



Consideration of the Acceptance of University Investments, LLC's One Hundred Percent (100%) Annexation Petition to Annex Certain Real Property Contiguous to the Town of Bluffton's Corporate Boundaries Consisting of a Total of 12.348 Acres, More or Less, Located at the North-West Corner of the Intersection of Buckwalter Parkway and Lake Point Drive and Bearing Beaufort County Tax Map No. R600 029 000 2410 0000, and Referral to the Town of Bluffton Negotiating Committee if Deemed Necessary

Presentation to Town Council  
Kevin Icard, AICP  
Department of Growth Management  
January 11, 2022



# Introduction

On July 14, 2020, in accordance with Section 5-3-150 of the Code of Laws of South Carolina and the Town of Bluffton Annexation Policy and Procedure Manual, Grande Oaks II, LLC submitted a 100% Annexation Petition Application for two parcels totaling 13.933 acres located at southwest corner of the Buckwalter Parkway and Lake Point Drive Intersection into the Town of Bluffton's municipal boundary.



# Introduction (continued)

Town Council considered the acceptance of this Annexation Petition at their October 13, 2020 meeting. There was no motion made; therefore the agenda item died for lack of a motion.



# Introduction (continued)

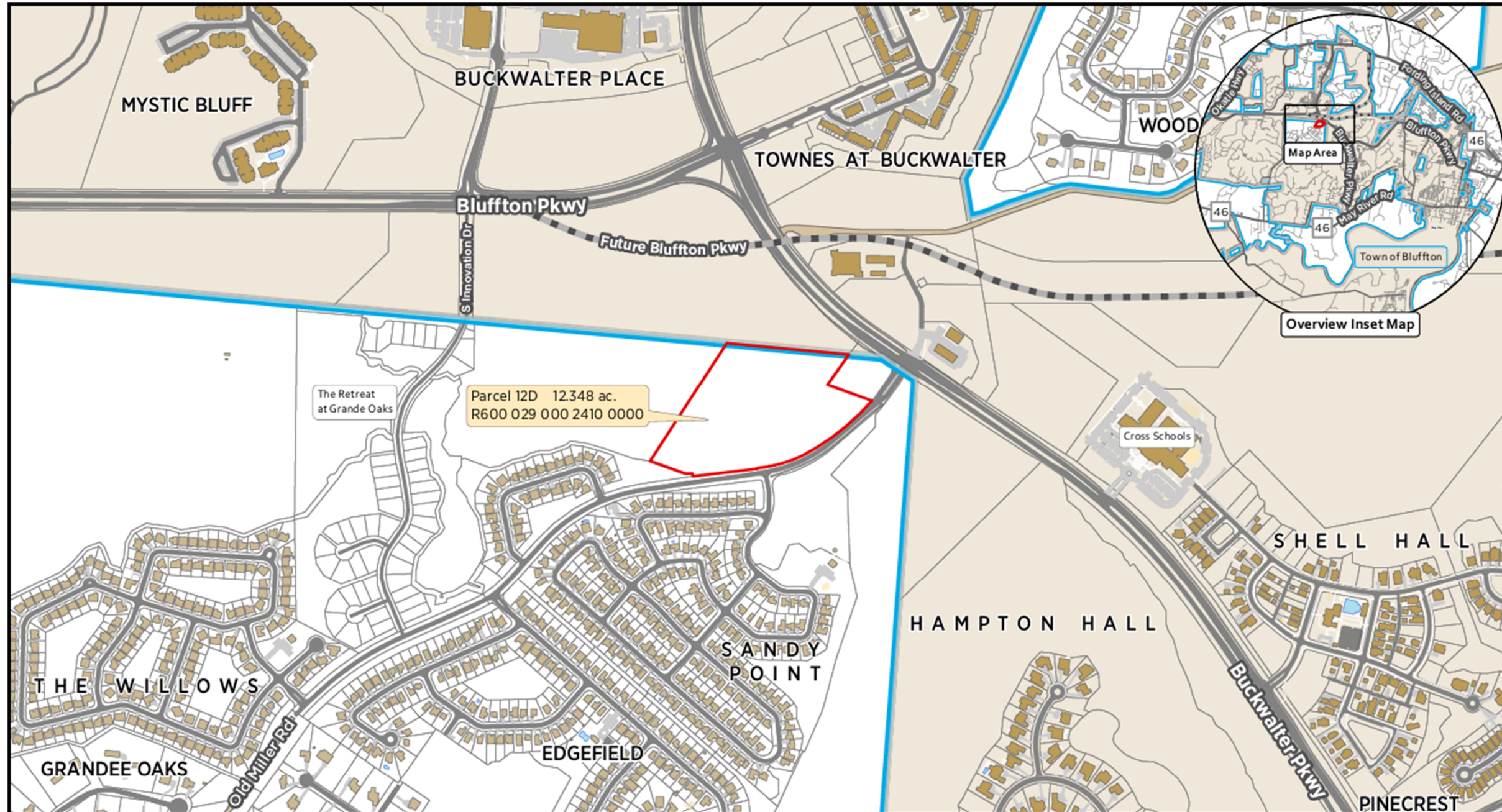
On November 18, 2021, University Investment, LLC who has since acquired one of the aforementioned parcels, submitted a revised 100% Annexation Petition Application requesting annexation of a parcel consisting of approximately 12.348 acres located near the northwest corner of the Buckwalter Parkway and Lake Point Drive intersection and bearing Beaufort County Tax Map No. R600 029 000 2410 0000 (“Property”) into the Town of Bluffton’s municipal boundary.



# Introduction (continued)

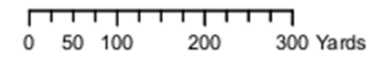
- Pursuant to the Annexation Manual, the Applicant requests the Property's incorporation into the Buckwalter Planned Unit Development, Concept Plan and Development Agreement as part of the Buckwalter Commons Land Use Tract, the most permissive land use designation which allows a broad mix of uses as well as a Comprehensive Plan Amendment to change the Future Land Use Designation from Medium Intensity Residential to Medium Intensity Commercial.

