

**Attachment 4**  
**ORDINANCE NO. 2024 - \_\_\_\_\_**

**TOWN OF BLUFFTON, SOUTH CAROLINA**

**AN ORDINANCE TO APPROVE A ZONING MAP AMENDMENT TO ESTABLISH THE RESIDENTIAL GENERAL (RG) ZONING DISTRICT FOR CERTAIN PROPERTY OWNED BY BRYANT HOLDING, LLC, THE SAME CONTAINING APPROXIMATELY 2.14 ACRES, MORE OR LESS, LOCATED AT 30 DAVIS ROAD, AND BEARING BEAUFORT COUNTY TAX MAP NO. R600-029-000-0028-0000**

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

**WHEREAS**, on March 14, 2024, Bryant Holding, LLC ("Bryant") submitted a One Hundred Percent (100%) Annexation Petition to annex certain real property contiguous to the Town of Bluffton's corporate boundaries consisting of a total of 2.143 acres, more or less, and bearing Beaufort County Tax Map No. R600-029-000-0028-0000 (the "Property"); and

**WHEREAS**, On March 14, 2024, Bryant submitted a Zoning Map Amendment application requesting to rezone the Property to Residential General (RG) upon approval of the Annexation Petition thereby incorporating the real property into the Town of Bluffton's corporate boundaries; and

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

**WHEREAS**, on July 24, 2024, the Planning Commission held a Public Hearing and voted to forward Town Council a recommendation of approval for the Zoning Map Amendment request to rezone the Property to the Residential General (RG) Zoning District pursuant to the Town's Unified Development Ordinance, as amended; and

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

**WHEREAS**, the Town Council of the Town of Bluffton finds it to be in the Town's best interest to approve the Zoning Map Amendment for that certain Property owned by Bryant.

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

**Section 1. Zoning Map Amendment.** The Town of Bluffton's Official Zoning Map is hereby amended by establishing the zoning classification of that certain Property owned by Bryant Holding, LLC, the same containing approximately

2.14 acres, more or less, located at 30 Davis Road, and bearing Beaufort County Tax Map No. R600-029-000-0028-0000 as Residential General, (RG) pursuant to the Town's Unified Development Ordinance, as amended, which is hereby rezoned to the to the Buckwalter Planned Uni.

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

DONE, RATIFIED AND ENACTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

This Ordinance was read and passed at first reading on \_\_\_\_\_, 2024.

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

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

A public hearing was held on this Ordinance on \_\_\_\_\_, 2024.

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

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

This Ordinance was passed at second reading held on \_\_\_\_\_, 2024.

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

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Marcia Hunter, Town Clerk  
Town of Bluffton, South Carolina