



TOWN COUNCIL PUBLIC HEARING AND SECOND & FINAL READING

Concurrent Applications Related to Property Commonly
Referred to University Investments, LLC Consisting of a Total
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

Presentation to Town Council
Kevin Icard, AICP
November 12, 2024

Applications for Consideration



4	Amendment to the Town of Bluffton Comprehensive Plan	Amend Blueprint Bluffton's Future Land Use Designation from Suburban Living to Neighborhood Center
5	Text Amendment to the Buckwalter Planned Unit Development	Create a New Land Use Tract to be Known as the Grande Oaks Commons Land Use Tract
6	100% Annexation	Annex the Subject Properties into the Town of Bluffton Corporate Limits
7	Zoning Map Amendment	Rezone the Subject Properties to the Buckwalter Planned Unit Development District and Designate as the Grande Oaks Commons Land Use Tract
8	Amendment to the Buckwalter Development Agreement	Incorporation into the Buckwalter PUD, Designation as the Grande Oaks Commons Land Use Tract, and Add 28 Acres of General Commercial Development Rights.
9	Amendment to the Buckwalter Planned Unit Development Concept Plan	Incorporation into the Buckwalter PUD, Designation as the Grande Oaks Commons Land Use Tract, and Add 28 Acres of General Commercial Development Rights.



November 11, 2023
(Initial Submittal)

- University Investments, LLC and Grande Oaks II, LLC, submitted a 100% Annexation Petition Application for 65.52 Acres

December 12, 2023
(Intent to Annex)

- Town Council voted to accept the Annexation Petition and forgoes Negotiating Committee
- Concurrent Applications are submitted

May 22, 2024
(PC Workshop)

- PC held a workshop on the Annexation, Zoning Map Amendment, and Comprehensive Plan Amendment
- Staff included the other applications as discussion only for overall context

July 24, 2024
(PC Public Hearing)

- Voted to forward to Town Council for the Concept Plan Amendment and Development Agreement Amendment

September 10, 2024
(TC 1st Reading)

- Voted to Approve First Reading of the Ordinances for the Comprehensive Plan Amendment, Buckwalter PUD Text Amendment, Annexation & Zoning Map Amendment and approve the Development Agreement & Concept Plan Amendments with conditions.

September 10, 2024
Town Council First Reading



Town Council **approved** First Reading of the Ordinances for the following applications and **no revisions were necessary** as they now proceed to Public Hearing and Second and Final Readings:

1. Amendment to the Town of Bluffton Comprehensive Plan "Blueprint Bluffton" to Amend the Said Property's Future Land Use Designation from Suburban Living to Neighborhood Center;
2. Text Amendment to the Buckwalter Planned Unit Development to Create a New Land Use Tract to be Known as the Grande Oaks Commons Land Use Tract;
3. 100% Annexation Request to Annex the Subject Properties into the Town of Bluffton Corporate Limits; and
4. Zoning Map Amendment to Rezone the Subject Properties to the Buckwalter Planned Unit Development District and Designate as the Grande Oaks Commons Land Use Tract.

September 10, 2024
Town Council First Reading



Town Council **approved with conditions** First Reading of the Ordinances for the following applications:

1. Amendment to the Buckwalter Development Agreement for the Subject Properties to Add Provisions Including but not Limited to their Incorporation into the Buckwalter Planned Unit Development District, Designation as the Grande Oaks Commons Land Use Tract, and Add 28 Acres of General Commercial Development Rights; and
2. Amendment to the Buckwalter Planned Unit Development Concept Plan for the Subject Properties to Add Provisions Including but not Limited to their Incorporation into the Buckwalter Planned Unit Development District, Designation as the Grande Oaks Commons Land Use Tract, and Add 28 Acres of General Commercial Development Rights.

Therefore, **revisions were necessary** as they now proceed to Public Hearing and Second and Final Readings. Following are the conditions imposed by Town Council's conditional approval to add language to the 13th Amendment document with Staff Findings:

September 10, 2024
Town Council First Reading



1. Detailing the frontage road and interconnectivity commitments and obligations such as land reservation, interconnectivity with the property immediately to the west identified as the current Beaufort County Tax Map No. R614 029 000 0595 0000, continuing the frontage road width, 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 as a separate subsection of Section 3.iv.

Staff Finding: The language was revised but contains the following deviations and omission:

- a. The new proposed language was not separated into an individual subsection of Section 3.iv. Town Council may require this language be separated as a subsection as a condition of Second and Final Reading.
- b. The new proposed language provides that the frontage road may be constructed parallel to the Bluffton Parkway or wind internally through the development plans for the Property and University Investments holdings to the north so long as the ultimate goal of interconnectivity is achieved. Town Council may accept this proposed language offering flexibility in the frontage road location, or may require its placement in front of buildings along Bluffton Parkway as a condition of Second and Final Reading.
- c. The language requiring that the frontage road will continue with the road width from the property immediately to the west was not incorporated. Town Council may accept this omission, or require its inclusion specifying a minimum of 50' right-of-way with two 12' lanes as a condition of Second and Final Reading.

September 10, 2024
Town Council First Reading



2. Detailing the roadway connection to Lake Point Drive commitments and obligations such as land reservation, locations, widths, construction, trigger for construction, and dedication as a separate subsection of Section 3.iv.

Staff Finding: The language was revised but contains the following deviation and omission:

- a. The new proposed language was not separated into an individual subsection of Section 3.iv. Town Council may require this language be separated as a subsection as a condition of Second and Final Reading.
 - b. Language pertaining to the width of the connector road to Lake Point Drive was not incorporated. Town Council may accept this omission, or require its inclusion, specifying a minimum of 50' right-of-way with two 12' lanes as a condition of Second and Final Reading.
3. Incorporating "..., as amended" to the language in Section 3.iv after "...Bluffton Parkway Access Management Plan".

Staff Finding: The language was **not** revised and this condition remains outstanding.

4. Add language to Section 3.iv committing the Properties are subject to the Buckwalter Parkway Access Management Plan, as amended.

Staff Finding: The language was **not** revised and this condition remains outstanding.

September 10, 2024
Town Council First Reading



5. 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 as a separate subsection of Section 3.iv.

Staff Finding: The language was revised and this condition was addressed.

6. Incorporating the Land Use Comparison Chart dated 4/24/2024 as an Exhibit of the 13th Amendment.

Staff Finding: The language was revised and this condition was addressed.

7. Incorporating the requirement that any RDUs utilized on the Properties are subject to the requirement for 20% affordable housing as outlined in Article 6 of the UDO.

Staff Finding: The language was revised and this condition was addressed.

8. Revise the language of the Draft 13th Amendment, Section 3.iii as follows:

- a. Reduce the amount of additional general commercial rights to be added to Buckwalter from 32 acres to 28 acres.

Staff Finding: The language was revised and this condition was addressed.

September 10, 2024
Town Council First Reading



- b. Restrict the use of these additional 28 acres of general commercial development rights or residential units to the upland acres of the Properties at time of annexation.

Staff Finding: The language was revised and this condition was addressed.

- c. The 35.592 acres of the Properties not identified as upland at the time of annexation will have restrictive covenants, deed restrictions, and/or conservation easements placed upon the Properties. Said restrictions must be approved by the Town prior to the issuance of any Initial Master Plan. Said restrictions will give the Town enforcement rights.

Staff Finding: The language was revised and this condition was addressed.

- d. The additional 28 acres of general commercial development rights may only be utilized within the Grande Oaks Commons Land Use Tract and may not be transferred to any other area within Buckwalter.

Staff Finding: The language was revised and this condition was addressed.

- e. Transfer of additional commercial development rights into the Grande Oaks Commons Land Use Tract is prohibited.

Staff Finding: The language was revised and this condition was addressed.



Amendment to the Town of
Bluffton Comprehensive
Plan

Amendment to the Town of Bluffton Comprehensive Plan
"Blueprint Bluffton" to Amend the Said Property's Future Land
Use Designation from Suburban Living to Neighborhood Center

*"I move to (**approve/approve with conditions/postpone/deny**)
First Reading of the Ordinance for the Amendment of the Town
of Bluffton Comprehensive Plan "Blueprint Bluffton" to Change
Beaufort County Tax Map Nos. R600-029-000-2484-0000, R600-
029-000-2486-0000, R600-029-000-0014-0000, and R600-029-
000-2410-0000 Future Land Use Designation From Suburban
Living to Neighborhood Center."*



Text Amendment to the
Buckwalter Planned Unit
Development

Amendment to the Buckwalter Planned Unit Development Text to
Incorporate Provisions for a New Land Use Tract to be Known as
the Grande Oaks Commons Land Use Tract.

