

Attachment 7

ORDINANCE NO. 2024-_____

AN ORDINANCE PROVIDING FOR AMENDMENT OF THE BUCKWALTER CONCEPT PLAN TO INCORPORATE CERTAIN PROPERTIES OWNED BY RANDE OAKS, LLC AND UNIVERSITY INVESTMENTS, LLC, THE SAME 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, DESIGNATE SUCH PROPERTIES AS THE NEW LAND USE TRACT TO BE KNOWN AS GRANDE OAKS COMMONS, INCREASE THE TOTAL PERMITTED DEVELOPMENT RIGHTS BY 32 ACRES OF GENERAL COMMERCIAL TO THE BUCKWALTER CONCEPT PLAN.

WHEREAS, on April 19, 2000, the Town of Bluffton enacted Ordinance No. 2000-03 adopting the Buckwalter Development Agreement and Ordinance No. 2000-04 adopting the Buckwalter Concept Plan; and

WHEREAS, concurrent with the entering into the Development Agreement on April 19, 2000 the Town of Bluffton annexed the Buckwalter Tract into the town's corporate boundaries and approved Planned Unit Development zoning for the tract and the Buckwalter Concept Plan; and

WHEREAS, the Town has previously approved twelve amendments to the Buckwalter Tract Development Agreement and Concept Plan to add and/or reallocate additional property and density thereto; and

WHEREAS, on November 11, 2023, Grande Oaks II, LLC and University Investments, LLC ("Applicants") submitted a One Hundred Percent (100%) Annexation Petition to annex certain real properties contiguous to the Town of Bluffton's corporate boundaries 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 (the "Properties"); and

WHEREAS, On November 11, 2023, the Applicants submitted a Development Agreement Amendment application requesting to an amendment to the Buckwalter Concept Plan upon approval of the Annexation Petition thereby incorporating the real property into the Town of Bluffton's corporate boundaries; and

WHEREAS, the Applicants have requested the Properties be zoned as and incorporated into the Buckwalter Planned Unit Development Concept Plan and Development Agreement, and designated as the new land use Tract to be known as Grande Oaks Commons; and

WHEREAS, in conjunction with the incorporation of the Properties into the Buckwalter Planned Unit Development Agreement and Concept Plan, the addition of a new Land Use Tract to be known as Grande Oaks Commons, and designation of the Properties as part of the Grande Oaks Land Use Tract, the Applicants desire to increase the total allowed commercial development rights by 32 acres of general commercial as well as provide for certain terms; and

WHEREAS, on July 24, 2024, the Town of Bluffton Planning Commission held a Public Hearing and voted to forward Town Council a recommendation of approval for the Concept Plan Amendment request; 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 Concept Plan Amendment.

NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BLUFFTON, SOUTH CAROLINA, in accordance with the foregoing, the Town hereby amends the Buckwalter Concept Plan in the following particulars:

1. The Buckwalter Concept Plan shall be amended in accordance with the terms and conditions of the Thirteenth Amendment To Development Agreement And Concept Plan - Buckwalter Tract attached hereto as Exhibit A.
2. In the event of any conflict between the terms and conditions of the Buckwalter Concept Plan and this Amendment to the Buckwalter Concept Plan, the terms and conditions of this Amendment to the Buckwalter Concept Plan shall control and the Buckwalter Concept Plan shall be deemed amended to that extent.
3. All other terms and conditions of the Buckwalter Concept Plan, as amended, not changed or otherwise modified herein are reaffirmed and remain unchanged.
4. 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

Marcia Hunter, Town Clerk
Town of Bluffton, South Carolina

Exhibit A

Thirteenth Amendment To Development Agreement And Concept Plan - Buckwalter Tract

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 and Beaufort Jasper Water and Sewer Authority, with the terms and conditions of the Amendment being executed on June 14, 2022, and recorded in the ROD in Book 4157 at Page 25;

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. For information purposes, a Land Use Comparison Chart has been prepared to demonstrate the land uses previously allowed under the Grande Oaks PUD of Beaufort County, South Carolina, the land uses allowed under the Buckwalter Commons Land Use Tract, and the allowed land uses hereunder for the Grande Oaks Commons Land Use Tract. This Land Use Comparison Chart is attached hereto as Exhibit D.

