

# FIRST READING

# Attachment 1



Consideration of First Reading of the Ordinances Related to Property Owned by Bryant Family, LLC, Consisting of a Total of 2.14 Acres, More or Less, Located at 30 Davis Road and identified by Beaufort County Tax Map No. R600-029-000-0028-0000 for Applications for a Comprehensive Plan Amendment, Annexation, and Zoning Map Amendment

Presentation to Town Council  
Kevin Icard, AICP  
august 13, 2024



# Introduction

On March 14, 2024, 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 (“Annexation Manual”) Bryant Holding, LLC submitted a 100% Annexation Petition Application for one parcel totaling 2.14 acres located at located to the east of the Intersection of Davis Road and Okatie Highway (SC Highway 170) into the Town of Bluffton’s municipal boundary.





# Introduction (continued)

- Pursuant to the Annexation Manual, the Applicant has requested to rezone the property to the Town's Residential General (RG) Zoning.
- The Applicant intends to allow their family to place manufactured homes on the Property in an effort to provide an option for affordable housing.
- On May 14, 2024, Town Council voted to accept the Annexation Petition and forgo referring the application to the Negotiating Committee.



# Introduction (continued)

On May 22, 2024, Planning Commission held a workshop for the applications and voiced several questions and comments which are summarized below:

1. Have any others in the area been approached about annexation or have there been requests for significant residential development?

Staff responded that the Applicant only owns the subject Property and other owners in the area aware of the opportunity but have not submitted application. The only other inquiry in the immediate area was interested in multi-family via a phone call. Would require connection to Sewer for any new residences.

2. Can the allowed RDUs be sold and/or transferred to another property?

Staff respond no since the RDUs will be a result of by-right zoning per the UDO and are not within a Development Agreement area.



# Introduction (continued)

On July 24, 2024, Planning Commission held a Public Hearing for the applications and voted unanimously to forward Town Council the following recommendations:

1. Amendment to the Town of Bluffton Comprehensive Plan "Blueprint Bluffton" to Amend the Said Property's Future Land Use Designation from Suburban Living to Lifestyle Housing;
2. 100% Annexation Request to Annex the Subject Property into the Town of Bluffton Corporate Limits; and
3. Zoning Map Amendment to Rezone the Subject Property to the Residential General (RG) District.



# Background

- The Property contains approximately 2.14 acres located within Unincorporated Beaufort County.
- The Property contains one (1) manufactured home.
- Davis Road traverses the site from west to east and provides access to approximately thirty-two (32) properties.