*“I move to (**approve/approve with conditions/postpone/deny**)
First Reading of the Ordinance for the Amendment of the
Buckwalter Planned Unit Development Text to Incorporate
Provisions for a New Land Use Tract to be Known as the Grande
Oaks Commons Land Use Tract.”*

**100% Annexation**

Annexation of the Grande Oaks Consisting of 65.592 Acres, More or Less, Located at Southwest Corner of the Buckwalter Parkway and Lake Point Drive and Bearing Beaufort County Tax Map Nos. R600-029-000-2484-0000, R600-029-000-2486-0000, R600-029-000-0014-0000, and R600-029-000-2410-0000, into the Town of Bluffton Corporate Limits

*"I move to (**approve/approve with conditions/postpone/deny**) First Reading of the Ordinance for the Annexation of the Grande Oaks property 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. R600-029-000-2484-0000, R600-029-000-2486-0000, R600-029-000-0014-0000, and R600-029-000-2410-0000 into the Town of Bluffton Corporate Limits"*



Zoning Map Amendment

Zoning Map Amendment for Approximately 65.592 Acres, More or Less, Located at Southwest Corner of the Buckwalter Parkway and Lake Point Drive, and Bearing Beaufort County Tax Map Nos. R600-029-000-2484-0000, R600-029-000-2486-0000, R600-029-000-0014-0000, and R600-029-000-2410-0000, as Buckwalter Planned Unit Development.

*“I move to (**approve/approve with conditions/postpone/deny**) First Reading of the Ordinance for the Amendment of the Zoning Map Amendment for Approximately 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. R600-029-000-2484-0000, R600-029-000-2486-0000, R600-029-000-0014-0000, and R600-029-000-2410-0000, as Buckwalter Planned Unit Development.”*



Amendment to the
Buckwalter Development
Agreement

Amendment to the Buckwalter Development Agreement to Add Provisions Including but not Limited to the Incorporation of 65.592 Acres, More or Less, into the Buckwalter Planned Unit Development District, Designation as the Grande Oaks Commons Land Use Tract, and Add 28 Acres of General Commercial Development Rights.

*"I move to (**approve/approve with conditions/postpone/deny**) First Reading of the Ordinance for the Amendment to the Buckwalter Development Agreement to add the following provisions:*

Add detailed language to the 13th Amendment document for the following:

- 1. Separate each specific roadway commitment and general terms applying to all road and access commitments as subsections of Section 3.iv. for clarity.*
- 2. The frontage road must be constructed in front of buildings which front Bluffton Parkway.*
- 3. Require the frontage road, Lake Point Drive Connector, and three connectors to the Bluffton Parkway are a minimum of 50' right-of-way with two 12' lanes.*
- 4. Incorporating "..., as amended" to the language in Section 3.iv after "...Bluffton Parkway Access Management Plan".*
- 5. Add language to Section 3.iv committing the Properties are subject to the Buckwalter Parkway Access Management Plan, as amended.*



Amendment to the
Buckwalter Planned Unit
Development Concept Plan

Amendment to the Buckwalter Planned Unit Development Concept Plan for the Subject Properties to Add Provisions Including but not Limited to the Incorporation of 65.592 Acres, More or Less, into the Buckwalter Planned Unit Development District, Designation as the Grande Oaks Commons Land Use Tract, and Add 28 Acres of General Commercial Development Rights.

*"I move to (**approve/approve with conditions/postpone/deny**) First Reading of the Ordinance for the Amendment to the Buckwalter Development Agreement to add the following provisions:*

Add detailed language to the 13th Amendment document for the following:

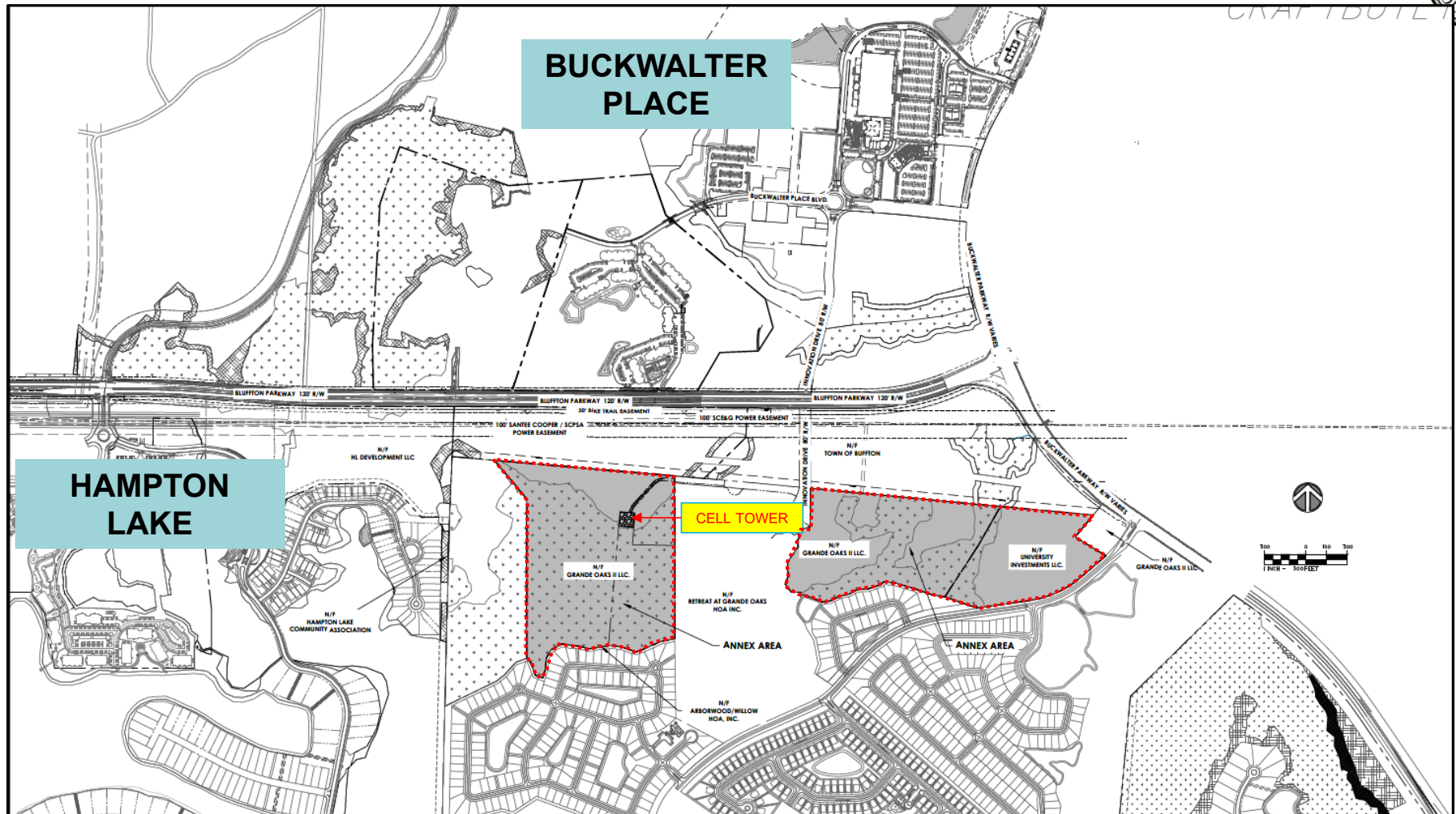
- 1. Separate each specific roadway commitment and general terms applying to all road and access commitments as subsections of Section 3.iv. for clarity.*
- 2. The frontage road must be constructed in front of buildings which front Bluffton Parkway.*
- 3. Require the frontage road, Lake Point Drive Connector, and three connectors to the Bluffton Parkway are a minimum of 50' right-of-way with two 12' lanes.*
- 4. Incorporating "..., as amended" to the language in Section 3.iv after "...Bluffton Parkway Access Management Plan".*
- 5. Add language to Section 3.iv committing the Properties are subject to the Buckwalter Parkway Access Management Plan, as amended.*