# Area Map



- Legend**
- ▭ University Investments, LLC Grande Oaks Annexation
  - ▭ Town of Bluffton Limits
  - Building Footprints**
  - ▭ BLUFFTON
  - ▭ COUNTY

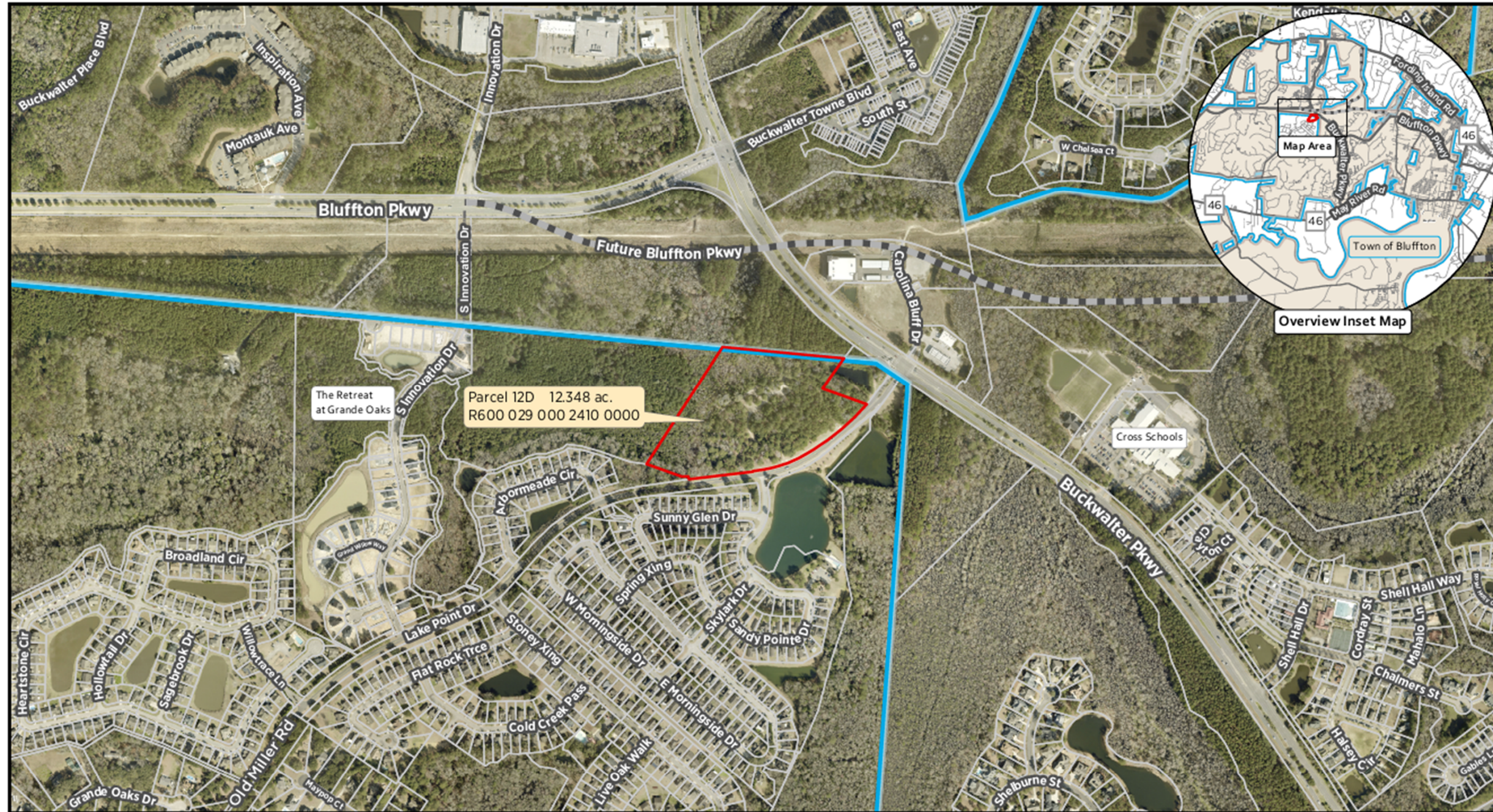
TOWN OF BLUFFTON - BEAUFORT COUNTY - SOUTH CAROLINA  
**UNIVERSITY INVESTMENTS, LLC**  
 AREA MAP - ANNEXATION REQUEST



Ryan J. Coleman, GISP  
 Date: 1/5/2022

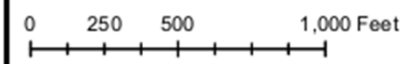


# Aerial Location Map



The Retreat at Grande Oaks  
 Parcel 12D 12.348 ac.  
 R600 029 000 2410 0000

- Legend
- University Investments, LLC Grande Oaks Annexation
  - Town of Bluffton Limits
  - Property Lines

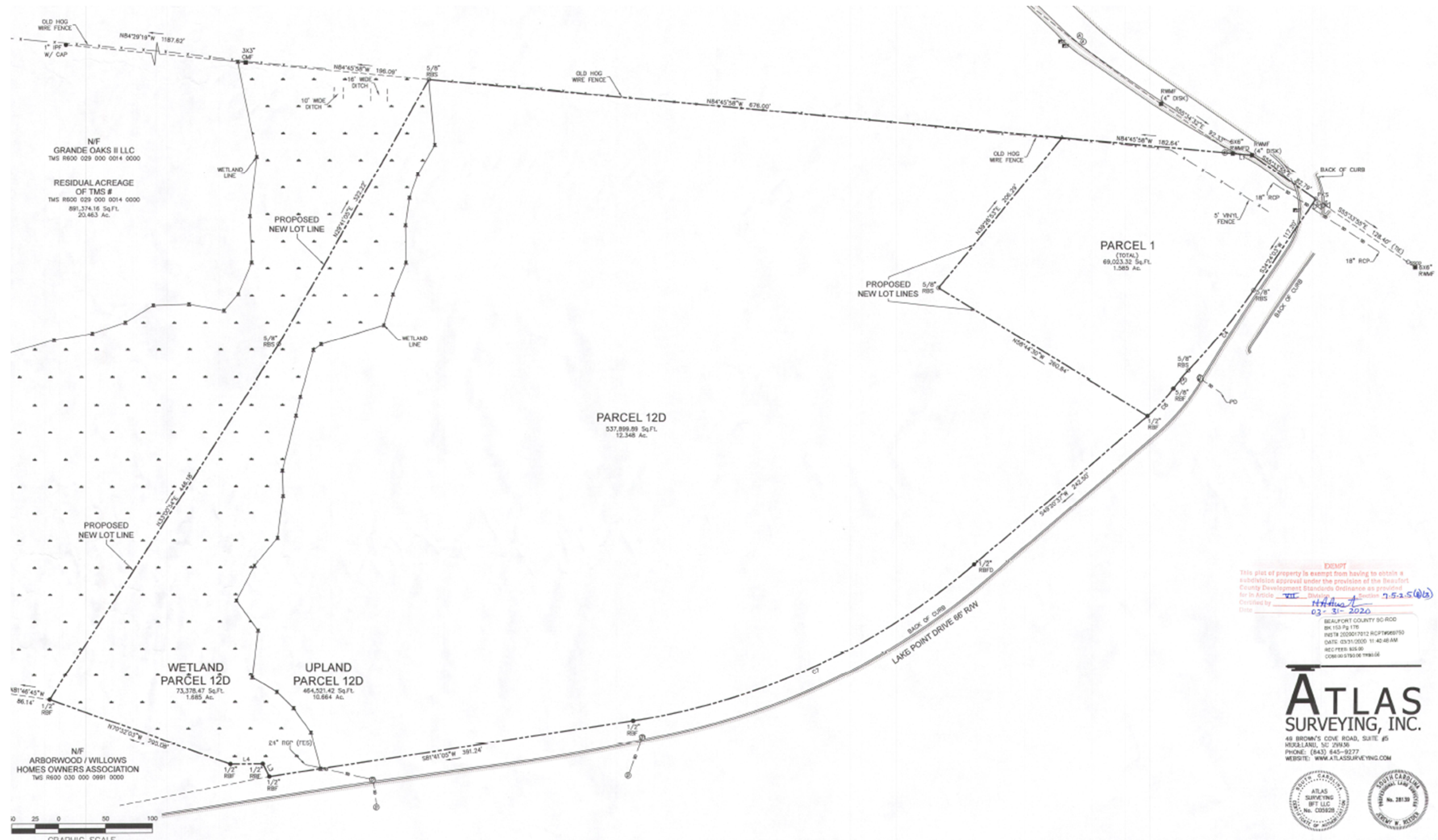


TOWN OF BLUFFTON - BEAUFORT COUNTY - SOUTH CAROLINA  
**UNIVERSITY INVESTMENTS, LLC**  
 AERIAL LOCATION MAP - ANNEXATION REQUEST



