



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

Presentation to Town Council
Kevin Icard, AICP
Department of Growth Management
March 11, 2025



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 (PLAN # ANNEX-02-25-019605)

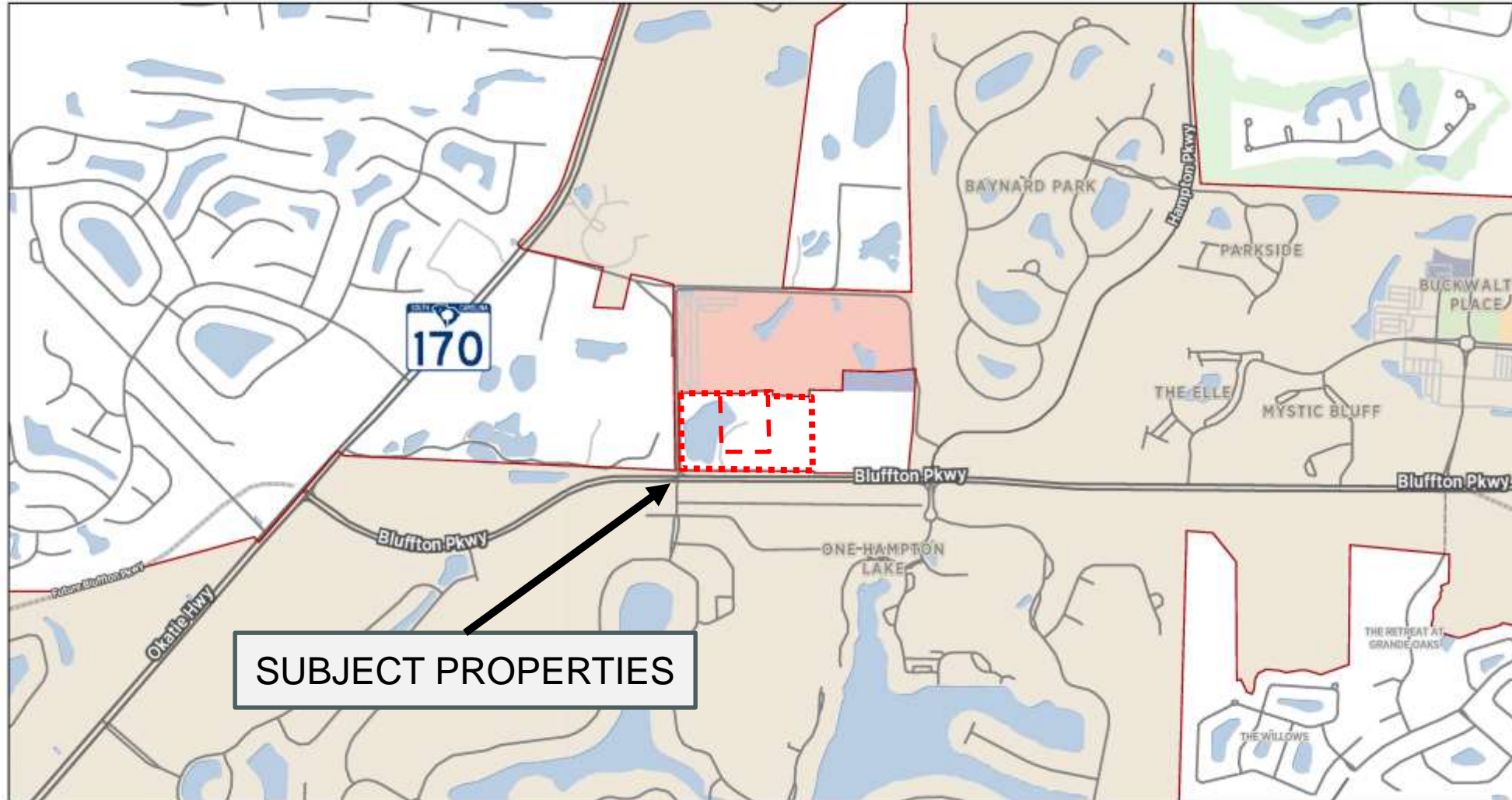


Introduction (continued)

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.