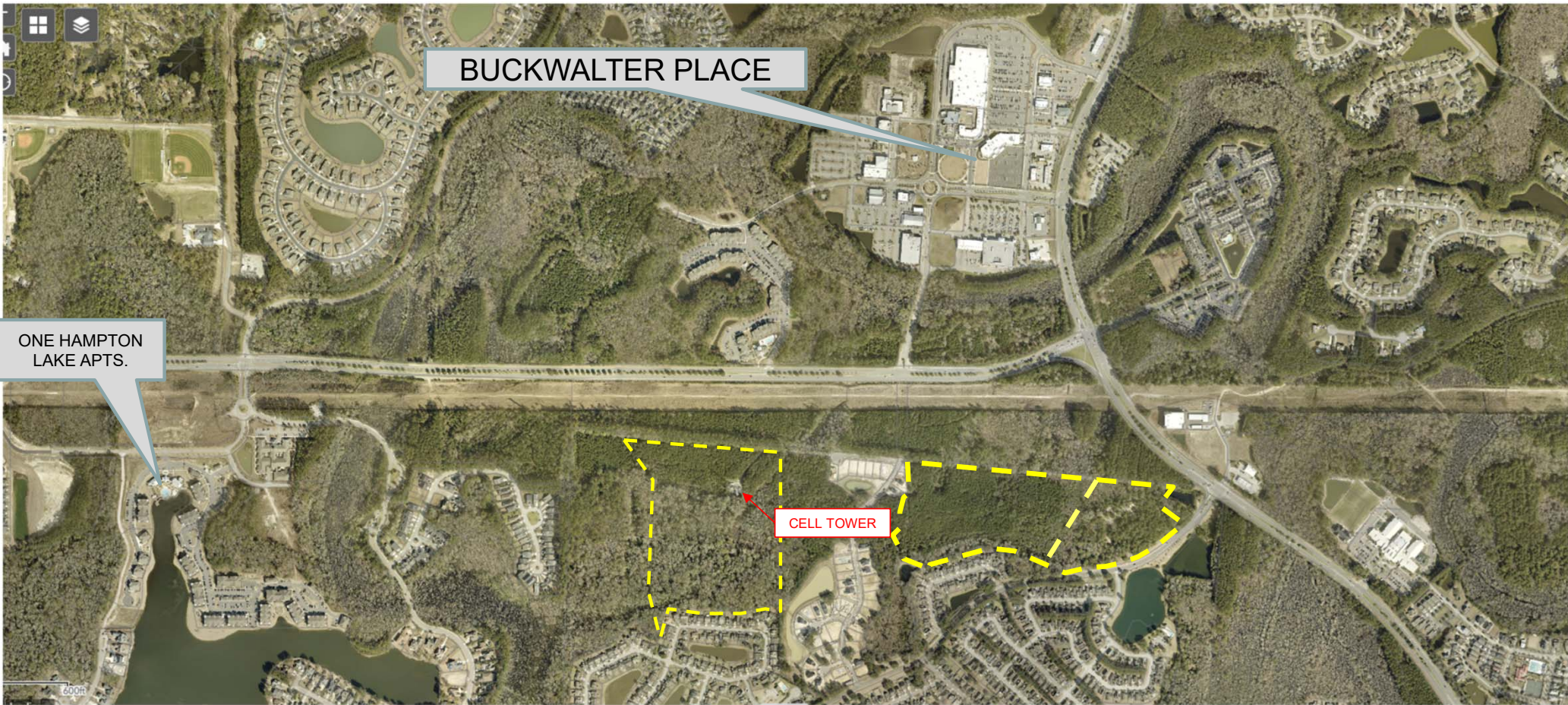
Background

- The Property contains approximately 65.592 acres consisting of 27.436 upland acres and 38.156 wetland acres located within Unincorporated Beaufort County.
- The Property contains a cellular tower and is otherwise vacant.

Vicinity Map



Aerial Map



Boundary Map



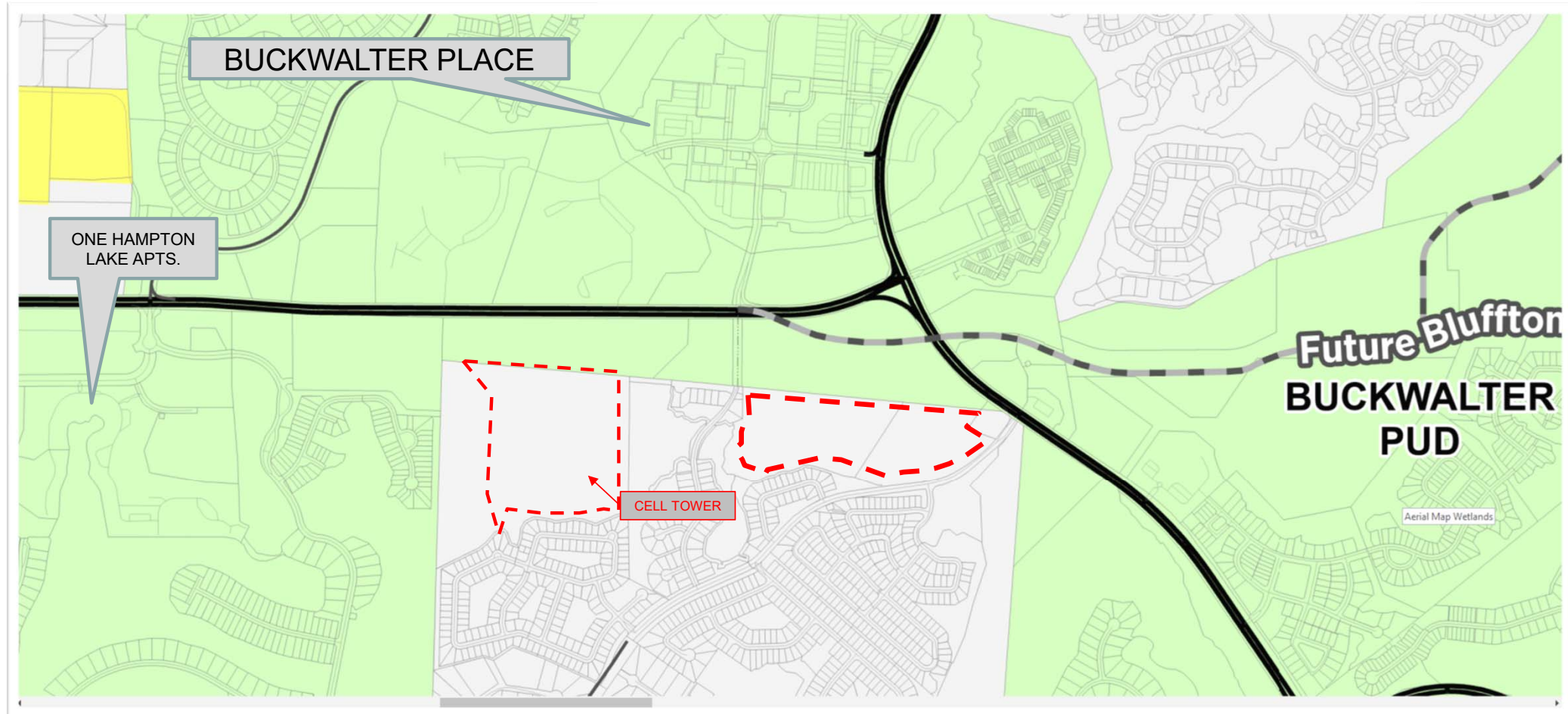
BUCKWALTER PLACE

ONE HAMPTON
LAKE APTS.

CELL TOWER

Future Bluffton
BUCKWALTER
PUD

Aerial Map Wetlands





Background (continued)

The Property is currently zoned as Grande Oaks PUD and designated as part of the Village Commercial V-1 Land Use Tract as shown on the Grande Oaks Master Plan which allows a mix of residential and commercial uses such as:

Single Family Residential

Neighborhood Commercial

Lodging - Hotels, Motels, etc.

