

ORDINANCE NO. 2024 - _____

TOWN OF BLUFFTON, SOUTH CAROLINA

AN ORDINANCE TO APPROVE A ZONING MAP AMENDMENT TO REZONE TO LIGHT INDUSTRIAL (LI) ZONING DISTRICT ON CERTAIN PROPERTIES OWNED BY ROSE KITTY AND FERRELLGAS, INC. THE SAME CONTAINING APPROXIMATELY 1.38 ACRES, MORE OR LESS, LOCATED AT THE 328, 330 and 332 BUCK ISLAND ROAD NEAR THE INTERSECTION OF BUCK ISLAND AND SIMMONSVILLE ROAD, AND BEARING BEAUFORT COUNTY TAX MAP NOS. R610-039-000-018C-0000, AND R610-039-000-0016-0000

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

WHEREAS, on June 17, 2024, the Town of Bluffton submitted a Zoning Map Amendment application on behalf Rose Kitty and Ferrellgas, Inc., to rezone Properties to Light Industrial (LI) Zoning District in accordance with the provisions of the Town of Bluffton Unified Development Ordinance; and

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

WHEREAS, on September 25, 2024, the Planning Commission held a Public Hearing and voted to forward Town Council a recommendation of approval for the Zoning Map Amendment request to rezone the Properties to Light Industrial (LI) Zoning District in accordance with the provisions of the Town of Bluffton Unified Development Ordinance, as amended; and

WHEREAS, the Town Council of the Town of Bluffton concurs with Planning Commission's recommendation; and

WHEREAS, for the reasons stated herein, the Town Council of the Town of Bluffton finds it to be in the Town's best interest to approve the Zoning Map Amendment for those certain Properties owned by Cornerstone Church at Bluffton and Lalie Ann Mole.

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

Section 1. Zoning Map Amendment. The Town of Bluffton's Official Zoning Map is hereby amended by establishing the zoning classification of those certain Properties owned by Rose Kitty and Ferrellgas, Inc. the same consisting of 1.38 acres, more or less, located at 328, 330 and 332 Buck Island Road near the intersection of Buck Island and Simmonsville Road and bearing

Beaufort County Tax Map Nos. R610-039-000-018C-0000 and R610-039-000-0016-0000, which is hereby rezoned to the Light Industrial (LI) Zoning District in accordance with the provisions of the Town of Bluffton Unified Development Ordinance, as amended.

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

DONE, RATIFIED AND ENACTED this _____ day of _____, 2024.

This Ordinance was read and passed at First Reading on _____, 2024.

Larry C. Toomer, Mayor
Town of Bluffton, South Carolina

Marcia Hunter, Town Clerk
Town of Bluffton, South Carolina

A Public Hearing was held on this Ordinance on _____, 2024.

Larry C. Toomer, Mayor
Town of Bluffton, South Carolina

Marcia Hunter, Town Clerk
Town of Bluffton, South Carolina

This Ordinance was passed at Second and Final Reading held on _____, 2024.

Larry C. Toomer, Mayor
Town of Bluffton, South Carolina

Marcia Hunter, Town Clerk
Town of Bluffton, South Carolina