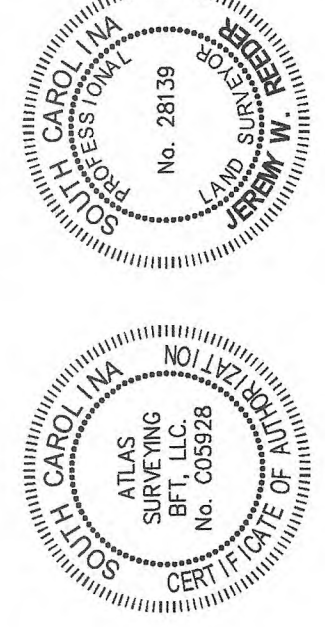
ATLAS
SURVEYING, INC.

168 BOARDWALK DRIVE, SUITE A

RIDGEWOOD, SC 29355

PHONE: (843) 645-9277

WEBSITE: WWW.ATLASSURVEYING.COM



I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THIS SURVEY COMPLIES WITH THE REQUIREMENTS OF THE PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, CLASS "A" SURVEY AS SPECIFIED THEREIN.

Surveyor's signature and name: Carol Ann Hitt, S.C.P.L.S. No. 28139

NOT VALID UNLESS COUNTERED WITH SEAL

NORTH
SC GRID (NAD 83)
(2011)

NIF
UNIVERSITY INVESTMENTS LLC.
(PARCEL 12B)
TMS R600 029 000 2343 0000
PB:153 PG:74

WOODLAND COURT

RETREAT AT GRANDE OAKS HOA INC.
TMS R600 029 000 2445 0000
PB:154 PG:135
DB:4090 PG:191

NIF
RETREAT AT GRANDE OAKS HOA INC.
TMS R600 029 000 2222 0000
PB:154 PG:135
DB:4090 PG:191

NIF
RETREAT AT GRANDE OAKS HOA INC.
TMS R600 029 000 2456 0000
PB:154 PG:135
DB:4090 PG:191

NIF
RETREAT AT GRANDE OAKS HOA INC.
TMS R600 029 000 2218 0000
PB:154 PG:135
DB:4090 PG:191

REVISIONS

- ADDED WETLAND AREA TO WETLAND C ON 11/09/2023. ADDITIONAL WETLAND AREA WAS DELINEATED BY NEWTRK ENVIRONMENTAL ON NOVEMBER 15, 2023.

ACREAGE CHART

PARCEL 14				PARCEL 15				PARCEL 16				PARCEL 14B TOTAL			
UPLANDS		WETLANDS		UPLANDS		WETLANDS		UPLANDS		WETLANDS		UPLANDS		WETLANDS	
UPLAND 1	255,295 S.F. 5.861 AC.	WETLAND A	745,874 S.F. 17,182 AC.	UPLAND 2	336,525 S.F. 7.726 AC.	WETLAND C	13,995 S.F. 0.318 AC.	UPLAND 3	12,815 S.F. 0.294 AC.	WETLAND F	34,643 S.F. 0.793 AC.	UPLAND PARCEL-14	256,295 S.F. 5.861 AC.	WETLAND PARCEL-14	818,438 S.F. 18,789 AC.
N/A	N/A	WETLAND B	69,444 S.F. 1.597 AC.	N/A	N/A	WETLAND D	39,840 S.F. 0.913 AC.	N/A	N/A	N/A	N/A	UPLAND PARCEL-15	336,525 S.F. 7.726 AC.	WETLAND PARCEL-15	560,202 S.F. 12,860 AC.
N/A	N/A	N/A	N/A	N/A	N/A	WETLAND E	507,759 S.F. 11,556 AC.	N/A	N/A	N/A	N/A	UPLAND PARCEL-16	12,815 S.F. 0.294 AC.	WETLAND PARCEL-16	341,643 S.F. 7,843 AC.
UPLAND TOTAL	255,295 S.F. 5.861 AC.	WETLAND TOTAL	818,438 S.F. 18,789 AC.	UPLAND TOTAL	336,525 S.F. 7.726 AC.	WETLAND TOTAL	560,202 S.F. 12,860 AC.	UPLAND TOTAL	12,815 S.F. 0.294 AC.	WETLAND TOTAL	34,643 S.F. 0.793 AC.	UPLAND TOTAL	604,835 S.F. 13,881 AC.	WETLAND TOTAL	1,720,283 S.F. 39,492 AC.
PARCEL 14 TOTAL		1,073,733 S.F. 24,635 AC.		PARCEL 15 TOTAL		986,777 S.F. 22,556 AC.		PARCEL 16 TOTAL		354,459 S.F. 8,137 AC.		PARCEL 14B TOTAL		2,324,918 S.F. 53,373 AC.	

EASEMENT AREA 1		EASEMENT AREA 2	
24,444 S.F.	0.556 AC.	24,126 S.F.	0.554 AC.

EASEMENT AREA 2	
24,126 S.F.	0.554 AC.

NIF
HL DEVELOPMENT LLC.
TMS R614 029 000 0946 0000
PB:109 PG:181
DB:3589 PG:2592

NIF
HL DEVELOPMENT LLC.
TMS R614 037 000 0946 0000
PB:144 PG:1-29
DB:3587 PG:3161

NIF
HAMPTON LAKE
COMMUNITY ASSOCIATION INC
TMS R614 037 000 0214 0000
PB:109 PG:181
DB:3490 PG:446

APPROXIMATE LOCATION OF FEMA FLOOD LINE

NIF
ARBORWOOD/WILLOWS
HOME OWNERS ASSOCIATION INC
TMS R600 029 000 0700 0000
PB:109 PG:181
DB:2638 PG:638

NIF
ARBORWOOD/WILLOWS
HOME OWNERS ASSOCIATION INC
TMS R600 029 000 0477 0000
DB:2638 PG:638

NIF
GRANDE OAKS II LLC.
(PARCEL 14B)
TMS R600 029 000 0014 0000
PB:154 PG:135
DB:4090 PG:191

WETLAND A
746,874 S.F.
17,182 AC.

PARCEL 14
1,073,733 S.F.
24,650 AC.

WETLAND C
13,995 S.F.
0.321 AC.

UPLAND 2
336,525 S.F.
7.726 AC.

PARCEL 15
896,727 S.F.
20,586 AC.

WETLAND D
38,449 S.F.
0.883 AC.

WETLAND E
507,759 S.F.
11,556 AC.

NIF
ARBORWOOD/WILLOWS
HOME OWNERS ASSOCIATION INC
TMS R600 029 000 0700 0000
PB:109 PG:181
DB:2638 PG:638

Comparison of Current Beaufort County and Current Town of Bluffton
Zoning District Land Uses and the Proposed Annexed Grande Oaks Commons Land Use Tract

LEGEND:	Permitted (P), Conditional (C), Not included as a specific use for the jurisdiction (---)		
Downzoning or Removal of Specific Use (11)	Note: The color assigned below indicates the use comparison between Grande Oaks PUD and Buckwalter PUD. No Color indicates No Change. Green indicates a downzoing or removal of use. Orange is a new use. Yellow is modified condition to a use.		
Upzoning (0)			
Modified Condition / Requirement (11)			
Land Use Type	Jurisdiction/ Zoning District		
	Beaufort County	Town of Bluffton	Annex Request
	Grande Oaks PUD - Village Center (VC1, VC2 & BP) Land Use Tract	Buckwalter PUD - Buckwalter Commons Land Use Tract	Grande Oaks Commons - Land Use Tract
Agriculture			
Tree farm, timber area, or forest management area.	---	P	---
Silviculture.	---	P	P
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	---
Game Management.	---	P	---
Civic/ Institutional			
Assisted Care Units used to establish a Certificate of Need (CON)	---	P	P
Assisted living facilities, nursing homes and congregate care facilities	---	P	P
Cemeteries provided that such use does not include a funeral home or crematorium.	P	P	---
Churches, synagogues, temple and other places of worship	P	P	P
Civic, cultural, municipal, governmental, educational (public or private), conference centers, research or other similar facilities which may include housing for staff, faculty and professionals and may include student housing and employee dormitories	P	P	P
Governmental post office	P	C	C
Library.	P	P	P
Museum.	P	P	P
Offices for governmental or institutional purposes.	P	P	P
Public emergency service facilities, library, museum, day care facilities, social/community centers, etc.	P	P	P
School	P	P	P
Commercial, Retail, Services, Offices, and Light Industrial			
Accessory uses customarily appurtenant to a permitted or conditional use	P	P	P
Animal hospital, veterinary clinic or kennel	---	C	P
Antique store	P	P	P
Appliance, radio, television store or repair shop	P	P	P
Art supply store	P	P	P
Assembly of electronic components and accessories	---	C	P
Assembly of wooden containers; household wooden furniture; wood office furniture; partitions, shelving, lockers and store fixtures; cabinet work; and custom carpentering	---	C	C
Auto accessory store	P	C	P
Automobile carwash, laundry or washateria	P	C	C
Automobile garage for the repair and servicing of vehicles	---	C	P
Automobile service station	P	C	P
Bakery provided that goods baked on the premises are primarily sold at retail only	P	C	P
Bank or financial institution	P	C	P
Barber shop, beauty shop, or combination thereof.	P	P	P
Bicycle repair and sales shop	P	P	P
Book, magazine, newspaper shop	P	P	P
Brooms, brushes, and combs; fasteners, buttons, needles and pins manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Bulk storage of petroleum or other flammable, volatile or hazardous materials	---	C	---
Business involving the rendering of personal services other than an automobile laundry, or an automobile repair garage.	P	P	P
Cameras and other photographic equipment excluding film and chemicals manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Campgrounds	---	C	---
Candy store	P	P	P
Carpentry workshop or cabinet making/wood furniture operation	---	C	P
Clothing store	P	P	P
Clothing tailoring operation including retail custom and repair work only	P	C	P
Club, lodge, union hall or social center.	---	P	P
Club; business or civic association.	---	P	P
Cold storage plant	---	C	C
Commercial parking lot for passenger automobiles excluding use of lot for overnight sleeping.	---	P	P
Commercial recreation facility, specifically including billiard parlor and theater.	---	P	P
Commercial, recreation or vocational school.	---	P	P

Comparison of Current Beaufort County and Current Town of Bluffton
Zoning District Land Uses and the Proposed Annexed Grande Oaks Commons Land Use Tract

LEGEND:	Permitted (P), Conditional (C), Not included as a specific use for the jurisdiction (---)		
Downzoning or Removal of Specific Use (11)	Note: The color assigned below indicates the use comparison between Grande Oaks PUD and Buckwalter PUD. No Color indicates No Change. Green indicates a downzoing or removal of use. Orange is a new use. Yellow is modified condition to a use.		
Upzoning (0)			
Modified Condition / Requirement (11)			
Land Use Type	Jurisdiction/ Zoning District		
	Beaufort County	Town of Bluffton	Annex Request
	Grande Oaks PUD - Village Center (VC1, VC2 & BP) Land Use Tract	Buckwalter PUD - Buckwalter Commons Land Use Tract	Grande Oaks Commons - Land Use Tract
Computers, computer components, and computer accessories including, but not limited to: printed circuit boards, semiconductors, terminals, printers, storage devices, peripheral equipment, and software manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Conference center, retreat house.	P	P	P
Contractor's office	---	C	C
Convenience store	P	P	P
Customary home occupations	P	C	C
Delicatessen, restaurant, soda fountain or other eating and/or drinking establishments	P	C	P
Dressmaker, seamstress, tailor	P	P	P
Drug store or pharmacy	P	P	P
Dry cleaning establishment for pick up and drop off service only (excluding dry cleaning on the premises).	---	C	C
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.	---	C	C
Dry cleaning self-service and/or laundry self- service facility.	---	P	P
Eating and/or drinking establishment.	P	P	P
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 manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Electronic capacitors, coils, connectors, and resistors for small office and consumer products; electron tubes manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Florist shop	P	P	P
Fruit, nut and/or vegetable store	P	P	P
Games, toys, dolls, figurines, and stuffed animals; small curios, novelty items, and tourist souvenirs manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Gas Station	P	P	P
Gift or curio shop	P	P	P
Grocery store	P	P	P
Hand held firearms excluding ammunition manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Handicrafts workshop or fine arts studio.	P	P	P
Hardware store	P	P	P
Hobby and/or toy shop	P	P	P
Horticultural nursery.	P	P	P
Insurance agency	P	P	P
Jewelry and watch repair shop	P	P	P
Junk yards, auto salvage yards, and outdoor storage of vehicles	---	C	---
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.	---	C	C
Light assembly or fabrication	---	C	C
Lighting fixtures, fans, lamp bulbs and tubes manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Lightweight metal or plastic furniture; drafting equipment; writing, drawing, and marking implements manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Locksmith or gunsmith	P	P	P
Magnetic and optical recording media, audio/video tapes and disks manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Materials for fiber optic processes manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Meat, fish, and/or poultry shop	P	C	P
Medical, dental, or chiropractic office, clinic and/or laboratory.	P	P	P
Medical/ Healthcare Facility/ Hospital	P	P	P

Comparison of Current Beaufort County and Current Town of Bluffton
Zoning District Land Uses and the Proposed Annexed Grande Oaks Commons Land Use Tract

LEGEND:	Permitted (P), Conditional (C), Not included as a specific use for the jurisdiction (---)		
Downzoning or Removal of Specific Use (11)	Note: The color assigned below indicates the use comparison between Grande Oaks PUD and Buckwalter PUD. No Color indicates No Change. Green indicates a downzoing or removal of use. Orange is a new use. Yellow is modified condition to a use.		
Upzoning (0)			
Modified Condition / Requirement (11)			
Land Use Type	Jurisdiction/ Zoning District		
	Beaufort County	Town of Bluffton	Annex Request
	Grande Oaks PUD - Village Center (VC1, VC2 & BP) Land Use Tract	Buckwalter PUD - Buckwalter Commons Land Use Tract	Grande Oaks Commons - Land Use Tract
Medical, surgical, and dental instruments; optical and ophthalmic instruments, lenses, and eyeglasses; orthopedic and prosthetic appliances manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Millinery or hat shop	P	P	P
Mini-warehouse facilities	---	C	C
Model Home Sales Center	P	P	P
Motion picture studio and/or video commercial preparation; FAX machine services and distribution, photographic, optical goods, watches/clocks assembly and distribution	---	C	C
Music store and/or record shop	P	P	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, yarn, and lace goods; men's, youth's and boy's suits, coats and overcoats; men's, youth's and boy's 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	---	P	P
Newspaper publishing plant	---	C	C
Office building and/or office for government, business professional or general purposes	P	P	P
Office supply and equipment store	P	P	P
Offices for business use including, but not limited to: insurance, real estate, travel, and advertising agencies; business consulting.	P	P	P
Offices for general administrative functions including operations management, sales and marketing, clerical service, personnel management, accounting/finance, data processing, and design/engineering.	P	P	P
Offices for professional use including, but not limited to: accounting, architecture, engineering, surveying, law, medicine, chiropractic, and dentistry.	P	P	P
Off-street commercial parking or garage.	---	P	P
Package liquor store	P	P	P
Pet shop	P	C	P
Photocopying, typesetting, or stripping operation; bindery.	---	P	P
Photographic and camera supply and service store	P	P	P
Photographic studio	P	P	P
Precision instruments and gauges used for measuring, testing, control, display, and analysis; precision instruments used for communications, search, detection, navigation, and guidance.	---	P	P
Printing, lithography, and gravure	---	C	P
Private or semiprivate club, lodge, union hall or social center.	---	P	P
Radio and/or television station	---	P	P
Radio or television studio excluding telecommunications tower.	---	P	P
Real estate agency	P	P	P
Restaurant	P	C	P
Retail, wholesale or storage business involving the sale of merchandise on the premises; except those uses which involve open yard storage.	---	P	P
School offering instruction in art, music, dancing, drama, or similar cultural activity.	P	P	P
School or day care center.	P	P	P
Seafood or shellfish packaging and processing	---	C	C
Shoe store	P	P	P
Small office supplies and machines suitable for sale in stationery store; household cooking equipment manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Sporting and athletic goods; musical instruments; hand-held tools; lawn and garden equipment manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Telecommunications tower	---	C	C
Telegraph office	P	P	P
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.	---	P	P
Temporary storage of construction materials during the construction process provided the materials are removed within 30 days after project completion.	---	P	P

Comparison of Current Beaufort County and Current Town of Bluffton
Zoning District Land Uses and the Proposed Annexed Grande Oaks Commons Land Use Tract

LEGEND:	Permitted (P), Conditional (C), Not included as a specific use for the jurisdiction (---)		
Downzoning or Removal of Specific Use (11)	Note: The color assigned below indicates the use comparison between Grande Oaks PUD and Buckwalter PUD. No Color indicates No Change. Green indicates a downzoing or removal of use. Orange is a new use. Yellow is modified condition to a use.		
Upzoning (0)			
Modified Condition / Requirement (11)			
Land Use Type	Jurisdiction/ Zoning District		
	Beaufort County	Town of Bluffton	Annex Request
	Grande Oaks PUD - Village Center (VC1, VC2 & BP) Land Use Tract	Buckwalter PUD - Buckwalter Commons Land Use Tract	Grande Oaks Commons - Land Use Tract
Textile, fabric or apparel operation specifically including woven fabric mill, knitting mill, yarn and thread mill, and cut and sew operation manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	C	C
Trade shop or tool and die shop	---	C	C
Vending machines; signs and advertising specialties manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Warehouse, wholesale, or distribution operation.	---	C	C
Watches, clocks, meters, scales and other counting and timing devices manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	C	C
Workshop for building trade other than carpentry	---	P	P
Community Recreation			
Communitiy recreation facilities including parks; Lawn Games such as bocci, croquet, volleyball, etc.; Multi-use fields; offices/administrative buildings, Golf cart storage barn and maintenance facilities, accessory structures, Golf learning and practice facilities, equestrian facilities includingb barns, paddocks, stables, riding rinks, bridle trails, and equestrian learning/teaching facilities, Leisure Trails and Bike Trails	P	P	P
Community Recreation service facilities including Public and/or Private Clubhouses, Pro shops, Snack Bars, Grills, Restaurants and Lounges associated with clubhouses, and ancillary uses associated with community recreation facilities such as craft centers, fitness centers, etc.	P	P	P
Neighborhood Parks.	P	P	P
Playgrounds.	P	P	P
Recreational Building including but not limited to uses such as indoor recreation, meeting, assembly, banquet, fitness and hobby space.	P	P	P
Swimming Pools, Pool Bath Houses and Gazebos.	P	P	---
Tennis Courts.	P	P	P
Unlighted, regulation size or par-three golf course.	---	P	P
Lodging			
Hotel, bed and breakfast inns, and motels.	---	P	P
Maintenance of Buckwalter Common and Recreational properties			
Maintenance facilities specifically for the maintenance of Buckwalter common and recreational properties including offices; shops for woodwork, metalwork and painting; fuel storage; storage of chemicals and bulk materials as permitted by law; mulching facility and storage; greenhouses, plant propagation areas and holding yards; vehicle maintenance; and storage of vehicles and parts, boats, recreational vehicles and resident storage units	---	P	P
Open Space			
Boardwalks, trails, bridges and other permitted structures.	P	P	P
Conservation areas.	P	P	P
Disposal of reclaimed water as permitted by SCDHEC.	P	P	P
Forests, wildlife preserves/corridors, conservation areas and greenbelts.	P	P	P
Garden plots.	P	P	P
Lagoons, ponds, impoundments, lakes and effluent disposal areas.	P	P	P
Landscaped areas.	P	P	P
Open space and buffers.	P	P	P
Passive public park.	P	P	P
Pedestrian/bicycle trails.	P	P	P
Perimeter buffers.	P	P	P
Public or private, regulation or par three golf courses including ancillary facilities such as golf learning centers, practice facilities and support facilities.	P	P	P
Recreation areas including, swimming pools, tennis courts, playgrounds, ball fields, lawn game fields, gardens, etc.	P	P	P
Saltwater and freshwater wetlands including buffers.	P	P	P
Setbacks Buffers	P	P	P
Stormwater collection, treatment and detention.	P	P	P
Stormwater Management Lagoons.	P	P	P
Residential			
Multi-Family	P	P	P
Recreational vehicle parks	---	C	---
Single-Family Attached	P	P	P
Single-Family Detached	P	P	P
Roads			
Roads	P	P	P
Arterial streets and primary access roads.	P	P	P
Utilities			
Broad band multi-use transmission lines.	P	P	P

Comparison of Current Beaufort County and Current Town of Bluffton
Zoning District Land Uses and the Proposed Annexed Grande Oaks Commons Land Use Tract

LEGEND:	Permitted (P), Conditional (C), Not included as a specific use for the jurisdiction (---)		
Downzoning or Removal of Specific Use (11)	Note: The color assigned below indicates the use comparison between Grande Oaks PUD and Buckwalter PUD. No Color indicates No Change. Green indicates a downzoing or removal of use. Orange is a new use. Yellow is modified condition to a use.		
Upzoning (0)			
Modified Condition / Requirement (11)			
Land Use Type	Jurisdiction/ Zoning District		
	Beaufort County	Town of Bluffton	Annex Request
	Grande Oaks PUD - Village Center (VC1, VC2 & BP) Land Use Tract	Buckwalter PUD - Buckwalter Commons Land Use Tract	Grande Oaks Commons - Land Use Tract
Cable television facilities.	P	P	P
Central telephone facilities.	P	P	P
Communication towers.	P	P	P
Fiber-optic lines.	P	P	P
Irrigation	P	P	P
Natural Gas Supply	P	P	P
Potable water supply and distribution.	P	P	P
Power substations.	P	P	P
Power transmission and distribution.	P	P	P
Public utility facility including substation, switching station, telephone exchange, pump station, water tower or fire tower.	P	P	P
Satellite antennas.	P	P	P
Solid waste transfer facility, site and accessory uses, including a recycling center	---	C	C
Telephone facilities.	P	P	P
Wastewater collection, treatment and disposal.	P	P	P
Water Supply.	P	P	P



June 19, 2024

Mr. Kevin Icard
Town of Bluffton
Planning & Community Development
20 Bridge Street
Bluffton, SC 29910

Re: Grande Oaks – Development Agreement
Amendment Application
Bluffton, South Carolina
J-25312.0014

Dear Mr. Icard:

On behalf of our client, University Investments, LLC, please find enclosed the following in support of the Development Agreement Amendment Application:

- Development Agreement Application
- Draft Development Agreement
- Recorded deeds (2)
- Recorded plats (2)
- Project narrative
- Land Use Comparison Chart
- Application review fee (submitted previously)

We are respectfully requesting an amendment to the Buckwalter Development Agreement to allow for annexation approval into the Town of Bluffton. Simultaneously, we respectfully request that Parcels 12D and Parcels 14, 14A, and 16 of R600-029-000-0014-0000 and R600-029-000-2410-0000 are rezoned to Buckwalter PUD, designated as Grande Oaks Commons. The properties are presently zoned Grande Oaks PUD in Beaufort County and owned by University Investments LLC. Please do not hesitate to contact me should you have any questions related to the submittal at (912) 234-5400 or at long.n@tandh.com.

