

Attachment 10

Bryant Annexation

Cost Benefit Analysis

1. Cost Benefit Summary

Bryant Holding, LLC is proposing to annex certain property containing approximately 2.14 acres, more or less, at 30 Davis Road which is 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 (Property) and establish zoning for the property as General Residential (GR) pursuant to the Town of Bluffton's Unified Development Ordinance. Under existing conditions the additional municipal costs will be minimal, while tax revenue is estimated to increase by approximately \$1,327.99 per year at buildout.

2. Parcel Information

The Property is owned by Bryant Holding, LLC and contains approximately 2.14 acres containing a manufactured home and pump house located within Unincorporated Beaufort County which is zoned as T2 Rural (T2R) Zone pursuant to the Beaufort County Community Development Code. The Applicant's intended use to provide an affordable housing option for family members by allowing them to place up to eight manufactured homes on the property.

3. Taxes and Fees

Upon annexation, the property's tax assessment will be subject to Beaufort County and Town of Bluffton millage as well as the Town's Stormwater Utility Fee rate. The table below provides a comparison of millage and Stormwater Utility Fee rates for Tax Years 2023-2024 and 2024-2025 to demonstrate the overall change of how the properties will be assessed:

Description	Millage/ Fee Rates	
	2023-2024	2024-2025
County Operations	42.3	42.3
County Debt Service	3.34	3.2
Purchase of Real Property Program	4.4	3
Capital Improvement	2.4	3.2
Solid Waste and Recycling	3.7	3.2
Higher Education USCB/TCL	2.2	2.3
Indigent Care Beaufort Memorial Hospital	0.4	0.6
Indigent Care Beaufort Jasper Comprehensive Health	0.4	0.4
Economic Development	0.3	1.3
School Operations	121.8	121.8
School Bond Debt Service (Principal & Interest)	36.3	36.3
Bluffton Fire Operations	24.1	24.1
Bluffton Fire Debt	1.9	1.6
Total Beaufort County Millage	243.54	243.3
General Fund	0	34.3
Debt Service	0	1.7
Total Town of Bluffton Millage	0	36
Stormwater Utility Fee	\$34.00	\$34
Countywide Infrastructure Cost Share Fee	\$28.71	\$28.71
Town of Bluffton Stormwater Utility Fee (Varies By Use)	\$0	\$40.38

The attached worksheets provide a detailed analysis of each parcel's value, taxes and fees paid for tax year 2017, and estimates of taxes and fees upon annexation and at build out. The table below provides a summary of the detailed worksheets for the entire annexation area:

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

4. Service Providers

The table below provides a comparison of current service providers for the properties and identifies the services the Town of Bluffton would assume after annexation:

Type of Service	Provider of Service	
	Current	After Annexation
General Government Services	Beaufort County	Town of Bluffton
Planning, Community Development, & Land Use Regulatory Services	Beaufort County	Town of Bluffton
Police Protection	Beaufort County	Town of Bluffton
Fire Protection	Bluffton Township Fire District	Bluffton Township Fire District
Emergency Medical Services	Beaufort County	Beaufort County
Hospitals	Private	Private
Schools	Beaufort County School District	Beaufort County School District
Parks & Recreation	Beaufort County	Beaufort County
Stormwater Maintenance	Beaufort County	Town of Bluffton
Road Maintenance	Private (<i>Internal Roads</i>) Beaufort County (<i>Davis Road</i>)	Private (<i>Internal Roads</i>) Beaufort County (<i>Davis Road</i>)
Garbage Service - Residential	Private	Town of Bluffton
Garbage Service - Commercial	Private	Private
Water & Sewer Service	Beaufort-Jasper Water & Sewer Authority	Beaufort-Jasper Water & Sewer Authority

5. Additional Municipal Service Costs

The services the Town of Bluffton would assume upon annexation of the property would not result in a significant expense as indicated in the table below:

Property Tax Revenue/ Town Service	Rate at Time of Annexation	Estimated Town Property Tax Revenue/ Expense	
		1 st Year of Annexation ¹	Build Out ²
Estimated Annual Town Property Tax Revenue	36 Mils	\$197.64	\$1,327.99
Garbage/ Recycling Service	\$13.45 per Month Per Dwelling Unit ³	\$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
Total Estimated Revenue After Expenses	N/A	\$38.64	\$55.99

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

² Build out estimated in 5 years resulting in a total of 8 manufactured homes.

- a) Police and Judicial Costs – The costs of police protection and judicial services for the annexation of this property would be nominal.
- b) Solid Waste/Recycling Collection – Additional costs for Solid Waste/Recycling Collection would be nominal.
- c) Other Government Services – Additional costs for other government services and employees (including Administration, Public Works, and Growth Management) would be nominal.