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. Required Wetland Restrictions and Commercial Limitations. The allowed 28 acres of General Commercial, or any residential within Grande Oaks Commons Land Use Tract, shall be built upon upland acres of Grande Oaks Commons, as those upland acres exist at the time of this annexation, or as may be otherwise allowed pursuant to any wetland fill which meets the requirements of state and federal regulations. In any event, only a total of 28 acres of General Commercial or Residential uses may be developed on the Grande Oaks Commons Land Use property. The approximately 35.592 acres of Grande Oaks Commons which is not identified as upland shall have restrictive covenants, deed restrictions, and/or conservation easements placed upon said property. These restrictions must be approved by the Town prior to any final development permit for any portion of Grande Oaks Commons which is the subject of such permits and for which wetlands have been officially identified and designated by applicable state and federal entities. The Town shall have enforcement rights regarding such restrictions. Wetlands covenants or restrictions shall only be placed on actual wetland areas, after approval of impacts allowed under Army Corps of Engineers permits, if any.

iv. 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 28 acres. These 28 additional acres of General Commercial are added to the total allowed General Commercial within Buckwalter PUD, but the 28 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. Any previously approved residential density which is utilized within Grande Oaks Commons Land Use Tract shall be subject to the 20% Affordable housing requirements of Article 6 of the Bluffton UDO.

- v. Required Road Connector and Access to Bluffton Parkway. The requirement to provide connector road access in three locations from Grande Oaks Commons 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 and therefore commits to provide connector access in three locations from Grande Oaks Common Land Use Tract to Bluffton Parkway, 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, extending to the Bluffton Parkway as it currently exists or as it may be modified in the future.

The connector roadway system may be constructed parallel to the Bluffton Parkway or it may wind internally within development plans, so long as the ultimate roadway achieves internal connection within the Grande Oaks Commons and adjacent Buckwalter Commons Land Use Areas and also provides connection to properties lying to the west of the adjacent Buckwalter Commons areas. The entire connector road system need not be constructed at one time, but may be constructed as development progresses, provided that each individual developer shall be responsible for final design and construction of any portion of the connector roadway system which lies within its development plan area. Full movement

access points to the Bluffton Parkway shall be limited to those access points which are shown or allowable on the Bluffton Parkway Access Management Plan, and any limited movement access points on the Bluffton Parkway shall also be consistent with the standards set forth in the Bluffton Parkway Access Management Plan. The connector roadway system shall be privately funded for construction, and privately maintained pursuant to the terms of private land use covenants. The Town shall not be responsible for either the construction or maintenance of the connector roadway system, unless specifically agreed by the Town in the future.

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: _____

By: _____

Its: _____

)

)

)

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 _____, 2024.

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 _____, 2024.

Notary Public for South Carolina
My Commission Expires: _____

EXHIBIT A TO THE THIRTEENTH AMENDMENT

Property Description

ALL that certain piece, parcel or tract of land, situate, lying and being in Beaufort County, South Carolina and being designated as Parcel 14A as shown on that certain plat prepared by Atlas Surveying, Inc., Jeremy W. Reeder, SCPLS No. 28130, dated December 5, 2023, and recorded in the Beaufort County Records in Plat Book 162 at Page 187.

Beaufort County Tax Map Number: R600 029 000 0014 0000

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 5, 2023, and recorded in the Beaufort County Records in Plat Book 162 at Page 187.

Beaufort County Tax Map Number: R600 029 000 2410 0000

ALL that certain piece, parcel or tract of land lying and being in Beaufort County, South Carolina, being shown and described as Parcel 14; said property having dimensions, metes and bounds as shown on the Plat entitled "A Subdivision Plat of Parcel 14B, Grande Oaks Tract," said plat dated October 10, 2023, prepared by Atlas Surveying, Inc., Ridgeland, South Carolina, Jeremy W. Reeder, S.C.R.L.S. No. 28139, and recorded in the Beaufort County Records in Plat Book 162 at Page 186. For a more detailed description as to the courses, metes and bounds of the above mentioned property, reference is had to said plat of record.

Beaufort County Tax Map Number: R600 029 000 2484 0000

ALL that certain piece, parcel or tract of land lying and being in Beaufort County, South Carolina, being shown and described as Parcel 16; said property having dimensions, metes and bounds as shown on the Plat entitled "A Subdivision Plat of Parcel 14B, Grande Oaks Tract," said plat dated October 10, 2023, prepared by Atlas Surveying, Inc., Ridgeland, South Carolina, Jeremy W. Reeder, S.C.R.L.S. No. 28139, and recorded in the Beaufort County Records in Plat Book 162 at Page 186. For a more detailed description as to the courses, metes and bounds of the above mentioned property, reference is had to said plat of record.