Sincerely,

THOMAS & HUTTON

Nathan B. Long, PE



TOWN OF BLUFFTON DEVELOPMENT AGREEMENT APPLICATION

Growth Management Customer Service Center
20 Bridge Street
Bluffton, SC 29910
(843)706-4500
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

Applicant		Property Owner	
Name: University Investments, LLC		Name: University Investments, LLC	
Phone: 843-836-7920		Phone: 843-836-7920	
Mailing Address: 1278 May River Road, Suite 400 Bluffton, SC 29910		Mailing Address: 1278 May River Road, Suite 400 Bluffton, SC 29910	
E-mail: Jreed@reedgroupsc.com		E-mail: Jreed@reedgroupsc.com	
Town Business License # (if applicable):			
Project Information			
Project Name: BUCKWALTER TRAC ANNEXATION		<input type="checkbox"/> New	<input checked="" type="checkbox"/> Amendment
Project Location: NW CORNER INTERSECTION OF BUCKWALTER PKWY AND LAKE POINT DR. ALONG NORTHERN BORDER OF GRANDE OAKS PUD.			
Zoning District: EX: GRANDE OAKS PROP: BUCKWALTER		Acreage: 65.592	
Tax Map Number(s): R600-029-000-2410-0000 and R600-029-000-0014-0000			
Project Description: Amendment to the Buckwalter Development Agreement to allow for the annexation and rezoning of parcels 12D, 14A, 14 and 16 at the NW corner of the intersection of Buckwalter Pky and Lake Point Dr., into the Buckwalter PUD as Grande Oaks Commons			
Minimum Requirements for Submittal			
<input checked="" type="checkbox"/> 1. One (1) paper copy and digital file of the draft Development Agreement.			
<input checked="" type="checkbox"/> 2. Mandatory Application Check In Meeting scheduled.			
<input checked="" type="checkbox"/> 3. Recorded deed and plat showing proof of property ownership.			
<input checked="" type="checkbox"/> 4. Project Narrative describing reason for application and compliance with the criteria in Article 3 of the UDO.			
<input checked="" type="checkbox"/> 5. 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: <i>Jake J. Reed</i>		Date: 1/10/2024	
Applicant Signature: <i>Jake J. Reed</i>		Date: 1/10/2024	
For Office Use			
Received By:		Date Approved:	
Application Number:			



TOWN OF BLUFFTON DEVELOPMENT AGREEMENT APPLICATION PROCESS NARRATIVE

The following Process Narrative is intended to provide Applicants with an understanding of the respective application process, procedures, South Carolina Local Government Development Agreement Act, and Unified Development Ordinance (UDO) requirements for obtaining application approval in the Town of Bluffton. While intended to explain the process, it is not intended to repeal, eliminate or otherwise limit any requirements, regulations or provisions of the South Carolina Local Government Development Agreement Act or the Town of Bluffton's Unified Development Ordinance. The Town of Bluffton's Mission and Vision Statements help navigate staff to ensure that the goals outlined by Town Council are being met. As each project is being reviewed, Town staff will use the Mission Statement, Vision Statement, The Covenant for Bluffton and the current Strategic Plan to guide their review. Compliance with these procedures will minimize delays and assure expeditious application review.

Step 1. Pre-Application Meeting	Applicant & Staff
Prior to the filing of a Development Agreement Application, the Applicant is required to consult with the UDO Administrator or their designee at a Pre-Application Meeting for comments and advice on the appropriate application process and the required procedures, specifications, and applicable standards required by the South Carolina Local Government Development Agreement Act and UDO.	
Step 2. Application Check-In Meeting	Applicant & Staff
Upon receiving input from Staff at the Pre-Application Meeting, the Applicant shall submit the Development Agreement Application and required submittal materials during a mandatory Application Check-In Meeting where the UDO Administrator or designee will review the submission for completeness.	
Step 3. Review by UDO Administrator or designee	Staff
If the UDO Administrator or designee determines that the application is complete, it shall be forwarded to Town Council.	
Step 4. Town Council Meeting- Referral to Negotiating Committee	Applicant, Staff & Town Council
Town Council shall refer the Development Agreement Application and corresponding applications to the Negotiating Committee (NC) for review. The application is then placed upon the next available NC agenda.	
Step 5: Negotiating Committee Meeting(s)	Applicant, Staff & Negotiating Committee
The NC shall hold as many meetings as necessary with the Applicant to identify and negotiate any necessary terms for the Development Agreement Application and concurrent applications. NC shall forward the negotiated terms and recommendation of approval, approval with conditions, or denial of the application to the Planning Commission (PC), and Town Council. The application is then placed upon the next available PC agenda.	
Step 6. Planning Commission Meeting & Planning Commission Public Hearing	Applicant, Staff & Planning Commission
The PC shall hold a Public Hearing and review the application for compliance with the criteria and provisions in the South Carolina Local Government Development Agreement Act and UDO. The PC may recommend that Town Council approve, approve with conditions, or deny the application.	
Step 7. Town Council Meeting- 1st Reading	Applicant, Staff & Town Council
Town Council shall review the application for compliance with the criteria and provisions in the South Carolina Local Government Development Agreement Act and UDO. Town Council may approve, approve with conditions, table, or deny the application at 1 st Reading.	
Step 8. Town Council Meeting- 2nd and Final Reading & Public Hearing	Applicant, Staff & Town Council
Town Council shall hold a Public Hearing and review the application for compliance with the criteria and provisions in the South Carolina Local Government Development Agreement Act and UDO. Town Council may approve, approve with conditions, table, or deny the application at 2 nd and Final Reading.	
Step 9. Development Agreement Approval	Applicant, Staff & Mayor
If Town Council approves the Development Agreement Application, the Mayor and Applicant shall sign the Development Agreement and the Applicant shall record the document with the Beaufort County Register of Deeds.	

STATE OF SOUTH CAROLINA	)	THIRTEENTH AMENDMENT TO
	)	DEVELOPMENT AGREEMENT AND
COUNTY OF BEAUFORT	)	CONCEPT PLAN
	)	BUCKWALTER TRACT

This Thirteenth Amendment ("Thirteenth Amendment") to Development Agreement and Concept Plan is made and entered into this _____ day of _____, 2023 by and between the TOWN OF BLUFFTON, South Carolina ("Town"), Grande Oaks II, LLC. ("Grande Oaks II") a South Carolina Limited Liability Company, its successors and assigns, and University Investments, LLC. ("University Investments") a South Carolina Limited Liability Company, its successors and assigns.

WHEREAS, Town and The Branigar Organization, Inc. (Branigar) 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 Official Record 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; and,

WHEREAS, concurrently with the execution of the Development Agreement, the Town of Bluffton annexed the 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 the Concept Plan ("Concept Plan") for Buckwalter Tract, adopted April 19, 2000; and,

WHEREAS, subsequent to the execution and approval of the original Development Agreement and Concept Plan, Town has approved Twelve(12) Amendments to the Buckwalter Development Agreement and Concept Plan as follows:

1. First Amendment, which added the 11.721 acre Robertson Tract and no additional Density to the Buckwalter Development Agreement and Concept Plan was executed on June 21, 2002 and recorded in the Beaufort County Office of the Register of Deeds in Book 1599 Page 1149; and

2. Second Amendment, which added the 43.48 acre Johnson Tracts as well as 55 Dwelling Units to the Buckwalter Development Agreement and Concept Plan was executed on February 4, 2003 and recorded in the Beaufort County Office of the Register of Deeds in Book 1709 Page 1440; and

3. Third Amendment, which added the 173.62 acre Cypress Lake Tract from the Jones Estate Development Agreement and Concept Plan as well as 600 Dwelling Units and 90 acres of General Commercial Density to the Buckwalter Development Agreement and

Concept Plan was executed on October 10, 2005 and recorded in the Beaufort County Office of the Register of Deeds in Book 2256 Page 189; and

4. Fourth Amendment, which added the 59.91 acre Rose Dhu Creek Phase III Tract as well as 18 Dwelling Units to the Buckwalter Development Agreement and Concept Plan was executed on October 10, 2005 and recorded in the Beaufort County Office of the Register of Deeds in Book 2256 Page 204; and

5. Fifth Amendment, which added the 58.85 acre Graves Tract as well as 58.85 acres of General Commercial Density to the Buckwalter Development Agreement and Concept Plan was executed on November 2, 2005 and recorded in the Beaufort County Office of the Register of Deeds in Book 2305 Page 410; and

6. Sixth Amendment, which added the 2.687 acre Jacoby Tract and no additional Density to the Buckwalter Development Agreement and Concept Plan was executed on May 10, 2006 and recorded in the Beaufort County Office of the Register of Deeds in Book 2816 Page 1746; and

7. Seventh Amendment, which added the 6.5 acre University Investments Tract and no additional Density to the Buckwalter Development Agreement and Concept Plan was executed on January 7, 2008 and recorded in the Beaufort County Office of the Register of Deeds in Book 2671 Page 2250; and

8. Eighth Amendment, which added 324 Dwelling Units through Transfer of Development Rights Permit for Buckwalter Place Initial Master Plan to the Buckwalter Development Agreement and Concept Plan was executed on November 6, 2007 and recorded in the Beaufort County Office of the Register of Deeds in Book 2823 Page 384; and

9. Ninth Amendment, which added the 163 acre Willow Run Tract, 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 Plan was executed on February 25, 2008 and recorded in the Beaufort County Office of the Register of Deeds in Book 2724 Page 1787; and

10. Tenth Amendment, which approved certain changes in use to the 9.18 acre Robertson Site, and related conditions, was executed on February 10, 2012 and recorded in the Beaufort County Register of Deeds in Book 3119 at page 2458; and

11. Eleventh Amendment, which changed the land use designation of a 70± acre tract within Buckwalter PUD from Sandhill Tract to Buckwalter Commons, and included certain requirements for connectivity, executed on April 10, 2013, and recorded in the Beaufort County Register of Deeds in Book 3231 at Page 3176; and

12. Twelfth Amendment, which added a certain 61.093 acre tract, on the north side of U.S. Highway 278 to the Buckwalter PUD and Development Agreement, said tract being owned by The Bishop of Charleston, with the terms and conditions of the Amendment being executed on _____, 14, and recorded in the ROD in Book _____ at Page _____;

WHEREAS, University Investments is the owner of a certain 12.348 acre tract, located adjacent to the current Buckwalter Concept Plan, and currently a part of the adjacent Grande Oaks PUD within Beaufort County, South Carolina, said tract being designated hereunder as Parcel 12D, containing 12.348 acres, and said tract being more particularly described in Exhibit A hereto; and

WHEREAS, Grande Oaks II is the owner of certain parcels of property, located adjacent to the current Buckwalter Concept Plan, and currently a part of the adjacent Grande Oaks PUD within Beaufort County, South Carolina, said tracts being designated as Parcels 14A, 14, and 16, containing a total of 53.244 acres, being more particularly described in Exhibit A hereto; and,

WHEREAS, the Exhibit A Parcels were originally designated to have allowed uses and densities as provided for the Grande Oaks PUD, under the land use designation VCI, which allows a broad range of commercial uses as well as single family and multifamily uses, all as shown in the current Beaufort County PUD approval, and

WHEREAS, it is now the desire and intention of Town, University Investments, and Grande Oaks II to effectuate this Thirteenth (13th) Amendment to the Development Agreement and Concept Plan to provide for the designation of the Exhibit A Parcels as a part of the Buckwalter PUD, as a newly defined land use area known as Grande Oaks Commons, concurrently with the annexation of said Parcels into the Town; and

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, Town, University Investments, and Grande Oaks II agree as follows:

1. **Recitals.** The above recitals are hereby incorporated herein by reference.
2. **Amendment of Development Agreement.** That certain Development Agreement, dated April 19, 2000, and recorded in Official Records Book 1288 at Page 1 in the Office of the Register of Deeds for Beaufort County, South Carolina, as previously amended, is hereby further amended, so that the Additional Property described more fully in Exhibits A hereto is included in the Legal Description of the Buckwalter Tract, and Exhibit B to the Development Agreement is hereby so amended. The effect of this Amendment is to add the Additional Property described in Exhibit A hereto, as depicted on the plat attached as Exhibit "B" hereto, to the terms and coverage of the Development Agreement, as previously amended, as fully and completely as if said property had been originally included under Exhibits A and B to the Development Agreement, including subsequent Amendments thereto, and further, to approve the Amended Concept Plan attached hereto as Exhibit "C", under the terms set forth below.

3. Amendment To Concept Plan. The Buckwalter Concept Plan, as amended, is hereby further amended to provide:

- i. Land Use Designation and Development Standards. All of the additional Property is hereby added to the Buckwalter Concept Plan, and designated as a new Land Use Area to be known as Grande Oaks Commons, as depicted on the Amended Concept Plan for Buckwalter PUD, said Amended Concept Plan being attached hereto as Exhibit C and made a part hereof. Development within the 65.592 acres of the newly designated Grande Oaks Commons 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 Grande Oaks Commons Land Use Tract shall control the 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 a new Eleventh (11th) Planning Area the Grande Oaks Commons Land Use Tract.

2. Section 2.B. Allowed Land Uses. Add Grande Oaks Commons Land Use Tract as a new sub-section II, with the allowed land uses and definitions as provided herein. The Property being added to the Buckwalter Concept Plan and Development Agreement is adjacent and immediately to the south of the land within Buckwalter PUD, presently owned by University Investments, which is zoned for a broad range of uses as Buckwalter Commons Land Use Tract. To facilitate joint planning and development of the new Property and the adjacent Buckwalter Commons property, the new Land Use Tract of Grande Oaks Commons is hereby created. This Land Use Tract allows all uses and densities presently allowed under Buckwalter Commons Land Use Tract, with the following restrictions and modifications to use and density standards of Buckwalter Commons. Therefore, the Property is hereby designated as Grande Oaks Commons, with the land uses and standards of the existing Buckwalter Commons, with the following modifications.

The following uses, which are allowed within Buckwalter Commons, are hereby prohibited within Grande Oaks Commons Land Use Tract:

- Big Box Logistics Warehouse facilities – over 100,000 SF

- Bulk Storage of petroleum or other flammable, volatile or hazardous materials
- Manufacture of Concrete, cement, brick, plaster, gypsum, asphalt, tar or other paving or plastering materials – batch plants
- Production of food distribution
- Junk yards, auto salvage yards, and outdoor storage of vehicles
- Automobile Service Station
- Recreation Vehicle Parks
- Solid Waste transfer facility, including recycling center
- Cemeteries which do not include funeral home or crematorium
- Campgrounds
- Amusement Parks
- Tree farm, timber area or forest management area
- Farm or establishment for the growing, care & harvesting of field crops
- Go-Cart Racing Facilities
- Sexually oriented businesses
- Wastewater/sewage facilities

iii. Density. The Property is hereby added to the Buckwalter Concept Plan and designated as Grande Oaks Commons Land Use Tract, as depicted in the Amended Concept Plan, attached hereto as Exhibit C and incorporated herein. All 65.592 acres of the Grande Oaks Commons Land Use Tract may be utilized for all allowed uses of the Grande Oaks Commons Land Use Tract, as described and restricted above, with General Commercial uses limited to 32 acres. Regarding Residential density, no new density shall be added to the Buckwalter PUD. The result is that no new Residential density is added to the present vested density of Buckwalter PUD.

4. Consistency With Comprehensive Plan. The Town of Bluffton confirms that the matters contained herein are consistent with the Comprehensive Plan of the Town, and consistent with long-range traffic planning for the Town, wetland protection and other planning goals.
5. Miscellaneous. Except as expressly modified hereby, and as previously modified of record, the Development Agreement and Concept Plan for the Buckwalter Tract shall continue in full force and effect. By their signatures below, the parties hereto consent to this Amendment to the Development Agreement and to the amendment of the Concept Plan to include the Exhibit A properties, as designated in Exhibit “C” hereto.

6. **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.

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: _____

STATE OF SOUTH CAROLINA)	
	)	ACKNOWLEDGMENT
COUNTY OF BEAUFORT)	

I, _____, Notary Public for South Carolina do hereby certify that _____ on behalf of 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 the ____ day of _____, 2023.

Notary Public for South Carolina
My Commission Expires: _____

WITNESSES:

UNIVERSITY INVESTMENTS, LLC., a
South Carolina Limited Liability Company

By:_____

Its:_____

STATE OF SOUTH CAROLINA

)

ACKNOWLEDGMENT

)

COUNTY OF BEAUFORT

)

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

Witness my hand and seal this the ___ day of _____, 2023.

Notary Public for South Carolina

My Commission Expires:_____

WITNESSES:

GRANDE OAKS II, LLC., a
South Carolina Limited Liability Company

By: _____

Its: _____

STATE OF SOUTH CAROLINA

)

COUNTY OF BEAUFORT

)

ACKNOWLEDGMENT

)

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

Witness my hand and seal this the ___ day of _____, 2023.

Notary Public for South Carolina

My Commission Expires: _____

EXHIBIT A TO THE THIRTEENTH AMENDMENT

Property Description - Parcel 12D and _____

All that certain property shown and described as Parcel 12D, containing 12.348 acres, more or less, on a plat prepared by Atlas Surveying, Inc., executed by Jeremy W. Reeder, S.C.P.L.S. No. 28139, said plat being dated March 9, 2020, and recorded in Book 153 at Page 176 on March 31, 2020, in the Register of Deeds Office of Beaufort County, South Carolina.

[ADD DESCRIPTIONS OF OTHER PARCELS]

EXHIBIT B TO THE THIRTEENTH AMENDMENT

Copy of Plat of Annexed Property

Attached hereto for convenient reference is a copy of that certain plat more particularly described in Exhibit A hereto.

EXHIBIT C TO THE THIRTEENTH AMENDMENT

Amended PUD Concept Plan

Attached hereto is the Amended Buckwalter PUD Concept Plan, with changes as adopted under this Thirteenth Amendment.

This deed was prepared in the law offices of
BURR & FORMAN LLP
23-B Shelter Cove Ln #400, Post Office Drawer 3
Hilton Head Island, SC 29928
(843) 785-2171

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

TITLE TO REAL ESTATE
(Limited Warranty)

KNOW ALL PERSONS BY THESE PRESENTS, that Grande Oaks II, LLC, hereinafter referred to as "Grantor," in the State aforesaid, for and in consideration of the sum of Six Hundred Twenty-Five Thousand and 00/100 Dollars (\$625,000.00) to Grantor in hand paid by

University Investments, LLC
P.O. Box 23767
Hilton Head Island, SC 29925

hereinafter referred to as "Grantee," the receipt of which is hereby acknowledged, has granted, bargained, sold and released and by these presents does grant, bargain, sell and release, subject to the easements, restrictions, reservations and conditions set forth in the legal description below, unto the said Grantee, the following described property:

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

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

The property intended to be conveyed herein is a portion of the same property conveyed to the within Grantor by Deed from Robertson Real Estate Partnership, a South Carolina Partnership, dated September 14, 2011, and recorded in Book 3093 at Page 104, Beaufort County Records, on October 25, 2011.

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

THIS CONVEYANCE IS MADE SUBJECT TO all other easements and restrictions of record affecting the property.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said premises before mentioned, unto the Grantee, its successors and assigns forever; subject, however, to the rights, conditions and restrictions that constitute covenants running with the land, all as set forth herein.

