

Attachment 3

ORDINANCE NO. 2024-_____

TOWN OF BLUFFTON, SOUTH CAROLINA

AN ORDINANCE TO APPROVE THE ANNEXATION PETITION FOR CERTAIN REAL PROPERTY OWNED BY BRYANT HOLDING, LLC, FOR THAT CERTAIN PROPERTY CONTAINING 2.14 ACRES, MORE OR LESS, LOCATED AT 30 DAVIS ROAD AND BEARING BEAUFORT COUNTY TAX MAP NO. R600-029-000-0028-0000

WHEREAS, Bryant Holding, LLC (Johnnie L. Bryant, III) ("Bryant") is the One Hundred percent (100%) owner of certain real property contiguous to the Town of Bluffton's corporate boundaries; and

WHEREAS, on March 14, 2024, Bryant submitted a One Hundred Percent (100%) Annexation Petition to annex certain real property contiguous to the Town of Bluffton's corporate boundaries consisting of 2.14 acres, more or less, and bearing Beaufort County Tax Map Number R600-029-000-0028-0000, (the "Property") in accordance with S.C. Code Ann. § 5-3-150(3) and the *Town of Bluffton Annexation Policy and Procedure Manual*; 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 of the Annexation Petition for the Properties in accordance with the provisions of S.C. Code Ann. § 5-3-150(3) and the *Town of Bluffton Annexation Policy and Procedure Manual*; and

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

WHEREAS, the Town Council agrees to accept the Annexation Petition for the Properties; and,

WHEREAS, the Town Council of the Town of Bluffton finds it to be in the Town's best interest to annex into its corporate boundaries that certain Property owned by Bryant.

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

The Town of Bluffton, South Carolina, hereby annexes into its corporate boundaries all that certain Property owned by Bryant Holding, LLC consisting of a total of 2.14 acres, more or less, being described as Beaufort County Tax Map Number R600-029-000-0028-0000, including adjacent Right-of-Ways, and which is more fully described by the Petition for Annexation of Property and its Exhibits and Attachments, the same

being attached hereto and incorporated herein as part of this Ordinance as Exhibit A.

THIS ORDINANCE SHALL BE EFFECTIVE IMMEDIATELY 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

Annexation Petition

Exhibit B
Property Description

ALL that certain lot of land situate, lying, and being in the Bluffton Township, Beaufort County, South Carolina, containing 2.14 acres, more or less, more particularly described as Parcel C, on a plat entitled "A Combination & Recombination Survey of Tax Map #'s, R600 029 000 0008 0000, R600 029 000 0027 0000, & R600 000 008D 0000 Near Bluffton, Beaufort County, South Carolina", prepared by TGS Land Surveying, and certified by Thomas G. Stanley, Jr., PLS #18269, TGS Land Surveying, which plat is dated August 23, 2004 being recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 110 at Page 43; and

Beaufort County Tax Map No. R600-029-000-0028-0000

TOGETHER with a non-exclusive easement appurtenant for ingress, egress and utilities (access and maintenance) over, across, and under that property identified as a 50' non-exclusive easement over a 5 acre, more or less, tract owned N/F by Resource Development Group, LLC to Davis Road as shown on that certain plat recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 49 at Page 10.

Exhibit C Plat