Conference Center

Gasoline Service Stations

Restaurants

Church

Multi-Family Residential

Bed and Breakfast

Hospitals

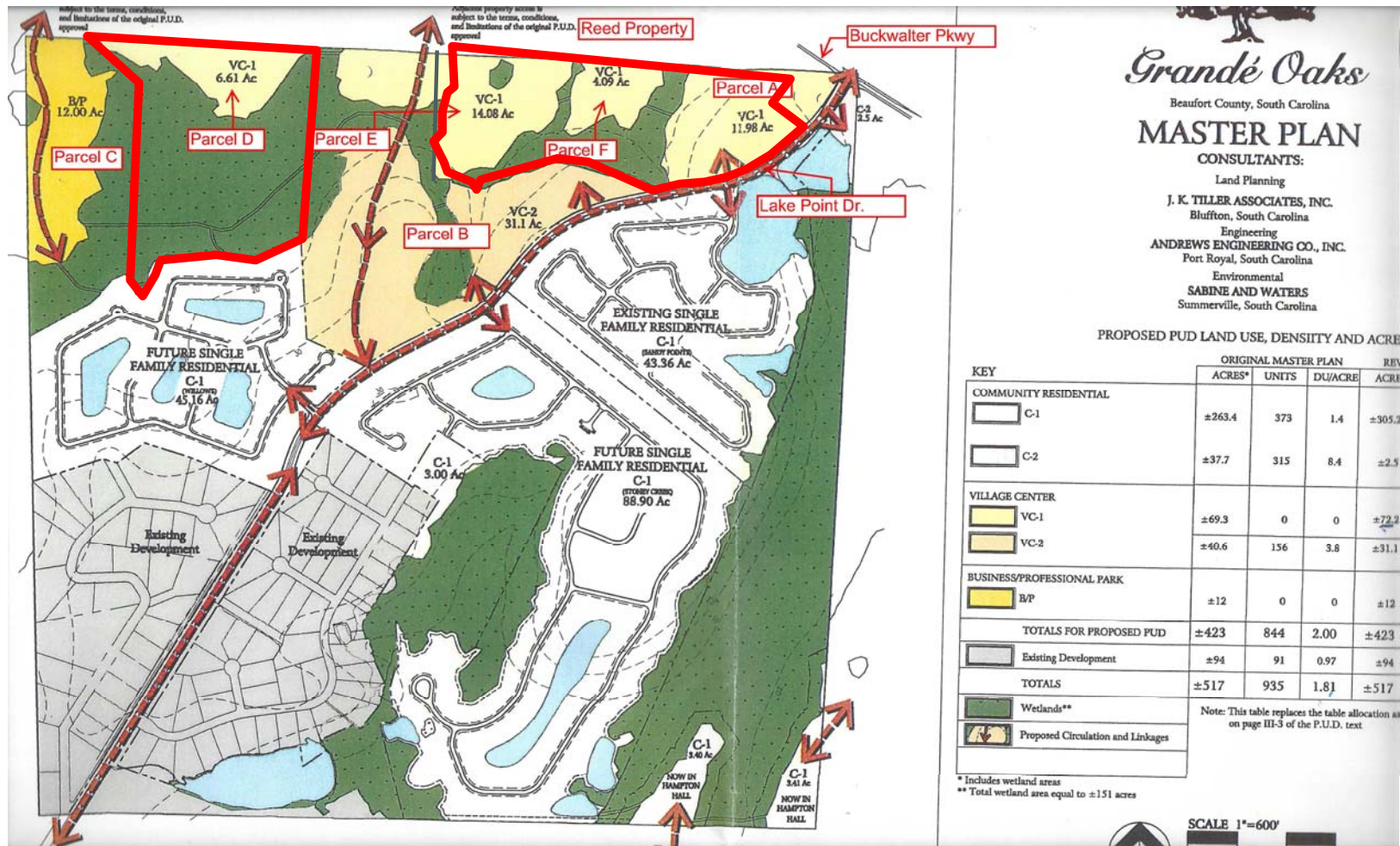
Drive Through Restaurants

Office Use

Civic

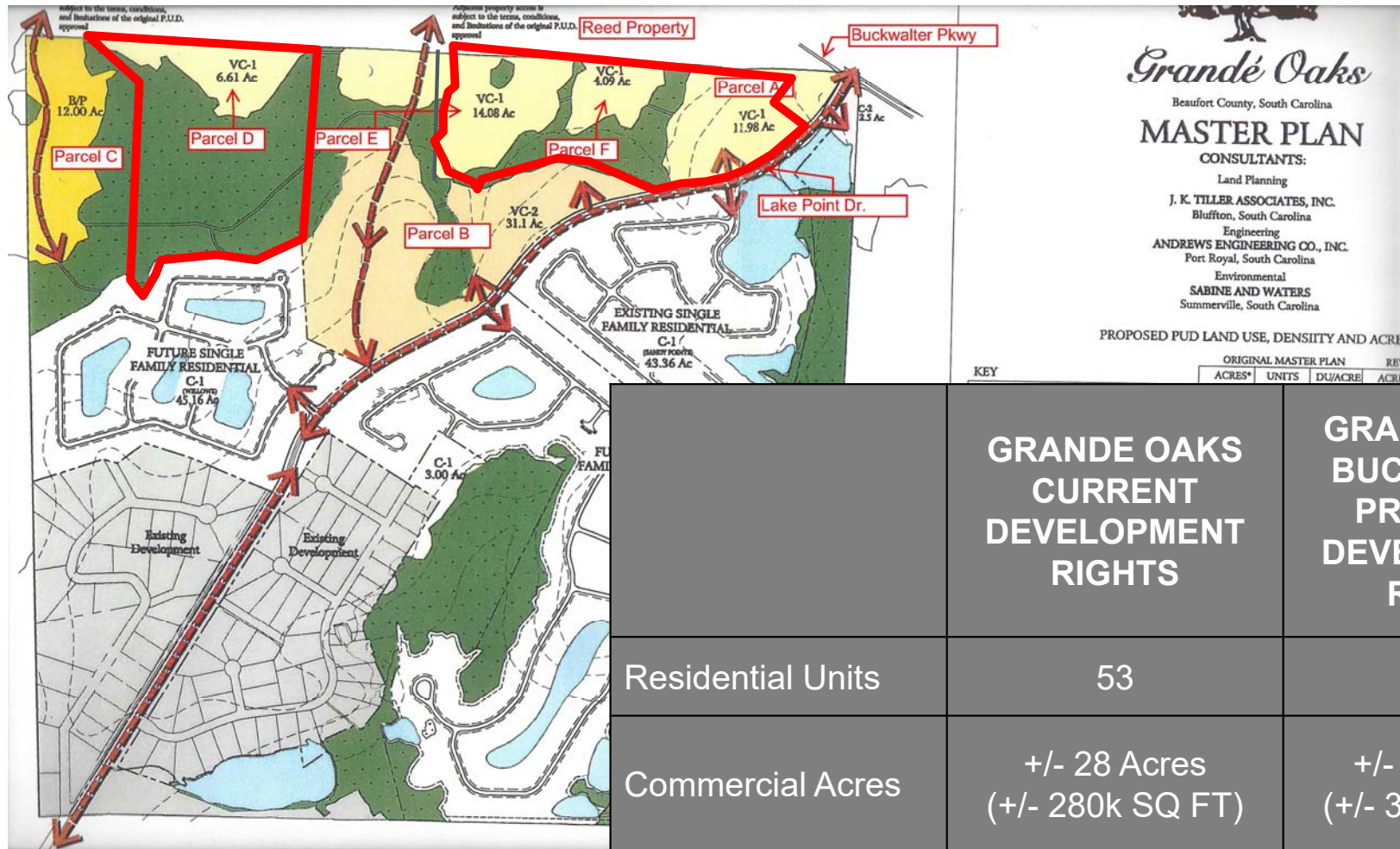