AND Grantor does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the said premises unto Grantee, its successors and assigns, against Grantor and its successors and assigns, and all persons whomsoever lawfully claiming or to claim the same, or any part thereof.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name by its duly authorized officer and its seal to be hereto affixed, this 29 day of April, 2021.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

(2) [Signature]
Signature of 1st Witness

(3) [Signature]
Signature of 2nd Witness/Notary Public

GRANDE OAKS II, LLC

(1) [Signature]
By: Pamela Murk, Manager

STATE OF MARYLAND)
COUNTY OF MONTGOMERY)

ACKNOWLEDGMENT

I, the undersigned Notary Public, do hereby certify that Pamela Murk as Manager of Grande Oaks II, LLC, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 29th day of April, 2021.

NOTARY SEAL
Chet Raymond, Notary Public
Montgomery County, Potomac, Maryland
My Commission Expires May 24, 2021

(4) [Signature]
Notary Public for MONTGOMERY COUNTY, MARYLAND
My Commission Expires: 05/24/2021

11/17 RW
1641

Prepared by and return to:
Peter J. Strauss, Esquire
The Strauss Law Firm
55 Hospital Center Common
Suite 300
Hilton Head Island, SC 29926

RECORDED
2011 Nov -04 11:46 AM
Sharon O. Burns
BEAUFORT COUNTY AUDITOR

BEAUFORT COUNTY SC - ROD
BK 03093 PGS 0104-0114
FILE NUM 2011054005
10/25/2011 09:18:33 AM
REC'D BY O EVANS RCPT# 659513
RECORDING FEES 17.00

STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT) **QUIT CLAIM DEED**

KNOW ALL PERSONS BY THESE PRESENTS THAT ROBERTSON REAL ESTATE PARTNERSHIP, a South Carolina Partnership ("Grantors"), in the State aforesaid, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and no other valuable consideration to him/her in hand paid at and before the sealing of these presents, by **GRANDE OAKS II, LLC, a South Carolina limited liability company, ("Grantee")** of **83 May River Point, Bluffton, South Carolina 29910**, in the State aforesaid for which the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto the said **Grantee**, its successors and assigns, forever, in fee simple, the following described real property:

See Exhibit A, attached hereto

THIS property is conveyed by the Grantors and accepted by the Grantee subject to all applicable covenants, conditions, restrictions, easements, affirmative obligations, etc., as recorded in the Office of the Register of Deeds for Beaufort County, South Carolina.

THIS being the same property conveyed to the within Grantor from **DOUGLAS M. ROBERTSON and LUELLEN N. ROBERTSON** by Corrective Title To Real Estate dated June 8, 2011 and recorded in Deed Book 03065 at Page 0921 in the Beaufort County, South Carolina Register of Deeds Office on June 13, 2011.

TMS No.: R600/029/000/014D/0000

ADD DMP Record 11/2/2011 12:15:24 PM
BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R600	029	000	0014	0000	00

ADD DMP Record 11/2/2011 12:15:51 PM
BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R600	029	000	014D	0000	00

The within Quit Claim Deed was prepared in the office of Peter J. Strauss, Attorney at Law, 55 Hospital Center Common, Suite 300, Hilton Head Island, South Carolina 29926 without the benefit of a title search.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining thereto.

TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto said Grantee, its successors and assigns forever.

WITNESS my Hand and Seal, this 14 day of September, 2011.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

[Signature]
(non-notary witness)

**ROBERTSON REAL ESTATE
PARTNERSHIP**, a S.C. Partnership
BY: Robertson Partnership, LLC
Its: General Partner

[Signature]
DOUGLAS M. ROBERTSON
Its: Manager

Megan L. Criddle
(notary)

STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT)

ACKNOWLEDGEMENT

I, Megan L. Criddle, Notary Public, do hereby certify that **ROBERTSON REAL ESTATE PARTNERSHIP**, a S.C. Partnership, by Robertson Partnership, LLC, its General Partner, by **DOUGLAS M. ROBERTSON**, its Manager, the Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 14 day of September, 2011.

Megan L. Criddle
Notary Public for South Carolina
My Commission Expires: July 8, 2015
(SEAL)

EXHIBIT A
PROPERTY DESCRIPTION FOR DEED

All those certain pieces, parcels or tracts of land situate, lying and being in Beaufort County, South Carolina, more particularly described as follows:

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

AND

All that certain piece, parcel or tract of land containing 230 acres, more or less, as shown on that certain Plat prepared by Rod C. Spann, R.L.S., dated November 4, 1985, and recorded in the Offices of the Clerk of Courts for Beaufort County in Plat Book 33 at Page 165. Said property being bounded on the NORTH for a combined distance of 2,969.68' feet by other lands of Richard C. Neel, Jr. as shown on said Plat; On the EAST for a combined distance of 2,867.16' feet by lands now or formerly belonging to Union Camp; On the SOUTH for a combined distance of 4,601.90' feet by lands of others; On the WEST for at approximate distance of 2,680' feet, more or less, by a 100' right-of-way access road.

AND ALSO:

ALL those certain pieces, parcels, or tracts of land being four (4) in number, respectively labeled PARCEL "A", PARCEL "B", PARCEL "C" AND PARCEL "D" on that certain plat of Forrest F. Baughman, P. L. 5., #4922, dated the 22nd day of June 1994 and recorded in the Office of the Clerk of Courts for Beaufort County, South Carolina in Plat Book 50 at Page 51. These four (4) parcels of land are the Grantor's remaining interest in that certain subdivision known as Grandee Oaks Subdivision located in Bluffton Township, South Carolina. Said tracts of land being more particularly bound and described as follows:

PARCEL "A"

Parcel "A" containing 68,436 square feet comprising 1.57 acres, being more particularly bounded and described as follows: On the North for a distance of 130.69' feet, now or formerly, by Hogan; on the South for a distance of 126.06' feet, now or formerly, by Union Bag and Paper Company; on the West for a distance of 561.31' feet, now or formerly, by Union Bag and Paper Company, and on the East for a distance of 524.60' feet by the sixty (60') foot right-of-way of Grandee Oaks Circle.

PARCEL "B"

Parcel "B" containing 40,741 square feet comprising 0.93 acres, being more particularly bounded and described as follows; On the North for a distance of 186.35' feet by the sixty (60') foot right-of-way of Grandee Oaks Circle; on the South for a distance of 286.11' feet, now or formerly, by Hogan; on the West for a distance of 176.85' feet, now or formerly, by Richard L. and Vivian K. Poore; and on the East for a distance of 65.44' feet by the sixty foot (60') foot right-of-way of Grandee Oaks Circle.

PARCEL "C"

Parcel "C" containing 553,418 square foot comprising 12.71 acres, having such meets and bounds as is shown on said plat referenced above, bounded generally on the North by the sixty (60') foot right-of-way of Grandee Oaks Circle; on the West by lands of Stone and Nix and the sixty (60') foot right-of-way of Grandee Oaks Circle; on the East by the one hundred (100') foot right-of-way of an unnamed roadway.

PARCEL "D"

Parcel "D" containing 415,710 square feet comprising 9.54 acres, more particularly shown and designated as a one hundred (100') foot wide of an unnamed road beginning at Old Miller Road and running generally in a North, Northeasterly direction for a distance of 2029.22' feet and then turning generally westward and becoming known as Grandee Oaks Circle, including one small avenue running generally North, Northwest off of the Northern boundary of Grandee Oaks Circle. The purpose of the conveyance of Parcel "D" is to divest the Grantee herein of any interest in Grandee Oaks Subdivision, including, but not limited to any interest he has in the roadways of said subdivision.

SAVING AND EXCEPTING THEREFROM, all those certain pieces, parcels or tracts of land situate, lying and being in Beaufort County, South Carolina, more particularly described as follows:

TRACT A (Right of Way/Roads)

All those certain pieces, parcels or lots of land situate, lying and being in Beaufort County, South Carolina and being designated as shown on that certain plat prepared by Forest F. Baughman P.L.S. 4922, dated June 22, 1994 and entitled Grand Oaks Subdivision and recorded in the Office of the RMC for Beaufort County, S.C. in Plat Book 50 at Page 97. It is the intention of the Grantor that

Tract A only refers to all roads designed for ingress egress, all of which is more specifically shown on the aforementioned plat.

AND ALSO TRACT B (Right of Way/Roads)

All that certain piece, parcel or tract of land, situate, lying and being in Bluffton Township, Beaufort County, South Carolina, being shown and described as 66' R/W extending along the eastern boundary on that certain plat entitled "Grande Oaks Subdivision Phase II, A Boundary Survey and Subdivision of 24.73 Acres, Shown as Parcels A, B,B & D Grande Oaks Subdivision, Bluffton Township, Beaufort County, South Carolina," said plat prepared by T-Square Group, Inc., Forrest F. Baughman, PLS #4922, dated June 22, 1994, and recorded in Beaufort County Records in Plat Book 52 at Page 1234. Said right-of-way is also shown and described as Old Miller Road (Private), 66' R/W on that certain plat entitled "A Subdivision & Neighborhood Drainage Plan for Grande Oaks Phase III, off SC Hwy 46 & Old Miller Road, Bluffton Township, Beaufort County, South Carolina," said plat prepared by Connor and Associates, Inc., Barry W. Connor, SCRLS, dated July 24, 1996, last revised August 21, 1996, and recorded in the Beaufort County Records in Plat Book 59 at Page 74. For a more detailed description as to the metes and bounds, courses and distances, reference is had to the aforementioned recorded plats.

AND ALSO, ALL that certain piece, parcel or tract of land, situate, lying and being in Bluffton Township, Beaufort County, South Carolina, being shown and described as 1,372 sq ft. 3.03 acres, on that certain plat entitled "A BOUNDARY SURVEY of 0.03 ACRES LOCATED at the Intersection of Old Miller Road and Grand Oaks Drive, Bluffton, Township, Beaufort County, South Carolina," said plat prepared by William S. Sanders, PLS#16122, dated November 2, 2001, and recorded in the Beaufort County Records in Plat Book 85 at Page 12. For a more detailed description as to the metes and bounds, courses and distances, reference is had to the aforementioned recorded plat.

AND ALSO, TRACT C (Triangular Parcel on Buckwalter Parkway)

ALL that certain piece, parcel or tract of land, situate, lying and being in Beaufort County, South Carolina, shown and described as 9,588 SF, 0.22 Acres on a Plat entitled "BOUNDARY SURVEY of 0.22 to be included in the Right of Way of Buckwalter Parkway, Bluffton Township, Beaufort County, South Carolina"; said Plat prepared by William S. Sanders, PLS#16122; said Plat being dated July 31, 2001 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 1477 at Page 796.

AND ALSO, TRACT D (Wetlands)

All those certain pieces, parcels or lots of land situate, lying and being in Beaufort County, South Carolina shown and described as Parcel 1, containing 3.540 acres upland, and 2.822 acres wetland, for a total of 6.362 acres; and Parcel 2, containing 3.316 acres upland, and 2.043 acres wetland, for a total of 5.359 acres; said Parcels shown and described on a Plat entitled "A Plat of Parcel 1 (6.362 acres) and Parcel 2 (5.5359 acres), being a Portion of the Grande Oaks PUD located near the North End of

End of Old Miller Road, Bluffton Township, Beaufort County, South Carolina"; said Plat prepared by Thomas & Hutton Engineering Co., Boyce L. Young, SCRL No. 11079 dated October 4, 2001 last revised November 14, 2001 and recorded in Plat Book 86 at Page 38, Beaufort County Records.

AND ALSO, TRACT E (Grande Oak, Phase I)

All that certain piece, parcel or tract of land or a portion thereof lying and being in the Bluffton Township, Beaufort County, South Carolina identified as 2.03 Acres as described as Open Space on that certain plat entitled "Grande Oaks Subdivision Phase II, A Boundary Survey and Subdivision of 24.75 Acres, Shown as Parcels A, B, C & D Grande Oaks Subdivision, Bluffton Township, Beaufort County, South Carolina", said plat prepared by T-Square Group, Inc., Forrest F. Baughman, PLS 4922 and recorded in the Register of Deeds for Beaufort County, South Carolina in Plat Book 52 at Page 123.

AND

ALSO, ALL those certain pieces, parcels or tracts of land situate, lying and being in the Bluffton Township, Beaufort County, South Carolina more particularly designated as Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, and 20 on that certain plat entitled "Grande Oaks Subdivision Phase II, A Boundary Survey and Subdivision of 24.75 Acres, Shown as Parcels A, B, C & D Grande Oaks Subdivision, Bluffton Township, Beaufort County, South Carolina", said plat prepared by T-Square Group, Inc., Forrest F. Baughman, PLS 4922 and recorded in the Register of Deeds for Beaufort County, South Carolina in Plat Book 52 at Page 123.

AND ALSO, TRACT F (Grande Oaks, Phase II)

All that certain piece, parcel or tract of land or a portion thereof lying and being in the Bluffton Township, Beaufort County, South Carolina identified as 3.00 Acres as described on that certain plat entitled "Plat Prepared for William H. Grimes, Jr., Beaufort County, South Carolina", said plat prepared by Rod C. Spann, RLS 6273 and recorded in the Register of Deeds for Beaufort County, South Carolina in Book 244 at Page 1966.

AND

All that certain piece, parcel or tract of land or a portion thereof lying and being in the Bluffton Township, Beaufort County, South Carolina identified as 5.56 Acres as described on that certain plat entitled "Plat Prepared for Thomas F. Hogan, Beaufort County, South Carolina", said plat prepared by Rod C. Spann, RLS 6273 and recorded in the Register of Deeds for Beaufort County, South Carolina in Book 244 at Page 1971.

AND

All that certain piece, parcel or tract of land or a portion thereof lying and being in the Bluffton Township, Beaufort County, South Carolina identified as 2.54 Acres as described on that certain plat entitled "Plat Prepared for Wayne & Martha Smith, Beaufort County, South Carolina", said plat

prepared by Rod C. Spann, RLS 6273 and recorded in the Register of Deeds for Beaufort County, South Carolina in Book 268 at Page 1952.

AND

ALL that certain piece, parcel or tract of land or a portion thereof lying and being in Beaufort County, South Carolina, measuring and being bounded as follows: Commencing at a iron pipe on the southeast corner of the property adjacent to Grandee Oaks Circle 60' R/W N 53°16'48" W for a distance of 312.26 feet; then N 01°35'53" E for a distance of 173.26 feet; then N 75°32'43" E for a distance of 442.61 feet; then S 27°24'44" E for a distance of 255.83 feet; then S 55°21'47" W for a distance of 225.29 feet to a concrete marker; then S 46°44'23" W for a distance of 168.06 feet to the point of beginning. Said property is more particularly shown and identified as "Jack Bailey and Robert All, Beaufort County, SC", prepared by Rod C. Spann, RLS 6273, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 32 at Page 79 together with that parcel shown and indicated on a plat entitled "Survey for Robert P. & Nan C. All, Beaufort County, South Carolina" prepared by Rod C. Spann, RLS 6273, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 369 at Page 688.

AND

ALL that certain piece, parcel or lot of land, situate, lying and being in Beaufort County, South Carolina, approximately five (5) miles Northwest of Bluffton, measuring and bounding as follows: Beginning at the Northwest corner and proceeding N 75° 54' 42" E for a distance of 277.93 feet; then South 27° 24' 44" E for a distance of 255.83 feet; thence S 55°21'47" W for a distance of 266.16 feet; thence N 34°56'54" W for a distance of 351.34 feet to the beginning. Said property is more particularly described on a plat of the same by Rod C. Spann, RLS, dated August 6, 1982, and recorded in the Register of Deeds for Beaufort County, South Carolina in Book 369 at Page 688.

AND

All that certain piece, parcel or tract of land or a portion thereof lying and being in the Bluffton Township, Beaufort County, South Carolina identified as 1.36 Acres as described on that certain plat entitled "Survey for Jack Bailey, Beaufort County, South Carolina", said plat prepared by Rod C. Spann, RLS 6273 and recorded in the Register of Deeds for Beaufort County, South Carolina in Plat Book 31 at Page 31.

AND

ALL that certain piece, parcel or lot of land containing 1.20 acres as shown on that certain plat prepared by Rod C. Spann, RLS, dated July 1, 1985, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 33 at Page 111. Said property being more particularly bounded and described as follows: On the East for a distance of 130.87 feet by Grandee Oaks Circle; on the North for a distance of 195.85 feet by property now or formerly owned by Bailey; on the West for a distance of 317.13 feet by property now or formerly owned by Union Camp; on the

Camp; on the South for a distance of 40 feet by property now or formerly owned by Hogan; and on the Southeast for a distance of 310.43 feet by property now or formerly owned by Poore.

AND

All those certain pieces, parcels or tracts of land or a portion thereof lying and being in the Bluffton Township, Beaufort County, South Carolina identified as Tracts A and B as more particularly described on that certain plat entitled "Plat Prepared for Richard C. Neel, Jr., A Portion of Grandee Oaks Subdivision, Bluffton Township, Beaufort County, South Carolina", said plat prepared by Johnson-Trogdon Surveyors and recorded in the Register of Deeds for Beaufort County, South Carolina in Plat Book 39 at Page 126.

AND ALSO, TRACT G (Grande Oaks, Phase III)

ALL that certain piece, parcel or lot of land, situate, lying and being in Bluffton Township, Beaufort County, South Carolina and being known as Lot Number 22 of Grande Oaks, Phase III Subdivision. FOR a more particular description reference is made to that certain plat prepared by Matthew M. Crawford, SCRLS, dated December 3, 1996 and recorded in Plat Book 59 at Page 73 in the Register of Deeds for Beaufort County, South Carolina.

AND

All that certain piece, parcel, or lot of land, situate, lying and being in Bluffton Township, Beaufort County, South Carolina, the same being 17.17 acres and known as Grande Oaks Phase III Subdivision, and more particularly described as follows: Beginning at a point along the projected right-of-way of Old Miller Road and running N34°53'18"E for a distance of 1179.98' feet, more or less, to a point; then turning and running S55°06'42"E for a distance of 487.02' feet, more or less, to a point; then turning and running S34°53'18"W for a distance of 104.66' feet, more or less, to a point; then turning and running S08°43'41"E for a distance of 275.40' feet, more or less, to a point; then turning and running N85°13'03"E for a distance of 79.63' feet, more or less, to a point; then turning and running S04°46'57"E for a distance of 309.70' feet, more or less, to a point; then turning and running S76°44'35"W for a distance of 800.61' feet, more or less, to a point; then turning and running N68°00'57"W for a distance of 412.17' feet, more or less, to a point to beginning.

For a more particular description, reference is made to that certain plat prepared by Matthew M. Crawford, SCRLS, dated 12/03/96 and recorded in Plat Book 59 at Page 73.

AND

All of that certain parcel or tract of land, Situate, lying and being in Bluffton Township, Beaufort County, South Carolina, being shown and described as 144,995SF, 3.33 Ac (Pond) and Wetland on that certain plat entitled "A Boundary Survey of 3.33 Acres, Being a Portions of Grand Oaks Phase 3, Bluffton Township, Beaufort County, South Carolina," prepared by William S. Sanders, PLS#16122, dated November 3, 2001, and recorded in the Beaufort County, Records in Plat Book 85 at Page 11. For a more detailed description as to the metes and bounds, courses and distances, reference is had to

reference is had to the aforementioned recorded plats.

AND ALSO, TRACT H (Grande Oaks, Phase 3B1)

All that certain piece of land or a portion thereof lying and being in the Bluffton Township, Beaufort County, South Carolina and containing 31 acres more or less as described on that certain plat entitled "A subdivision of a portion of the lands of Grande Oaks LLC near Pritchardville, Bluffton Township, Beaufort County, South Carolina" also known as Grand Oaks Phase 3BI, plat prepared by T-Square Group, Inc., Forrest F. Baughman, PLS 4922 and recorded in the Register of Deeds for Beaufort County, South Carolina in Plat Book 66 at Page 160.

AND ALSO, TRACT I (Sandy Pointe, Ph 1 & 2)

All that certain piece, parcel, or tract of land lying and being in Beaufort County, South Carolina shown and described as "Parcel A, 1,488,377 SF, 34.17 Acres" on a plat entitled "Boundary Survey of 49.85 Acres Shown as Parcels A & B on the Lands of Doug Robertson at the End of Old Miller Road, Bluffton Township, Beaufort County, South Carolina"; said Plat prepared by William S. Sanders, PLS No. 16122; said Plat being dated June 9, 2001, and last revised September 29, 2001 and having been recorded in the Beaufort County Land Records in Plat Book 82 at Page 179 (the "Plat").

AND

All that certain piece, parcel, or tract of land lying and being in Beaufort County, South Carolina shown and described as "Parcel B, 682,913 SF, 15.68 Acres" on a plat entitled "Boundary Survey of 49.85 Acres Shown as Parcels A & B on the Lands of Doug Robertson at the End of Old Miller Road, Bluffton Township, Beaufort County, South Carolina"; said Plat prepared by William S. Sanders, PLS No. 16122; said Plat being dated June 9, 2001, and last revised September 29, 2001 and having been recorded in the Beaufort County Land Records in Plat Book 82 at Page 179.

AND ALSO, TRACT J (Edgefield)

All those certain pieces, parcels or tracts of land situate, lying and being in Beaufort County, South Carolina shown and described as Parcel A, containing 86.954 acres upland, and 10.749 acres wetland, for a total of 97.703 acres; and Parcel B, containing 2.595 acres upland; said Parcels shown and described on a Plat entitled "A Plat of The Sivica Tract at Grande Oaks, Beaufort County, South Carolina"; said Plat prepared by Thomas & Hutton Engineering Co., Boyce L. Young, SCRL No. 11079 dated April 15, 2003, last revised July 11, 2003 and recorded in Plat Book 94 at Page 171, Beaufort County Records.

