

ORDINANCE NO. 2021 (or 2022) -

TOWN OF BLUFFTON, SOUTH CAROLINA

AN ORDINANCE TO APPROVE A ZONING MAP AMENDMENT TO REZONE TO NEIGHBORHOOD CORE ON CERTAIN PROPERTIES OWNED BY J.C. FRASER, JR. THE SAME CONTAINING APPROXIMATELY 1.24 ACRES, MORE OR LESS, LOCATED AT 190, 192, 194 AND 196 GOETHE ROAD, AND BEARING BEAUFORT COUNTY TAX MAP NUMBER R610-039-000-0159-0000 and R610-039-000-0744-0000

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 September 28, 2021, J.C. Fraser, Jr. submitted a Zoning Map Amendment application to rezone the Properties to Neighborhood Core (NC) Zoning District from Residential General (RG) 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 November 17, 2021, 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 Neighborhood Core (NC) 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 that certain Properties owned by J.C. Fraser, Jr.

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 that certain Properties owned by J.C. Fraser, Jr., the same consisting of 1.24 acres, more or less, located at 190, 192, 194, and 196 Goethe Road, being described as Beaufort County Tax Map Number R610-039-000-0159-0000 and R610-039-000-0744-0000, which is hereby rezoned to the Neighborhood Core (NC) Zoning District in accordance with the provisions of the Town of Bluffton Unified Development Ordinance, as amended.

Section 3. Ordinance in Full Force and Effect. This Ordinance shall take full force and effect upon adoption.

DONE, RATIFIED AND ENACTED this _____ day of _____, 2022.

This Ordinance was read and passed at First Reading on December 14, 2021.

Lisa Sulka, Mayor
Town of Bluffton, South Carolina

Kimberly Gammon
Clerk, Town of Bluffton, South Carolina

A Public Hearing was held on this Ordinance on January 11, 2022.

Lisa Sulka, Mayor
Town of Bluffton, South Carolina

Kimberly Gammon
Clerk, Town of Bluffton, South Carolina

This Ordinance was passed at Second and Final Reading held on January 11, 2022.

Lisa Sulka, Mayor
Town of Bluffton, South Carolina

Kimberly Gammon
Clerk, Town of Bluffton, South Carolina