Beaufort County Tax Map Number: R600 029 000 2486 0000

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.

Beaufort County Tax Map Number: R600 029 000 2486 0000

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.

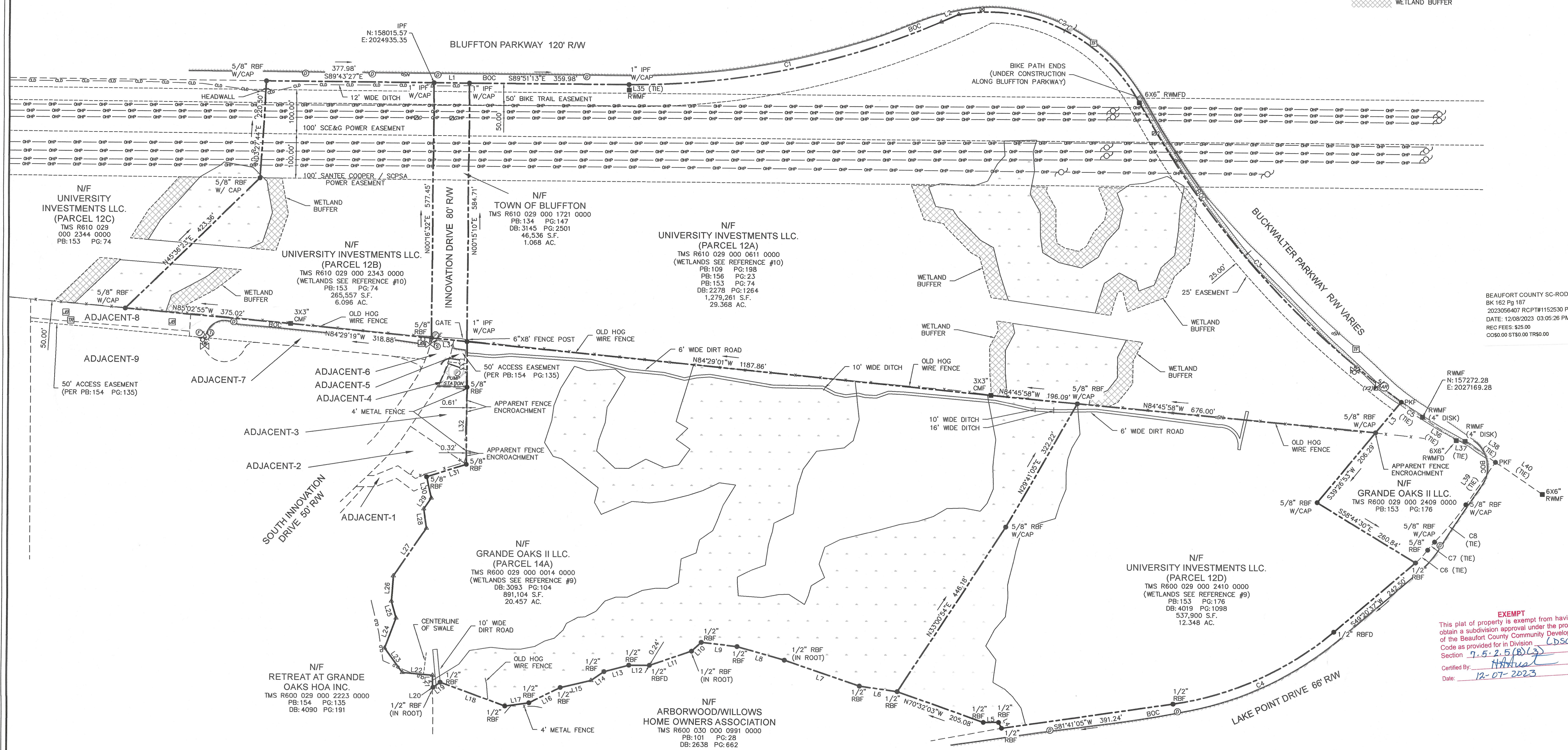
NORTH
SC GRID (NAD 83)
(2011)