# Aerial Map








# Zoning Map





 Parcel Property Lines


 PRESERVE

 RESIDENTIAL GENERAL

 PLANNED UNIT DEVELOPMENT

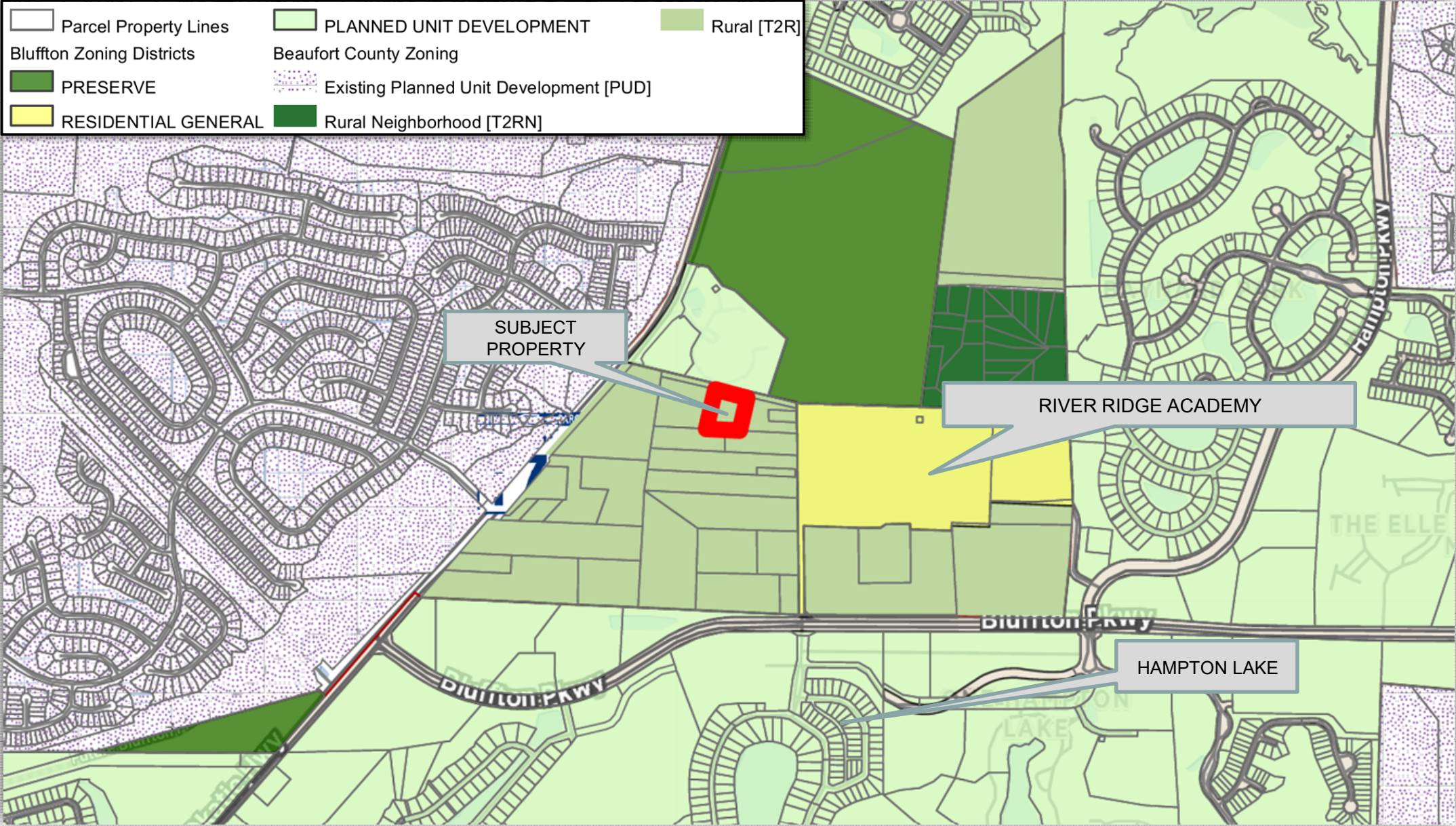
 Existing Planned Unit Development [PUD]

 Rural Neighborhood [T2RN]

 Rural [T2R]

Bluffton Zoning Districts

Beaufort County Zoning





# Current Zoning

The Property is currently zoned as T2 Rural (T2R) which allows a very limited mix of residential and commercial uses such as:

1. Single Family Residential
2. Family Compound
3. Group Home
4. Home Business
5. Cottage Industry
6. General Retail 3,500 SF or Less
7. Gas Station/Fuel Sales
8. Animal Services: Kennel
9. Day Care: Family Home (up to 8 clients)
10. Lodging: Short-Term Housing Rental (STHR)
11. Lodging: Inn (up to 24 rooms)
12. Mining & Resource Extraction
13. Gasoline Service Stations
14. Civic
15. Church
16. Agriculture
17. Recreation
18. Education
19. Safety
20. Public Assembly
21. Infrastructure
22. Transportation
23. Communications

The Rural (T2R) Zone is intended to preserve the rural character of Beaufort County.

The T2 Rural Zone implements the Comprehensive Plan goals of preserving the rural character of portions of Beaufort County.