Storage

Grande Oaks PUD Master Plan





Grande Oaks PUD Master Plan

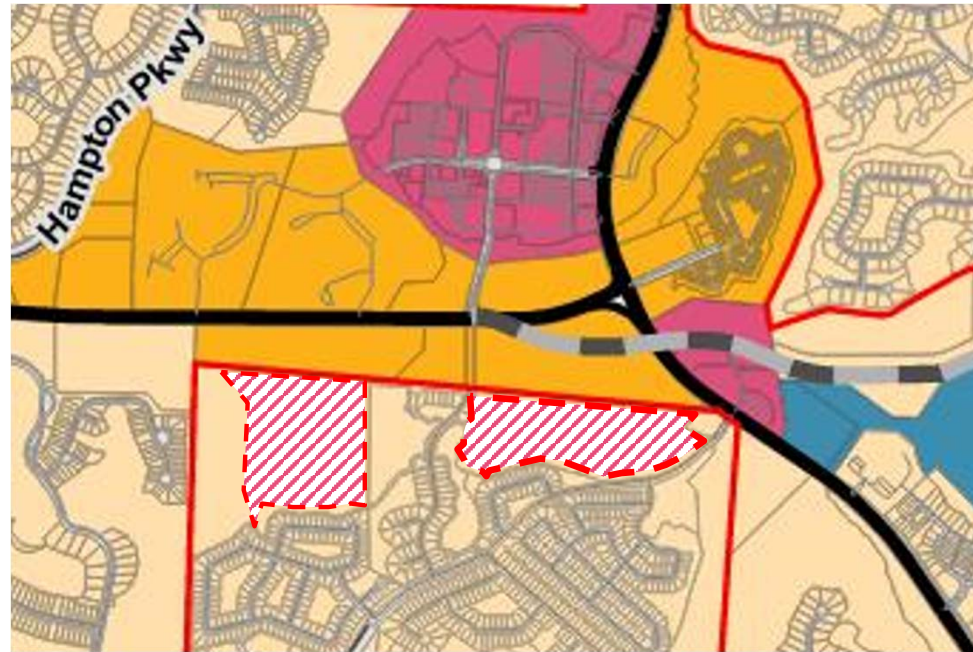
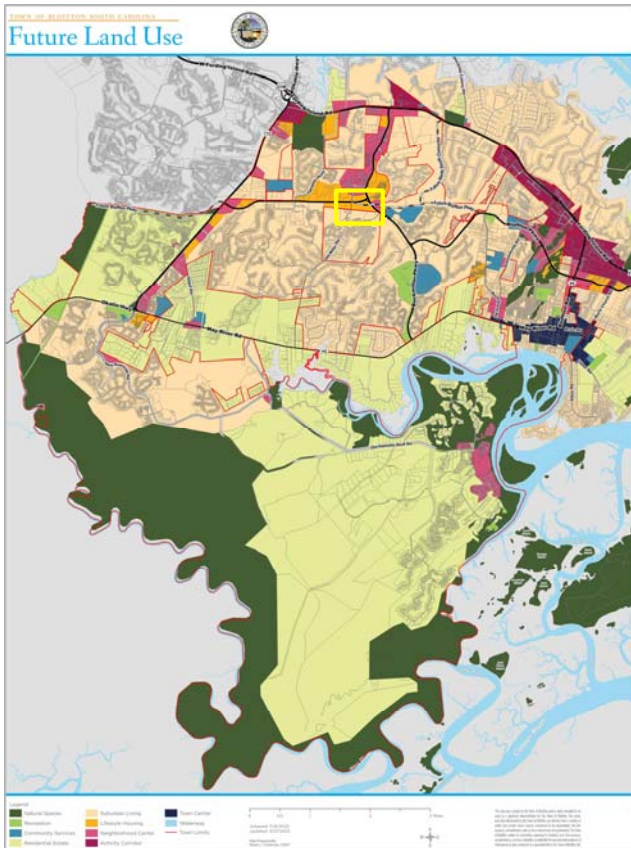


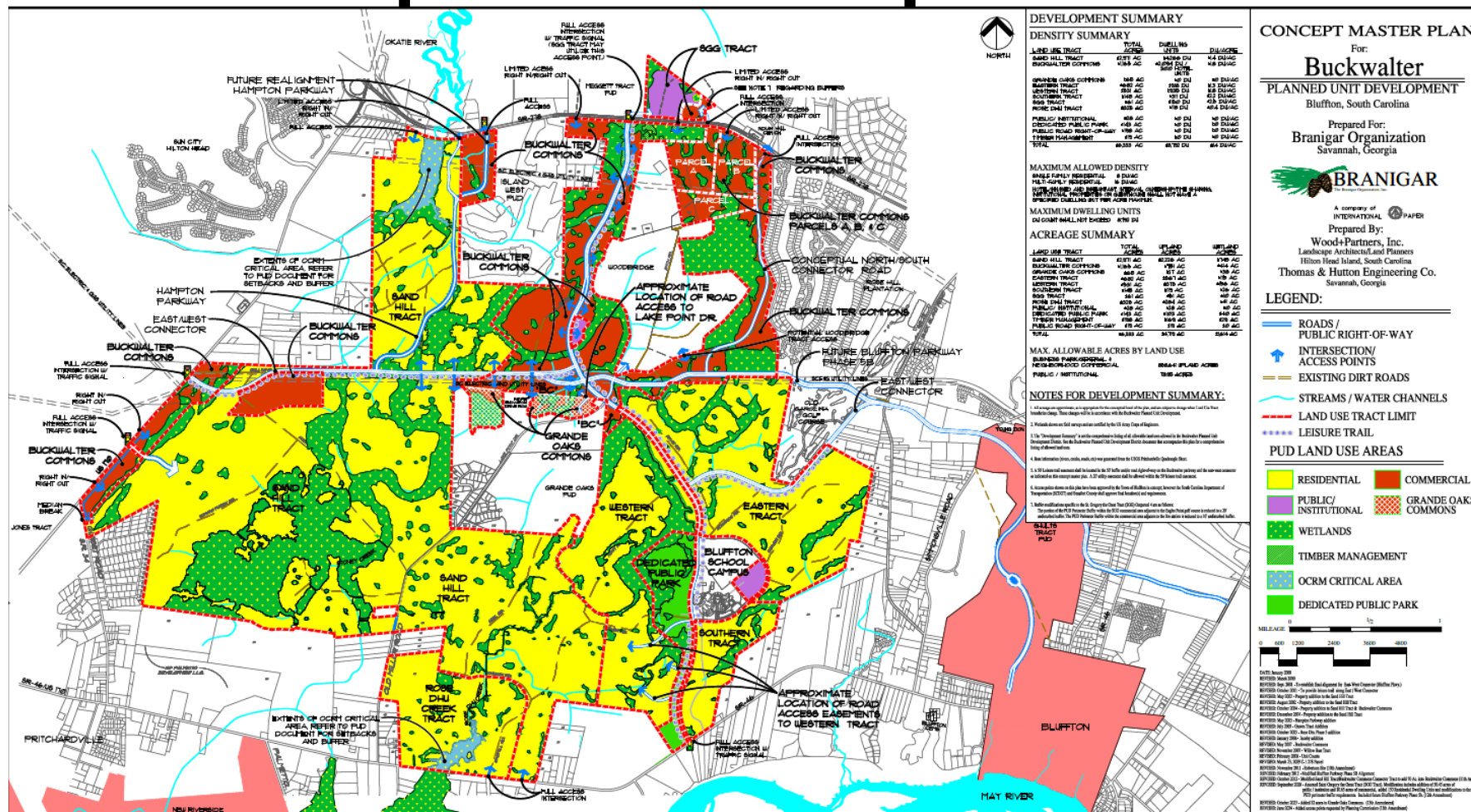


Background (continued)