AND ALSO, TRACT K (Arborwood)

All that certain piece, parcel or tract of land situate, lying and being in Beaufort County, South Carolina shown and described as "Arborwood, 396,023 SF, 9.09 Ac" on a Plat entitled "A Boundary Survey of Two Parcels Shown hereon as "Arborwood" and "the Willows" at Grande Oaks, Bluffton

Township, Beaufort County, South Carolina"; said Plat prepared by William S. Sanders, PLS No. 16122; said Plat being dated September 16, 2003, and last revised November 18, 2003 and having been recorded in the Beaufort County Land Records in Plat Book 97 at Page 43 (the "Plat").

AND ALSO, TRACT L (Willows, Ph. 1 & 2)

All that certain piece, parcel or tract of land situate, lying and being in Beaufort County, South Carolina shown and described as "The Willows, Phase 1, Parcel B, 1,196,380 SF, 27.47 Ac" on a Plat entitled "A Boundary Survey of Two Parcels Shown hereon as "Arborwood" and "the Willows" at Grande Oaks, Bluffton Township, Beaufort County, South Carolina"; said Plat prepared by William S. Sanders, PLS No. 16122; said Plat being dated September 16, 2003, and last revised November 18, 2003 and having been recorded in the Beaufort County Land Records in Plat Book 97 at Page 43 (the "Plat").

AND

All that certain piece, parcel or tract of land situate, lying and being in Beaufort County, South Carolina shown and described as "The Willows, Phase 2, Parcel A, 771,271 SF, 17.71 Ac" on a Plat entitled "A Boundary Survey of Two Parcels Shown hereon as "Arborwood" and "the Willows" at Grande Oaks, Bluffton Township, Beaufort County, South Carolina"; said Plat prepared by William S. Sanders, PLS No. 16122; said Plat being dated September 16, 2003, and last revised November 18, 2003 and having been recorded in the Beaufort County Land Records in Plat Book 97 at Page 43 (the "Plat").

Being all or portions of Beaufort County Tax Parcels TMS:

R600 029 000 014D 0000
R600 037 000 020A 0000
R600 023 00F 0147 0000
R600 029 000 0014 0000

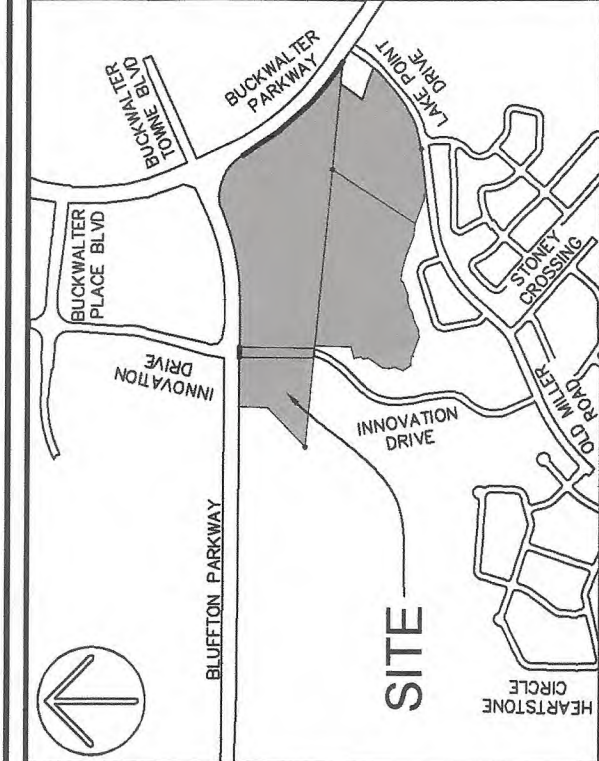
This property description was prepared by Novit & Scarminach, PA, Post Office Drawer 14, Hilton Head Island, SC 29938 by Elizabeth B. Mayo without benefit of title examination.

NORTH
SC GRID (NAD 83)
(2011)

ACREAGE CHART

	PARCEL 12A	PARCEL 12B	PARCEL 12D	PARCEL 14A	TOTAL
UPLAND	1,093,719 S.F. 25,109 AC.	229,281 S.F. 5,284 AC.	464,478 S.F. 10,663 AC.	462,512 S.F. 10,618 AC.	2,308,546 S.F. 52,722 AC.
UPLAND WITH BUFFER	1,148,330 S.F. 26,362 AC.	241,204 S.F. 5,537 AC.	N/A	N/A	1,389,534 S.F. 31,899 AC.
BUFFER	54,591 S.F. 1,253 AC.	11,923 S.F. 0.273 AC.	N/A	N/A	66,514 S.F. 1,526 AC.
WETLAND	130,931 S.F. 3,000 AC.	24,353 S.F. 0.56 AC.	71,422 S.F. 1,625 AC.	428,592 S.F. 9,785 AC.	635,298 S.F. 14,693 AC.
TOTAL	1,279,281 S.F. 29,368 AC.	285,157 S.F. 6,596 AC.	537,900 S.F. 12,348 AC.	46,536 S.F. 1,068 AC.	2,349,074 S.F. 53,359 AC.

LINE	BEARING	DISTANCE
L1	S89°43'40"E	79.97
L2	N89°15'45"E	49.77
L3	N89°15'45"E	49.77
L4	N27°28'43"W	14.97
L5	S89°51'27"W	34.49
L6	N89°15'45"E	49.77
L7	N27°18'25"W	170.06
L8	N74°16'14"W	111.39
L9	N89°53'54"W	81.20
L10	N89°53'54"W	81.20
L11	S70°55'53"W	100.36
L12	N89°44'03"W	46.34
L13	N89°44'03"W	46.34
L14	S55°27'05"W	35.78
L15	S76°58'31"W	71.35
L16	S87°40'33"W	79.46
L17	S87°40'33"W	79.46
L18	N89°45'54"W	154.74
L19	S53°56'49"W	19.81
L20	N89°45'54"W	154.74
L21	N20°03'01"W	27.36
L22	N84°45'45"W	68.80
L23	N35°33'31"W	68.49
L24	N89°45'54"W	154.74
L25	N15°52'17"W	39.74
L26	N24°37'49"E	57.23
L27	N89°45'54"W	154.74
L28	N89°45'54"W	154.74
L29	N33°30'02"E	29.46
L30	N72°48'42"W	49.04
L31	N89°45'54"W	154.74
L32	N00°15'11"E	174.22
L33	N00°06'59"W	103.20
L34	N89°45'54"W	154.74
L35	S87°40'33"W	79.46
L36	S55°24'32"E	92.33
L37	S84°45'56"E	20.42
L38	N24°24'03"E	112.20
L39	S55°33'55"E	128.40



VICINITY MAP NOT TO SCALE

- NOTES
- THESE PARCELS APPEAR TO LIE IN FLOOD ZONE X, DUAL COMMUNITIES 450025 (BLUFFTON COUNTY UNINCORPORATED AREAS) AND 450251 (TOWN OF BLUFFTON), MAP NUMBER 450130270G.
 - BUILDING SETBACK REQUIREMENTS MUST BE VERIFIED WITH THE PROPER AUTHORITIES PRIOR TO DESIGN AND CONSTRUCTION.
 - HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE GRID (NAD 83).
 - 50' BIKE TRAIL EASEMENT, 100' SCE&G POWER EASEMENT, AND 100' Santee Cooper / SCPSA POWER EASEMENT ARE PER REFERENCE #1.
 - PRECISION OF PLAT CLOSURE: 1:1,463,672
 - WETLANDS WERE NOT SURVEYED AT THE TIME OF FIELD WORK AND ARE SHOWN FROM REFERENCES #9 & #10.

- REFERENCES
- PB-153 PG-74
 - PB-134 PG-147
 - PB-109 PG-198
 - PB-153 PG-153
 - PB-133 PG-176
 - DB-2278 PG-1264
 - DB-2303 PG-104
 - DB-2303 PG-104
 - DB-2303 PG-104
 - A BOUNDARY SURVEY OF TMS# R600-029-000-0014-0000, 34.356 AC, DATE 10/10/2019, BEAUFORT COUNTY SC, FROM COASTAL SURVEYING CO. INC.
 - A WETLAND CAD FILE BY THOMAS AND HUTTON, DATE 10/10/2019, BEAUFORT COUNTY SC, FROM COASTAL SURVEYING CO. INC.
 - PB-134 PG-147



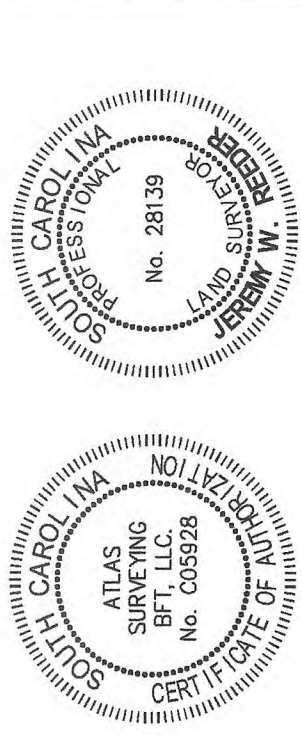
PREPARED FOR:
REED GROUP
A BOUNDARY SURVEY OF
#655 OLD MILLER ROAD, AND
INTERSECTION OF BLUFFTON PARKWAY
AND BUCKWALTER PARKWAY

AX PARCEL NO. 5
RE10 029 000 1721 0000,
RE10 029 000 0611 0000,
RE10 029 000 2410 0000,
REC FEES: \$25.00
C0360.00 \$150.00 TMS#00

BEAUFORT COUNTY, SOUTH CAROLINA
BLUFFTON
FIELD WORK:
DRAWN BY: J. W. REED
PLAT DATE: 12-07-2023
PROJECT NO.: BFT-2303
FILE: BFT-2303 B.2023

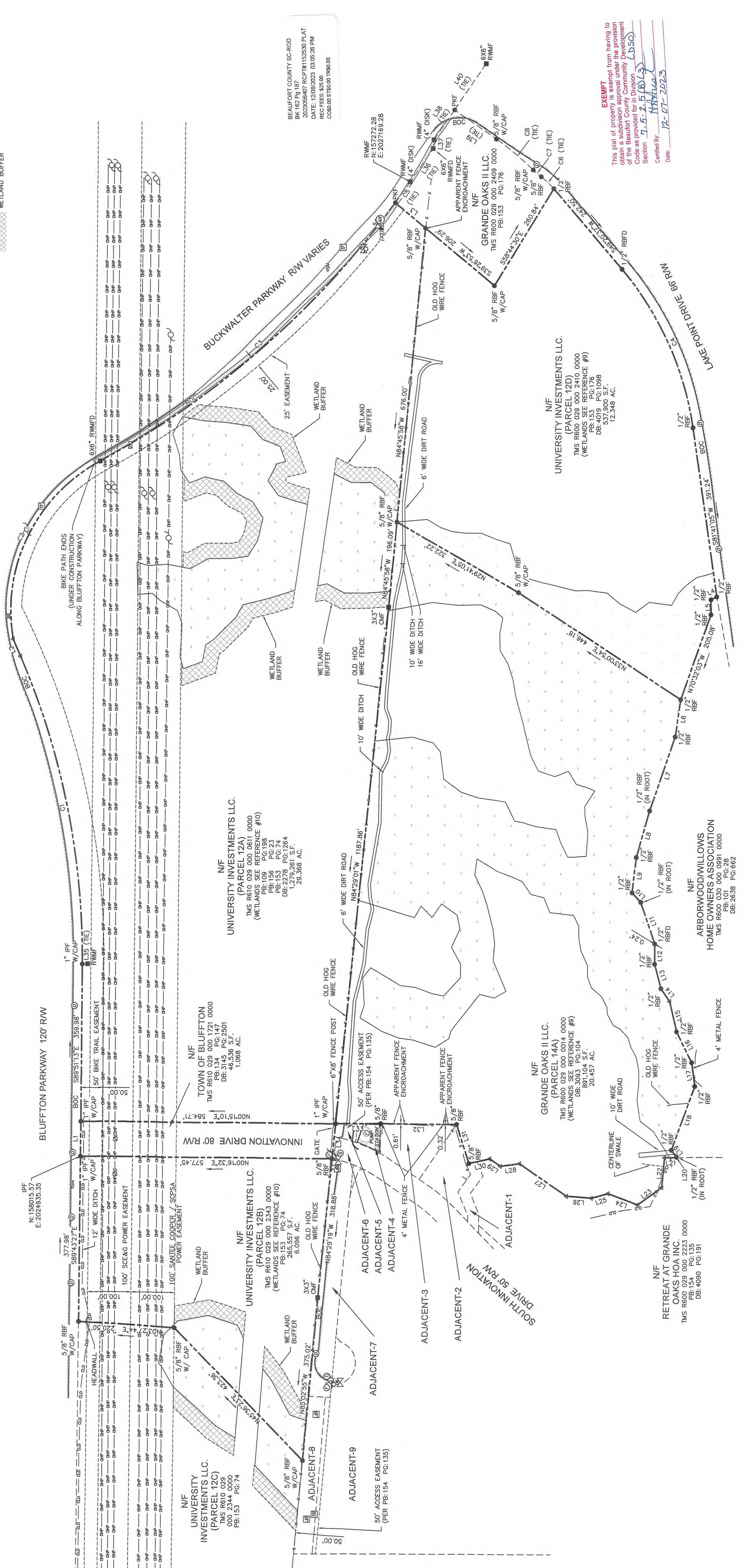
ATLAS
SURVEYING, INC.

168 BOARDWALK DRIVE, SUITE A,
RIDGECLAND, SC 29936.
PHONE: (843) 645-9277
WEBSITE: WWW.ATLASSURVEYING.COM



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

JEREMY W. REED
S.C.P.L.S. No. 28139
NOT VALID UNLESS SIGNED WITH SEAL



EXEMPT
This plat of proposed plat from having to submit for approval under the provision of the Beaufort County Community Development Code as provided for in Division C0360.
Section: 7.5.2.1(b)(3)
Certified By: J. W. Reed
Date: 12-07-2023

BUCKWALTER TRACT DEVELOPMENT

AGREEMENT AMENDMENT

NARRATIVE

The Applicant, University Investments, LLC ("University Investments"), seeks approval of an amendment to the Buckwalter Development Agreement. The purpose of the amendment is to add Grande Oaks Commons, 65.592 acres, to the Buckwalter PUD Concept Plan. Grande Oaks Commons will include Parcel 12D tax map number R600-029-000-2410-0000 at 12.348 acres and Parcels 14A, 14, and 16 tax map number R600-029-000-0014-0000 at 20.457 acres, 24.650 acres, and 8.137 acres, respectively. Grande Oaks Commons will consist of 27.435 acres of upland and 38.157 acres of wetland. This amendment has the effect of adding an additional 32 acres of General Commercial acreage to the total General Commercial Development Rights within the Buckwalter PUD under this amendment to the Development Agreement. There will be no change to the total residential Development Rights within the Buckwalter PUD under this amendment to the Development Agreement. This narrative is specific to the proposed Buckwalter Development Agreement Amendment. Concurrent applications being submitted with this request are as follows:

1. Annexation Application
2. Comprehensive Plan Amendment Application
3. Concept Plan Application
4. Zoning Map Amendment Application
5. Zoning Map/Text Amendment Application

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

Grande Oaks Commons is located along the northern border of the Grande Oaks PUD, immediately to the south of, and adjacent to, the Buckwalter Commons Land Use Tract. University Investments is the current owner of Grande Oaks Commons and is also the current owner of a substantial portion of the undeveloped part of Buckwalter Commons Land Use Tract, immediately adjacent to the north of Grande Oaks Commons which will provide access to Buckwalter Parkway.

Development Agreement Amendment Narrative

Created- 1/11/24; Revised- 2/20/24

Last Update- 4/17/24

The annexation and rezoning into Buckwalter PUD and designation as Grande Oaks Commons, to be created by the approval of the concurrent Buckwalter PUD Text Amendment Application, will allow University Investments and the Town to expand their coordinated planning at this important location near the corner of Buckwalter Parkway and Bluffton Parkway. Current preliminary planning for this expanded area contemplates a mixed use, village style, development, including extensive medical services and commercial establishments. Planning and developing this combined area under Bluffton review and development standards will greatly enhance the quality of the future development. Again, no additional residential development rights are being added to the Buckwalter PUD under this annexation.

It is also important to note that this annexation and zoning will allow an additional access point, off Lake Point Drive, for existing residents of Grande Oaks PUD to reach the planned commercial area of the existing Buckwalter Commons Land Use Tract owned by University Investments. This important new access will lead to already approved access points to Bluffton Parkway, through the University Investments Area. The access points were designated by the Buckwalter Parkway Phase 4 Access Management Plan, adopted by the Town, which include signalized and unsignalized accesses. An additional separate agreement was made between University Investments, Grande Oaks, LLC, the Town and the County for the location of the 3 Bluffton Parkway access points and University's Investment's commitment to allow the right-of-way through their properties within the Buckwalter Commons Land Use Tract to the north of the Grande Oaks PUD. This agreement has been attached to this application.

This Application presents an opportunity for Bluffton to enhance its current planning role for this important planned commercial/mixed use area, enhance the tax base of the Town, enhance vehicular access for present and future development, and do so by adding no additional development intensity to the area beyond that already allowed by existing Bluffton zoning and existing Beaufort County zoning. In fact, many uses will be down zoned.

Regarding the Statement Of Required Provisions under state law for the 13th Amendment, please note that the original Buckwalter Development Agreement included a section confirming these criteria, which involved references to the body of the DA for specifics in many cases. See section XX of the Development Agreement.

In the body of our proposed 13th Amendment, it is stated under the final paragraph 5, that the original DA applies in full unless specifically amended by the 13th Amendment or other prior Amendments. This means that the original Section XX (Statement of Required Provisions) of the original DA applies to the 13th Amendment. So the 13th Amendment does contain, by reference, a Statement of Required Provisions.

This approach was used to satisfy the state requirement in previous Amendments to Buckwalter and other PUDs. If any of the provisions need to be further updated to reflect the 13th

Amendment terms this could be done, or the entire Section XX from the original DA could be restated. But note that the simpler approach has been used in most prior DA Amendments. The 13th Amendment draft, in its current form, incorporates these required provisions by reference.

The Applicant respectfully requests that the Town Planning Commission and Town Council approve this request for the 13th Amendment to the Buckwalter Development Agreement.