Ryan J. Coleman, GISP  
 Date: 1/5/2022

# Plat







# Background

- The Property contains approximately 12.348 acres located within Unincorporated Beaufort County and is currently vacant.
- The Property is zoned as Grande Oaks Planned Unit Development and designated as part of the Village Commercial 1 (VC-1) Land Use Tract which allows a mix of uses including, but not limited to, attached and detached single family, multi-family, community recreation, sales center, civic, neighborhood commercial, office, and retail.



# Background (continued)

The Applicant does not have a specific plan for the Property but notes that current preliminary planning for this expanded area contemplates a mixed use, village style, development, perhaps built with residential above commercial, and including extensive medical services and commercial establishments.

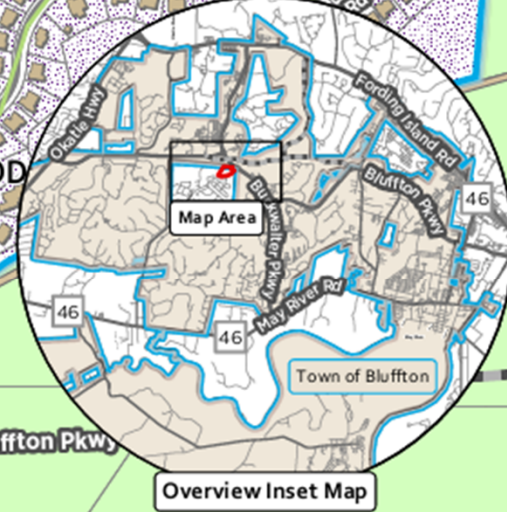
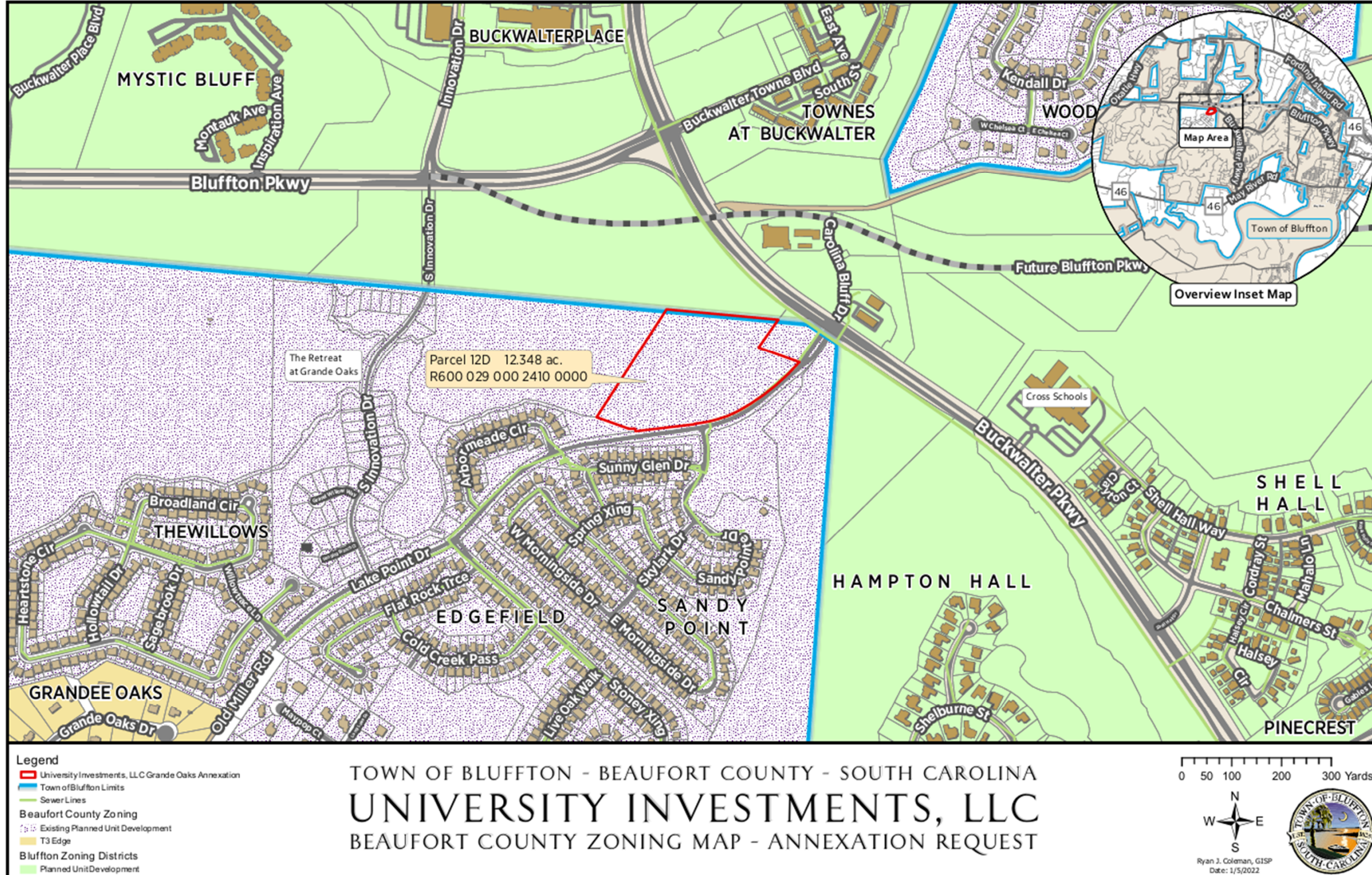


# Background (continued)

The Applicant's concurrent Buckwalter PUD Concept Plan and Development Agreement Amendment applications, request the following allocation of additional development rights:

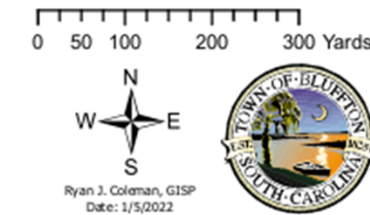
- 13.933 acres of general commercial;