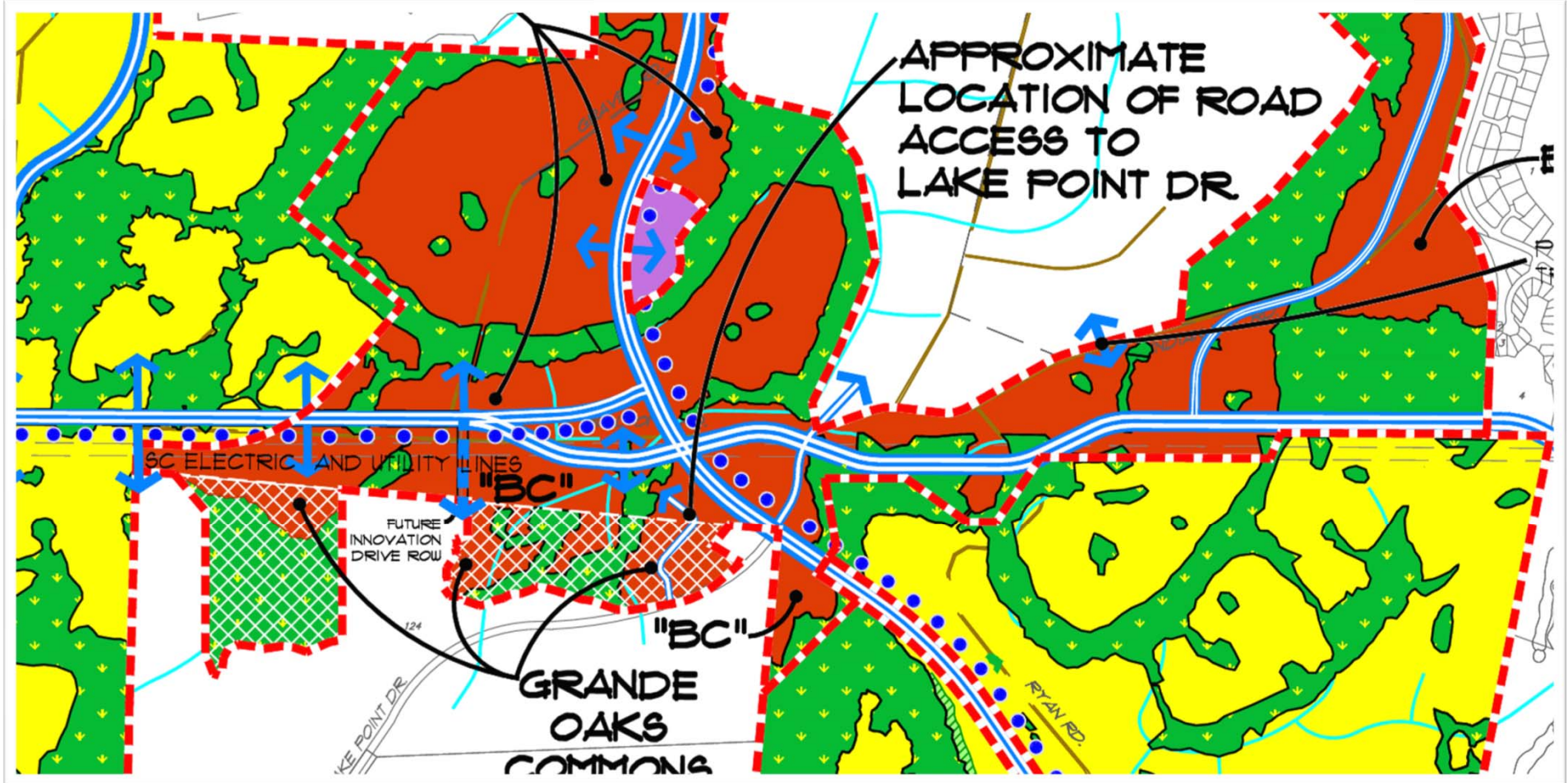
- Proposed Zoning as Buckwalter PUD
- Requires an Amendment to the Buckwalter PUD to create a new Grande Oaks Land Use Tract similar to the existing Buckwalter Commons Land Use Tract *(See Attachment #5)*
- Requires an Amendment to the Buckwalter Development Agreement and Concept Plan to add 32 acres of general commercial development rights*
- No additional residential development rights are proposed

Future Land Use Map





Proposed Concept Plan





Proposed Concept Plan Summary

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	±65 AC	±0 DU	±0 DU/AC
EASTERN TRACT	±682 AC	±918 DU	±1.3 DU/AC
WESTERN TRACT	±531 AC	±935 DU	±1.8 DU/AC
SOUTHERN TRACT	±145 AC	±311 DU	±2.2 DU/AC
SGG TRACT	±61 AC	±150 DU	±2.5 DU/AC
ROSE DHU TRACT	±325 AC	±118 DU	±0.4 DU/AC
PUBLIC/ INSTITUTIONAL	±28 AC	±0 DU	±0 DU/AC
DEDICATED PUBLIC PARK	±143 AC	±0 DU	±0 DU/AC
PUBLIC ROAD RIGHT-OF-WAY	±198 AC	±0 DU	±0 DU/AC
TIMBER MANAGEMENT	±19 AC	±0 DU	±0 DU/AC
TOTAL	±6,333 AC	±8,792 DU	±1.4 DU/AC

MAXIMUM ALLOWED DENSITY

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

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

MAXIMUM DWELLING UNITS

DU COUNT SHALL NOT EXCEED 8,792 DU

ACREAGE SUMMARY

LAND USE TRACT	TOTAL ACRES	UPLAND ACRES	WETLAND ACRES
SAND HILL TRACT	±2,971 AC	±2,226 AC	±745 AC
BUCKWALTER COMMONS	±1,165 AC	±751 AC	±414 AC
GRANDE OAKS COMMONS	±65 AC	±27 AC	±38 AC
EASTERN TRACT	±682 AC	±567 AC	±115 AC
WESTERN TRACT	±531 AC	±375 AC	±156 AC
SOUTHERN TRACT	±145 AC	±119 AC	±26 AC
SGG TRACT	±61 AC	±51 AC	±10 AC
ROSE DHU TRACT	±325 AC	±284 AC	±41 AC
PUBLIC/ INSTITUTIONAL	±28 AC	±28 AC	±0 AC
DEDICATED PUBLIC PARK	±143 AC	±103 AC	±40 AC
TIMBER MANAGEMENT	±198 AC	±169 AC	±29 AC
PUBLIC ROAD RIGHT-OF-WAY	±19 AC	±19 AC	±0 AC
TOTAL	±6,333 AC	±4,719 AC	±1,614 AC

MAX. ALLOWABLE ACRES BY LAND USE

BUSINESS PARK/GENERAL &
NEIGHBORHOOD COMMERCIAL

858.641 UPLAND ACRES

PUBLIC / INSTITUTIONAL

18.95 ACRES

Introduction - Timeline



November 11, 2023
(Initial Submittal)

- University Investments, LLC and Grande Oaks II, LLC, submitted a 100% Annexation Petition Application for 65.52 Acres

December 12, 2023
(Intent to Annex)

- Town Council voted to accept the Annexation Petition and forgoes Negotiating Committee
- Concurrent Applications are submitted

May 22, 2024
(PC Workshop)

- PC held a workshop on the Annexation, Zoning Map Amendment, and Comprehensive Plan Amendment
- Staff included the other applications as discussion only for overall context

July 24, 2024
(PC Public Hearing)

- Voted to forward to Town Council for the Concept Plan Amendment and Development Agreement Amendment

September 10, 2024
(TC 1st Reading)

- Review of all applications

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Planning Commission's Workshop Purview of Applications for Consideration



4

Amendment to the Town of Bluffton Comprehensive Plan

Amend Blueprint Bluffton's Future Land Use Designation from Suburban Living to Neighborhood Center

5

Text Amendment to the Buckwalter Planned Unit Development

Create a New Land Use Tract to be Known as the Grande Oaks Commons Land Use Tract

6

100% Annexation

Annex the Subject Properties into the Town of Bluffton Corporate Limits

7

Zoning Map Amendment

Rezone the Subject Properties to the Buckwalter Planned Unit Development District and Designate as the Grande Oaks Commons Land Use Tract

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Amendment to the Buckwalter Development Agreement

Incorporation into the Buckwalter PUD, Designation as the Grande Oaks Commons Land Use Tract, and Add 28 Acres of General Commercial Development Rights.

9

Amendment to the Buckwalter Planned Unit Development Concept Plan

Incorporation into the Buckwalter PUD, Designation as the Grande Oaks Commons Land Use Tract, and Add 28 Acres of General Commercial Development Rights.

May 22, 2024
PC Workshop



- Show Innovation Drive Right-of-Way and access point on Bluffton Parkway.
- Show the conceptual location of the access roadway to Lakepoint Drive.
- 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.
- Show the access points and frontage roads as shown in the current Bluffton Parkway Access Management Plan or add text committing to the Plan.

9

Amendment to the
Buckwalter Planned Unit
Development Concept Plan

All items were addressed and added to the revised illustrative
Concept Plan Map.

May 22, 2024
PC Workshop



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.

8

Amendment to the
Buckwalter Development
Agreement

Applicant agrees & will include additional language to the 13th Amendment.

9

Amendment to the
Buckwalter Planned Unit
Development Concept Plan

Applicant agrees & will include additional language to the 13th Amendment.

May 22, 2024
PC Workshop



RUDs which are transferred into the Grande Oaks Land Use Tract, a minimum of 20% will be restricted to use as affordable housing.

- Response (portion): The Buckwalter PUD and its existing density are not subject to any affordable housing mandates. Propose no new density and no affordable housing component... Our current submittal simply allows this potential mixed use to be considered in the future by all parties.
- Staff Note: The inclusion of this requirement was discussed at the Workshop and was noted to the applicant. The addition of this requirement is something the Commission may recommend if so desired.