Comparison of Current Beaufort County and Current Town of Bluffton
Zoning District Land Uses and the Proposed Annexed Grande Oaks Commons Land Use Tract

LEGEND:	Permitted (P), Conditional (C), Not included as a specific use for the jurisdiction (---)		
Downzoning or Removal of Specific Use (11)	Note: The color assigned below indicates the use comparison between Grande Oaks PUD, Buckwalter PUD, and the Proposed Annexed Grande Oaks Land Use Tract. No Color indicates No Change. Green indicates a downzoning or removal of use. Orange is a new use. Yellow is modified condition to a use.		
Upzoning (0)			
Modified Condition / Requirement (11)			
Land Use Type	Jurisdiction/ Zoning District		
	Beaufort County	Town of Bluffton	Annex Request
	Grande Oaks PUD - Village Center (VC1, VC2 & BP) Land Use Tract	Buckwalter PUD - Buckwalter Commons Land Use Tract	Grande Oaks Commons - Land Use Tract
Agriculture			
Tree farm, timber area, or forest management area.	---	P	---
Silviculture.	---	P	P
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	---
Game Management.	---	P	---
Civic/ Institutional			
Assisted Care Units used to establish a Certificate of Need (CON)	---	P	P
Assisted living facilities, nursing homes and congregate care facilities	---	P	P
Cemeteries provided that such use does not include a funeral home or crematorium.	P	P	---
Churches, synagogues, temple and other places of worship	P	P	P
Civic, cultural, municipal, governmental, educational (public or private), conference centers, research or other similar facilities which may include housing for staff, faculty and professionals and may include student housing and employee dormitories	P	P	P
Governmental post office	P	C	C
Library.	P	P	P
Museum.	P	P	P
Offices for governmental or institutional purposes.	P	P	P
Public emergency service facilities, library, museum, day care facilities, social/community centers, etc.	P	P	P
School	P	P	P
Commercial, Retail, Services, Offices, and Light Industrial			
Accessory uses customarily appurtenant to a permitted or conditional use	P	P	P
Animal hospital, veterinary clinic or kennel	---	C	P
Antique store	P	P	P
Appliance, radio, television store or repair shop	P	P	P
Art supply store	P	P	P
Assembly of electronic components and accessories	---	C	P
Assembly of wooden containers; household wooden furniture; wood office furniture; partitions, shelving, lockers and store fixtures; cabinet work; and custom carpentering	---	C	C
Auto accessory store	P	C	P
Automobile carwash, laundry or washateria	P	C	C
Automobile garage for the repair and servicing of vehicles	---	C	P
Automobile service station	P	C	P
Bakery provided that goods baked on the premises are primarily sold at retail only	P	C	P
Bank or financial institution	P	C	P
Barber shop, beauty shop, or combination thereof.	P	P	P
Bicycle repair and sales shop	P	P	P
Book, magazine, newspaper shop	P	P	P
Brooms, brushes, and combs; fasteners, buttons, needles and pins manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Bulk storage of petroleum or other flammable, volatile or hazardous materials	---	C	---
Business involving the rendering of personal services other than an automobile laundry, or an automobile repair garage.	P	P	P
Cameras and other photographic equipment excluding film and chemicals manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Campgrounds	---	C	---
Candy store	P	P	P
Carpentry workshop or cabinet making/wood furniture operation	---	C	P
Clothing store	P	P	P
Clothing tailoring operation including retail custom and repair work only	P	C	P
Club, lodge, union hall or social center.	---	P	P
Club; business or civic association.	---	P	P
Cold storage plant	---	C	C
Commercial parking lot for passenger automobiles excluding use of lot for overnight sleeping.	---	P	P
Commercial recreation facility, specifically including billiard parlor and theater.	---	P	P
Commercial, recreation or vocational school.	---	P	P

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	Grande Oaks PUD - Village Center (VC1, VC2 & BP) Land Use Tract	Buckwalter PUD - Buckwalter Commons Land Use Tract	Grande Oaks Commons - Land Use Tract
Computers, computer components, and computer accessories including, but not limited to: printed circuit boards, semiconductors, terminals, printers, storage devices, peripheral equipment, and software manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Conference center, retreat house.	P	P	P
Contractor's office	---	C	C
Convenience store	P	P	P
Customary home occupations	P	C	C
Delicatessen, restaurant, soda fountain or other eating and/or drinking establishments	P	C	P
Dressmaker, seamstress, tailor	P	P	P
Drug store or pharmacy	P	P	P
Dry cleaning establishment for pick up and drop off service only (excluding dry cleaning on the premises).	---	C	C
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.	---	C	C
Dry cleaning self-service and/or laundry self- service facility.	---	P	P
Eating and/or drinking establishment.	P	P	P
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 manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Electronic capacitors, coils, connectors, and resistors for small office and consumer products; electron tubes manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Florist shop	P	P	P
Fruit, nut and/or vegetable store	P	P	P
Games, toys, dolls, figurines, and stuffed animals; small curios, novelty items, and tourist souvenirs manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Gas Station	P	P	P
Gift or curio shop	P	P	P
Grocery store	P	P	P
Hand held firearms excluding ammunition manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Handicrafts workshop or fine arts studio.	P	P	P
Hardware store	P	P	P
Hobby and/or toy shop	P	P	P
Horticultural nursery.	P	P	P
Insurance agency	P	P	P
Jewelry and watch repair shop	P	P	P
Junk yards, auto salvage yards, and outdoor storage of vehicles	---	C	---
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.	---	C	C
Light assembly or fabrication	---	C	C
Lighting fixtures, fans, lamp bulbs and tubes manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Lightweight metal or plastic furniture; drafting equipment; writing, drawing, and marking implements manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Locksmith or gunsmith	P	P	P
Magnetic and optical recording media, audio/video tapes and disks manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Materials for fiber optic processes manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Meat, fish, and/or poultry shop	P	C	P
Medical, dental, or chiropractic office, clinic and/or laboratory.	P	P	P
Medical/ Healthcare Facility/ Hospital	P	P	P

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Medical, surgical, and dental instruments; optical and ophthalmic instruments, lenses, and eyeglasses; orthopedic and prosthetic appliances manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Millinery or hat shop	P	P	P
Mini-warehouse facilities	---	C	C
Model Home Sales Center	P	P	P
Motion picture studio and/or video commercial preparation; FAX machine services and distribution, photographic, optical goods, watches/clocks assembly and distribution	---	C	C
Music store and/or record shop	P	P	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, yarn, and lace goods; men's, youth's and boy's suits, coats and overcoats; men's, youth's and boy's furnishings, work clothing, and allied garments; women's, misses', juniors', girls', children's and infant's outerwear and undergarments; dress and work gloves; robes and dressing gowns; raincoats made of cloth or canvas; canvas products; curtains and draperies	---	P	P
Newspaper publishing plant	---	C	C
Office building and/or office for government, business professional or general purposes	P	P	P
Office supply and equipment store	P	P	P
Offices for business use including, but not limited to: insurance, real estate, travel, and advertising agencies; business consulting.	P	P	P
Offices for general administrative functions including operations management, sales and marketing, clerical service, personnel management, accounting/finance, data processing, and design/engineering.	P	P	P
Offices for professional use including, but not limited to: accounting, architecture, engineering, surveying, law, medicine, chiropractic, and dentistry.	P	P	P
Off-street commercial parking or garage.	---	P	P
Package liquor store	P	P	P
Pet shop	P	C	P
Photocopying, typesetting, or stripping operation; bindery.	---	P	P
Photographic and camera supply and service store	P	P	P
Photographic studio	P	P	P
Precision instruments and gauges used for measuring, testing, control, display, and analysis; precision instruments used for communications, search, detection, navigation, and guidance.	---	P	P
Printing, lithography, and gravure	---	C	P
Private or semiprivate club, lodge, union hall or social center.	---	P	P
Radio and/or television station	---	P	P
Radio or television studio excluding telecommunications tower.	---	P	P
Real estate agency	P	P	P
Restaurant	P	C	P
Retail, wholesale or storage business involving the sale of merchandise on the premises; except those uses which involve open yard storage.	---	P	P
School offering instruction in art, music, dancing, drama, or similar cultural activity.	P	P	P
School or day care center.	P	P	P
Seafood or shellfish packaging and processing	---	C	C
Shoe store	P	P	P
Small office supplies and machines suitable for sale in stationery store; household cooking equipment manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Sporting and athletic goods; musical instruments; hand-held tools; lawn and garden equipment manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Telecommunications tower	---	C	C
Telegraph office	P	P	P
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.	---	P	P
Temporary storage of construction materials during the construction process provided the materials are removed within 30 days after project completion.	---	P	P

Comparison of Current Beaufort County and Current Town of Bluffton
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Textile, fabric or apparel operation specifically including woven fabric mill, knitting mill, yarn and thread mill, and cut and sew operation manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	C	C
Trade shop or tool and die shop	---	C	C
Vending machines; signs and advertising specialties manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Warehouse, wholesale, or distribution operation.	---	C	C
Watches, clocks, meters, scales and other counting and timing devices manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	C	C
Workshop for building trade other than carpentry	---	P	P
Community Recreation			
Communitiy recreation facilities including parks; Lawn Games such as bocci, croquet, volleyball, etc.; Multi-use fields; offices/administrative buildings, Golf cart storage barn and maintenance facilities, accessory structures, Golf learning and practice facilities, equestrian facilities includingb barns, paddocks, stables, riding rinks, bridle trails, and equestrian learning/teaching facilities, Leisure Trails and Bike Trails	P	P	P
Community Recreation service facilities including Public and/or Private Clubhouses, Pro shops, Snack Bars, Grills, Restaurants and Lounges associated with clubhouses, and ancillary uses associated with community recreation facilities such as craft centers, fitness centers, etc.	P	P	P
Neighborhood Parks.	P	P	P
Playgrounds.	P	P	P
Recreational Building including but not limited to uses such as indoor recreation, meeting, assembly, banquet, fitness and hobby space.	P	P	P
Swimming Pools, Pool Bath Houses and Gazebos.	P	P	---
Tennis Courts.	P	P	P
Unlighted, regulation size or par-three golf course.	---	P	P
Lodging			
Hotel, bed and breakfast inns, and motels.	---	P	P
Maintenance of Buckwalter Common and Recreational properties			
Maintenance facilities specifically for the maintenance of Buckwalter common and recreational properties including offices; shops for woodwork, metalwork and painting; fuel storage; storage of chemicals and bulk materials as permitted by law; mulching facility and storage; greenhouses, plant propagation areas and holding yards; vehicle maintenance; and storage of vehicles and parts, boats, recreational vehicles and resident storage units	---	P	P
Open Space			
Boardwalks, trails, bridges and other permitted structures.	P	P	P
Conservation areas.	P	P	P
Disposal of reclaimed water as permitted by SCDHEC.	P	P	P
Forests, wildlife preserves/corridors, conservation areas and greenbelts.	P	P	P
Garden plots.	P	P	P
Lagoons, ponds, impoundments, lakes and effluent disposal areas.	P	P	P
Landscaped areas.	P	P	P
Open space and buffers.	P	P	P
Passive public park.	P	P	P
Pedestrian/bicycle trails.	P	P	P
Perimeter buffers.	P	P	P
Public or private, regulation or par three golf courses including ancillary facilities such as golf learning centers, practice facilities and support facilities.	P	P	P
Recreation areas including, swimming pools, tennis courts, playgrounds, ball fields, lawn game fields, gardens, etc.	P	P	P
Saltwater and freshwater wetlands including buffers.	P	P	P
Setbacks Buffers	P	P	P
Stormwater collection, treatment and detention.	P	P	P
Stormwater Management Lagoons.	P	P	P
Residential			
Multi-Family	P	P	P
Recreational vehicle parks	---	C	---
Single-Family Attached	P	P	P
Single-Family Detached	P	P	P
Roads			
Roads	P	P	P
Arterial streets and primary access roads.	P	P	P
Utilities			

Comparison of Current Beaufort County and Current Town of Bluffton
Zoning District Land Uses and the Proposed Annexed Grande Oaks Commons Land Use Tract

LEGEND:	Permitted (P), Conditional (C), Not included as a specific use for the jurisdiction (---)		
Downzoning or Removal of Specific Use (11)	Note: The color assigned below indicates the use comparison between Grande Oaks PUD, Buckwalter PUD, and the Proposed Annexed Grande Oaks Land Use Tract. No Color indicates No Change. Green indicates a downzoning or removal of use. Orange is a new use. Yellow is modified condition to a use.		
Upzoning (0)			
Modified Condition / Requirement (11)			
Land Use Type	Jurisdiction/ Zoning District		
	Beaufort County	Town of Bluffton	Annex Request
	Grande Oaks PUD - Village Center (VC1, VC2 & BP) Land Use Tract	Buckwalter PUD - Buckwalter Commons Land Use Tract	Grande Oaks Commons - Land Use Tract
Broad band multi-use transmission lines.	P	P	P
Cable television facilities.	P	P	P
Central telephone facilities.	P	P	P
Communication towers.	P	P	P
Fiber-optic lines.	P	P	P
Irrigation	P	P	P
Natural Gas Supply	P	P	P
Potable water supply and distribution.	P	P	P
Power substations.	P	P	P
Power transmission and distribution.	P	P	P
Public utility facility including substation, switching station, telephone exchange, pump station, water tower or fire tower.	P	P	P
Satellite antennas.	P	P	P
Solid waste transfer facility, site and accessory uses, including a recycling center	---	C	C
Telephone facilities.	P	P	P
Wastewater collection, treatment and disposal.	P	P	P
Water Supply.	P	P	P



June 19, 2024

Mr. Kevin Icard
Town of Bluffton
Planning & Community Development
20 Bridge Street
Bluffton, SC 29910

Re: Grande Oaks – PUD Concept Plan
Amendment Application
Bluffton, South Carolina
J-25312.0014

Dear Mr. Icard:

On behalf of our client, University Investments, LLC, please find enclosed the following in support of the PUD Concept Plan Amendment Application:

- PUD Concept Plan Application
- Two (2) Full sized copies of Concept Plan
- Two (2) Full sized copies of Access Management Plan
- Recorded deeds (2)
- Recorded plats (2)
- Project Narrative
- Land Use Table
- Parkway Access Agreement
- Application review fee (previously paid)

We are respectfully requesting a PUD Concept Plan amendment to allow Parcels 12D and Parcels 14, 14A, and 16 of R600-029-000-0014-0000 and R600-029-000-2410-0000 to be annexed and rezoned to the Buckwalter PUD, designated as Grande Oaks Commons. The properties are presently zoned Grande Oaks PUD in Beaufort County and owned by University Investments LLC. Please do not hesitate to contact me should you have any questions related to the submittal at (912) 234-5400 or at long.n@tandh.com.

Sincerely,

THOMAS & HUTTON

A handwritten signature in blue ink, appearing to read 'Nathan B. Long', written over a faint circular stamp.

Nathan B. Long, PE



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: University Investments, LLC		Name: University Investments, LLC	
Phone: 843-836-7920		Phone: 843-836-7920	
Mailing Address: 1278 May River Road, Suite 400 Bluffton, SC 29910		Mailing Address: 1278 May River Road, Suite 400 Bluffton, SC 29910	
E-mail: Jreed@reedgroupsc.com		E-mail: Jreed@reedgroupsc.com	
Town Business License # (if applicable):			
Project Information			
Project Name: BUCKWALTER TRAC ANNEXATION		<input type="checkbox"/> New	<input checked="" type="checkbox"/> Amendment
Project Location: NW CORNER INTERSECTION OF BUCKWALTER PKWY AND LAKE POINT DR. ALONG NORTHERN BORDER OF GRANDE OAKS PUD.		Acreage: 65.592	
PUD Name: Buckwalter			
Tax Map Number(s): R600-029-000-2410-0000 and R600-029-000-0014-0000			
Project Description: Annexation and Rezoning of parcels 12D, 14A, 14 and 16, Part of the Grande Oaks Property at the NW corner of the intersection of Buckwalter Pkwy and Lake Point Dr., into the Buckwalter PUD as Grande Oaks Commons			
Minimum Requirements for Submittal			
<input checked="" type="checkbox"/> 1. Two (2) full sized copies and digital files of the Concept Plan.			
<input checked="" type="checkbox"/> 2. Recorded deed and plat showing proof of property ownership.			
<input checked="" type="checkbox"/> 3. Project Narrative describing reason for application and compliance with the criteria in Article 3 of the UDO.			
<input checked="" type="checkbox"/> 4. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.			
Note: A Pre-Application Meeting is required prior to Application submittal.			
Disclaimer: The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.			
I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.			
Property Owner Signature: <i>Jake J. Reed</i>		Date: 1/10/2024	
Applicant Signature: <i>Jake J. Reed</i>		Date: 1/10/2024	
For Office Use			
Application Number:		Date Received:	
Received By:		Date Approved:	



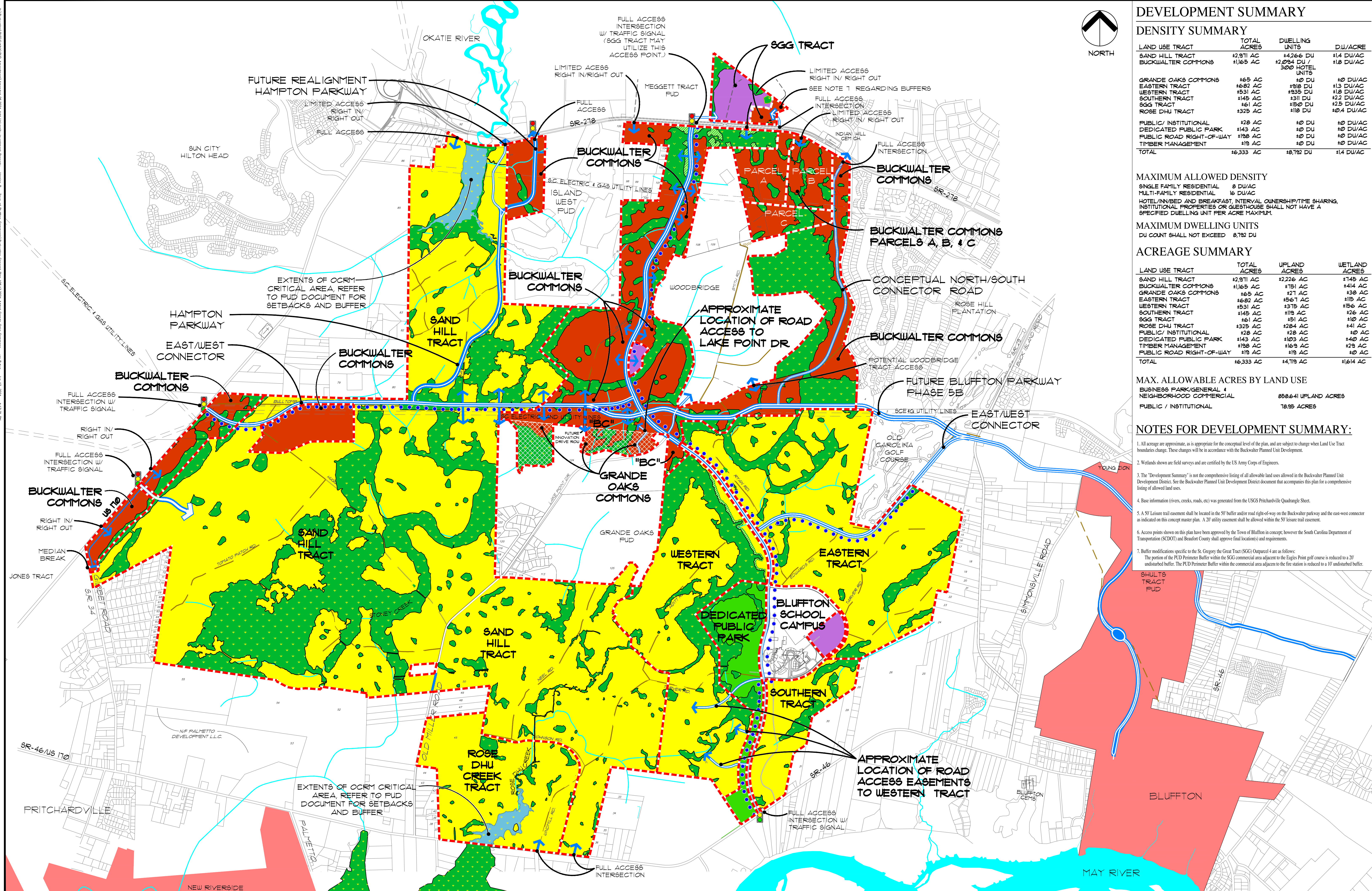
TOWN OF BLUFFTON

PLANNED UNIT DEVELOPMENT (PUD) CONCEPT PLAN APPLICATION

PROCESS NARRATIVE

The following Process Narrative is intended to provide Applicants with an understanding of the respective application process, procedures and Unified Development Ordinance (UDO) requirements for obtaining application approval in the Town of Bluffton. While intended to explain the process, it is not intended to repeal, eliminate or otherwise limit any requirements, regulations or provisions of the Town of Bluffton's Unified Development Ordinance. Compliance with these procedures will minimize delays and assure expeditious application review.

Step 1. Pre-Application Meeting	Applicant & Staff
Prior to the filing of a Planned Unit Development (PUD) Concept Plan Application, the Applicant is required to consult with the UDO Administrator or their designee at a Pre-Application Meeting for comments and advice on the appropriate application process and the required procedures, specifications, and applicable standards required by the UDO.	
Step 2. Application Check-In Meeting	Applicant & Staff
Upon receiving input from Staff at the Pre-Application Meeting, the Applicant shall submit the PUD Concept Plan Application and required submittal materials during a mandatory Application Check-In Meeting where the UDO Administrator or designee will review the submission for completeness.	
Step 3. Review by UDO Administrator & Development Review Committee	Staff
If the UDO Administrator determines that the PUD Concept Plan Application is complete, it shall be forwarded to the Development Review Committee (DRC). The DRC shall review the application and prepare written comments for review with the Applicant.	
Step 4. Development Review Committee Meeting	Applicant & Staff
A public meeting shall be held with the Applicant to review the DRC Staff Report and discuss the application. The Applicant will be directed to address any comments, if any, and resubmit the application materials. If applicable, upon resubmittal, the application materials will be reviewed for compliance with the DRC Staff Report and, if all comments are addressed, the application is placed on the next available Planning Commission (PC) Meeting agenda.	
Step 5. Planning Commission Meeting & Planning Commission Public Hearing	Applicant, Staff & Planning Commission
The PC shall hold a Public Hearing and review the PUD Concept Plan Application for compliance with the criteria and provisions in the UDO. The PC may recommend that Town Council approve, approve with conditions, or deny the application.	
Step 6. Town Council Meeting- 1st Reading	Applicant, Staff & Town Council
Town Council shall review the PUD Concept Plan Application for compliance with the criteria and provisions in the UDO. Town Council may approve, approve with conditions, table, or deny the application at 1 st Reading.	
Step 7. Town Council Meeting- 2nd and Final Reading & Public Hearing	Applicant, Staff & Town Council
Town Council shall hold a Public Hearing and review the PUD Concept Plan Application for compliance with the criteria and provisions in the UDO. Town Council may approve, approve with conditions, table, or deny the application at 2 nd and Final Reading.	
Step 8. PUD Concept Plan Approval	Staff
If Town Council approves the PUD Concept Plan Application, the UDO Administrator shall issue an approval letter to the Applicant.	