# Zoning Map

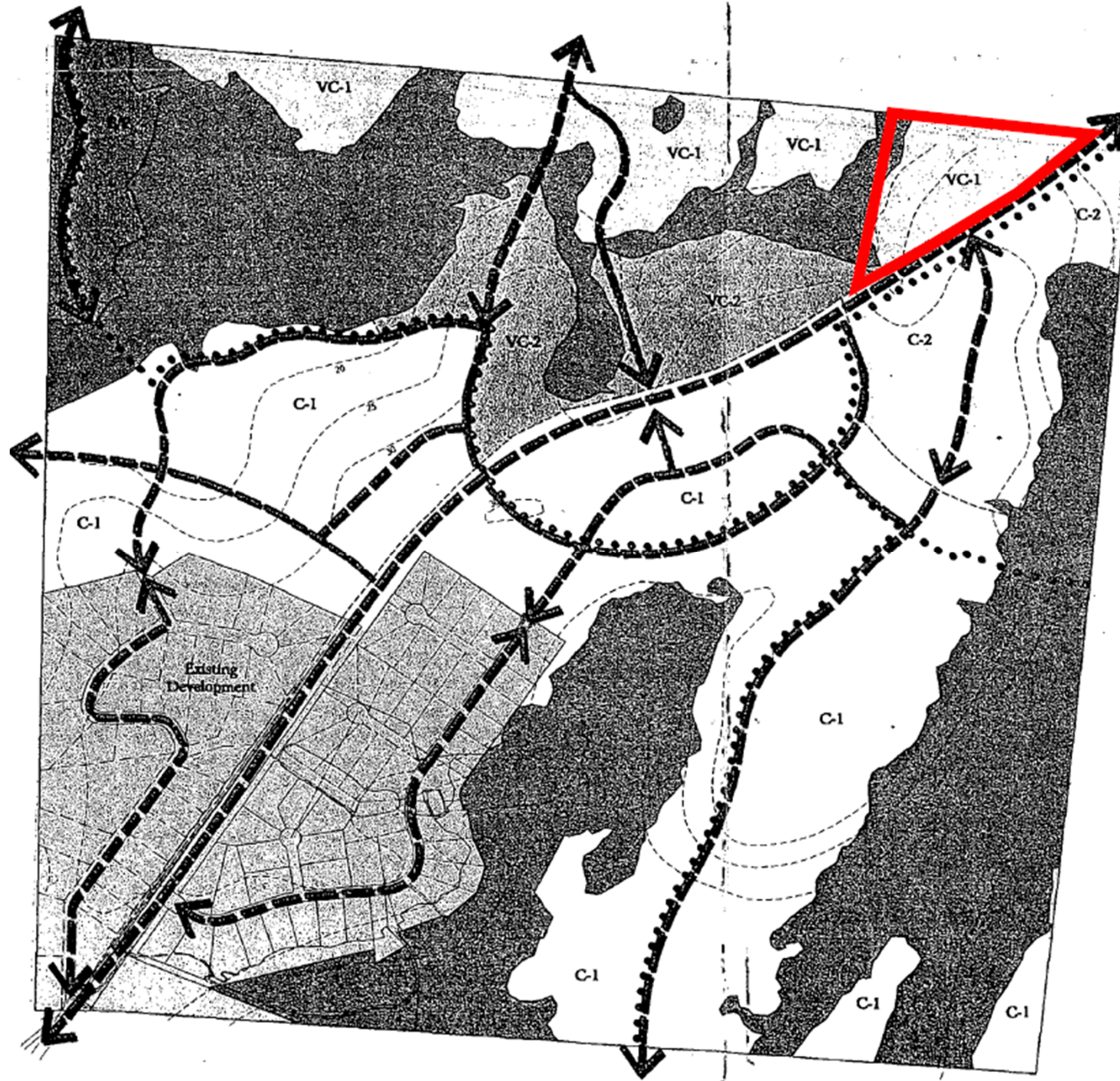


- Legend**
- ▭ University Investments, LLC Grande Oaks Annexation
  - ▭ Town of Bluffton Limits
  - ▭ Sewer Lines
  - Beaufort County Zoning**
  - ▭ Existing Planned Unit Development
  - ▭ T3 Edge
  - Bluffton Zoning Districts**
  - ▭ Planned Unit Development

TOWN OF BLUFFTON - BEAUFORT COUNTY - SOUTH CAROLINA  
**UNIVERSITY INVESTMENTS, LLC**  
 BEAUFORT COUNTY ZONING MAP - ANNEXATION REQUEST



# Grande Oaks PUD Master Plan



*Grande Oaks*  
Beaufort County, South Carolina

## MASTER PLAN

### CONSULTANTS:

Land Planning  
J. K. TILLER ASSOCIATES, INC.  
Bluffton, South Carolina

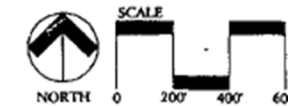
Engineering  
ANDREWS ENGINEERING CO., INC.  
Port Royal, South Carolina

Environmental  
SABINE AND WATERS  
Summerville, South Carolina

### PROPOSED PUD LAND USE, DENSITY AND ACREAGE

KEY	ACRES*	UNITS	DU/ACRE
<b>COMMUNITY RESIDENTIAL</b>			
C-1	±263.4	373	1.4
C-2	±37.7	315	8.4
<b>VILLAGE CENTER</b>			
VC-1	±69.3	0	0
VC-2	±40.6	156	3.8
<b>BUSINESS/PROFESSIONAL PARK</b>			
BP	±12	0	0
<b>TOTALS FOR PROPOSED PUD</b>			
	±423	844	2.00
Existing Development	±94	91	0.97
<b>TOTALS</b>			
	±517	935	1.81
<b>Wetlands**</b>			
Proposed Circulation and Linkages			
Proposed Pedestrian Trails			

\* Includes wetland areas  
\*\* Total wetland area equal to ±151 acres



# Comparison of Current vs. Proposed Zoning District Allowed Uses

“P” – Permitted  
“C” – Conditional  
“---” – Not Allowed

Legend: Permitted (P), Conditional (C), Not included as a specific use for the jurisdiction (---)