LABEL	BEARING	DISTANCE
L1	S89°43'40"E	79.97'
L2	N66°18'46"E	42.77'
L3	S39°26'53"W	90.27'
L4	N27°28'43"W	14.97'
L5	S89°51'47"W	34.49'
L6	N81°46'45"W	86.14'
L7	N71°18'25"W	129.06'
L8	N74°16'14"W	111.39'
L9	N83°38'54"W	81.20'
L10	S47°02'33"W	29.41'
L11	S70°55'53"W	100.36'
L12	N89°44'03"W	46.34'
L13	S75°11'30"W	57.78'
L14	S55°27'05"W	35.75'
L15	S76°58'31"W	71.35'
L16	S63°40'33"W	79.46'
L17	S82°04'21"W	54.76'
L18	N89°45'54"W	154.74'
L19	S53°56'49"W	19.81'
L20	S71°51'23"W	1.17'
L21	N00°03'01"W	27.36'
L22	N84°45'45"W	68.80'
L23	N36°33'31"W	68.49'
L24	N20°25'24"E	72.63'
L25	N15°52'17"W	39.24'
L26	N04°37'49"E	57.23'
L27	N34°37'46"E	131.37'
L28	N08°52'06"W	44.20'
L29	N33°30'02"E	29.46'
L30	N12°48'42"W	49.04'
L31	N72°16'17"E	84.05'
L32	N00°15'11"E	174.22'
L33	N00°06'59"W	103.20'
L34	N84°33'42"W	80.53'
L35	S02°49'47"E	12.76'
L36	S55°34'32"E	92.33'
L37	S84°45'58"E	20.42'
L38	S55°33'55"E	82.79'
L39	N34°24'03"E	117.20'
L40	S55°33'55"E	128.40'

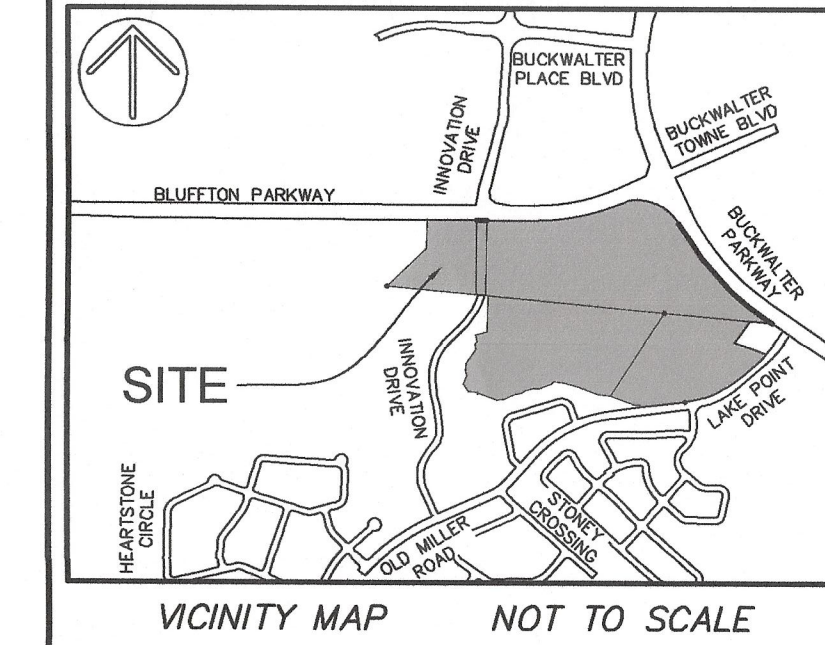
ACREAGE CHART

	PARCEL 12A	PARCEL 12B	PARCEL 12D	PARCEL 14A	INNOVATION DRIVE	TOTAL
UPLAND	1,093,739 S.F. 25.109 AC.	229,281 S.F. 5.264 AC.	464,478 S.F. 10.663 AC.	462,512 S.F. 10.618 AC.	46,536 S.F. 1.068 AC.	2,306,546 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	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	N/A	66,514 S.F. 1.526 AC.
WETLAND	130,931 S.F. 3.008 AC.	24,353 S.F. 0.559 AC.	73,422 S.F. 1.685 AC.	428,592 S.F. 9.839 AC.	N/A	657,298 S.F. 15,089 AC.
TOTAL	1,279,261 S.F. 29.368 AC.	265,557 S.F. 6.096 AC.	537,900 S.F. 12.348 AC.	891,104 S.F. 20.457 AC.	46,536 S.F. 1.068 AC.	3,020,358 S.F. 69,337 AC.