# Proposed Zoning

The proposed zoning of the Property is currently Residential General (RG) which allows a very limited mix of residential and commercial uses such as:

- |   |                                      |
|---|--------------------------------------|
| 1. Single Family Attached (4 DU/Acre)   | 11. Child Care Center (13+ Children) |
| 2. Single Family Detached (4 DU/Acre)   | 12. Golf Course                      |
| 3. Accessory Dwelling Unit              | 13. Cemetery                         |
| 4. Agricultural Use and Structures      | 14. Government Building              |
| 5. Short-Term Rental                    | 15. Parks                            |
| 6. Homestay Rental (1-Bedroom)          | 16. Museum                           |
| 7. Bed and Breakfast (2-5 Bedrooms)     | 17. Religious Assembly               |
| 8. Home Occupation                      | 18. School                           |
| 9. Family Day Care Home (1-6 Children)  | 19. Utilities                        |
| 10. Group Day Care Home (7-12 Children) | 20. Telecommunications Tower         |

The Residential General (RG) Zone is intended to provide for moderate density residential neighborhoods. This district will include a range of dwelling types in an integrated neighborhood setting with other civic and recreational uses. The regulations are designed to promote neighborhood character and accommodate a variety of dwelling types..

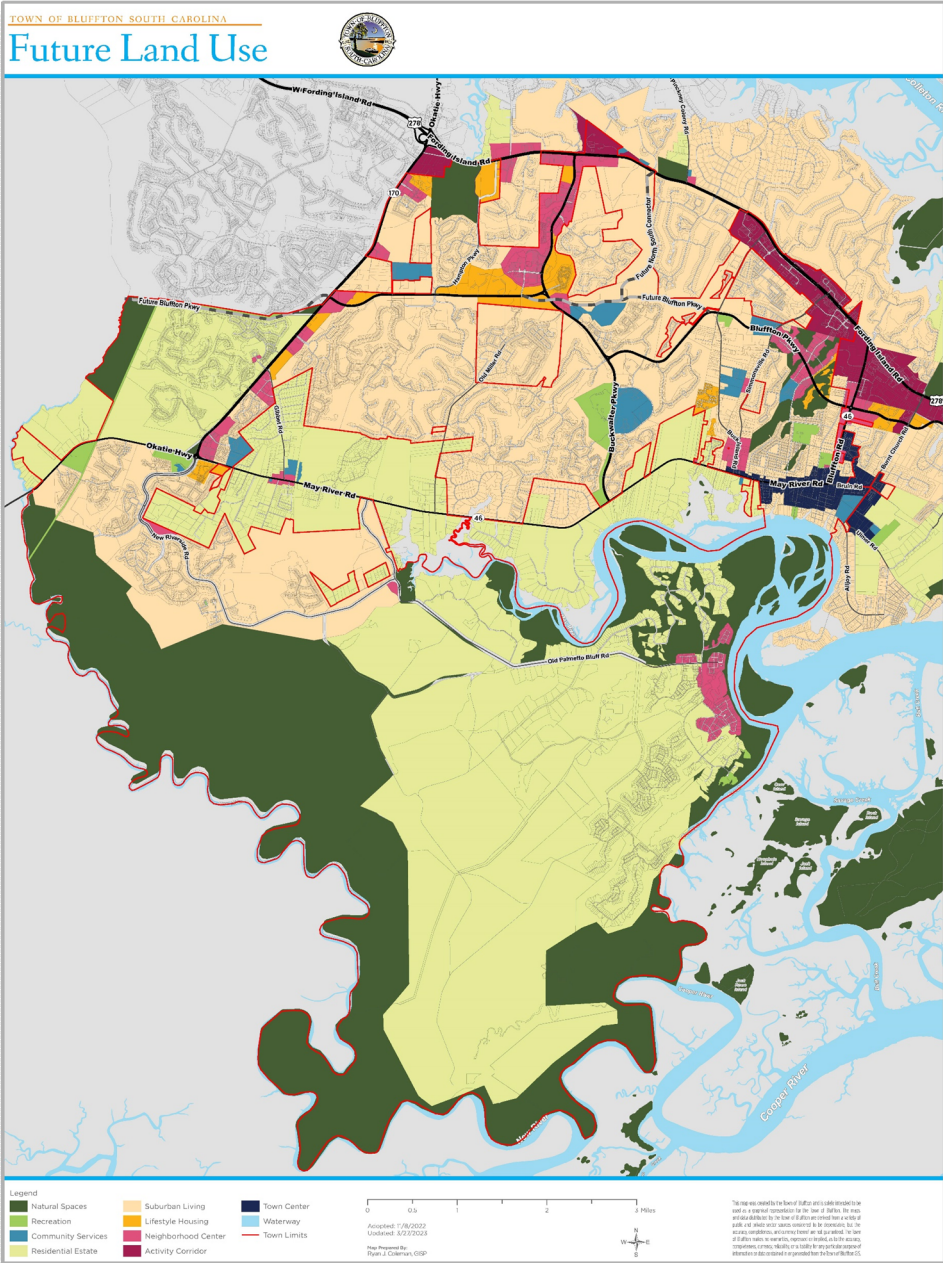




# Zoning Comparison

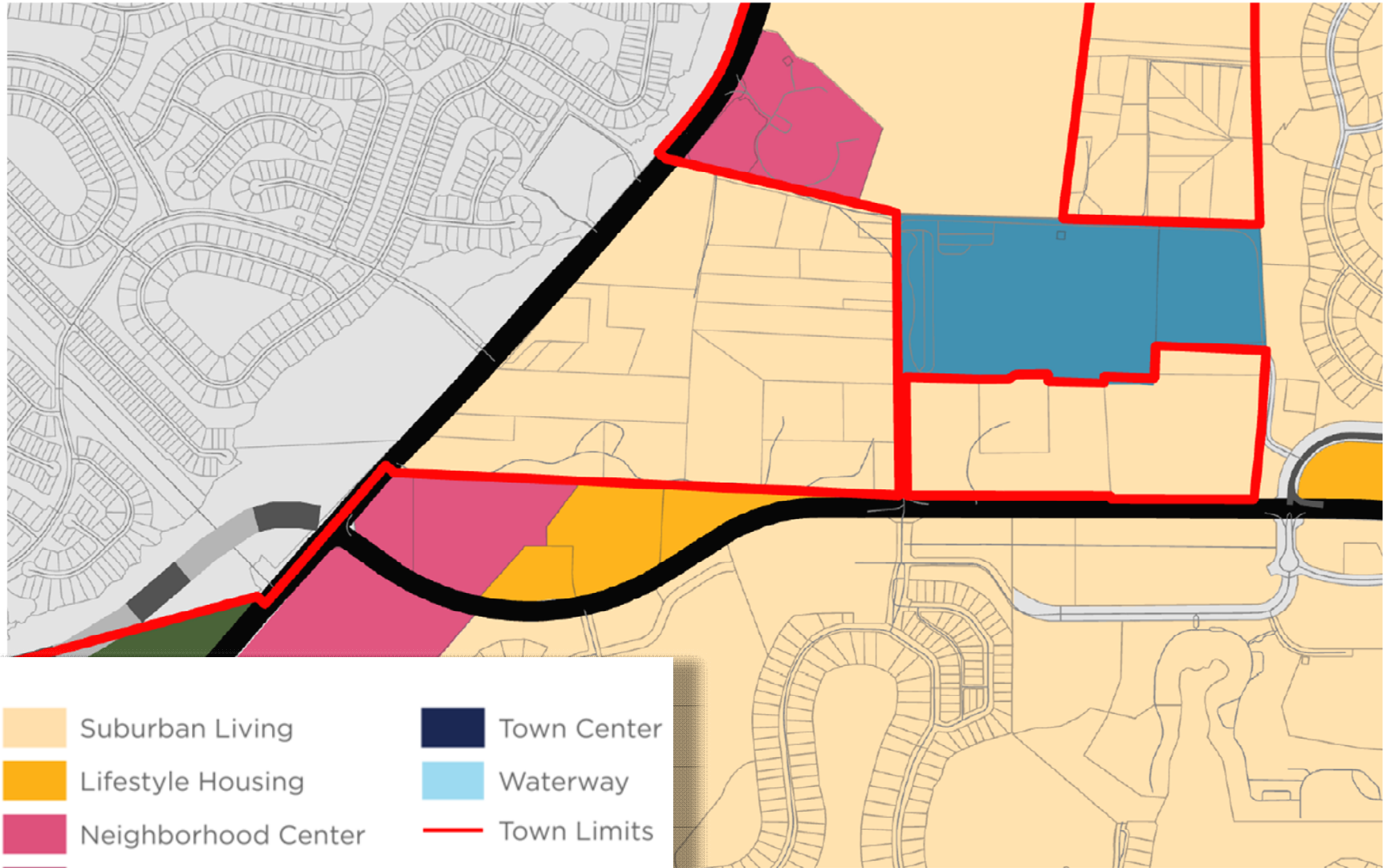
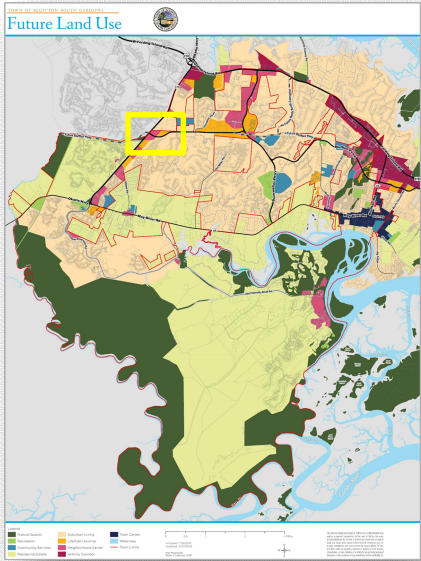
	CURRENT ZONING	PROPOSED ZONING
LOCATION	Beaufort County	Town of Bluffton
ZONING DISTRICT	T2 Rural	Residential General (RG)
MAX. RES. DENSITY	0.34 RDU's an Acre (1 Unit per 3 Acres)	Four (4) RDU's an Acre
MAX. BUILDING HT.	Two (2) Stories	Three (3) Stories
REQUIRED PARKING	Three (3) Spaces per RDU	Two (2) Spaces per RDU
STORMWATER TREATMENT	SOLOCO	SOLOCO
COMPREHENSIVE PLAN	Suburban (Low-Density SF)	Lifestyle Housing