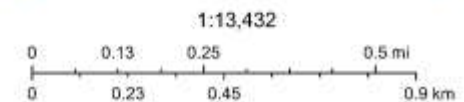
Vicinity Map

BCSD River Ridge Academy

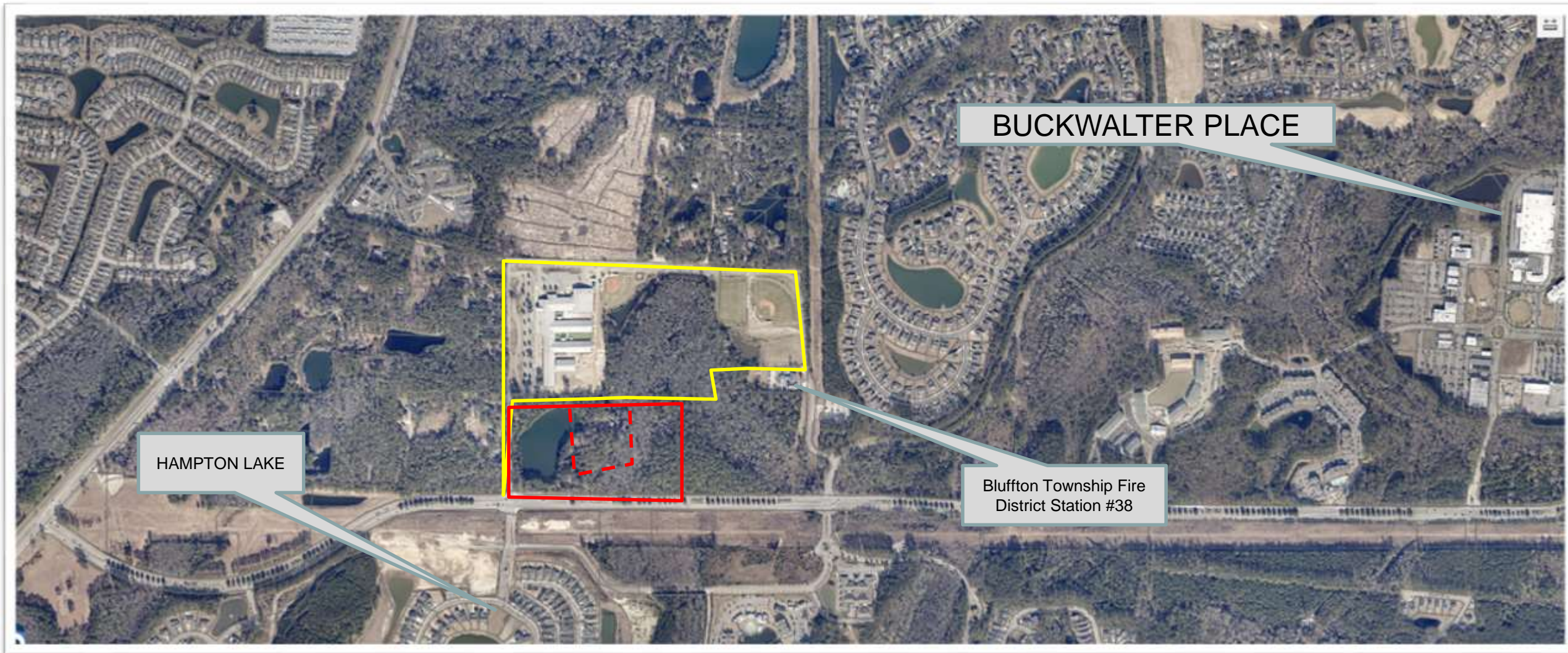


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Lines are conceptual and do not represent the actual property lines.