LABEL	RADIUS	ARC CHORD	CHORD BEARING	DELTA
C1	1738.00'	723.68'	718.46'	N78°14'29"E
C2	386.70'	484.88'	453.73'	S64°14'26"E
C3	2070.00'	906.06'	898.84'	S41°24'01"E
C4	717.00'	402.91'	397.63'	S65°31'42"W
C5	2070.00'	59.22'	59.22'	S54°45'34"E
C6	185.00'	39.93'	39.86'	N43°14'11"E
C7	200.00'	24.05'	24.04'	N40°29'12"E
C8	882.00'	110.13'	110.00'	N38°10'00"E



- LEGEND
- ▲ CALC POINT - CORNER NOT SET
 - CMF CONC. MONUMENT FOUND
 - IPF IRON PIPE FOUND
 - PKF PK NAIL FOUND
 - RBF IRON REBAR FOUND
 - RBFD IRON REBAR FOUND DISTURBED
 - RWMF RIGHT-OF-WAY CONC. MONUMENT FOUND
 - RWMFD RIGHT-OF-WAY CONC. MONUMENT FOUND DISTURBED
 - AIR RELEASE VALVE MANHOLE
 - ELECTRIC STUBOUT
 - FIRE HYDRANT
 - FIBER OPTIC MANHOLE
 - GRATE INLET
 - GUY WIRE
 - JUNCTION BOX
 - POWER POLE
 - STORM DRAIN MANHOLE
 - SIGN
 - SANITARY SEWER MANHOLE
 - SANITARY SEWER VALVE
 - SANITARY SEWER VALVE MARKER
 - TRAFFIC SIGNAL BOX
 - TRAFFIC SIGNAL POLE
 - TELEPHONE MANHOLE
 - TRANSFORMER-ELECTRIC
 - UNDERGROUND GAS MARKER
 - WATER VALVE
 - WETLANDS
 - BACK OF CURB
 - CENTERLINE OF DITCH
 - FENCE LINE
 - OVERHEAD POWER LINE
 - CONCRETE
 - EDGE OF PAVEMENT
 - GRAVEL
 - WETLAND BUFFER



- NOTES
- THESE PARCELS APPEAR TO LIE IN FLOOD ZONE X, DUAL COMMUNITIES 450025 (BEAUFORT COUNTY UNINCORPORATED AREAS) AND 450251 (TOWN OF BLUFFTON), MAP NUMBER 4501300270G.
 - 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 #11.
 - 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:23
 - PB:153 PG:176
 - DB:2278 PG:1264
 - DB:3093 PG:104
 - DB:4019 PG:1098
 - A BOUNDARY SURVEY OF TMS# R600-029-000-0014-0000, 34.356 AC, BLUFFTON TOWNSHIP, BEAUFORT COUNTY SC. DATE: 4/8/2019 FROM COASTAL SURVEYING CO., INC.
 - A WETLAND CAD FILE BY THOMAS AND HUTTON, PROVIDED BY REED GROUP ON JULY 5, 2022.
 - PB:134 PG:147

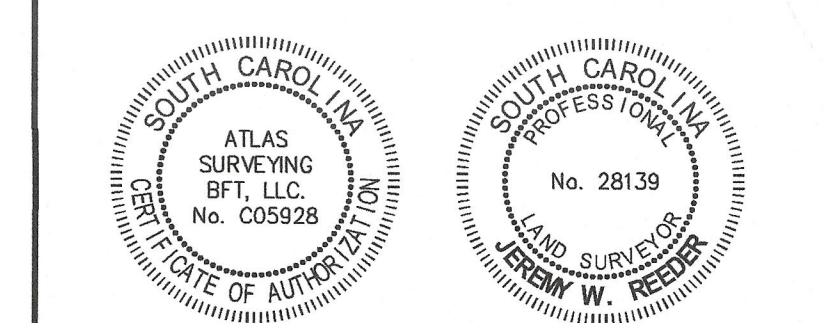
GRAPHIC SCALE (1"=120')

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

TAX PARCEL No's:
R610 029 000 2343 0000,
R610 029 000 1721 0000,
R610 029 000 0611 0000,
R600 029 000 2410 0000
REC FEES: \$25.00
C060.00 \$750.00 TR50.00

BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA
FIELD WORK: NCH
FIELD CHECK: JHR
DRAWN BY: JHR
FIELD DATE: 07-19-2023
PLAT DATE: 12-05-2023
SCALE: 1"=120'
PROJECT No.: BFT-2215
FILE: BFT-2215 81.DWG