# Future Land Use Map





# Future Land Use Map



## Legend





# Review Process and Next Steps



Meeting	Date	Task Description/ Application(s) for Review
<b>Town Council “Intent to Annex”, Acceptance of Petition, Referral to Negotiating Committee</b>	May 14, 2024	Annexation Petition
<b>Negotiating Committee (if necessary)</b> <i>(Additional Meetings May Be Required)</i>	N/A	Annexation Petition, Zoning Map Amendment, Concept Plan Amendment
<b>Planning Commission Workshop</b>	May 22, 2024	Annexation Petition, Zoning Map Amendment, Concept Plan Amendment
<b>Planning Commission Public Hearing &amp; Recommendation to Town Council</b>	July 24, 2024	Annexation Petition, Zoning Map Amendment, Concept Plan Amendment
<b>Town Council Ordinance 1<sup>st</sup> Readings</b>	August 13, 2024	Annexation Petition, Zoning Map Amendment, Concept Plan Amendment
<b>Town Council Public Hearing &amp; Ordinance 2<sup>nd</sup> and Final Readings</b>	October 8, 2024 (Tentative)	Annexation Petition, Zoning Map Amendment, Concept Plan Amendment



# QUESTIONS?



# Proposed Motion

Amendment to the Town of Bluffton Comprehensive Plan  
"Blueprint Bluffton" to Amend the Said Property's Future Land  
Use Designation from Suburban Living to Neighborhood Center

*"I move to **(approve/deny)** First Reading of the Ordinance to Amend the Town of Bluffton Comprehensive Plan "Blueprint Bluffton" to Change Beaufort County Tax Map No. R600-029-000-0028-0000 Future Land Use Designation From Suburban Living to Lifestyle Housing."*

# Proposed Motion (continued)



Annexation of the Bryant Holdings, LLC property Consisting of 2.14 Acres, More or Less, Located at 30 Davis Road located to the east of the Intersection of Davis Road and Okatie Highway (SC Highway 170) and identified by Beaufort County Tax Map No. R600-029-000-0028-0000, into the Town of Bluffton Corporate Limits

*“I move to **(approve/deny)** First Reading of the Ordinance for the Annexation of the Bryant Holdings, LLC Consisting of 2.14 Acres, More or Less, Located at 30 Davis Road located to the east of the Intersection of Davis Road and Okatie Highway (SC Highway 170) and identified by Beaufort County Tax Map No. R600-029-000-0028-0000, into the Town of Bluffton Corporate Limits”*

# Proposed Motion (continued)



Zoning Map Amendment for 2.14 Acres, More or Less, Located at 30 Davis Road located to the east of the Intersection of Davis Road and Okatie Highway (SC Highway 170) and identified by Beaufort County Tax Map No. R600-029-000-0028-0000, to Rezone Said Property to the Residential General (RG) District Pursuant to the Unified Development Ordinance.

*“I move to **(approve/deny)** First Reading of the Ordinance for the Zoning Map Amendment for Approximately Consisting of 2.14 Acres, More or Less, Located at 30 Davis Road located to the east of the Intersection of Davis Road and Okatie Highway (SC Highway 170) and identified by Beaufort County Tax Map No. R600-029-000-0028-0000, to Rezone Said Property to the Residential General (RG) District Pursuant to the Unified Development Ordinance.”*



# Comprehensive Plan Review Criteria



The Planning Commission is required to consider the criteria set forth in Section 3.4.3 of the Unified Development Ordinance in assessing an application for a Comprehensive Plan Amendment.

1. Section 3.3.3.A. Consistency with the intent of the overall policies in the Comprehensive Plan;
2. Section 3.3.3.B. Consistency with demographic changes, prevailing economic trends and/or newly recognized best planning practices that would deem the proposed amendment necessary and proper for the advancement of the Town of Bluffton's goals;



# Comprehensive Plan Review Criteria (continued)

3. Section 3.3.3.C. If applicable, the ability of public infrastructure and services to sufficiently accommodate the requested amendment to the Comprehensive Plan;
4. Section 3.3.3.D. Appropriate and efficient use of public funds, the future growth, development and redevelopment of its area of jurisdiction, and consideration of the fiscal impact on property owners;
5. Section 3.3.3.E. Enhancement of the health, safety, and welfare of the Town of Bluffton;



# Comprehensive Plan Review Criteria (continued)

6. Section 3.3.3.F. Consistency with applicable South Carolina Planning law and consideration of case law;
7. Section 3.3.3.G. Impact of the proposed amendment on the provision of public services;
8. Section 3.3.3.H. The application must comply with applicable requirements in the Applications Manual;

# Annexation Review Criteria



The Town of Bluffton Annexation Policy and Procedure Manual (Annexation Manual) provides the review criteria for annexation requests and an analysis of each is as follows:

1. The application meets the principals, policies and procedures set forth in the Annexation Manual.
2. The Annexation of the property is in the best interest of the Town and its citizens.
3. The Property has contiguity to the Town of Bluffton Municipal Boundary.
4. The Annexation avoids creating new enclaves (or donut holes) in the Town of Bluffton Municipal Boundary.