Aerial Map

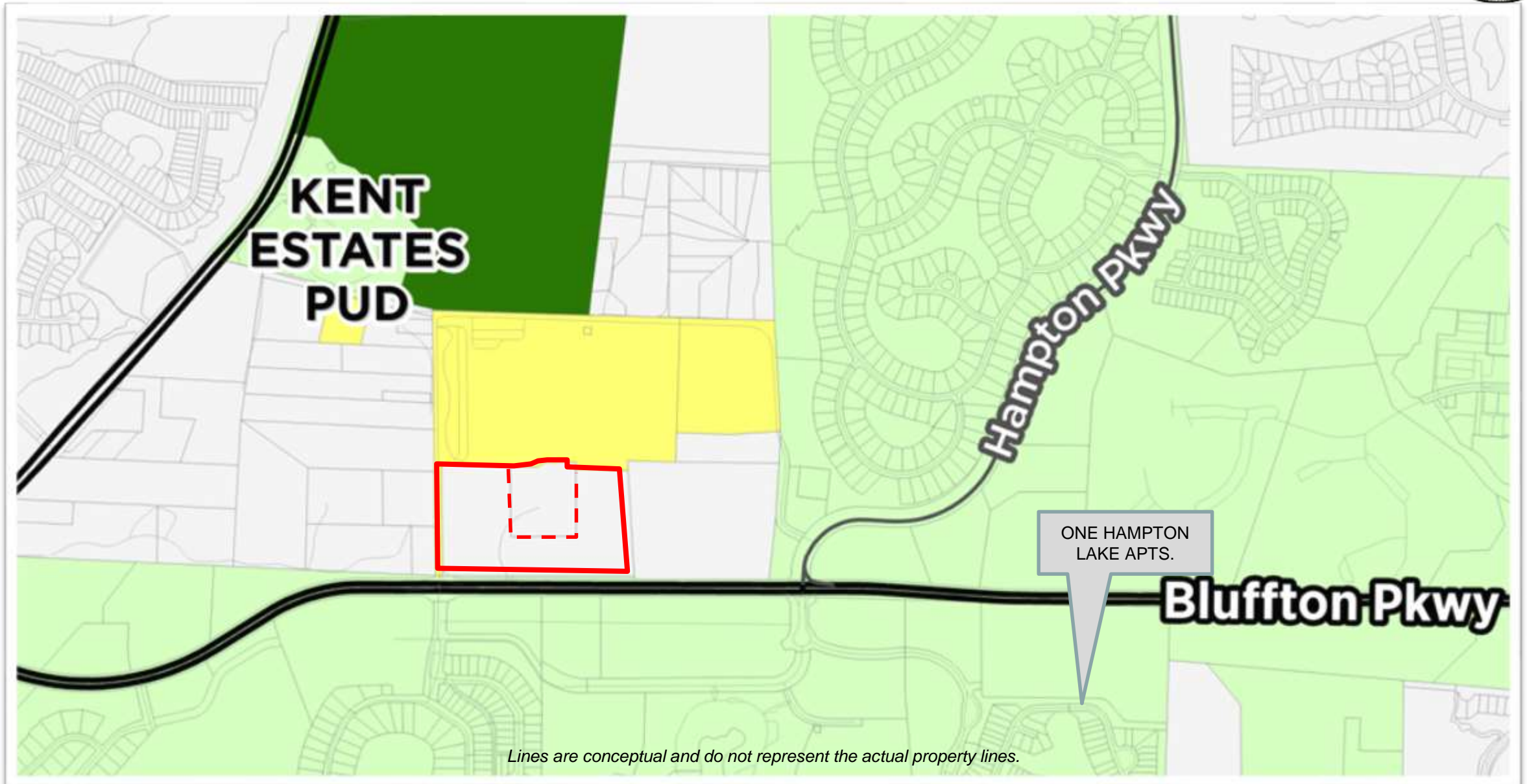


Lines are conceptual and do not represent the actual property lines.

Aerial Map



Boundary Map





Background (continued)

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.



Background (continued)

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 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.

Review Process and Next Steps



Meeting	Date	Task Description/ Application(s) for Review
Town Council “Intent to Annex”, Acceptance of Petition, Referral to Negotiating Committee	March 11, 2025	Annexation Petition
Negotiating Committee (if necessary) <i>(Additional Meetings May Be Required)</i>	TBD	Annexation Petition & Zoning Map Amendment
Planning Commission Workshop	March 26, 2025	Annexation Petition & Zoning Map Amendment
Planning Commission Public Hearing & Recommendation to Town Council	April 23, 2025	Annexation Petition & Zoning Map Amendment
Town Council Ordinance 1st Readings	May 13, 2025	Annexation Petition & Zoning Map Amendment
Town Council Public Hearing & Ordinance 2nd and Final Readings	June 10, 2025	Annexation Petition & Zoning Map Amendment



QUESTIONS



Proposed Motion #1

Annexation Petition Acceptance

“I move to [accept / decline to accept] the Beaufort County School District’s One Hundred Percent (100%) Annexation Petitions to Annex Certain Real Properties Contiguous to the Town of Bluffton’s Corporate Boundaries Consisting of a Total of 24.1 Acres, More or Less, and Bearing Beaufort County Tax Map Nos. R600 029 000 011A 0000 and R600 029 000 0034 0000.”



Proposed Motion #2

Referral To The Negotiating Committee

If accepted, Town Council will then need to vote to refer or forgo referral of the annexation petition and concurrent applications to the Town of Bluffton Negotiating Committee

“I move to [**refer / forgo referral of**] Beaufort County School District’s One Hundred Percent (100%) Annexation Petition to the Town of Bluffton Negotiating Committee”