Land Use Type	Jurisdiction/ Zoning District	
	Beaufort County	Town of Bluffton
	Grande Oaks PUD - Village Center (VC 1 & 2) Land Use Tract	Buckwalter PUD - Buckwalter Commons Land Use Tract
<b>Agriculture</b>		
Tree farm, timber area, or forest management area.	---	P
Silviculture.	---	P
Farm or establishment for the growing, care and harvesting of field crops and vegetables, but not including processing and packing of such products nor the commercial raising, care, or processing of poultry, cattle, swine, goats, or sheep	---	P
Game Management.	---	P
<b>Civic/ Institutional</b>		
Assisted Care Units used to establish a Certificate of Need (CON)	---	P
Assisted living facilities, nursing homes and congregate care facilities	---	P
Cemeteries provided that such use does not include a funeral home or crematorium.	P	P
Churches, synagogues, temple and other places of worship	P	P
Civic, cultural, municipal, governmental, educational (public or private), conference centers, research or other similar facilities which may include housing for staff, faculty and professionals and may include student housing and employee dormitories	P	P
Governmental post office	P	C
Library.	P	P
Museum.	P	P
Offices for governmental or institutional purposes.	P	P
Public emergency service facilities, library, museum, day care facilities, social/community centers, etc.	P	P
School	P	P
<b>Commercial, Retail, Services, Offices, and Light Industrial</b>		
Accessory uses customarily appurtenant to a permitted or conditional use	P	P
Animal hospital, veterinary clinic or kennel	---	C
Antique store	P	P
Appliance, radio, television store or repair shop	P	P
Art supply store	P	P
Assembly of electronic components and accessories	---	C
Assembly of wooden containers; household wooden furniture; wood office furniture; partitions, shelving, lockers and store fixtures; cabinet work; and custom carpentering	---	C
Auto accessory store	P	C
Automobile carwash, laundry or washateria	P	C
Automobile garage for the repair and servicing of vehicles	---	C
Automobile service station	P	C
Bakery provided that goods baked on the premises are primarily sold at retail only	P	C
Bank or financial institution	P	C
Barber shop, beauty shop, or combination thereof.	P	P



Legend: Permitted (P), Conditional (C), Not included as a specific use for the jurisdiction (---)

Land Use Type	Jurisdiction/ Zoning District	
	Beaufort County	Town of Bluffton
	Grande Oaks PUD - Village Center (VC 1 & 2) Land Use Tract	Buckwalter PUD - Buckwalter Commons Land Use Tract
Bicycle repair and sales shop	P	P
Book, magazine, newspaper shop	P	P
Brooms, brushes, and combs; fasteners, buttons, needles and pins manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P
Bulk storage of petroleum or other flammable, volatile or hazardous materials	---	C
Business involving the rendering of personal services other than an automobile laundry, or an automobile repair garage.	P	P
Cameras and other photographic equipment excluding film and chemicals manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P
Campgrounds	---	C
Candy store	P	P
Carpentry workshop or cabinet making/wood furniture operation	---	C
Clothing store	P	P
Clothing tailoring operation including retail custom and repair work only	P	C
Club, lodge, union hall or social center.	---	P
Club; business or civic association.	---	P
Cold storage plant	---	C
Commercial parking lot for passenger automobiles excluding use of lot for overnight sleeping.	---	P
Commercial recreation facility, specifically including billiard parlor and theater.	---	P
Commercial, recreation or vocational school.	---	P
Computers, computer components, and computer accessories including, but not limited to: printed circuit boards, semiconductors, terminals, printers, storage devices, peripheral equipment, and software manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P
Conference center, retreat house.	P	P
Contractor's office	---	C
Convenience store	P	P
Customary home occupations	P	C
Delicatessen, restaurant, soda fountain or other eating and/or drinking establishments	P	C
Dressmaker, seamstress, tailor	P	P
Drug store or pharmacy	P	P
Dry cleaning establishment for pick up and drop off service only (excluding dry cleaning on the premises).	---	C
Dry cleaning or laundry pickup agency provided that any laundering, cleaning or pressing done on the premises involves only articles delivered to the premises by individual customers.	---	C

Legend: Permitted (P), Conditional (C), Not included as a specific use for the jurisdiction (---)

Land Use Type	Jurisdiction/ Zoning District	
	Beaufort County	Town of Bluffton
	Grande Oaks PUD - Village Center (VC 1 & 2) Land Use Tract	Buckwalter PUD - Buckwalter Commons Land Use Tract
Dry cleaning self-service and/or laundry self- service facility.	---	P
Eating and/or drinking establishment.	P	P
Electrical and electronic components and systems for office and consumer use including, but not limited to: audio and video equipment, television sets, radios, telephones, telegraphs, and calculating machines manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P
Electronic capacitors, coils, connectors, and resistors for small office and consumer products; electron tubes manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P
Florist shop	P	P
Fruit, nut and/or vegetable store	P	P
Games, toys, dolls, figurines, and stuffed animals; small curios, novelty items, and tourist souvenirs manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P
Gas Station	P	P
Gift or curio shop	P	P
Grocery store	P	P
Hand held firearms excluding ammunition manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P
Handicrafts workshop or fine arts studio.	P	P
Hardware store	P	P
Hobby and/or toy shop	P	P
Horticultural nursery.	P	P
Insurance agency	P	P
Jewelry and watch repair shop	P	P
Junk yards, auto salvage yards, and outdoor storage of vehicles	---	C
Laboratory for research, development, experimentation or testing; or biotechnology operation provided there is no activity exceeding Biosafety Level II and no use of recombinant DNA.	---	C
Light assembly or fabrication	---	C
Lighting fixtures, fans, lamp bulbs and tubes manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P
Lightweight metal or plastic furniture; drafting equipment; writing, drawing, and marking implements manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P
Locksmith or gunsmith	P	P



Legend: Permitted (P), Conditional (C), Not included as a specific use for the jurisdiction (---)

Land Use Type	Jurisdiction/ Zoning District	
	Beaufort County	Town of Bluffton
	Grande Oaks PUD - Village Center (VC 1 & 2) Land Use Tract	Buckwalter PUD - Buckwalter Commons Land Use Tract
Magnetic and optical recording media, audio/video tapes and disks manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P
Materials for fiber optic processes manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P
Meat, fish, and/or poultry shop	P	C
Medical, dental, or chiropractic office, clinic and/or laboratory.	P	P
Medical/ Healthcare Facility/ Hospital	P	P
Medical, surgical, and dental instruments; optical and ophthalmic instruments, lenses, and eyeglasses; orthopedic and prosthetic appliances manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P
Millinery or hat shop	P	P
Mini-warehouse facilities	---	C
Model Home Sales Center	P	P
Motion picture studio and/or video commercial preparation; FAX machine services and distribution, photographic, optical goods, watches/clocks assembly and distribution	---	C
Music store and/or record shop	P	P
Needlecraft companies involved in the making of clothing from broad and narrow woven fabrics and other small wares including cotton, man-made fibers, silk and wool; knit goods, yarn, and lace goods; men's, youth's and boy's suits, coats and overcoats; men's, youth's and boy's furnishings, work clothing, and allied garments; women's, misses', juniors', girls', children's and infant's outerwear and undergarments; dress and work gloves; robes and dressing gowns; raincoats made of cloth or canvas; canvas products; curtains and draperies	---	P
Newspaper publishing plant	---	C
Office building and/or office for government, business professional or general purposes	P	P
Office supply and equipment store	P	P
Offices for business use including, but not limited to: insurance, real estate, travel, and advertising agencies; business consulting.	P	P
Offices for general administrative functions including operations management, sales and marketing, clerical service, personnel management, accounting/finance, data processing, and design/engineering.	P	P
Offices for professional use including, but not limited to: accounting, architecture, engineering, surveying, law, medicine, chiropractic, and dentistry.	P	P
Off-street commercial parking or garage.	---	P
Package liquor store	P	P
Pet shop	P	C