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
GRANDE OAKS COMMONS	165 AC	10 DU	0.06 DU/AC
EASTERN TRACT	162 AC	198 DU	1.3 DU/AC
WESTERN TRACT	1531 AC	1935 DU	1.3 DU/AC
SOUTHERN TRACT	145 AC	131 DU	0.9 DU/AC
SGG TRACT	161 AC	118 DU	0.73 DU/AC
ROSE DHU TRACT	1325 AC	118 DU	0.09 DU/AC
PUBLIC/ INSTITUTIONAL	128 AC	10 DU	0.08 DU/AC
DEDICATED PUBLIC PARK	143 AC	10 DU	0.07 DU/AC
PUBLIC ROAD RIGHT-OF-WAY	198 AC	10 DU	0.05 DU/AC
TIMBER MANAGEMENT	19 AC	10 DU	0.53 DU/AC
TOTAL	16,333 AC	18,792 DU	1.14 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	1,745 AC
BUCKWALTER COMMONS	1,165 AC	1,151 AC	1,414 AC
GRANDE OAKS COMMONS	165 AC	171 AC	158 AC
EASTERN TRACT	162 AC	156.7 AC	115 AC
WESTERN TRACT	1531 AC	1375 AC	115 AC
SOUTHERN TRACT	145 AC	119 AC	126 AC
SGG TRACT	161 AC	151 AC	110 AC
ROSE DHU TRACT	1325 AC	1284 AC	141 AC
PUBLIC/ INSTITUTIONAL	128 AC	128 AC	141 AC
DEDICATED PUBLIC PARK	143 AC	109 AC	140 AC
TIMBER MANAGEMENT	198 AC	116.9 AC	129 AC
PUBLIC ROAD RIGHT-OF-WAY	19 AC	19 AC	10 AC
TOTAL	16,333 AC	14,719 AC	11,614 AC

MAX. ALLOWABLE ACRES BY LAND USE	
BUSINESS PARK/GENERAL & NEIGHBORHOOD COMMERCIAL	258,641 UPLAND ACRES
PUBLIC / INSTITUTIONAL	78.95 ACRES

NOTES FOR DEVELOPMENT SUMMARY:

- 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.
- Wetlands shown are field surveys and are certified by the US Army Corps of Engineers.
- 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.
- Base information (rivers, creeks, roads, etc) was generated from the USGS Pritchardville Quadrangle Sheet.
- 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.
- 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.
- Buffer modifications specific to the St. Gregory the Great Tract (SGG) Outparcel 4 are as follows:
The portion of the PUD Perimeter Buffer within the SGG commercial area adjacent to the Eagles Point golf course is reduced to a 20' undisturbed buffer. The PUD Perimeter Buffer within the commercial area adjacent to the fire station is reduced to a 10' undisturbed buffer.

CONCEPT MASTER PLAN

For:
Buckwalter
PLANNED UNIT DEVELOPMENT
Bluffton, South Carolina

Prepared For:
Branigar Organization
Savannah, Georgia



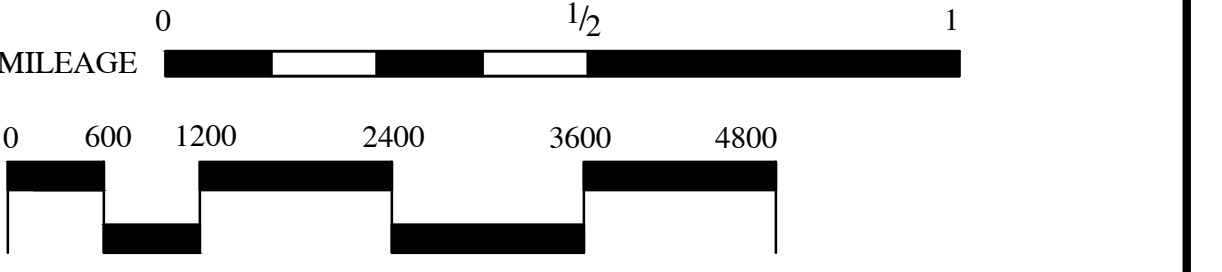
A company of
INTERNATIONAL PAPER
Prepared By:
Wood+Partners, Inc.
Landscape Architects/Land Planners
Hilton Head Island, South Carolina
Thomas & Hutton Engineering Co.
Savannah, Georgia

LEGEND:

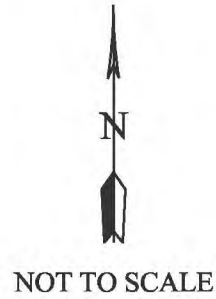
- ROADS / PUBLIC RIGHT-OF-WAY
- INTERSECTION/ ACCESS POINTS
- EXISTING DIRT ROADS
- STREAMS / WATER CHANNELS
- LAND USE TRACT LIMIT
- LEISURE TRAIL

PUD LAND USE AREAS

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



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 - Unit Counts
REVISED: March 23, 2009 C-1 170 Parcel
REVISED: November 2011 - Robertson Site (10th Amendment)
REVISED: February 2012 - Modified Bluffton Parkway Phase 5B Alignment
REVISED: October 2012 - Modified Sand Hill Tract/Buckwalter Commons Connector Tract to add 70 Ac. into Buckwalter Commons (11th Amend.)
REVISED: September 2020 - Amended Saint Gregory the Great Tract (SGG) Tract. Modification includes addition of 50.45 acres of public / institutional and 0.65 acres of commercial, added 150 Residential Dwelling Units and modifications to the PUD perimeter buffer requirements. Included future Bluffton Parkway Phase 5b. (12th Amendment)
REVISED: October 2023 - Added 32 acres to Grande Oaks Commons. (13th Amendment)
REVISED: June 2024 - Added access points requested by Planning Commission (13th Amendment)



MATCHLINE - SEE FIGURE 2-A

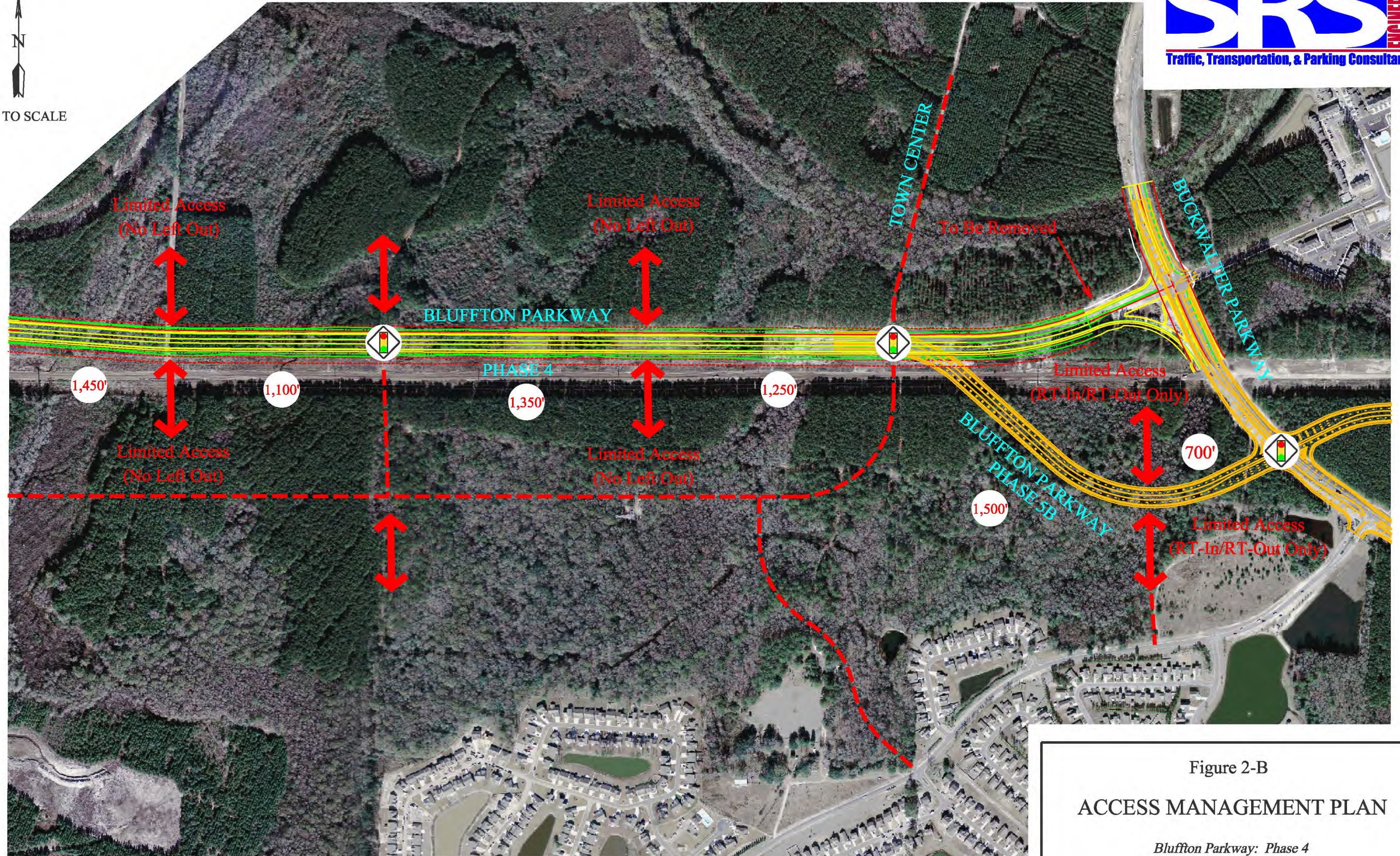


Figure 2-B
ACCESS MANAGEMENT PLAN

*Bluffton Parkway: Phase 4
Bluffton, SC*

RECORDED
2021 Aug -23 03:11 PM

BEAUFORT COUNTY AUDITOR

BEAUFORT COUNTY SC - ROD
BK 4019 Pgs 1098-1099
FILE NUM 2021040398
06/02/2021 03:04:02 PM
RCPT# 1037850
RECORDING FEES 15.00
County Tax County 687.50
State Tax State 1,625.00

This deed was prepared in the law offices of
BURR & FORMAN LLP
23-B Shelter Cove Ln #400, Post Office Drawer 3
Hilton Head Island, SC 29928
(843) 785-2171

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

TITLE TO REAL ESTATE
(Limited Warranty)

KNOW ALL PERSONS BY THESE PRESENTS, that Grande Oaks II, LLC, hereinafter referred to as "Grantor," in the State aforesaid, for and in consideration of the sum of Six Hundred Twenty-Five Thousand and 00/100 Dollars (\$625,000.00) to Grantor in hand paid by

University Investments, LLC
P.O. Box 23767
Hilton Head Island, SC 29925

hereinafter referred to as "Grantee," the receipt of which is hereby acknowledged, has granted, bargained, sold and released and by these presents does grant, bargain, sell and release, subject to the easements, restrictions, reservations and conditions set forth in the legal description below, unto the said Grantee, the following described property:

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

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

The property intended to be conveyed herein is a portion of the same property conveyed to the within Grantor by Deed from Robertson Real Estate Partnership, a South Carolina Partnership, dated September 14, 2011, and recorded in Book 3093 at Page 104, Beaufort County Records, on October 25, 2011.

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

THIS CONVEYANCE IS MADE SUBJECT TO all other easements and restrictions of record affecting the property.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said premises before mentioned, unto the Grantee, its successors and assigns forever; subject, however, to the rights, conditions and restrictions that constitute covenants running with the land, all as set forth herein.

AND Grantor does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the said premises unto Grantee, its successors and assigns, against Grantor and its successors and assigns, and all persons whomsoever lawfully claiming or to claim the same, or any part thereof.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name by its duly authorized officer and its seal to be hereto affixed, this 29 day of April, 2021.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

(2) [Signature]
Signature of 1st Witness

(3) [Signature]
Signature of 2nd Witness/Notary Public

GRANDE OAKS II, LLC

(1) [Signature]
By: Pamela Murk, Manager

STATE OF MARYLAND)
COUNTY OF MONTGOMERY)

ACKNOWLEDGMENT

I, the undersigned Notary Public, do hereby certify that Pamela Murk as Manager of Grande Oaks II, LLC, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 29th day of April, 2021.

NOTARY SEAL
Chet Raymond, Notary Public
Montgomery County, Potomac, Maryland
My Commission Expires May 24, 2021

(4) [Signature]
Notary Public for MONTGOMERY COUNTY, MARYLAND
My Commission Expires: 05/24/2021

11/17 RW 1641
Prepared by and return to:
Peter J. Strauss, Esquire
The Strauss Law Firm
55 Hospital Center Common
Suite 300
Hilton Head Island, SC 29926

RECORDED
2011 Nov -04 11:46 AM
Sharon O. Burns
BEAUFORT COUNTY AUDITOR

BEAUFORT COUNTY SC - ROD
BK 03093 PGS 0104-0114
FILE NUM 2011054005
10/25/2011 09:18:33 AM
REC'D BY O EVANS RCPT# 659513
RECORDING FEES 17.00

STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT) **QUIT CLAIM DEED**

KNOW ALL PERSONS BY THESE PRESENTS THAT ROBERTSON REAL ESTATE PARTNERSHIP, a South Carolina Partnership ("Grantors"), in the State aforesaid, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and no other valuable consideration to him/her in hand paid at and before the sealing of these presents, by **GRANDE OAKS II, LLC, a South Carolina limited liability company, ("Grantee")** of **83 May River Point, Bluffton, South Carolina 29910**, in the State aforesaid for which the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto the said **Grantee**, its successors and assigns, forever, in fee simple, the following described real property:

See Exhibit A, attached hereto

THIS property is conveyed by the Grantors and accepted by the Grantee subject to all applicable covenants, conditions, restrictions, easements, affirmative obligations, etc., as recorded in the Office of the Register of Deeds for Beaufort County, South Carolina.

THIS being the same property conveyed to the within Grantor from **DOUGLAS M. ROBERTSON and LUELLEN N. ROBERTSON** by Corrective Title To Real Estate dated June 8, 2011 and recorded in Deed Book 03065 at Page 0921 in the Beaufort County, South Carolina Register of Deeds Office on June 13, 2011.

TMS No.: R600/029/000/014D/0000

ADD DMP Record 11/2/2011 12:15:24 PM
BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R600	029	000	0014	0000	00

ADD DMP Record 11/2/2011 12:15:51 PM
BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R600	029	000	014D	0000	00

The within Quit Claim Deed was prepared in the office of Peter J. Strauss, Attorney at Law, 55 Hospital Center Common, Suite 300, Hilton Head Island, South Carolina 29926 without the benefit of a title search.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining thereto.

TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto said Grantee, its successors and assigns forever.

WITNESS my Hand and Seal, this 14 day of September, 2011.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

[Signature]
(non-notary witness)

**ROBERTSON REAL ESTATE
PARTNERSHIP**, a S.C. Partnership
BY: Robertson Partnership, LLC
Its: General Partner

[Signature]
DOUGLAS M. ROBERTSON
Its: Manager

Megan L. Criddle
(notary)

STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT)

ACKNOWLEDGEMENT

I, Megan L. Criddle, Notary Public, do hereby certify that **ROBERTSON REAL ESTATE PARTNERSHIP**, a S.C. Partnership, by Robertson Partnership, LLC, its General Partner, by **DOUGLAS M. ROBERTSON**, its Manager, the Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 14 day of September, 2011.

Megan L. Criddle
Notary Public for South Carolina
My Commission Expires: July 8, 2015
(SEAL)

EXHIBIT A
PROPERTY DESCRIPTION FOR DEED

All those certain pieces, parcels or tracts of land situate, lying and being in Beaufort County, South Carolina, more particularly described as follows:

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

AND

All that certain piece, parcel or tract of land containing 230 acres, more or less, as shown on that certain Plat prepared by Rod C. Spann, R.L.S., dated November 4, 1985, and recorded in the Offices of the Clerk of Courts for Beaufort County in Plat Book 33 at Page 165. Said property being bounded on the NORTH for a combined distance of 2,969.68' feet by other lands of Richard C. Neel, Jr. as shown on said Plat; On the EAST for a combined distance of 2,867.16' feet by lands now or formerly belonging to Union Camp; On the SOUTH for a combined distance of 4,601.90' feet by lands of others; On the WEST for at approximate distance of 2,680' feet, more or less, by a 100' right-of-way access road.

AND ALSO:

ALL those certain pieces, parcels, or tracts of land being four (4) in number, respectively labeled PARCEL "A", PARCEL "B", PARCEL "C" AND PARCEL "D" on that certain plat of Forrest F. Baughman, P. L. 5., #4922, dated the 22nd day of June 1994 and recorded in the Office of the Clerk of Courts for Beaufort County, South Carolina in Plat Book 50 at Page 51. These four (4) parcels of land are the Grantor's remaining interest in that certain subdivision known as Grandee Oaks Subdivision located in Bluffton Township, South Carolina. Said tracts of land being more particularly bound and described as follows:

PARCEL "A"

Parcel "A" containing 68,436 square feet comprising 1.57 acres, being more particularly bounded and described as follows: On the North for a distance of 130.69' feet, now or formerly, by Hogan; on the South for a distance of 126.06' feet, now or formerly, by Union Bag and Paper Company; on the West for a distance of 561.31' feet, now or formerly, by Union Bag and Paper Company, and on the East for a distance of 524.60' feet by the sixty (60') foot right-of-way of Grandee Oaks Circle.

PARCEL "B"

Parcel "B" containing 40,741 square feet comprising 0.93 acres, being more particularly bounded and described as follows; On the North for a distance of 186.35' feet by the sixty (60') foot right-of-way of Grandee Oaks Circle; on the South for a distance of 286.11' feet, now or formerly, by Hogan; on the West for a distance of 176.85' feet, now or formerly, by Richard L. and Vivian K. Poore; and on the East for a distance of 65.44' feet by the sixty foot (60') foot right-of-way of Grandee Oaks Circle.

PARCEL "C"

Parcel "C" containing 553,418 square foot comprising 12.71 acres, having such meets and bounds as is shown on said plat referenced above, bounded generally on the North by the sixty (60') foot right-of-way of Grandee Oaks Circle; on the West by lands of Stone and Nix and the sixty (60') foot right-of-way of Grandee Oaks Circle; on the East by the one hundred (100') foot right-of-way of an unnamed roadway.

PARCEL "D"

Parcel "D" containing 415,710 square feet comprising 9.54 acres, more particularly shown and designated as a one hundred (100') foot wide of an unnamed road beginning at Old Miller Road and running generally in a North, Northeasterly direction for a distance of 2029.22' feet and then turning generally westward and becoming known as Grandee Oaks Circle, including one small avenue running generally North, Northwest off of the Northern boundary of Grandee Oaks Circle. The purpose of the conveyance of Parcel "D" is to divest the Grantee herein of any interest in Grandee Oaks Subdivision, including, but not limited to any interest he has in the roadways of said subdivision.

SAVING AND EXCEPTING THEREFROM, all those certain pieces, parcels or tracts of land situate, lying and being in Beaufort County, South Carolina, more particularly described as follows:

TRACT A (Right of Way/Roads)

All those certain pieces, parcels or lots of land situate, lying and being in Beaufort County, South Carolina and being designated as shown on that certain plat prepared by Forest F. Baughman P.L.S. 4922, dated June 22, 1994 and entitled Grand Oaks Subdivision and recorded in the Office of the RMC for Beaufort County, S.C. in Plat Book 50 at Page 97. It is the intention of the Grantor that

Tract A only refers to all roads designed for ingress egress, all of which is more specifically shown on the aforementioned plat.

AND ALSO TRACT B (Right of Way/Roads)

All that certain piece, parcel or tract of land, situate, lying and being in Bluffton Township, Beaufort County, South Carolina, being shown and described as 66' R/W extending along the eastern boundary on that certain plat entitled "Grande Oaks Subdivision Phase II, A Boundary Survey and Subdivision of 24.73 Acres, Shown as Parcels A, B,B & D Grande Oaks Subdivision, Bluffton Township, Beaufort County, South Carolina," said plat prepared by T-Square Group, Inc., Forrest F. Baughman, PLS #4922, dated June 22, 1994, and recorded in Beaufort County Records in Plat Book 52 at Page 1234. Said right-of-way is also shown and described as Old Miller Road (Private), 66' R/W on that certain plat entitled "A Subdivision & Neighborhood Drainage Plan for Grande Oaks Phase III, off SC Hwy 46 & Old Miller Road, Bluffton Township, Beaufort County, South Carolina," said plat prepared by Connor and Associates, Inc., Barry W. Connor, SCRLS, dated July 24, 1996, last revised August 21, 1996, and recorded in the Beaufort County Records in Plat Book 59 at Page 74. For a more detailed description as to the metes and bounds, courses and distances, reference is had to the aforementioned recorded plats.

AND ALSO, ALL that certain piece, parcel or tract of land, situate, lying and being in Bluffton Township, Beaufort County, South Carolina, being shown and described as 1,372 sq ft. 3.03 acres, on that certain plat entitled "A BOUNDARY SURVEY of 0.03 ACRES LOCATED at the Intersection of Old Miller Road and Grand Oaks Drive, Bluffton, Township, Beaufort County, South Carolina," said plat prepared by William S. Sanders, PLS#16122, dated November 2, 2001, and recorded in the Beaufort County Records in Plat Book 85 at Page 12. For a more detailed description as to the metes and bounds, courses and distances, reference is had to the aforementioned recorded plat.

AND ALSO, TRACT C (Triangular Parcel on Buckwalter Parkway)

ALL that certain piece, parcel or tract of land, situate, lying and being in Beaufort County, South Carolina, shown and described as 9,588 SF, 0.22 Acres on a Plat entitled "BOUNDARY SURVEY of 0.22 to be included in the Right of Way of Buckwalter Parkway, Bluffton Township, Beaufort County, South Carolina"; said Plat prepared by William S. Sanders, PLS#16122; said Plat being dated July 31, 2001 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 1477 at Page 796.