# Annexation Review Criteria (continued)



5. The Annexation is consistent with the recommendations of the Town of Bluffton Comprehensive Plan including the Future Annexation Map.
6. The requested zoning district(s), land use regulations, development standards and environmental regulations is appropriate.
7. Consideration has been given to the costs, benefits and estimated revenues for a proposed annexations before action is taken on the petition.
8. The Annexation will not create a tax burden or measurably reduce the level of service(s) provided to existing citizens and property owners.

# Annexation Review Criteria (continued)



9. The Fiscal impact of providing municipal services has been considered.
10. Consideration of the annexation area's existing condition of utilities, transportation, infrastructure and future needs for expansion improvements has been taken.
11. The full impact that annexation will have on law enforcement has been considered.
12. The application demonstrates potential for the diversification of the economic base and job opportunities.
13. Petitioners understand of all potential costs/benefits associated with annexation.
14. Input has been provided by the public and affected agencies during the review process.

# Annexation Cost Benefit Analysis



Description	2023 Paid	2024 Estimated	Build Out Estimated
Appraised Value	\$220,800	\$220,800	\$972,800
Taxable Value	\$5,490	\$5,490	\$35,090
Beaufort County Taxes	\$1,337.40	\$1,493.99	\$5,943.76
Town of Bluffton Taxes	\$0	\$197.64	\$1,327.99
Stormwater Utility Fees	\$34	\$34	\$306
Countywide Infrastructure Cost Share Fee	\$0	\$28.71	\$264.39
Total Taxes and Fees	\$1,371.40	\$1,754.34	\$7,836.14

# Annexation Cost Benefit Analysis (continued)



Property Tax Revenue/ Town Service	Rate at Time of Annexation	Estimated Town Property Tax Revenue/ Expense	
		1 <sup>st</sup> Year of Annexation <sup>1</sup>	Build Out <sup>2</sup>
Estimated Annual Town Property Tax Revenue	36 Mils	\$197.64	\$1,327.99
Garbage/ Recycling Service	\$13.45 per Month Per Dwelling Unit <sup>3</sup>	\$159	\$1,272
Police Service	\$66,380 per Officer	\$0.00	\$0.00
Administrative/ Growth Management/ Stormwater/ Public Works Service	\$65,018 per Employee	\$0.00	\$0.00
<b>Total Estimated Revenue After Expenses</b>	<b>N/A</b>	<b>\$38.64</b>	<b>\$55.99</b>

<sup>1</sup> Property currently has one manufactured home that will receive Garbage Service; Remaining two parcels are classified as Agricultural Property.

<sup>2</sup> Build out estimated in 5 years resulting in a total of 8 manufactured homes.



# Zoning Map Amendment Review Criteria



The Planning Commission is required to consider the criteria set forth in Section 3.4.3 of the Unified Development Ordinance in assessing an application for a Zoning Map Amendment or PUD Text Amendment

1. Section 3.4.3.A. Consistency with the Comprehensive Plan or, if conditions have changed since the Comprehensive Plan was adopted, consistency with the overall intent of the Comprehensive Plan, recent development trends and the general character of the area;

# Zoning Map Amendment Review Criteria (continued)



2. Section 3.4.3.B. Capability of the site's physical, geological, hydrological and other environmental features to support the breadth and intensity of uses that could be developed in the proposed zoning district.
3. Section 3.4.3.C. Compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning districts in terms of suitability of location, impacts on the environment, noise, density, nature of use, traffic impacts, aesthetics, ability to develop adjacent properties under existing zoning, and potential influence on property values;

# Zoning Map Amendment Review Criteria (continued)



4. Section 3.4.3.D. Capacity of public infrastructure and services to sufficiently accommodate all potential uses allowed in the proposed district without compromising the public health, safety and welfare of the Town of Bluffton.
5. Section 3.4.3.E. Public need for the potential uses permitted in the requested zoning district; and
6. Section 3.4.3.F. Compliance with applicable requirements in the Applications Manual.