Legend: Permitted (P), Conditional (C), Not included as a specific use for the jurisdiction (---)

Land Use Type	Jurisdiction/ Zoning District	
	Beaufort County	Town of Bluffton
	Grande Oaks PUD - Village Center (VC 1 & 2) Land Use Tract	Buckwalter PUD - Buckwalter Commons Land Use Tract
Photocopying, typesetting, or stripping operation; bindery.	---	P
Photographic and camera supply and service store	P	P
Photographic studio	P	P
Precision instruments and gauges used for measuring, testing, control, display, and analysis; precision instruments used for communications, search, detection, navigation, and guidance.	---	P
Printing, lithography, and gravure	---	C
Private or semiprivate club, lodge, union hall or social center.	---	P
Radio and/or television station	---	P
Radio or television studio excluding telecommunications tower.	---	P
Real estate agency	P	P
Restaurant	P	C
Retail, wholesale or storage business involving the sale of merchandise on the premises; except those uses which involve open yard storage.	---	P
School offering instruction in art, music, dancing, drama, or similar cultural activity.	P	P
School or day care center.	P	P
Seafood or shellfish packaging and processing	---	C
Shoe store	P	P
Small office supplies and machines suitable for sale in stationery store; household cooking equipment manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P
Sporting and athletic goods; musical instruments; hand-held tools; lawn and garden equipment manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P
Telecommunications tower	---	C
Telegraph office	P	P
Temporary office and/or storage building during a project involving construction but not to be used as a dwelling with the removal of same within 30 days upon project completion.	---	P
Temporary storage of construction materials during the construction process provided the materials are removed within 30 days after project completion.	---	P
Textile, fabric or apparel operation specifically including woven fabric mill, knitting mill, yarn and thread mill, and cut and sew operation manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	C
Trade shop or tool and die shop	---	C
Vending machines; signs and advertising specialties manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P





Legend: Permitted (P), Conditional (C), Not included as a specific use for the jurisdiction (---)

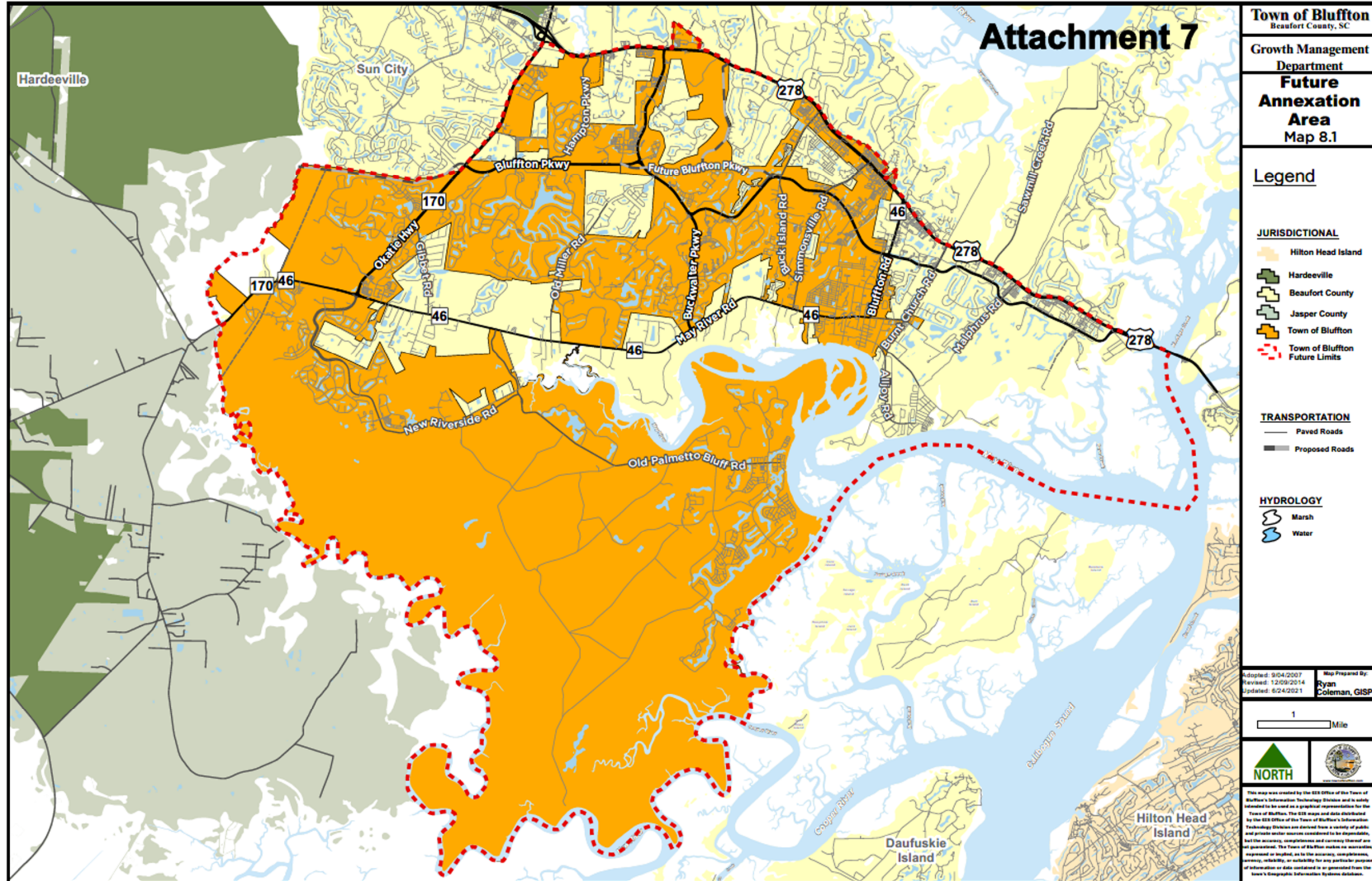
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	Beaufort County	Town of Bluffton
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Warehouse, wholesale, or distribution operation.	---	C
Watches, clocks, meters, scales and other counting and timing devices manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	C
Workshop for building trade other than carpentry	---	P
<b>Community Recreation</b>		
Community recreation facilities including parks; Lawn Games such as bocci, croquet, volleyball, etc.; Multi-use fields; offices/administrative buildings, Golf cart storage barn and maintenance facilities, accessory structures, Golf learning and practice facilities, equestrian facilities including barns, paddocks, stables, riding rinks, bridle trails, and equestrian learning/teaching facilities, Leisure Trails and Bike Trails	P	P
Community Recreation service facilities including Public and/or Private Clubhouses, Pro shops, Snack Bars, Grills, Restaurants and Lounges associated with clubhouses, and ancillary uses associated with community recreation facilities such as craft centers, fitness centers, etc.	P	P
Neighborhood Parks.	P	P
Playgrounds.	P	P
Recreational Building including but not limited to uses such as indoor recreation, meeting, assembly, banquet, fitness and hobby space.	P	P
Swimming Pools, Pool Bath Houses and Gazebos.	P	P
Tennis Courts.	P	P
Unlighted, regulation size or par-three golf course.	---	P
<b>Lodging</b>		
Hotel, bed and breakfast inns, and motels.	---	P
<b>Maintenance of Buckwalter Common and Recreational properties</b>		
Maintenance facilities specifically for the maintenance of Buckwalter common and recreational properties including offices; shops for woodwork, metalwork and painting; fuel storage; storage of chemicals and bulk materials as permitted by law; mulching facility and storage; greenhouses, plant propagation areas and holding yards; vehicle maintenance; and storage of vehicles and parts, boats, recreational vehicles and resident storage units	---	P
<b>Open Space</b>		
Boardwalks, trails, bridges and other permitted structures.	P	P
Conservation areas.	P	P
Disposal of reclaimed water as permitted by SCDHEC.	P	P
Forests, wildlife preserves/corridors, conservation areas and greenbelts.	P	P
Garden plots.	P	P
Lagoons, ponds, impoundments, lakes and effluent disposal areas.	P	P
Landscaped areas.	P	P
Open space and buffers.	P	P
Passive public park.	P	P