AND ALSO, TRACT D (Wetlands)

All those certain pieces, parcels or lots of land situate, lying and being in Beaufort County, South Carolina shown and described as Parcel 1, containing 3.540 acres upland, and 2.822 acres wetland, for a total of 6.362 acres; and Parcel 2, containing 3.316 acres upland, and 2.043 acres wetland, for a total of 5.359 acres; said Parcels shown and described on a Plat entitled "A Plat of Parcel 1 (6.362 acres) and Parcel 2 (5.5359 acres), being a Portion of the Grande Oaks PUD located near the North End of

End of Old Miller Road, Bluffton Township, Beaufort County, South Carolina"; said Plat prepared by Thomas & Hutton Engineering Co., Boyce L. Young, SCRL No. 11079 dated October 4, 2001 last revised November 14, 2001 and recorded in Plat Book 86 at Page 38, Beaufort County Records.

AND ALSO, TRACT E (Grande Oak, Phase I)

All that certain piece, parcel or tract of land or a portion thereof lying and being in the Bluffton Township, Beaufort County, South Carolina identified as 2.03 Acres as described as Open Space on that certain plat entitled "Grande Oaks Subdivision Phase II, A Boundary Survey and Subdivision of 24.75 Acres, Shown as Parcels A, B, C & D Grande Oaks Subdivision, Bluffton Township, Beaufort County, South Carolina", said plat prepared by T-Square Group, Inc., Forrest F. Baughman, PLS 4922 and recorded in the Register of Deeds for Beaufort County, South Carolina in Plat Book 52 at Page 123.

AND

ALSO, ALL those certain pieces, parcels or tracts of land situate, lying and being in the Bluffton Township, Beaufort County, South Carolina more particularly designated as Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, and 20 on that certain plat entitled "Grande Oaks Subdivision Phase II, A Boundary Survey and Subdivision of 24.75 Acres, Shown as Parcels A, B, C & D Grande Oaks Subdivision, Bluffton Township, Beaufort County, South Carolina", said plat prepared by T-Square Group, Inc., Forrest F. Baughman, PLS 4922 and recorded in the Register of Deeds for Beaufort County, South Carolina in Plat Book 52 at Page 123.

AND ALSO, TRACT F (Grande Oaks, Phase II)

All that certain piece, parcel or tract of land or a portion thereof lying and being in the Bluffton Township, Beaufort County, South Carolina identified as 3.00 Acres as described on that certain plat entitled "Plat Prepared for William H. Grimes, Jr., Beaufort County, South Carolina", said plat prepared by Rod C. Spann, RLS 6273 and recorded in the Register of Deeds for Beaufort County, South Carolina in Book 244 at Page 1966.

AND

All that certain piece, parcel or tract of land or a portion thereof lying and being in the Bluffton Township, Beaufort County, South Carolina identified as 5.56 Acres as described on that certain plat entitled "Plat Prepared for Thomas F. Hogan, Beaufort County, South Carolina", said plat prepared by Rod C. Spann, RLS 6273 and recorded in the Register of Deeds for Beaufort County, South Carolina in Book 244 at Page 1971.

AND

All that certain piece, parcel or tract of land or a portion thereof lying and being in the Bluffton Township, Beaufort County, South Carolina identified as 2.54 Acres as described on that certain plat entitled "Plat Prepared for Wayne & Martha Smith, Beaufort County, South Carolina", said plat

prepared by Rod C. Spann, RLS 6273 and recorded in the Register of Deeds for Beaufort County, South Carolina in Book 268 at Page 1952.

AND

ALL that certain piece, parcel or tract of land or a portion thereof lying and being in Beaufort County, South Carolina, measuring and being bounded as follows: Commencing at a iron pipe on the southeast corner of the property adjacent to Grandee Oaks Circle 60' R/W N 53°16'48" W for a distance of 312.26 feet; then N 01°35'53" E for a distance of 173.26 feet; then N 75°32'43" E for a distance of 442.61 feet; then S 27°24'44" E for a distance of 255.83 feet; then S 55°21'47" W for a distance of 225.29 feet to a concrete marker; then S 46°44'23" W for a distance of 168.06 feet to the point of beginning. Said property is more particularly shown and identified as "Jack Bailey and Robert All, Beaufort County, SC", prepared by Rod C. Spann, RLS 6273, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 32 at Page 79 together with that parcel shown and indicated on a plat entitled "Survey for Robert P. & Nan C. All, Beaufort County, South Carolina" prepared by Rod C. Spann, RLS 6273, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 369 at Page 688.

AND

ALL that certain piece, parcel or lot of land, situate, lying and being in Beaufort County, South Carolina, approximately five (5) miles Northwest of Bluffton, measuring and bounding as follows: Beginning at the Northwest corner and proceeding N 75° 54' 42" E for a distance of 277.93 feet; then South 27° 24' 44" E for a distance of 255.83 feet; thence S 55°21'47" W for a distance of 266.16 feet; thence N 34°56'54" W for a distance of 351.34 feet to the beginning. Said property is more particularly described on a plat of the same by Rod C. Spann, RLS, dated August 6, 1982, and recorded in the Register of Deeds for Beaufort County, South Carolina in Book 369 at Page 688.

AND

All that certain piece, parcel or tract of land or a portion thereof lying and being in the Bluffton Township, Beaufort County, South Carolina identified as 1.36 Acres as described on that certain plat entitled "Survey for Jack Bailey, Beaufort County, South Carolina", said plat prepared by Rod C. Spann, RLS 6273 and recorded in the Register of Deeds for Beaufort County, South Carolina in Plat Book 31 at Page 31.

AND

ALL that certain piece, parcel or lot of land containing 1.20 acres as shown on that certain plat prepared by Rod C. Spann, RLS, dated July 1, 1985, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 33 at Page 111. Said property being more particularly bounded and described as follows: On the East for a distance of 130.87 feet by Grandee Oaks Circle; on the North for a distance of 195.85 feet by property now or formerly owned by Bailey; on the West for a distance of 317.13 feet by property now or formerly owned by Union Camp; on the

Camp; on the South for a distance of 40 feet by property now or formerly owned by Hogan; and on the Southeast for a distance of 310.43 feet by property now or formerly owned by Poore.

AND

All those certain pieces, parcels or tracts of land or a portion thereof lying and being in the Bluffton Township, Beaufort County, South Carolina identified as Tracts A and B as more particularly described on that certain plat entitled "Plat Prepared for Richard C. Neel, Jr., A Portion of Grandee Oaks Subdivision, Bluffton Township, Beaufort County, South Carolina", said plat prepared by Johnson-Trogdon Surveyors and recorded in the Register of Deeds for Beaufort County, South Carolina in Plat Book 39 at Page 126.

AND ALSO, TRACT G (Grande Oaks, Phase III)

ALL that certain piece, parcel or lot of land, situate, lying and being in Bluffton Township, Beaufort County, South Carolina and being known as Lot Number 22 of Grande Oaks, Phase III Subdivision. FOR a more particular description reference is made to that certain plat prepared by Matthew M. Crawford, SCRLS, dated December 3, 1996 and recorded in Plat Book 59 at Page 73 in the Register of Deeds for Beaufort County, South Carolina.

AND

All that certain piece, parcel, or lot of land, situate, lying and being in Bluffton Township, Beaufort County, South Carolina, the same being 17.17 acres and known as Grande Oaks Phase III Subdivision, and more particularly described as follows: Beginning at a point along the projected right-of-way of Old Miller Road and running N34°53'18"E for a distance of 1179.98' feet, more or less, to a point; then turning and running S55°06'42"E for a distance of 487.02' feet, more or less, to a point; then turning and running S34°53'18"W for a distance of 104.66' feet, more or less, to a point; then turning and running S08°43'41"E for a distance of 275.40' feet, more or less, to a point; then turning and running N85°13'03"E for a distance of 79.63' feet, more or less, to a point; then turning and running S04°46'57"E for a distance of 309.70' feet, more or less, to a point; then turning and running S76°44'35"W for a distance of 800.61' feet, more or less, to a point; then turning and running N68°00'57"W for a distance of 412.17' feet, more or less, to a point to beginning.

For a more particular description, reference is made to that certain plat prepared by Matthew M. Crawford, SCRLS, dated 12/03/96 and recorded in Plat Book 59 at Page 73.

AND

All of that certain parcel or tract of land, Situate, lying and being in Bluffton Township, Beaufort County, South Carolina, being shown and described as 144,995SF, 3.33 Ac (Pond) and Wetland on that certain plat entitled "A Boundary Survey of 3.33 Acres, Being a Portions of Grand Oaks Phase 3, Bluffton Township, Beaufort County, South Carolina," prepared by William S. Sanders, PLS#16122, dated November 3, 2001, and recorded in the Beaufort County, Records in Plat Book 85 at Page 11. For a more detailed description as to the metes and bounds, courses and distances, reference is had to

reference is had to the aforementioned recorded plats.

AND ALSO, TRACT H (Grande Oaks, Phase 3B1)

All that certain piece of land or a portion thereof lying and being in the Bluffton Township, Beaufort County, South Carolina and containing 31 acres more or less as described on that certain plat entitled "A subdivision of a portion of the lands of Grande Oaks LLC near Pritchardville, Bluffton Township, Beaufort County, South Carolina" also known as Grand Oaks Phase 3BI, plat prepared by T-Square Group, Inc., Forrest F. Baughman, PLS 4922 and recorded in the Register of Deeds for Beaufort County, South Carolina in Plat Book 66 at Page 160.

AND ALSO, TRACT I (Sandy Pointe, Ph 1 & 2)

All that certain piece, parcel, or tract of land lying and being in Beaufort County, South Carolina shown and described as "Parcel A, 1,488,377 SF, 34.17 Acres" on a plat entitled "Boundary Survey of 49.85 Acres Shown as Parcels A & B on the Lands of Doug Robertson at the End of Old Miller Road, Bluffton Township, Beaufort County, South Carolina"; said Plat prepared by William S. Sanders, PLS No. 16122; said Plat being dated June 9, 2001, and last revised September 29, 2001 and having been recorded in the Beaufort County Land Records in Plat Book 82 at Page 179 (the "Plat").

AND

All that certain piece, parcel, or tract of land lying and being in Beaufort County, South Carolina shown and described as "Parcel B, 682,913 SF, 15.68 Acres" on a plat entitled "Boundary Survey of 49.85 Acres Shown as Parcels A & B on the Lands of Doug Robertson at the End of Old Miller Road, Bluffton Township, Beaufort County, South Carolina"; said Plat prepared by William S. Sanders, PLS No. 16122; said Plat being dated June 9, 2001, and last revised September 29, 2001 and having been recorded in the Beaufort County Land Records in Plat Book 82 at Page 179.

AND ALSO, TRACT J (Edgefield)

All those certain pieces, parcels or tracts of land situate, lying and being in Beaufort County, South Carolina shown and described as Parcel A, containing 86.954 acres upland, and 10.749 acres wetland, for a total of 97.703 acres; and Parcel B, containing 2.595 acres upland; said Parcels shown and described on a Plat entitled "A Plat of The Sivica Tract at Grande Oaks, Beaufort County, South Carolina"; said Plat prepared by Thomas & Hutton Engineering Co., Boyce L. Young, SCRL No. 11079 dated April 15, 2003, last revised July 11, 2003 and recorded in Plat Book 94 at Page 171, Beaufort County Records.

AND ALSO, TRACT K (Arborwood)

All that certain piece, parcel or tract of land situate, lying and being in Beaufort County, South Carolina shown and described as "Arborwood, 396,023 SF, 9.09 Ac" on a Plat entitled "A Boundary Survey of Two Parcels Shown hereon as "Arborwood" and "the Willows" at Grande Oaks, Bluffton

Township, Beaufort County, South Carolina"; said Plat prepared by William S. Sanders, PLS No. 16122; said Plat being dated September 16, 2003, and last revised November 18, 2003 and having been recorded in the Beaufort County Land Records in Plat Book 97 at Page 43 (the "Plat").

AND ALSO, TRACT L (Willows, Ph. 1 & 2)

All that certain piece, parcel or tract of land situate, lying and being in Beaufort County, South Carolina shown and described as "The Willows, Phase 1, Parcel B, 1,196,380 SF, 27.47 Ac" on a Plat entitled "A Boundary Survey of Two Parcels Shown hereon as "Arborwood" and "the Willows" at Grande Oaks, Bluffton Township, Beaufort County, South Carolina"; said Plat prepared by William S. Sanders, PLS No. 16122; said Plat being dated September 16, 2003, and last revised November 18, 2003 and having been recorded in the Beaufort County Land Records in Plat Book 97 at Page 43 (the "Plat").

AND

All that certain piece, parcel or tract of land situate, lying and being in Beaufort County, South Carolina shown and described as "The Willows, Phase 2, Parcel A, 771,271 SF, 17.71 Ac" on a Plat entitled "A Boundary Survey of Two Parcels Shown hereon as "Arborwood" and "the Willows" at Grande Oaks, Bluffton Township, Beaufort County, South Carolina"; said Plat prepared by William S. Sanders, PLS No. 16122; said Plat being dated September 16, 2003, and last revised November 18, 2003 and having been recorded in the Beaufort County Land Records in Plat Book 97 at Page 43 (the "Plat").

Being all or portions of Beaufort County Tax Parcels TMS:

R600 029 000 014D 0000
R600 037 000 020A 0000
R600 023 00F 0147 0000
R600 029 000 0014 0000

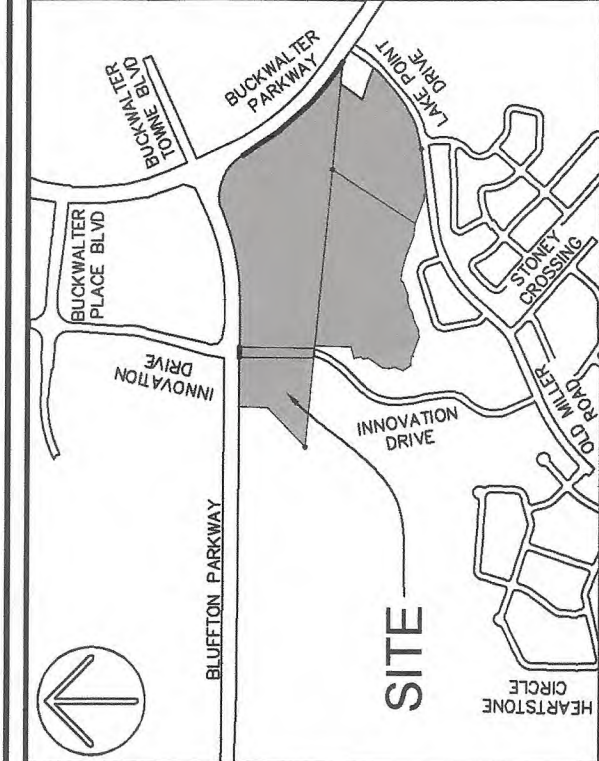
This property description was prepared by Novit & Scarminach, PA, Post Office Drawer 14, Hilton Head Island, SC 29938 by Elizabeth B. Mayo without benefit of title examination.

NORTH
SC GRID (NAD 83)
(2011)

ACREAGE CHART

	PARCEL 12A	PARCEL 12B	PARCEL 12D	PARCEL 14A	TOTAL
UPLAND	1,093,719 S.F. 25,109 AC.	229,281 S.F. 5,284 AC.	464,478 S.F. 10,663 AC.	462,512 S.F. 10,618 AC.	2,308,546 S.F. 52,722 AC.
UPLAND WITH BUFFER	1,148,330 S.F. 26,362 AC.	241,204 S.F. 5,537 AC.	N/A	N/A	1,389,534 S.F. 31,899 AC.
BUFFER	54,591 S.F. 1,253 AC.	11,923 S.F. 0.273 AC.	N/A	N/A	66,514 S.F. 1,526 AC.
WETLAND	130,931 S.F. 3,000 AC.	24,353 S.F. 0.56 AC.	71,422 S.F. 1,625 AC.	428,592 S.F. 9,785 AC.	657,298 S.F. 15,089 AC.
TOTAL	1,279,261 S.F. 29,368 AC.	265,157 S.F. 6,096 AC.	537,900 S.F. 12,348 AC.	46,536 S.F. 1,068 AC.	3,003,556 S.F. 69,537 AC.

LINE	BEARING	DISTANCE
L1	S89°43'40"E	79.97
L2	N89°18'45"E	49.77
L3	N89°18'45"E	49.77
L4	N27°28'43"W	14.97
L5	S89°51'27"W	34.49
L6	N89°18'45"E	49.77
L7	N27°18'25"W	170.06
L8	N74°16'14"W	111.39
L9	N89°53'54"W	81.20
L10	N89°53'54"W	81.20
L11	S70°55'53"W	100.36
L12	N89°44'03"W	46.34
L13	N89°44'03"W	46.34
L14	S55°27'05"W	35.78
L15	S76°58'31"W	71.35
L16	S87°40'33"W	79.46
L17	S87°40'33"W	79.46
L18	N89°45'54"W	154.74
L19	S53°56'49"W	19.81
L20	N89°45'54"W	154.74
L21	N20°03'01"W	27.36
L22	N84°45'45"W	68.80
L23	N35°33'31"W	68.49
L24	N89°45'54"W	154.74
L25	N15°52'17"W	39.74
L26	N24°37'49"E	57.23
L27	N89°45'54"W	154.74
L28	N89°45'54"W	154.74
L29	N33°30'02"E	29.46
L30	N72°48'42"E	49.04
L31	N89°45'54"W	154.74
L32	N00°15'11"E	174.22
L33	N00°06'59"W	103.20
L34	N89°45'54"W	154.74
L35	S87°40'33"W	79.46
L36	S55°24'32"E	92.33
L37	S84°45'56"E	20.42
L38	N34°24'03"E	112.20
L39	S55°33'55"E	128.40



VICINITY MAP NOT TO SCALE

- NOTES
- THESE PARCELS APPEAR TO LIE IN FLOOD ZONE X, DUAL COMMUNITIES 450025 (BLUFFTON COUNTY UNINCORPORATED AREAS) AND 450251 (TOWN OF BLUFFTON), MAP NUMBER 450130270G.
 - BUILDING SETBACK REQUIREMENTS MUST BE VERIFIED WITH THE PROPER AUTHORITIES PRIOR TO DESIGN AND CONSTRUCTION.
 - HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE GRID (NAD 83).
 - 50' BIKE TRAIL EASEMENT, 100' SCE&G POWER EASEMENT, AND 100' Santee Cooper / SCPSA POWER EASEMENT ARE PER REFERENCE #1.
 - PRECISION OF PLAT CLOSURE: 1:1463.672
 - WETLANDS WERE NOT SURVEYED AT THE TIME OF FIELD WORK AND ARE SHOWN FROM REFERENCES #9 & #10.

- REFERENCES
- PB-153 PG-74
 - PB-134 PG-147
 - PB-109 PG-198
 - PB-153 PG-153
 - PB-133 PG-176
 - DB-2278 PG-1264
 - DB-2303 PG-104
 - DB-3093 PG-104
 - DB-3093 PG-104
 - A BOUNDARY SURVEY OF TMS# R600-029-000-0014-0000, 34.356 AC, DATE 10/10/2019, BEAUFORT COUNTY SC, FROM COASTAL SURVEYING CO. INC.
 - A METLAND CAD FILE BY THOMAS AND HUTTON, DATE 10/10/2019, BEAUFORT COUNTY SC, FROM COASTAL SURVEYING CO. INC.
 - PB-134 PG-147



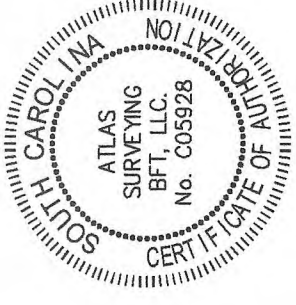
PREPARED FOR:
REED GROUP
A BOUNDARY SURVEY OF
#655 OLD MILLER ROAD, AND
INTERSECTION OF BLUFFTON PARKWAY
AND BUCKWALTER PARKWAY

AX PARCEL NO. 9
RE10 029 000 0000
RE10 029 000 1721 0000
RE10 029 000 0611 0000
RE10 029 000 2410 0000
REC FEES: \$25.00
C0360.00 \$150.00 TMS#00

BEAUFORT COUNTY, SOUTH CAROLINA
BLUFFTON
FIELD WORK:
DRAWN BY: J. W. REED
PLAT DATE: 12-07-2023
PROJECT NO.: BFT-2151
FILE: BFT-2151 B100

ATLAS
SURVEYING, INC.