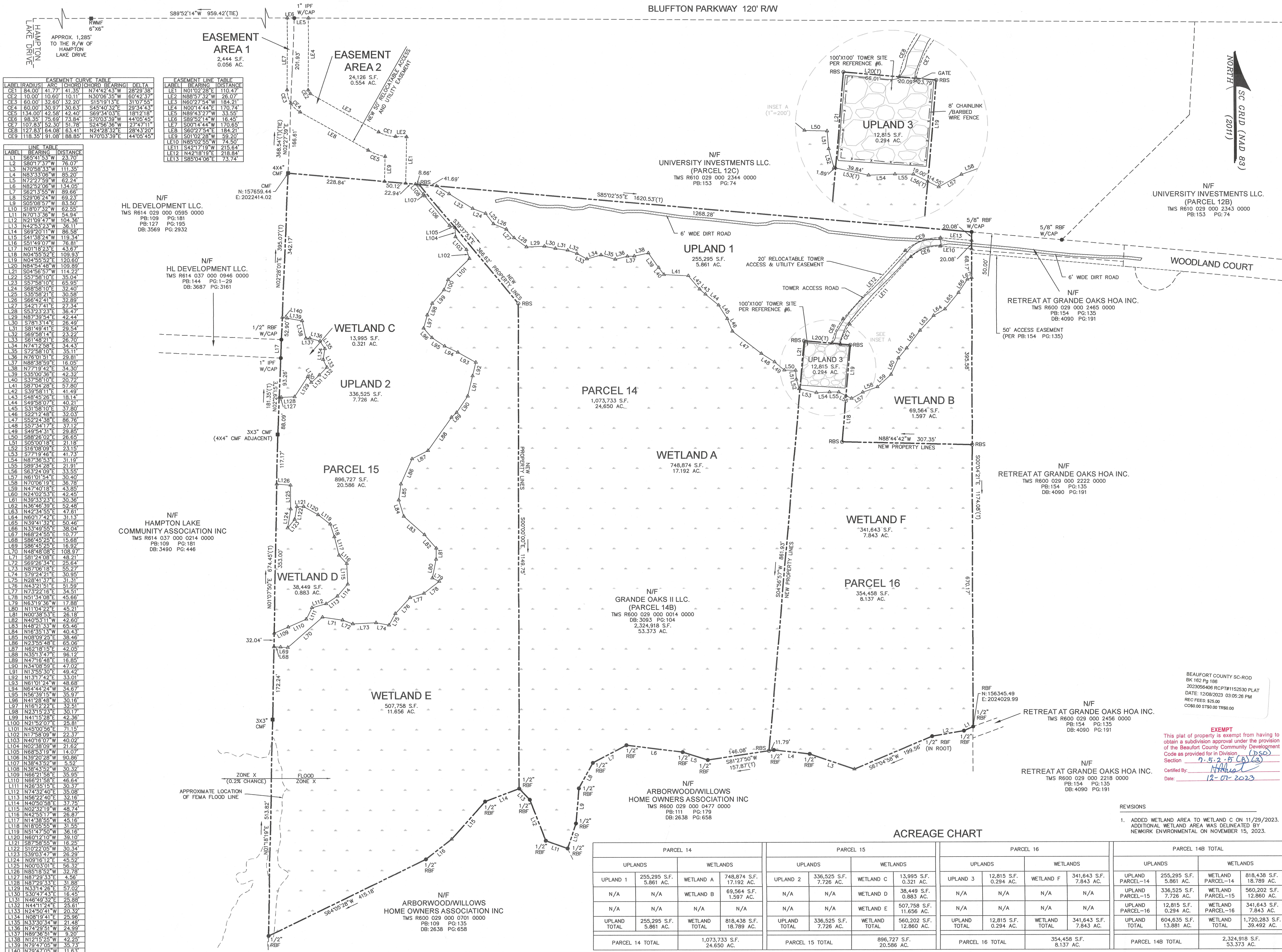
ATLAS
SURVEYING, INC.
168 BOARDWALK DRIVE, SUITE A.
RIDGELAND, SC 29936.
PHONE: (843) 645-9277
WEBSITE: WWW.ATLASSURVEYING.COM



EXEMPT
This plat of property is exempt from having to obtain a subdivision approval under the provision of the Beaufort County Community Development Code as provided for in Division 7.5-2.5(B)(2) Section 7.5-2.5(B)(2)
Certified By: Matthew
Date: 12-07-2023

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 STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

Jeremy W. Reeder
JEREMY W. REEDER
S.C.P.L.S. No. 28139
NOT VALID UNLESS CRIMPED WITH SEAL



SITE

VICINITY MAP NOT TO SCALE

LEGEND

- ▲ CALC POINT - CORNER NOT SET
- CMF CONC. MONUMENT FOUND
- IPF IRON PIPE FOUND
- RBF IRON REBAR FOUND
- RBS 5/8" IRON REBAR SET W/CAP
- RWMF RIGHT-OF-WAY CONC. MONUMENT FOUND
- N.T.S. NOT TO SCALE
- (T) TOTAL
- ▲ WETLAND FLAG
- ▲ WETLANDS
- X — FENCE LINE
- — DIRT ROAD
- — GRAVEL