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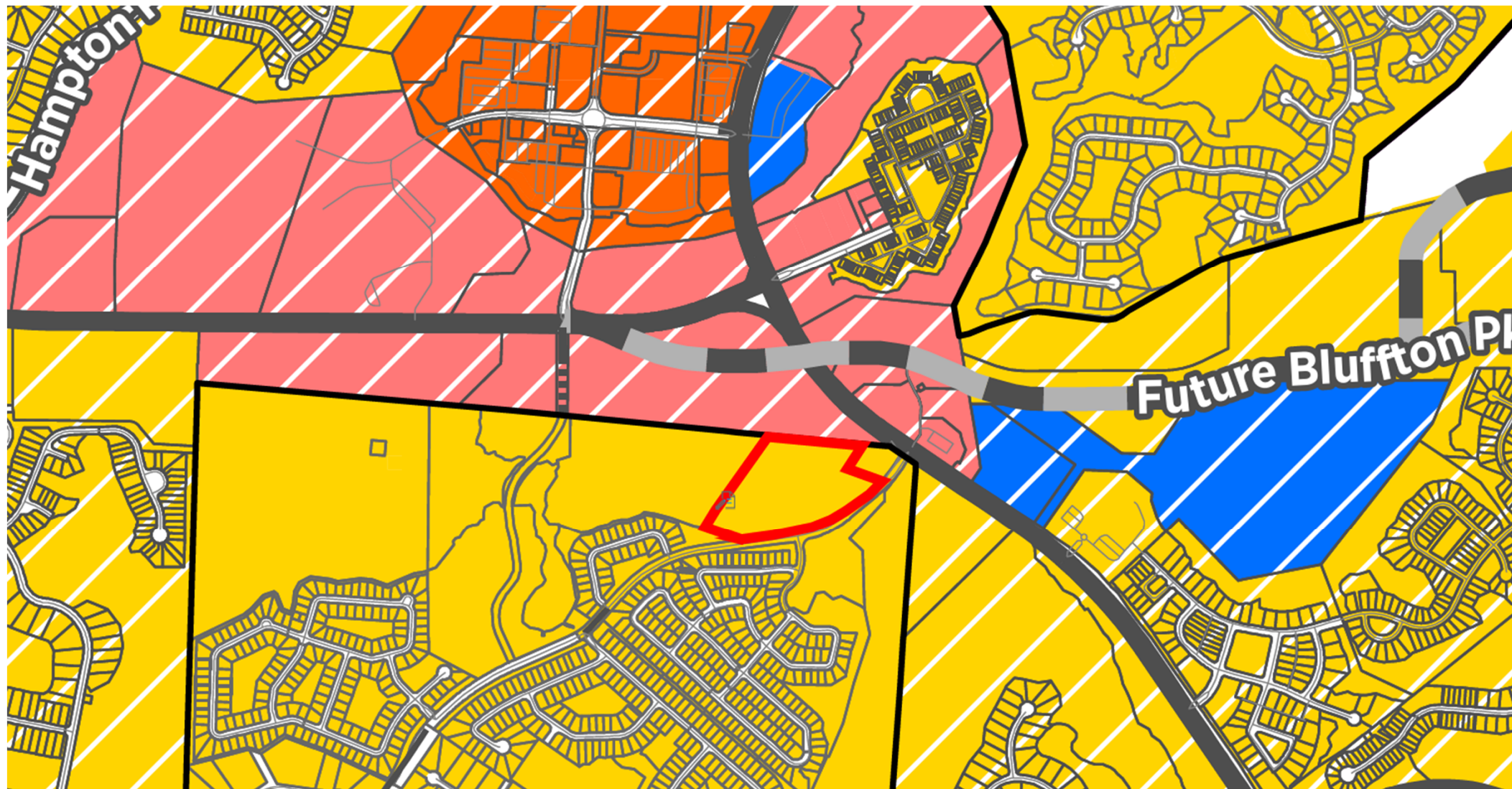
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Pedestrian/bicycle trails.	P	P
Perimeter buffers.	P	P
Public or private, regulation or par three golf courses including ancillary facilities such as golf learning centers, practice facilities and support facilities.	P	P
Recreation areas including, swimming pools, tennis courts, playgrounds, ball fields, lawn game fields, gardens, etc.	P	P
Saltwater and freshwater wetlands including buffers.	P	P
Setbacks Buffers	P	P
Stormwater collection, treatment and detention.	P	P
Stormwater Management Lagoons.	P	P
<b>Residential</b>		
Multi-Family	P	P
Recreational vehicle parks	---	C
Single-Family Attached	P	P
Single-Family Detached	P	P
<b>Roads</b>		
Roads	P	P
Arterial streets and primary access roads.	P	P
<b>Utilities</b>		
Broad band multi-use transmission lines.	P	P
Cable television facilities.	P	P
Central telephone facilities.	P	P
Communication towers.	P	P
Fiber-optic lines.	P	P
Irrigation	P	P
Natural Gas Supply	P	P
Potable water supply and distribution.	P	P
Power substations.	P	P
Power transmission and distribution.	P	P
Public utility facility including substation, switching station, telephone exchange, pump station, water tower or fire tower.	P	P
Satellite antennas.	P	P
Solid waste transfer facility, site and accessory uses, including a recycling center	---	C
Telephone facilities.	P	P
Wastewater collection, treatment and disposal.	P	P
Water Supply.	P	P