6. Schools

The proposed annexation will have a minimal effect on the Beaufort County School District as anticipated residential development at build-out will contain eight dwelling units.

7. Transportation

The proposed annexation will have no measurable effect to the traffic along SC-170. The amount of day-to-day traffic would remain very low, as only eight dwelling units will be added to the property at build out.

Exhibits

- A. 2023 Beaufort County Taxes and Fees Paid;
- B. Estimate of 2024 Beaufort County and Town of Bluffton Taxes and Fees; and
- C. Estimate of Annual Beaufort County and Town of Bluffton Taxes and Fees at Build Out.

Bryant Annexation Cost Benefit Analysis

2023 Beaufort County Taxes and Fees

Property/ Tax/ Fee Description	Amount
Property ID	R600 039 000 0172 0000
Property Owner	Bryant Holding, LLC
Acreage	2.14
Property Class Code	MHVac UnplattedSite SeveredMH
Appraised Land Value	\$ 220,800
Appraised Improvements Value	\$ -
Total Appraised Value	\$ 220,800
Limited (Capped) Appraised Value Total	\$ 91,506
Assessment Ratio	6%
Assessed Value	\$ 5,490
Taxable Value	\$ 5,490
Beaufort County Taxes	
County Operations (42.3 Mils)	\$ 232.23
County Debt Service (3.34 Mils)	\$ 18.68
County Purchase of Real Property Program (4.4 Mils)	\$ 24.16
Capital Improvement (2.4 Mils)	\$ 13.18
Solid Waste and Recycling (3.7 Mils)	\$ 20.31
Higher Education USCB/TCL (2.2 Mils)	\$ 12.08
Indigent Care Beaufort Memorial Hospital (0.4 Mils)	\$ 2.20
Indigent Care Beaufort Jasper Comp (0.4 Mils)	\$ 2.20
Economic Development (0.3 Mils)	\$ 1.65
School Operations (121.8 Mils)	\$ 668.68
Owner Occupied (4 % Ratio) School Operations Credit	\$ -
School Bond Debt Service (36.3 Mils)	\$ 199.29
Bluffton Fire Operations (24.1 Mils)	\$ 132.31
Bluffton Fire Debt Service (1.9 Mils)	\$ 10.43
Total Beaufort County Taxes	\$ 1,337.40
Stormwater Utility Fee	
Beaufort County Stormwater Utility Fee	\$ 34.00
Total Beaufort County Stormwater Utility Fee	\$ 34.00
Total Beaufort County 2023 Taxes and Fees	\$ 1,371.40

Bryant Annexation Cost Benefit Analysis

2024 Estimate of Town of Bluffton and Beaufort County Taxes and Fees

Property/ Tax/ Fee Description	Property
Property ID	R600 039 000 0172 0000
Property Owner	Bryant Holding, LLC
Acreage	2.14
Development Description	Manufactured Homes Site
Property Class Code	ResImp
Appraised Land Value	\$ 220,800
Appraised Improvements Value	\$ -
Total Appraised Value	\$ 220,800
Limited (Capped) Appraised Value Total	\$ 91,506
Assessment Ratio	6%
Assessed Value	\$ 5,490
Taxable Value	\$ 5,490
Beaufort County Taxes	
County Operations (42.3 Mils)	\$ 232.23
County Debt Service (3.2 Mils)	\$ 17.57
County Purchase of Real Property Program (3 Mils)	\$ 16.47
Capital Improvement (3.2 Mils)	\$ 175.68
Solid Waste and Recycling (3.2 Mils)	\$ 17.57
Higher Education USCB/TCL (2.3 Mils)	\$ 12.63
Indigent Care Beaufort Memorial Hospital (0.6 Mils)	\$ 3.29
Indigent Care Beaufort Jasper Comp (0.4 Mils)	\$ 2.20
Economic Development (1.3 Mils)	\$ 7.30
School Operations (121.8 Mils)	\$ 668.68
Owner Occupied (4 % Ratio) School Operations Credit	\$ -
School Bond Debt Service (36.3 Mils)	\$ 199.29
Bluffton Fire Operations (24.1 Mils)	\$ 132.31
Bluffton Fire Debt Service (1.6 Mils)	\$ 8.78
Total Beaufort County Taxes	\$ 1,493.99
Beaufort County Fees	
Beaufort County Stormwater Utility Fee (\$34 per Unit)	\$ 34.00
Countywide Infrastructure Cost Share Fee	\$ 28.71
Beaufort County Total Estimated Annual Taxes and Fees	\$ 1,556.70
Town of Bluffton Taxes	
Town of Bluffton General Fund (34.3 Mils)	\$ 188.31
Town of Bluffton Debt Service (1.7 Mils)	\$ 9.33
Total Town of Bluffton Taxes	\$ 197.64
Town of Bluffton Total Estimated Annual Taxes and Fees	\$ 197.64
Beaufort County and Town of Bluffton Estimated Taxes and Fees	\$ 1,754.34