NOTES

- THIS PARCEL APPEARS TO LIE IN DUAL FLOOD ZONES: X AND X (0.2% CHANCE), COMMUNITY 450025 (BEAUFORT COUNTY UNINCORPORATED AREAS), MAP NUMBER 4501300270G.
- 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: 1:1,999,808
- WETLANDS WERE DELINEATED BY NEWKIRK 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

- DB: 3093 PG: 104
- DB: 109 PG: 181
- DB: 153 PG: 74
- DB: 154 PG: 135
- DB: 97 PG: 43
- DB: 4058 PG: 2388

GRAPHIC SCALE (1"=100')

PREPARED FOR:
UNIVERSITY INVESTMENTS, LLC
A SUBDIVISION PLAT OF

PARCEL 14B
GRANDE OAKS TRACT

TAX PARCEL No. R600 029 000 0014 0000
BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK: NCH
FIELD CHECK: JWR
DRAWN BY: JWR
FIELD DATE: 07-27-2022
PLAT DATE: 12-05-2023
SCALE: 1"=100'
PROJECT No.: BFT-22101
FILE: BFT-22101 SUB1 TOWER SITE.DWG

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

EXEMPT
This plat of property is exempt from having to obtain a subdivision approval under the provision of the Beaufort County Community Development Code as provided for in Division (D50) Section 7-5-2-B (3).
Certified By: [Signature]
Date: 12-07-2023

REVISIONS

- ADDED WETLAND AREA TO WETLAND C ON 11/29/2023. ADDITIONAL WETLAND AREA WAS DELINEATED BY NEWKIRK ENVIRONMENTAL ON NOVEMBER 15, 2023.

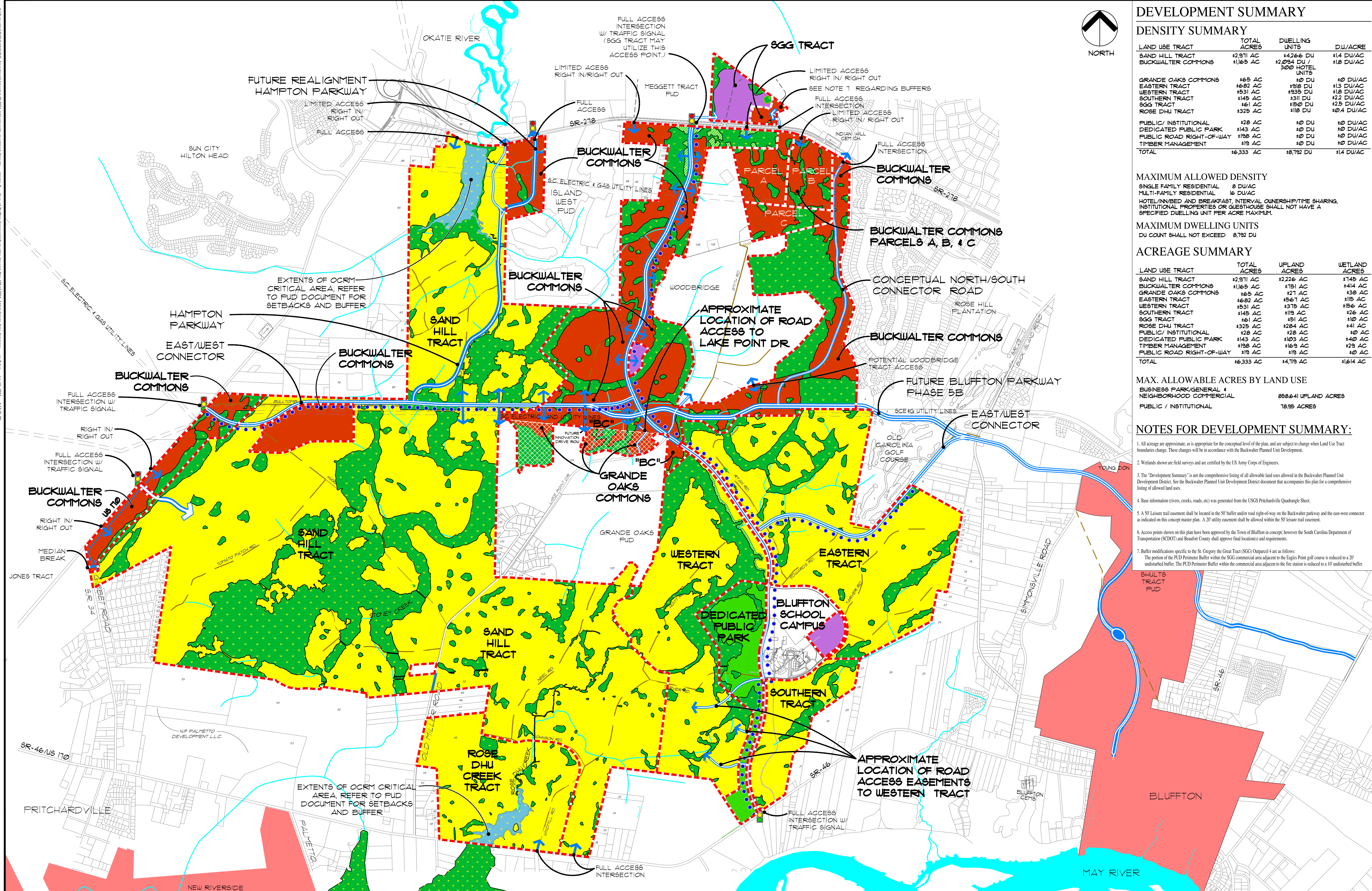
I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

