

Attachment 5

ORDINANCE NO. 2024 -

TOWN OF BLUFFTON, SOUTH CAROLINA

AN ORDINANCE TO APPROVE A ZONING MAP AMENDMENT TO ESTABLISH THE BUCKWALTER PLANNED UNIT DEVELOPMENT ZONING DISTRICT FOR CERTAIN PROPERTY OWNED BY GRANDE 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

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 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 Zoning Map Amendment application requesting to rezone the Properties to Buckwalter Planned Unit Development upon approval of the Annexation Petitions thereby incorporating the real property into the Town of Bluffton's corporate boundaries; 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 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 Zoning Map Amendment request to rezone the Properties to the Buckwalter Planned Unit Development Zoning District in accordance with the provisions of the Buckwalter Concept Plan and Development Agreement, as amended; 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 Zoning Map Amendment for those certain Properties owned by the Applicants.

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 Grande Oaks II, 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, which is hereby rezoned to the to the Buckwalter Planned Unit Development Zoning District in accordance with the provisions of the Buckwalter Concept Plan and Development Agreement, as amended.

Section 2. Ordinance if 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 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