Bryant Annexation Cost Benefit Analysis

Estimate of Annual Beaufort County and Town of Bluffton Taxes and Fees at Build Out

Property/ Tax/ Fee Description	Lot / Property									Total
	Parcel	Manufactured Home 1	Manufactured Home 2	Manufactured Home 3	Manufactured Home 4	Manufactured Home 5	Manufactured Home 6	Manufactured Home 7	Manufactured Home 8	
Property ID	R600 039 000 0172 0000	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	N/A
Property Owner	Bryant Holding, LLC	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	N/A
Acreage	2.14	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2.140
Development Description	Manufactured Homes Site	Manufactured Home	Manufactured Home	Manufactured Home	Manufactured Home	Manufactured Home	Manufactured Home	Manufactured Home	Manufactured Home	N/A
Property Class Code	ResImp	MH	MH	MH	MH	MH	MH	MH	MH	N/A
Appraised Land Value	\$ 220,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 220,800.00
Appraised Improvements Value	\$ -	\$ 94,000	\$ 94,000	\$ 94,000	\$ 94,000	\$ 94,000	\$ 94,000	\$ 94,000	\$ 94,000	\$ 752,000.00
Total Appraised Value	\$ 220,800	\$ 94,000	\$ 94,000	\$ 94,000	\$ 94,000	\$ 94,000	\$ 94,000	\$ 94,000	\$ 94,000	\$ 972,800.00
Limited (Capped) Appraised Value Total	\$ 91,506	\$ 38,540	\$ 38,540	\$ 38,540	\$ 38,540	\$ 38,540	\$ 38,540	\$ 38,540	\$ 38,540	\$ 399,826.00
Assessment Ratio	6%	6%	6%	6%	6%	6%	6%	6%	6%	N/A
Assessed Value	\$ 5,490	\$ 3,700	\$ 3,700	\$ 3,700	\$ 3,700	\$ 3,700	\$ 3,700	\$ 3,700	\$ 3,700	\$ 35,090.00
Taxable Value	\$ 5,490	\$ 3,700	\$ 3,700	\$ 3,700	\$ 3,700	\$ 3,700	\$ 3,700	\$ 3,700	\$ 3,700	\$ 35,090.00
Beaufort County Taxes										
County Operations (42.3 Mils)	\$ 232.23	\$ 156.51	\$ 156.51	\$ 156.51	\$ 156.51	\$ 156.51	\$ 156.51	\$ 156.51	\$ 156.51	\$ 1,484.31
County Debt Service (3.2 Mils)	\$ 17.57	\$ 11.84	\$ 11.84	\$ 11.84	\$ 11.84	\$ 11.84	\$ 11.84	\$ 11.84	\$ 11.84	\$ 112.29
County Purchase of Real Property Program (3 Mils)	\$ 16.47	\$ 11.10	\$ 11.10	\$ 11.10	\$ 11.10	\$ 11.10	\$ 11.10	\$ 11.10	\$ 11.10	\$ 105.27
Capital Improvement (3.2 Mils)	\$ 175.68	\$ 118.40	\$ 118.40	\$ 118.40	\$ 118.40	\$ 118.40	\$ 118.40	\$ 118.40	\$ 118.40	\$ 1,122.88
Solid Waste and Recycling (3.2 Mils)	\$ 17.57	\$ 11.84	\$ 11.84	\$ 11.84	\$ 11.84	\$ 11.84	\$ 11.84	\$ 11.84	\$ 11.84	\$ 112.29
Higher Education USCB/TCL (2.3 Mils)	\$ 12.63	\$ 8.51	\$ 8.51	\$ 8.51	\$ 8.51	\$ 8.51	\$ 8.51	\$ 8.51	\$ 8.51	\$ 80.71
Indigent Care Beaufort Memorial Hospital (0.6 Mils)	\$ 3.29	\$ 2.22	\$ 2.22	\$ 2.22	\$ 2.22	\$ 2.22	\$ 2.22	\$ 2.22	\$ 2.22	\$ 21.05
Indigent Care Beaufort Jasper Comp (0.4 Mils)	\$ 2.20	\$ 1.48	\$ 1.48	\$ 1.48	\$ 1.48	\$ 1.48	\$ 1.48	\$ 1.48	\$ 1.48	\$ 14.04