168 BOARDWALK DRIVE, SUITE A.
RIDGELAND, SC 29936.
PHONE: (843) 645-9277
WEBSITE: WWW.ATLASSURVEYING.COM



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

JEREMY W. REED
S.C.P.L.S. No. 28139
NOT VALID UNLESS SIGNED WITH SEAL

EXEMPT
This plat of proposed plat from having to submit for approval under the provision of the Beaufort County Community Development Code as provided for in Division 12-503
Section 12-503.1(b)(3)
Certified By: J. W. Reed
Date: 12-07-2023

BUCKWALTER PUD CONCEPT PLAN AMENDMENT APPLICATION

PROJECT NARRATIVE

The Applicant, University Investments, LLC ("University Investments"), seeks approval of an amendment to the Buckwalter PUD Concept Plan. The purpose of the amendment is to add Grande Oaks Commons, 65.592 acres, to the Buckwalter PUD Concept Plan. Grande Oaks Commons will include Parcel 12D tax map number R600-029-000-2410-0000 at 12.348 acres and Parcels 14A, 14, and 16 tax map number R600-029-000-0014-0000 at 20.457 acres, 24.650 acres, and 8.137 acres, respectively. Grande Oaks Commons will consist of 27.435 acres of upland and 38.157 acres of wetland. This amendment has the effect of adding an additional 32 acres of General Commercial acreage to the total General Commercial Development Rights within the Buckwalter PUD under this amendment to the Concept Plan. There will be no change to the total residential Development Rights within the Buckwalter PUD under this amendment to the Concept Plan. This narrative is specific to the proposed Buckwalter PUD Concept Plan Amendment. Concurrent applications being submitted with this request are as follows:

1. Annexation Application
2. Comprehensive Plan Amendment Application
3. Development Agreement Application
4. Zoning Map Amendment Application
5. Zoning Map/Text Amendment Application

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

Grande Oaks Commons is located along the northern border of the Grande Oaks PUD, immediately to the south of, and adjacent to, the Buckwalter Commons Land Use Tract. University Investments is the current owner of Grande Oaks Commons and is also the current owner of a substantial portion of the undeveloped part of Buckwalter Commons Land Use Tract, immediately adjacent to the north of Grande Oaks Commons which will provide access to Buckwalter Parkway.

The annexation and rezoning into Buckwalter PUD and designation as Grande Oaks Commons, to be created by the approval of the concurrent Buckwalter PUD Text Amendment

Application, will allow University Investments and the Town to expand their coordinated planning at this important location near the corner of Buckwalter Parkway and Bluffton Parkway. Current preliminary planning for this expanded area contemplates a mixed use, village style, development, including extensive medical services and commercial establishments. Planning and developing this combined area under Bluffton review and development standards will greatly enhance the quality of the future development. Again, no additional residential development rights are being added to the Buckwalter PUD under this annexation.

It is also important to note that this annexation and zoning will allow an additional access point, off Lake Point Drive, for existing residents of Grande Oaks PUD to reach the planned commercial area of the existing Buckwalter Commons Land Use Tract owned by University Investments. This important new access will lead to already approved access points to Bluffton Parkway, through the University Investments Area. The access points were designated by the Buckwalter Parkway Phase 4 Access Management Plan, adopted by the Town, which include signalized and unsignalized accesses. An additional separate agreement was made between University Investments, Grande Oaks, LLC, the Town and the County for the location of the 3 Bluffton Parkway access points and University's Investment's commitment to allow the right-of-way through their properties within the Buckwalter Commons Land Use Tract to the north of the Grande Oaks PUD. This agreement has been attached to this application.

This Application presents an opportunity for Bluffton to enhance its current planning role for this important planned commercial/mixed use area, enhance the tax base of the Town, enhance vehicular access for present and future development, and do so by adding no additional development intensity to the area beyond that already allowed by existing Bluffton zoning and existing Beaufort County zoning. In fact, many uses will be down zoned.

This Narrative will now address the following Application Review Criteria, as established under **Article 3, Section 3.8.3** of the Unified Development Ordinance:

A. **Promotion of and consistency with land use goals, environmental objectives and overall intent of the policies within the Comprehensive Plan.** The Town has previously approved the Buckwalter Concept Plan, as amended, as being consistent with these primary goals of the Town. This requested change simply brings additional property into the Town's planning and permitting jurisdiction, while supplementing vehicular access to existing Town property as well as adjacent County controlled property. This Application is consistent with all of these primary goals of the Town.

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

To permit the uses allowed within the proposed Grande Oaks Commons Land Use Tract and the utilization of the requested 32 acres of General Commercial Development Rights in Grande Oaks Commons, the future land use designation will need to be changed to Neighborhood Center. The Neighborhood Center category is intended to guide emerging neighborhood-focused retail clusters throughout the community. These centers, such as Buckwalter Place, provide the opportunity for residents to be within walking distance of grocers, restaurants, retailers, and medical offices. These centers help establish neighborhood identity and are best served when supported by a mix of middle housing and single-family residences within walking or biking distance. These centers are best designed to provide automobile access within a pedestrian-oriented environment. Inclusion of public green space is encouraged.

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

The Town of Bluffton Comprehensive Plan Figure 7.7 – Growth Framework shows a majority of Grande Oaks Commons within a Town Center Node which the Unified Development Ordinance, Section 6.1.2.C defines as:

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

This area is a commercial node. The addition of Grande Oaks Commons to the Buckwalter PUD will allow for additional commercial properties to better serve the community and support the continuing growth of the area's population. Office buildings, medical facilities, retail, and restaurants are just some examples of how development in Grande Oaks Commons would support the population of the Buckwalter PUD.

B. Consistency with the intent of the Planned Unit Development Zoning District as prescribed in Article 4. This application simply makes a small change to the boundary the Buckwalter PUD, to facilitate the goals mentioned above. While there will be a new zoning associated with Grande Oaks Commons, the new land use matches the existing land use, with

minor changes that make the land use slightly more restrictive to allow the area to stay consistent with the goals of the Buckwalter PUD Zoning District. A zoning table has been provided as part of this application to further illustrate the permitted zoning.

C. **Demonstration of innovative site planning techniques that improve the standards in other allowable Town Zoning Districts.** Again, this Application is a small extension of an existing Town PUD Zoning District, consistent with the goals and standards of the Town's existing PUD Zoning, while providing innovative opportunities to enhance planning of the adjacent Buckwalter Commons Land Use Area, and provide new connectivity to enhance traffic circulation.

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 areas.** As explained above, this requested annexation and zoning into Buckwalter Commons is consistent and completely compatible with adjacent land uses within the Town, as well as consistent and compatible with existing land uses within the County. The larger plans for Grande Oaks Commons are consistent with the Town's goal of encouraging mixed use development in appropriate areas, just as the proposal remains consistent with the Beaufort County zoning for this and adjacent property within the Grande Oaks PUD.

E. **Ability to be served by adequate public services, utilities, etc.** Grande Oaks Commons, currently part of the Grande Oaks PUD, will become part of the Buckwalter PUD. Public services and utilities are and have been previously certified as adequate for the proposed uses. Letters of commitment to serve were included in the Grande Oaks PUD documentation. The only change will be that Grande Oaks Commons will now fall within the Town's policing authority, and of course, pay Town taxes to cover any additional cost to the Town, and any applicable Development Fees.

F. **Conformance with adopted or accepted plans, policies, and practices of the Town.** As explained above in this Narrative, and in the accompanying 13th Amendment To The Development Agreement and Concept Plan for the Buckwalter Tract, this proposal is for a relatively small change to the boundaries of an existing Town PUD, and under the terms of the Buckwalter Concept Plan and Development Agreement, will conform to all adopted plans, policies, and practices which have been established for this Area, while remaining consistent with previously enacted zoning by Beaufort County.

The Applicant respectfully requests that the Town Planning Commission and Town Council approve this request for the Buckwalter PUD Concept Plan Amendment.

Comparison of Current Beaufort County and Current Town of Bluffton
Zoning District Land Uses and the Proposed Annexed Grande Oaks Commons Land Use Tract

LEGEND:	Permitted (P), Conditional (C), Not included as a specific use for the jurisdiction (---)		
Downzoning or Removal of Specific Use (11)	Note: The color assigned below indicates the use comparison between Grande Oaks PUD, Buckwalter PUD, and the Proposed Annexed Grande Oaks Land Use Tract. No Color indicates No Change. Green indicates a downzoning or removal of use. Orange is a new use. Yellow is modified condition to a use.		
Upzoning (0)			
Modified Condition / Requirement (11)			
Land Use Type	Jurisdiction/ Zoning District		
	Beaufort County	Town of Bluffton	Annex Request
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Agriculture			
Tree farm, timber area, or forest management area.	---	P	---
Silviculture.	---	P	P
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	---
Game Management.	---	P	---
Civic/ Institutional			
Assisted Care Units used to establish a Certificate of Need (CON)	---	P	P
Assisted living facilities, nursing homes and congregate care facilities	---	P	P
Cemeteries provided that such use does not include a funeral home or crematorium.	P	P	---
Churches, synagogues, temple and other places of worship	P	P	P
Civic, cultural, municipal, governmental, educational (public or private), conference centers, research or other similar facilities which may include housing for staff, faculty and professionals and may include student housing and employee dormitories	P	P	P
Governmental post office	P	C	C
Library.	P	P	P
Museum.	P	P	P
Offices for governmental or institutional purposes.	P	P	P
Public emergency service facilities, library, museum, day care facilities, social/community centers, etc.	P	P	P
School	P	P	P
Commercial, Retail, Services, Offices, and Light Industrial			
Accessory uses customarily appurtenant to a permitted or conditional use	P	P	P
Animal hospital, veterinary clinic or kennel	---	C	P
Antique store	P	P	P
Appliance, radio, television store or repair shop	P	P	P
Art supply store	P	P	P
Assembly of electronic components and accessories	---	C	P
Assembly of wooden containers; household wooden furniture; wood office furniture; partitions, shelving, lockers and store fixtures; cabinet work; and custom carpentering	---	C	C
Auto accessory store	P	C	P
Automobile carwash, laundry or washateria	P	C	C
Automobile garage for the repair and servicing of vehicles	---	C	P
Automobile service station	P	C	P
Bakery provided that goods baked on the premises are primarily sold at retail only	P	C	P
Bank or financial institution	P	C	P
Barber shop, beauty shop, or combination thereof.	P	P	P
Bicycle repair and sales shop	P	P	P
Book, magazine, newspaper shop	P	P	P
Brooms, brushes, and combs; fasteners, buttons, needles and pins manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Bulk storage of petroleum or other flammable, volatile or hazardous materials	---	C	---
Business involving the rendering of personal services other than an automobile laundry, or an automobile repair garage.	P	P	P
Cameras and other photographic equipment excluding film and chemicals manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Campgrounds	---	C	---
Candy store	P	P	P
Carpentry workshop or cabinet making/wood furniture operation	---	C	P
Clothing store	P	P	P
Clothing tailoring operation including retail custom and repair work only	P	C	P
Club, lodge, union hall or social center.	---	P	P
Club; business or civic association.	---	P	P
Cold storage plant	---	C	C
Commercial parking lot for passenger automobiles excluding use of lot for overnight sleeping.	---	P	P
Commercial recreation facility, specifically including billiard parlor and theater.	---	P	P
Commercial, recreation or vocational school.	---	P	P

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	Grande Oaks PUD - Village Center (VC1, VC2 & BP) Land Use Tract	Buckwalter PUD - Buckwalter Commons Land Use Tract	Grande Oaks Commons - Land Use Tract
Computers, computer components, and computer accessories including, but not limited to: printed circuit boards, semiconductors, terminals, printers, storage devices, peripheral equipment, and software manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Conference center, retreat house.	P	P	P
Contractor's office	---	C	C
Convenience store	P	P	P
Customary home occupations	P	C	C
Delicatessen, restaurant, soda fountain or other eating and/or drinking establishments	P	C	P
Dressmaker, seamstress, tailor	P	P	P
Drug store or pharmacy	P	P	P
Dry cleaning establishment for pick up and drop off service only (excluding dry cleaning on the premises).	---	C	C
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.	---	C	C
Dry cleaning self-service and/or laundry self- service facility.	---	P	P
Eating and/or drinking establishment.	P	P	P
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 manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Electronic capacitors, coils, connectors, and resistors for small office and consumer products; electron tubes manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Florist shop	P	P	P
Fruit, nut and/or vegetable store	P	P	P
Games, toys, dolls, figurines, and stuffed animals; small curios, novelty items, and tourist souvenirs manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Gas Station	P	P	P
Gift or curio shop	P	P	P
Grocery store	P	P	P
Hand held firearms excluding ammunition manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Handicrafts workshop or fine arts studio.	P	P	P
Hardware store	P	P	P
Hobby and/or toy shop	P	P	P
Horticultural nursery.	P	P	P
Insurance agency	P	P	P
Jewelry and watch repair shop	P	P	P
Junk yards, auto salvage yards, and outdoor storage of vehicles	---	C	---
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.	---	C	C
Light assembly or fabrication	---	C	C
Lighting fixtures, fans, lamp bulbs and tubes manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Lightweight metal or plastic furniture; drafting equipment; writing, drawing, and marking implements manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Locksmith or gunsmith	P	P	P
Magnetic and optical recording media, audio/video tapes and disks manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Materials for fiber optic processes manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Meat, fish, and/or poultry shop	P	C	P
Medical, dental, or chiropractic office, clinic and/or laboratory.	P	P	P
Medical/ Healthcare Facility/ Hospital	P	P	P

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Medical, surgical, and dental instruments; optical and ophthalmic instruments, lenses, and eyeglasses; orthopedic and prosthetic appliances manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Millinery or hat shop	P	P	P
Mini-warehouse facilities	---	C	C
Model Home Sales Center	P	P	P
Motion picture studio and/or video commercial preparation; FAX machine services and distribution, photographic, optical goods, watches/clocks assembly and distribution	---	C	C
Music store and/or record shop	P	P	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, yarn, and lace goods; men's, youth's and boy's suits, coats and overcoats; men's, youth's and boy's furnishings, work clothing, and allied garments; women's, misses', juniors', girls', children's and infant's outerwear and undergarments; dress and work gloves; robes and dressing gowns; raincoats made of cloth or canvas; canvas products; curtains and draperies	---	P	P
Newspaper publishing plant	---	C	C
Office building and/or office for government, business professional or general purposes	P	P	P
Office supply and equipment store	P	P	P
Offices for business use including, but not limited to: insurance, real estate, travel, and advertising agencies; business consulting.	P	P	P
Offices for general administrative functions including operations management, sales and marketing, clerical service, personnel management, accounting/finance, data processing, and design/engineering.	P	P	P
Offices for professional use including, but not limited to: accounting, architecture, engineering, surveying, law, medicine, chiropractic, and dentistry.	P	P	P
Off-street commercial parking or garage.	---	P	P
Package liquor store	P	P	P
Pet shop	P	C	P
Photocopying, typesetting, or stripping operation; bindery.	---	P	P
Photographic and camera supply and service store	P	P	P
Photographic studio	P	P	P
Precision instruments and gauges used for measuring, testing, control, display, and analysis; precision instruments used for communications, search, detection, navigation, and guidance.	---	P	P
Printing, lithography, and gravure	---	C	P
Private or semiprivate club, lodge, union hall or social center.	---	P	P
Radio and/or television station	---	P	P
Radio or television studio excluding telecommunications tower.	---	P	P
Real estate agency	P	P	P
Restaurant	P	C	P
Retail, wholesale or storage business involving the sale of merchandise on the premises; except those uses which involve open yard storage.	---	P	P
School offering instruction in art, music, dancing, drama, or similar cultural activity.	P	P	P
School or day care center.	P	P	P
Seafood or shellfish packaging and processing	---	C	C
Shoe store	P	P	P
Small office supplies and machines suitable for sale in stationery store; household cooking equipment manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Sporting and athletic goods; musical instruments; hand-held tools; lawn and garden equipment manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Telecommunications tower	---	C	C
Telegraph office	P	P	P
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.	---	P	P
Temporary storage of construction materials during the construction process provided the materials are removed within 30 days after project completion.	---	P	P

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Textile, fabric or apparel operation specifically including woven fabric mill, knitting mill, yarn and thread mill, and cut and sew operation manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	C	C
Trade shop or tool and die shop	---	C	C
Vending machines; signs and advertising specialties manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	P
Warehouse, wholesale, or distribution operation.	---	C	C
Watches, clocks, meters, scales and other counting and timing devices manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	C	C
Workshop for building trade other than carpentry	---	P	P
Community Recreation			
Communitiy recreation facilities including parks; Lawn Games such as bocci, croquet, volleyball, etc.; Multi-use fields; offices/administrative buildings, Golf cart storage barn and maintenance facilities, accessory structures, Golf learning and practice facilities, equestrian facilities includingb barns, paddocks, stables, riding rinks, bridle trails, and equestrian learning/teaching facilities, Leisure Trails and Bike Trails	P	P	P
Community Recreation service facilities including Public and/or Private Clubhouses, Pro shops, Snack Bars, Grills, Restaurants and Lounges associated with clubhouses, and ancillary uses associated with community recreation facilities such as craft centers, fitness centers, etc.	P	P	P
Neighborhood Parks.	P	P	P
Playgrounds.	P	P	P
Recreational Building including but not limited to uses such as indoor recreation, meeting, assembly, banquet, fitness and hobby space.	P	P	P
Swimming Pools, Pool Bath Houses and Gazebos.	P	P	---
Tennis Courts.	P	P	P
Unlighted, regulation size or par-three golf course.	---	P	P
Lodging			
Hotel, bed and breakfast inns, and motels.	---	P	P
Maintenance of Buckwalter Common and Recreational properties			
Maintenance facilities specifically for the maintenance of Buckwalter common and recreational properties including offices; shops for woodwork, metalwork and painting; fuel storage; storage of chemicals and bulk materials as permitted by law; mulching facility and storage; greenhouses, plant propagation areas and holding yards; vehicle maintenance; and storage of vehicles and parts, boats, recreational vehicles and resident storage units	---	P	P
Open Space			
Boardwalks, trails, bridges and other permitted structures.	P	P	P
Conservation areas.	P	P	P
Disposal of reclaimed water as permitted by SCDHEC.	P	P	P
Forests, wildlife preserves/corridors, conservation areas and greenbelts.	P	P	P
Garden plots.	P	P	P
Lagoons, ponds, impoundments, lakes and effluent disposal areas.	P	P	P
Landscaped areas.	P	P	P
Open space and buffers.	P	P	P
Passive public park.	P	P	P
Pedestrian/bicycle trails.	P	P	P
Perimeter buffers.	P	P	P
Public or private, regulation or par three golf courses including ancillary facilities such as golf learning centers, practice facilities and support facilities.	P	P	P
Recreation areas including, swimming pools, tennis courts, playgrounds, ball fields, lawn game fields, gardens, etc.	P	P	P
Saltwater and freshwater wetlands including buffers.	P	P	P
Setbacks Buffers	P	P	P
Stormwater collection, treatment and detention.	P	P	P
Stormwater Management Lagoons.	P	P	P
Residential			
Multi-Family	P	P	P
Recreational vehicle parks	---	C	---
Single-Family Attached	P	P	P
Single-Family Detached	P	P	P
Roads			
Roads	P	P	P
Arterial streets and primary access roads.	P	P	P
Utilities			

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Broad band multi-use transmission lines.	P	P	P
Cable television facilities.	P	P	P
Central telephone facilities.	P	P	P
Communication towers.	P	P	P
Fiber-optic lines.	P	P	P
Irrigation	P	P	P
Natural Gas Supply	P	P	P
Potable water supply and distribution.	P	P	P
Power substations.	P	P	P
Power transmission and distribution.	P	P	P
Public utility facility including substation, switching station, telephone exchange, pump station, water tower or fire tower.	P	P	P
Satellite antennas.	P	P	P
Solid waste transfer facility, site and accessory uses, including a recycling center	---	C	C
Telephone facilities.	P	P	P
Wastewater collection, treatment and disposal.	P	P	P
Water Supply.	P	P	P

University Investments, LLC

Post Office Box 21067
Hilton Head Island, South Carolina 29925

To: Hank Johnston, Mayor of Bluffton
Weston Newton, County Council Chairman
Gary Kubic, County Administrator

From: John Reed
University Investments, LLC

Date: October 25, 2007

Re: Access To Grande Oaks From Bluffton Parkway

Gentlemen:

There has been some confusion over whether University Investments, LLC, will allow access from the Bluffton Parkway to Grande Oaks development. I am writing to all of you to confirm that such access will be allowed.

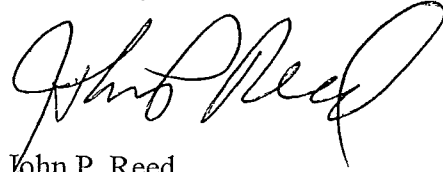
The County and the Town of Bluffton are finalizing plans for the location of the Bluffton Parkway Phase 5B, west of Buckwalter Parkway. Access plans for adjoining properties are being reviewed as well. University Investments, LLC, owns the land immediately south of Bluffton Parkway Phase 5B, west of Buckwalter. The Grande Oaks Development is immediately south of the University Investments property in this location.

University Investments has agreed to allow access across its land to the Grand Oaks property, in the three locations proposed under the access management plan. Details of the construction and routing of these access road locations, from Grande Oaks to Bluffton Parkway, will be subject to Town of Bluffton review and in coordination with development plans of University Investments. The purpose of this communication is to commit to the general proposition of allowing such access from the approved access points on Bluffton Parkway.

The particular locations of these access points are generally identified in the Bluffton Parkway Access Management Plan. Two of the access points will be at the planned signalized intersections at what is identified as the Town Center access point and a signalized intersection that is directly north of the western edge of the Grande Oaks property line. The third location at which access would be allowed would be for Sandy Point and would be near the southern most point in the most recently proposed routing by the engineers as presented at the October 11, 2007 meeting.

Please feel free to call me if you have any questions or comments.

Yours truly,

A handwritten signature in black ink, appearing to read "John P. Reed". The signature is fluid and cursive, with the first name "John" and last name "Reed" clearly distinguishable.

John P. Reed
University Investments, LLC