

## **Attachment 2**

### **ORDINANCE 2024-\_\_\_\_**

**AN ORDINANCE FOR AN AMENDMENT TO THE TOWN OF BLUFFTON COMPREHENSIVE PLAN "BLUEPRINT BLUFFTON" TO AMEND THE FUTURE LAND USE DESIGNATION FOR THOSE CERTAIN PROPERTIES CONSISTING OF A TOTAL OF 65.592 ACRES, MORE OR LESS, LOCATED AT THE 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 TO CHANGE SAID PROPERTY'S FUTURE LAND USE DESIGNATION FROM SUBURBAN LIVING TO NEIGHBORHOOD CENTER**

**WHEREAS,** the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 (the "Act") requires municipalities to adopt a Comprehensive Plan; and

**WHEREAS,** the Comprehensive Plan acts as a guide for policy concerning population needs, cultural resources, natural resources, housing, economic development, community facilities, land use, transportation and priority investment; and

**WHEREAS,** the Town of Bluffton, South Carolina, (the "Town") Town Council adopted its latest Comprehensive Plan "Blueprint Bluffton" on November 8, 2022, as amended; 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,** in conjunction with the 100% Annexation Petition, Applicants submitted an application for a Comprehensive Plan Amendment to change the Property's designation on the Future Land Use Map 8.3 from Suburban Living to Neighborhood Center; and

**WHEREAS**, on July 24, 2024, the Town of Bluffton Planning Commission voted unanimously to forward Town Council a recommendation of approval for the proposed Comprehensive Plan Amendments as presented.

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

**NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BLUFFTON, SOUTH CAROLINA:**

The Town of Bluffton Comprehensive Plan Map 8.3 - Future Land Use is hereby amended to change the designation for 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 from Suburban Living to Neighborhood Center.

**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.

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Larry Toomer Sulka, Mayor  
Town of Bluffton, South Carolina

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Marcia Hunter, Town Clerk  
Town of Bluffton, South Carolina