8

Amendment to the
Buckwalter Development
Agreement

9

Amendment to the
Buckwalter Planned Unit
Development Concept Plan

May 22, 2024
PC Workshop



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

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

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

8

Amendment to the
Buckwalter Development
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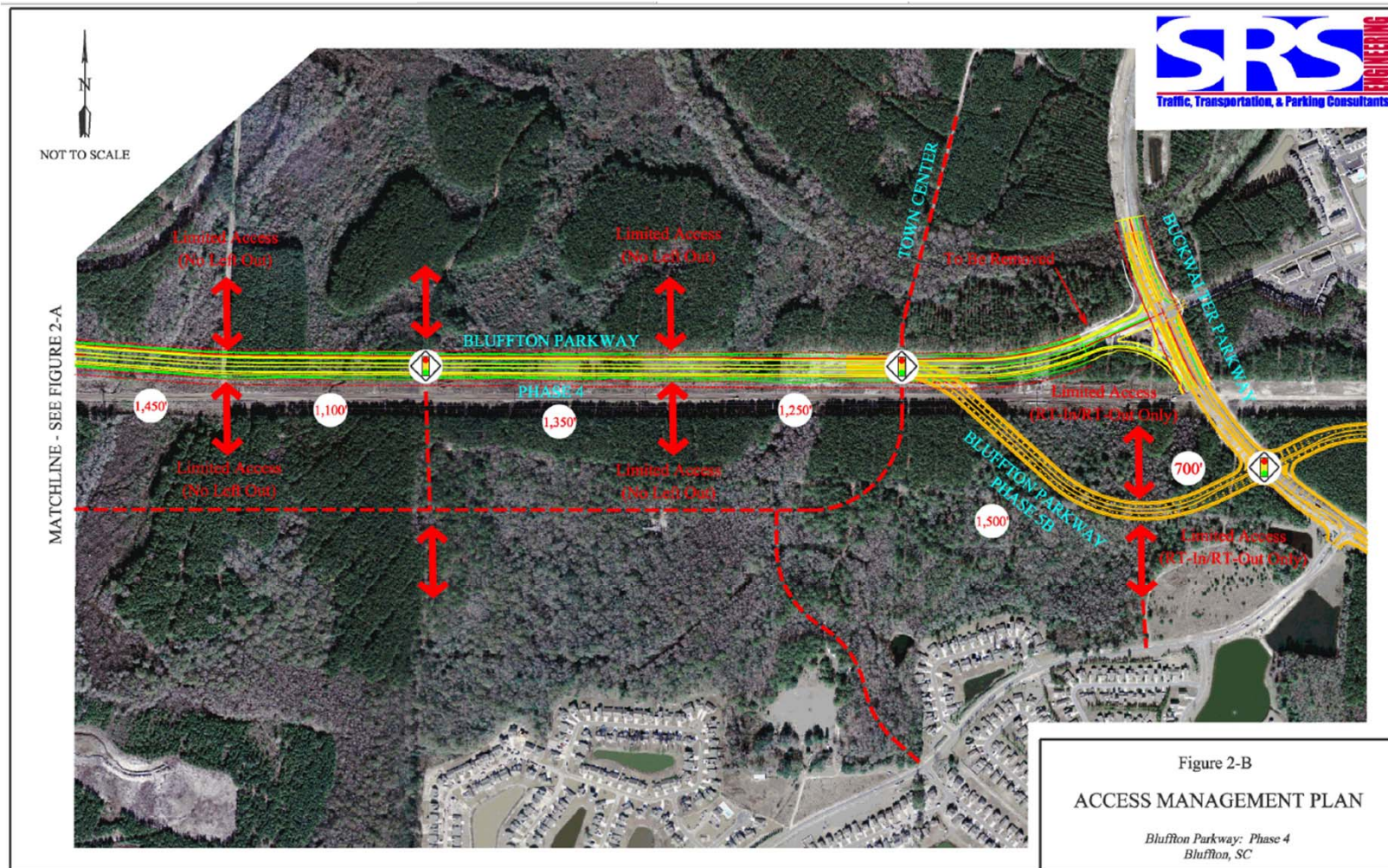
Applicant agrees & will include additional language to the 13th Amendment including extending R/W for access points to the Pkwy.

9

Amendment to the
Buckwalter Planned Unit
Development Concept Plan

Applicant agrees & will include additional language to the 13th Amendment including extending R/W for access points to the Pkwy.

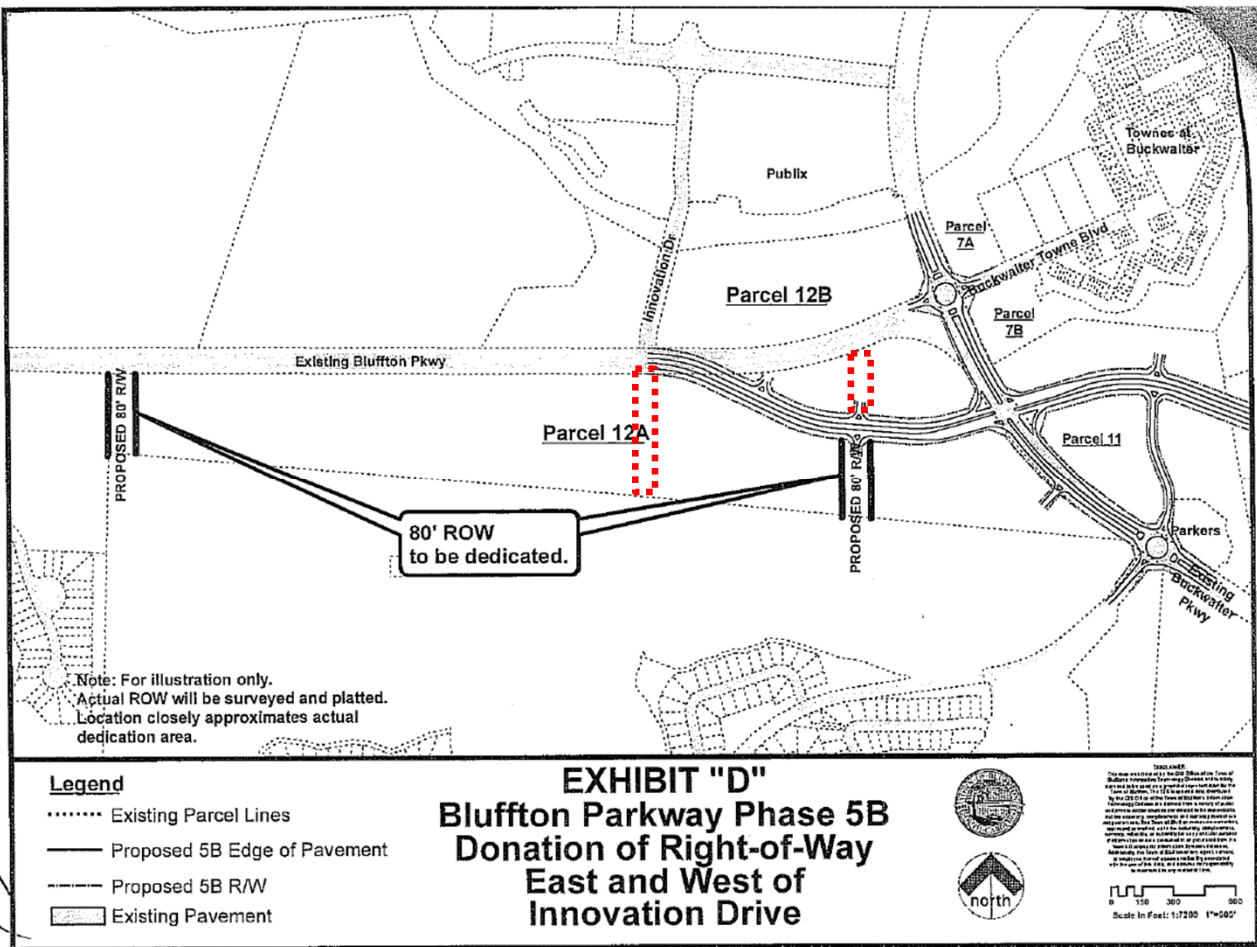
Bluffton Parkway Phase 4 Access Management Plan





Agreement RE: Bluffton Parkway ROW Donation

Exhibit D



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Planning Commission's Public Hearing



4

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Text Amendment to the Buckwalter Planned Unit Development

Create a New Land Use Tract to be Known as the Grande Oaks Commons Land Use Tract

6

100% Annexation

Annex the Subject Properties into the Town of Bluffton Corporate Limits

7

Zoning Map Amendment

Rezone the Subject Properties to the Buckwalter Planned Unit Development District and Designate as the Grande Oaks Commons Land Use Tract

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Amendment to the Buckwalter Development Agreement

Incorporation into the Buckwalter PUD, Designation as the Grande Oaks Commons Land Use Tract, and Add 32 Acres of General Commercial Development Rights.