# Future Annexation Area






# TOB Future Land Use Map

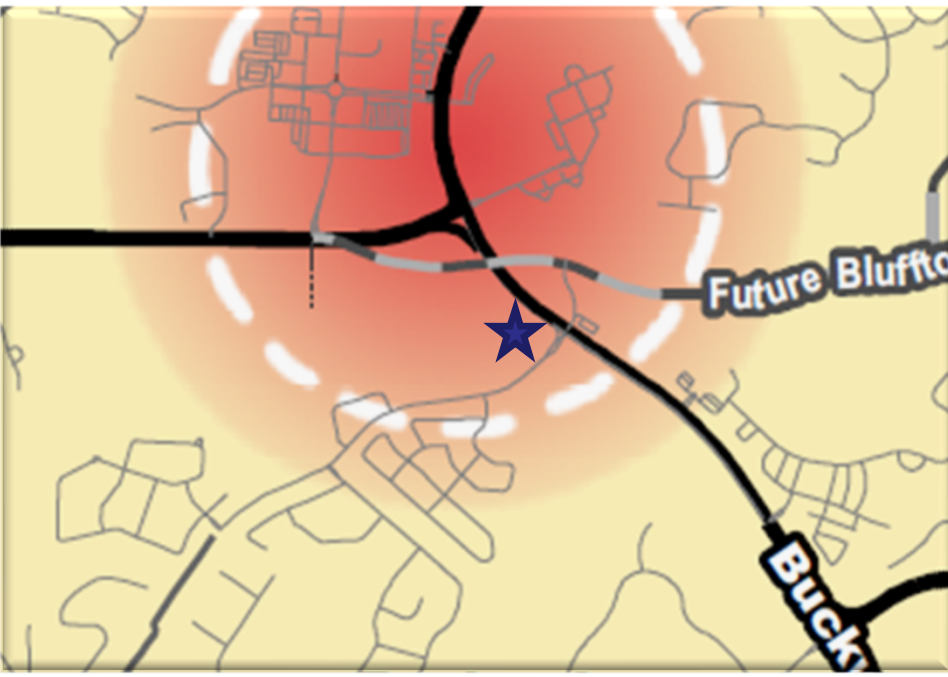
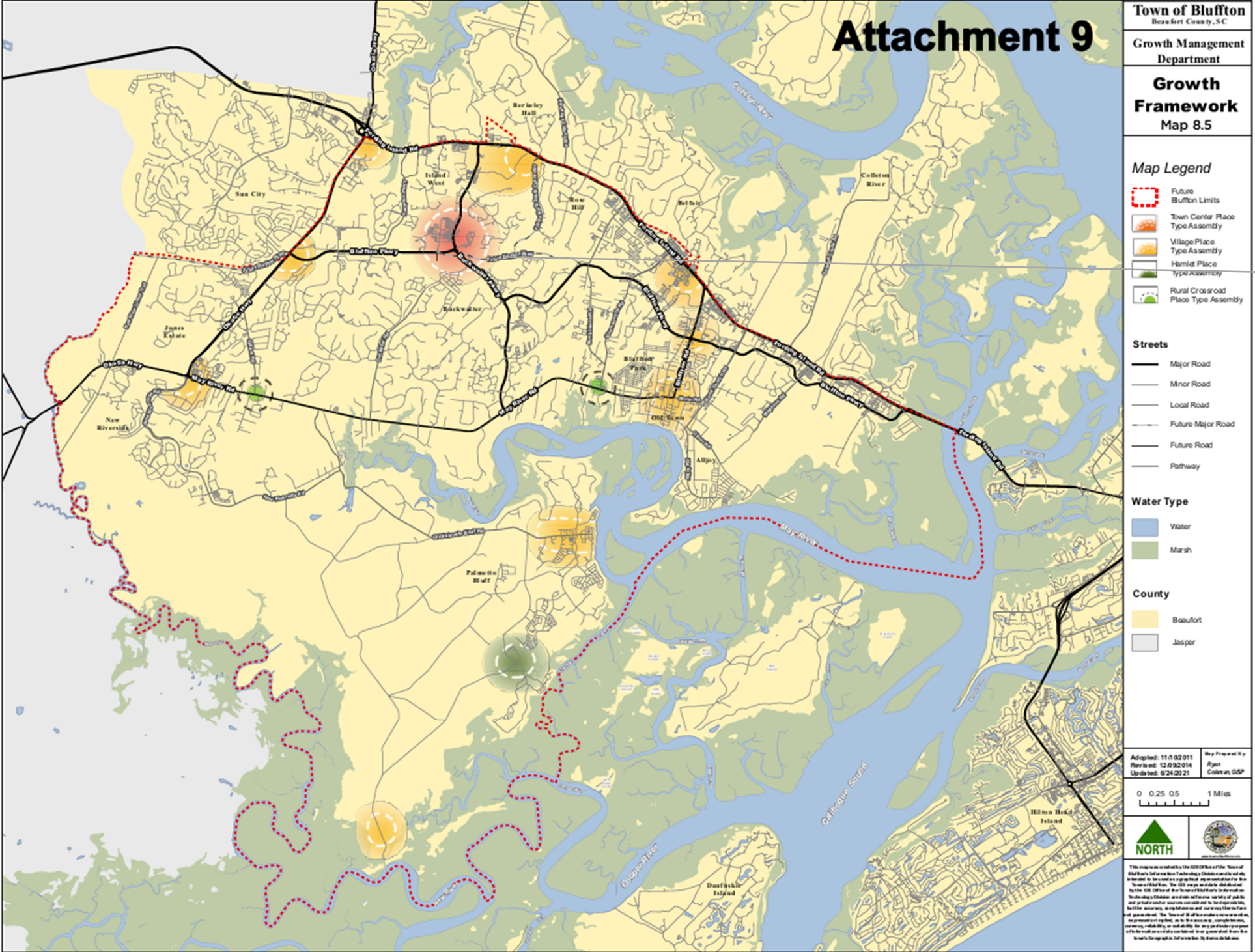


## Legend

### FUTURE LAND USE

-  High Intensity Commercial
-  Medium Intensity Commercial
-  Low Intensity Commercial
-  Mixed Use
-  High Density Residential
-  Medium Density Residential
-  Low Density Residential
-  Civic/ Institutional
-  Recreation/ Open Space
-  Conservation/ Preservation
-  In PUD

# Growth Framework Map



# Review Process and Next Steps



Meeting	Date	Task Description/ Application(s) for Review
<b>Town Council “Intent to Annex”, Acceptance of Petition</b>	January 11, 2022	Annexation Petition
<b>Negotiating Committee, if Necessary</b>	TBD	Annexation Petition Zoning Map Amendment
<b>Negotiating Committee, if Necessary</b>	TBD	Annexation Petition Zoning Map Amendment
<b>Planning Commission Workshop</b>	TBD	Annexation Petition Zoning Map Amendment
<b>Planning Commission Public Hearing &amp; Recommendation to Town Council</b>	TBD	Annexation Petition Zoning Map Amendment
<b>Town Council Ordinance 1<sup>st</sup> Readings</b>	TBD	Annexation Petition Zoning Map Amendment
<b>Town Council Public Hearing &amp; Ordinance 2<sup>nd</sup> and Final Readings</b>	TBD	Annexation Petition Zoning Map Amendment



# QUESTIONS