

## TOWN COUNCIL

### STAFF REPORT

#### Growth Management Department



<b>MEETING DATE:</b>	March 11, 2025
<b>PROJECT:</b>	Consideration of the Acceptance of the Beaufort County School District'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 24.1 Acres, More or Less, Located at 1105 Bluffton Parkway and Bearing Beaufort County Tax Map Nos. R600 029 000 011A 0000 and R600 029 000 0034 0000, and Referral to the Town of Bluffton Negotiating Committee, if Deemed Necessary
<b>PROJECT MANAGER:</b>	Kevin P. Icard, AICP Director of Growth Management

**REQUEST:** Town Staff requests that Town Council consider the following:

1. Consideration of the Acceptance of the Beaufort County School District'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 24.1 Acres, More or Less, Located at 1105 Bluffton Parkway and Bearing Beaufort County Tax Map Nos. R600 029 000 011A 0000 and R600 029 000 0034 0000; and
2. Referral of the request to the Town of Bluffton Negotiating Committee, if deemed necessary.

**INTRODUCTION:** On February 24, 2025, 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"), the property owner, Beaufort County School District, submitted a 100% Annexation Petition Application for two parcels totaling 24.1 acres located 1105 Bluffton Parkway ("Property") into the Town of Bluffton's municipal boundary (Attachment 2).

Pursuant to the Annexation Manual, the Applicant has submitted a concurrent Zoning Map Amendment application requesting the Properties to be zoned Residential General as regulated by the Unified Development Ordinance should Town Council vote to accept the application.

Per the Annexation Manual, the initial step in the public review process is an initial briefing, or "intent to annex", to Town Council for general discussion of the request and its associated applications such as the appropriate zoning classification and possible negotiation items. At the conclusion of the discussion, Town Council votes on the approval of Intent to Annex of the Annexation Ordinance.

**BACKGROUND:** The Property contains approximately 24.1 acres located within Unincorporated Beaufort County as shown on the Vicinity Map in the Application (Attachment 2). The Property contains a single-family house but is otherwise vacant.

The Property is currently zoned T2-Rural (T2R) which is intended to preserve the rural character of Beaufort County. This Zone applies to areas that consist of sparsely settled lands in an open or cultivated state. It may include large lot residential, farms where animals are raised or crops are grown, parks, woodland, grasslands, trails, and open space areas. The T2 Rural Zone implements the Comprehensive Plan goals of preserving the rural character of portions of Beaufort County.

The immediately adjacent properties vary as to jurisdiction and zoning as follows:

Direction	Jurisdiction	Zoning District	Current Use
North	Town of Bluffton	Residential General (UDO)	BCSD – River Ridge Academy K-8 School – 3050 River Ridge Drive
South	Town of Bluffton	Buckwalter Planned Unit Development	Beaufort County – Bluffton Parkway - Road Right-of-Way
	Town of Bluffton	Buckwalter Planned Unit Development	Hampton Lake Community Association Inc. – No Address – Common Property
	Town of Bluffton	Buckwalter Planned Unit Development	Gohl Holdings LLC – No Address – Undeveloped
East	Beaufort County	T2 – Rural	Zakki LLC – 1125 Bluffton Parkway - Vacant
West	Beaufort County	T2 - Rural	Antoine Iskander– 51 Bufflehead Lane – Single Family Residence
	Beaufort County	T2 - Rural	Antonio Mercado – 65-69 Bufflehead Lane – Single Family Residences
	Beaufort County	T2 – Rural	Carolyn Theodore – 32-40 Hubbard Lane
	Town of Bluffton	Residential General (UDO)	River Ridge Road – 3050 River Ridge Drive – Right-of-Way

The Applicant proposes (upon Town staff’s recommendation) that the property is zoned Residential General to match the adjacent River Ridge Academy parcels owned by Beaufort County School District. The Property will serve as an expansion of the existing River Ridge Academy campus for education land use, athletic fields and/or the construction of an early childhood school. Annexation and rezoning of the property to match the existing River Ridge Academy campus parcels will permit

the expansion of the school campus to occur. The use of a school is not allowed in the T2 – Rural zoning district in unincorporated Beaufort County.

The Applicant does not have a specific plan for the Property but notes that current preliminary planning for this expanded area contemplates that the early childhood center will be constructed on either:

- (1) the Property to be annexed into the Town of Bluffton; or
- (2) the River Ridge campus athletic field owned by Beaufort County School District and currently within the Town of Bluffton. If the early childhood center is constructed on the existing athletic field, the athletic field will be relocated to the Property being annexed into the Town of Bluffton. The Property proposed for annexation will be a part of the River Ridge campus in some capacity.

Lastly, all future development of the Property would be required to be reviewed through the applicable Town of Bluffton planning processes including a Development Plan, Stormwater review and Building Permits.

**SCHEDULE:** The proposed schedule for the applications is provided as Attachment 4.

**ATTACHMENTS:**

1. Presentation
2. Application Submittal
  - a. Annexation Application
  - b. Petition for Annexation
  - c. Vesting Deed
  - d. Plat Book 30 Page 36
  - e. Annexation Location Map
  - f. Annexation Narrative
  - g. Parcels to be Annexed
  - h. Existing River Ridge Academy
  - i. Zakki, LLC Property to the East
  - j. Parcel 8C, LLC Property and BCSD property to the South
  - k. Zoning and Parcel History Letter from Beaufort County
  - l. Zoning Map Amendment Application
3. Addendum to Annexation Narrative
4. Draft Schedule
5. Proposed Motion