9

Amendment to the Buckwalter Planned Unit Development Concept Plan

Incorporation into the Buckwalter PUD, Designation as the Grande Oaks Commons Land Use Tract, and Add 32 Acres of General Commercial Development Rights.

July 24, 2024
PC Public Hearing



Comments from Workshop are discussed in detail (see Staff Report).

- 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.
- RUDs which are transferred into the Grande Oaks Land Use Tract, a minimum of 20% will be restricted to use as affordable housing.
- Commitment to provide and construct a frontage road with interconnectivity to adjacent properties.
- Commitment to provide and construct a roadway connection to Lakepoint Drive.
- Commitment to the Buckwalter Access Management Plan, as amended, and the Bluffton Parkway Access Management Plan, as amended.

July 24, 2024
PC Public Hearing



Planning Commission held a Public Hearing and voted to forward several recommendations to Town Council for the Concept Plan Amendment and Development Agreement Amendment and the Applicant replied via letter and resubmittals for the application materials and their responses are provided below:

1. Approval of the following as presented:
2. Amendment to the Town of Bluffton Comprehensive Plan “Blueprint Bluffton” to Amend the Said Property’s Future Land Use Designation from Suburban Living to Neighborhood Center;
3. Text Amendment to the Buckwalter Planned Unit Development to Create a New Land Use Tract to be Known as the Grande Oaks Commons Land Use Tract;
4. 100% Annexation Request to Annex the Subject Properties into the Town of Bluffton Corporate Limits; and
5. Zoning Map Amendment to Rezone the Subject Properties to the Buckwalter Planned Unit Development District and Designate as the Grande Oaks Commons Land Use Tract.

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 (2)			
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	---
Structure	---	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 congregational 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
Book, magazine, newspaper shop	---	P	P
Brooms, brooms, and combs; fasteners, buttons, needles and pins manufacturing; production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	P	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	---	C	P
Cold storage plant	---	P	P
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 (2)			
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	C	P
Director's office	---	P	P
Event space	---	P	P
Temporary home occupations	---	C	C
Ice cream, restaurant, soda fountain or other eating and/or drinking establishments	P	C	P
Ironing, seamstress, tailor	P	P	P
Gift store or pharmacy	P	P	P
Cleaning establishment for pick up and drop off service only (excluding dry cleaning on the premises).	---	C	C
Cleaning or laundry pickup agency provided that any laundering, cleaning or using done on the premises involves only articles delivered to the premises by individual customers.	---	C	C
Cleaning self-service and/or laundry self-service facility.	---	P	P
Printing and/or record shop	P	P	P
Printing and/or office for government, business professional or general purposes	---	P	P
Office supply and equipment store	---	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
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
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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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 (2)			
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
Milinery or hat shop	P	P	P
Mini-warehouse facilities	---	C	C
Model Home Sales Center	---	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
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

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			
Community recreation facilities including parks; Lawn Games such as bocce, 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 including barns, paddocks, stables, riding rinks, 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
Landscape 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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Land Use Type	Jurisdiction/ Zoning District		
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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
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



REVIEW CRITERIA

COMP PLAN AMENDMENT (UDO Section 3.3)

- a. Consistency with overall policies
- b. Consistency w/ best practices
- c. Ability of infrastructure and services
- d. Cost/Benefit Impact
- e. Health Safety
- f. Planning Law
- g. Impact of Public Services
- h. Comply w/ Application Manual



TEXT AMENDMENT (UDO Section 3.2.13)

- a. Consistent with Comp Plan
- b. Single IMP will yield Greater Benefits
- c. (i) Demonstrate Benefit; Preservation of Resources, Usable Open Space, Mix of Uses and Housing Types, Creative Design, & Economic Development. (ii) Adequate Public Services
- d. Allowed Uses are Designated on PUD Concept Plan
- e. Affordable Housing on New/Amended PUDs with Housing Request
- f. A table showing any and all Deviations
- g. Compliance with Approved Plan
- h. Previous Variances are Null and Void



ANNEXATION (Annexation Manual)

- a. Principals, Policies & Procedures
- b. Best Interest of the Town
- c. Contiguous
- d. Avoids Creating Enclaves
- e. Consistent with Comp Plan
- f. Appropriate Zoning
- g. Cost Benefit Analysis
- h. Not a Tax Burden
- i. Impact of Public Services
- j. Infrastructure Improvements
- h. Impact of Law Enforcement
- l. Diversify Economy and Jobs
- m. Applicant Understands Cost/Benefit
- n. Input from Public and Agencies

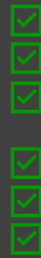




REVIEW CRITERIA

ZONING MAP AMENDMENT (UDO Section 3.4.3)

- a. Consistent with Comp Plan
- b. Supports Proposed Uses
- c. Compatible with Surrounding Uses and Zoning Districts
- d. Capacity of Public Infrastructure
- e. Public Need
- f. Comply with Applications Manual



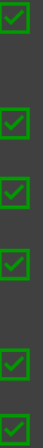
DEVELOPMENT AGREEMENT AMENDMENT (SC Law Section 6-31-60)

- a. Legal Description, Duration, Permitted Uses, Facilities, Dedications, Needed Permits, Consistent with Comp Plan, Conditions, & Historic Preservation
- b. Specify Time Frame
- c. Multiple Parties Must Specify Overall Municipality Admin
- d. Cover Any Other Matter Not Inconsistent with the Chapter Not Prohibited by Law



PUD CONCEPT PLAN AMENDMENT (UDO Section 3.8.3)

- a. Consistent with Land Use Goals, Environmental Objectives and Intent of Comp Plan
- b. Consistent with Intent of PUD Zoning District
- c. Demonstrate Innovative Site Planning Techniques
- d. Compatible Land Uses with Adjacent Land Uses and Character of Surrounding Areas
- e. Ability to be Served Adequately by Public Services, Utilities, Etc.
- f. Conformance with Adopted or Accepted Plans, Policies and Practices of the Town





Summary of Items for Consideration

Following is a list of items Town Council may want to address and/or include in the motions for the Development Agreement and Concept Plan Amendments:

Amend the 13th Amendment document to address the following:

1. Separate each specific roadway commitment and general terms applying to all road and access commitments as subsections of Section 3.iv. for clarity.
2. The frontage road must be constructed in front of buildings which front Bluffton Parkway.
3. Require the frontage road, Lake Point Drive Connector, and three connectors to the Bluffton Parkway are a minimum of 50' right-of-way with two 12' lanes.
4. Incorporating "..., as amended" to the language in Section 3.iv after "...Bluffton Parkway Access Management Plan".
5. Add language to Section 3.iv committing the Properties are subject to the Buckwalter Parkway Access Management Plan, as amended.

Review Process and Next Steps



Meeting	Date	Task Description/ Application(s) for Review
Town Council “Intent to Annex”, Acceptance of Petition, Referral to Negotiating Committee	December 12, 2023	Annexation Petition
Negotiating Committee (if necessary) <i>(Additional Meetings May Be Required)</i>	N/A	Annexation Petition, Zoning Map Amendment, PUD Amendment, Development Agreement Amendment, Concept Plan Amendment
Planning Commission Workshop	May 22, 2024	Annexation Petition, Zoning Map Amendment, PUD Amendment, Development Agreement Amendment, Concept Plan Amendment
Planning Commission Public Hearing & Recommendation to Town Council	July 24, 2024	Annexation Petition, Zoning Map Amendment, PUD Amendment, Development Agreement Amendment, Concept Plan Amendment
Town Council Ordinance 1st Readings	September 10, 2024	Annexation Petition, Zoning Map Amendment, PUD Amendment, Development Agreement Amendment, Concept Plan Amendment
Town Council Public Hearing & Ordinance 2nd and Final Readings	November 12, 2024	Annexation Petition, Zoning Map Amendment, PUD Amendment, Development Agreement Amendment, Concept Plan Amendment



QUESTIONS?