Economic Development (1.3 Mils)	\$ 7.30	\$ 4.92	\$ 4.92	\$ 4.92	\$ 4.92	\$ 4.92	\$ 4.92	\$ 4.92	\$ 4.92	\$ 46.67
School Operations (121.8 Mils)	\$ 668.68	\$ 450.66	\$ 450.66	\$ 450.66	\$ 450.66	\$ 450.66	\$ 450.66	\$ 450.66	\$ 450.66	\$ 4,273.96
Owner Occupied (4 % Ratio) School Operations Credit	\$ -	\$ (450.66)	\$ (450.66)	\$ (450.66)	\$ (450.66)	\$ (450.66)	\$ (450.66)	\$ (450.66)	\$ (450.66)	\$ (3,605.28)
School Bond Debt Service (36.3 Mils)	\$ 199.29	\$ 134.31	\$ 134.31	\$ 134.31	\$ 134.31	\$ 134.31	\$ 134.31	\$ 134.31	\$ 134.31	\$ 1,273.77
Bluffton Fire Operations (24.1 Mils)	\$ 132.31	\$ 89.17	\$ 89.17	\$ 89.17	\$ 89.17	\$ 89.17	\$ 89.17	\$ 89.17	\$ 89.17	\$ 845.67
Bluffton Fire Debt Service (1.6 Mils)	\$ 8.78	\$ 5.92	\$ 5.92	\$ 5.92	\$ 5.92	\$ 5.92	\$ 5.92	\$ 5.92	\$ 5.92	\$ 56.14
Total Beaufort County Taxes	\$ 1,493.99	\$ 556.22	\$ 556.22	\$ 556.22	\$ 556.22	\$ 556.22	\$ 556.22	\$ 556.22	\$ 556.22	\$ 5,943.76
Beaufort County Fees										
Beaufort County Stormwater Utility Fee (\$34 per Unit)	\$ 34.00	\$ 34.00	\$ 34.00	\$ 34.00	\$ 34.00	\$ 34.00	\$ 34.00	\$ 34.00	\$ 34.00	\$ 306.00
Total Beaufort County Stormwater Utility Fee	\$ 34.00	\$ 34.00	\$ 34.00	\$ 34.00	\$ 34.00	\$ 34.00	\$ 34.00	\$ 34.00	\$ 34.00	\$ 306.00
Countywide Infrastructure Cost Share Fee										\$ -
Countywide Infrastructure Cost Share Fee	\$ 28.71	\$ 28.71	\$ 28.71	\$ 28.71	\$ 28.71	\$ 28.71	\$ 28.71	\$ 28.71	\$ 28.71	\$ 258.39
Beaufort County Total Estimated Annual Taxes and Fees at Build Out	\$ 1,556.70	\$ 618.93	\$ 618.93	\$ 618.93	\$ 618.93	\$ 618.93	\$ 618.93	\$ 618.93	\$ 618.93	\$ 6,508.15
Town of Bluffton Taxes										
Town of Bluffton General Fund (34.3 Mils)	\$ 188.31	\$ 126.91	\$ 136.16	\$ 136.16	\$ 136.16	\$ 136.16	\$ 136.16	\$ 136.16	\$ 136.16	\$ 1,268.34
Town of Bluffton Debt Service (1.7 Mils)	\$ 9.33	\$ 6.29	\$ 6.29	\$ 6.29	\$ 6.29	\$ 6.29	\$ 6.29	\$ 6.29	\$ 6.29	\$ 59.65
Total Town of Bluffton Taxes	\$ 197.64	\$ 133.20	\$ 142.45	\$ 142.45	\$ 142.45	\$ 142.45	\$ 142.45	\$ 142.45	\$ 142.45	\$ 1,327.99
Town of Bluffton Total Estimated Annual Taxes and Fees Revenue at Build Out	\$ 197.64	\$ 133.20	\$ 142.45	\$ 142.45	\$ 142.45	\$ 142.45	\$ 142.45	\$ 142.45	\$ 142.45	\$ 1,327.99
Beaufort County and Town of Bluffton Estimated Annual Taxes and Fees at Build Out	\$ 1,754.34	\$ 752.13	\$ 761.38	\$ 761.38	\$ 761.38	\$ 761.38	\$ 761.38	\$ 761.38	\$ 761.38	\$ 7,836.14

Assumptions:

1. Taxes based upon 2024 Millage.

2. Value of manufactured home based upon the average price of a new doublewide manufactured home of \$133,000 and the average price of a used doublewide manufactured home home of \$55,000 resulting in an estimated value of \$94,000.