ATLAS SURVEYING, INC.
S.C.P.L.S. No. 28139
NOT VALID UNLESS CRIMPED WITH SEAL

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.



DEVELOPMENT SUMMARY

DENSITY SUMMARY

LAND USE TRACT	TOTAL ACRES	DWELLING UNITS	DU/ACRE
SAND HILL TRACT	12,971 AC	14,266 DU	11.4 DU/AC
BUCKWALTER COMMONS	1,165 AC	12,294 DU / 300 HOTEL UNITS	11.8 DU/AC
GRANDE OAKS COMMONS	165 AC	10 DU	10 DU/AC
EASTERN TRACT	1682 AC	1918 DU	11.3 DU/AC
WESTERN TRACT	1435 AC	1935 DU	11.8 DU/AC
SOUTHERN TRACT	145 AC	1311 DU	12.2 DU/AC
SGG TRACT	161 AC	1180 DU	12.5 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	198 AC	10 DU	10 DU/AC
TIMBER MANAGEMENT	19 AC	10 DU	10 DU/AC
TOTAL	16,333 AC	18,792 DU	11.4 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	12,971 AC	12,226 AC	1,745 AC
BUCKWALTER COMMONS	1,165 AC	1,151 AC	14 AC
GRANDE OAKS COMMONS	165 AC	161 AC	4 AC
EASTERN TRACT	1,682 AC	1,567 AC	115 AC
WESTERN TRACT	1,435 AC	1,375 AC	60 AC
SOUTHERN TRACT	145 AC	119 AC	26 AC
SGG TRACT	161 AC	151 AC	10 AC
ROSE DHU TRACT	1,325 AC	1,284 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 AC	3 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



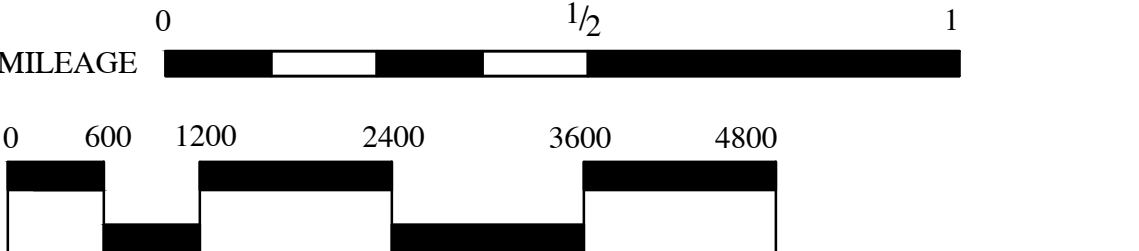
A company of
INTERNATIONAL PAPER
Prepared By:
Wood+Partners, Inc.
Landscape Architects/Land Planners
Hilton Head Island, South Carolina
Thomas & Hutton Engineering Co.
Savannah, Georgia

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 (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)

EXHIBIT D TO THE THIRTEENTH AMENDMENT

Land Use Comparison Chart Dated April 24, 2024

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

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