

PLANNING COMMISSION

STAFF REPORT

Growth Management Department



MEETING DATE:	May 22, 2024
PROJECT:	<p>ANNX-03-24-019045 by the applicant and property owner Johnnie Bryant III. A request for the annexation of approximately 2.14 acres located at 30 Davis Road and identified by Beaufort County Tax Map No. R600 029 000 0028 0000, into the Town of Bluffton corporate limits – Public Workshop</p> <p>ZONE-03-24-019046 by the applicant and property owner Johnnie Bryant III. A request for Zoning Map Amendment for approximately 2.14 acres located at 30 Davis Road and identified by Beaufort County Tax Map No. R600 029 000 0028 0000 to rezone the subject property to the Residential General (RG) District – Public Workshop</p> <p>COMP-05-24-019139 by Town Staff. A request for a Comprehensive Plan Amendment of approximately 2.14 acres located at 30 Davis Road and identified by Beaufort County Tax Map No. R600 029 000 0028 0000, to change the Future Land Use Map Designation of Suburban Living to Lifestyle Housing – Public Workshop</p>
PROJECT MANAGER:	Dan Frazier, AICP Principal Planner

REQUEST: Town Staff requests that Planning Commission review and provide direction on Annexation and Zoning Map Amendment applications to annex certain property containing a Total of 2.14 Acres, More or Less, Located at 30 Davis Road, and Bearing Beaufort County Tax Map Nos. R600-029-000-0028-0000 (the “Property”); and establish zoning as Residential General (RG).

Per Section 3.2.2.F. of the Unified Development Ordinance, Planning Commission Workshops are intended to be the first official presentation of a proposed project to provide the public with information and a forum to initially review the application and identify applicable application review criteria. Meetings are encouraged as opportunities for informal, non-binding communication between the Applicant and neighboring property owners who may be affected by the application.

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”), the property owner, Bryant Holding, LLC, (Johnnie L. Bryant, III) submitted a 100% Annexation Petition

Application for one parcel totaling 2.14 acres located to the east of the Intersection of Davis Road and Okatie Highway (SC Highway 170) (“Property”) into the Town of Bluffton’s municipal boundary (Attachment 1).

Pursuant to the Annexation Manual, the Applicant has submitted a concurrent Zoning Map Amendment application requesting the Property be rezoned to 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. Town Council unanimously accepted this annexation and this request before the Town’s Planning Commission is the next step for this application.

BACKGROUND: The Property contains approximately 2.14 acres located within Unincorporated Beaufort County as shown on the Aerial Map (Attachment 2) and is the only parcel the Applicant owns within the Davis Road area. The Property currently contains one manufactured home.

The Property is currently zoned as T2 Rural (T2R), as shown on the Zoning Map (Attachment 3) which allows a very limited mix of residential and commercial uses such as:

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| 1. Single Family Residential (0.34 DU/Acre) | 12. Mining & Resource Extraction |
| 2. Family Compound | 13. Gasoline Service Stations |
| 3. Group Home | 14. Civic |
| 4. Home Business | 15. Church |
| 5. Cottage Industry | 16. Agriculture |
| 6. General Retail 3,500 SF or Less | 17. Recreation |
| 7. Gas Station/Fuel Sales | 18. Education |
| 8. Animal Services: Kennel | 19. Safety |
| 9. Day Care: Family Home (up to 8 clients) | 20. Public Assembly |
| 10. Lodging: Short-Term Housing Rental (STHR) | 21. Infrastructure |
| 11. Lodging: Inn (up to 24 rooms) | 22. Transportation |
| | 23. Communications |

The Property is currently allowed one (1) dwelling based upon the T2 Rural (T2R) Zone’s allowed density of 0.34 DU/Acre.

The T2 Rural (T2R) Zone 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 (T2R) Zone implements the County's Comprehensive Plan goals of preserving the rural character of portions of Beaufort County.

The Applicant intends to request the Town's Residential General (RG) District when submitting for the concurrent Zoning Map Amendment which allows a very limited mix of residential and commercial uses such as:

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|---|--------------------------------------|
| 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 proposed Residential General (RG) Zone would allow up to eight (8) dwellings based upon the allowed density of 4 DU/Acre.

Per the Unified Development Ordinance, 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.

A side-by-side comparison of current Beaufort County and proposed Town of Bluffton Zoning District land uses is provided as Attachment 4.

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

Direction	Jurisdiction	Zoning District	Current Use
North	Town of Bluffton	Kent Estates Planned Unit Development	NHC Bluffton – Health Care, Rehabilitation, Assisted Living
	Beaufort County	T2 Rural (T2R)	Beaufort County – Davis Road - Road Right-of-Way
South	Beaufort County	T2 Rural (T2R)	Mario Doria-Medina – 17 Davis Court - Vacant
	Beaufort County	T2 Rural (T2R)	Erik Adame & Laura Amador – 8 Hubbard Lane - Residential

Direction	Jurisdiction	Zoning District	Current Use
East	Beaufort County	T2 Rural (T2R)	David A Dominguez – 18 Davis Road - Residential
West	Beaufort County	T2 Rural (T2R)	Arturo Perez Campero & Maria Avilez – 6 Hubbard Lane – Residential

The Town of Bluffton Comprehensive Plan Future Land Use Map (Attachment 5) shows the Property is designated as Suburban Living which is defined as:

*The **Suburban Living** category is intended to include low-density single-family neighborhoods. Much of this category includes portions of large Planned Unit Developments that are under active construction or are built-out. Allowable density is up to three dwelling units per acre and must be at least one dwelling unit per acre. Community amenities such as trails, parks, and centralized swimming pools are encouraged.*

To align with the residential density of 4 DU/Acre allowed within the Residential General (RG) Zone, the Future Land Use designation will need to be changed through a concurrent Comprehensive Plan Amendment application. An appropriate Future Land Use designation for the Property to support the residential density allowed within the proposed zoning would be Lifestyle Housing which is defined as:

*The **Lifestyle Housing** category is intended to provide missing middle housing typologies within Bluffton. These products appeal to a wide range of residents in all stages of life. Inclusion of these housing typologies within the community will allow multiple generations to find affordable living in desirable, walkable environments. Connections to trails, parks, and commercial activity centers create enduring community assets.*

This category is best placed and developed along well connected thoroughfares. Establishing these uses near Neighborhood Centers provides a transition between commercial uses and less intense single-family residential uses. Additionally, placing and properly connecting these housing typologies near activity centers increases walkability, reducing traffic impacts in and around these centers while allowing easy access for commuters without placing undue strain on the roadway network.

Middle housing options include a variety of product types that can utilize smaller parcels and more challenging parcels than typical commercial development. These housing typologies include Duplexes, Cottage Courts, Townhouses, Multiplexes, and Courtyard Buildings. A variety of these housing types can be used within a single development to best utilize developable areas of a parcel while preserving character and complementing the neighborhood.

Upon annexation, the Property will be subject to the Town's Code of Ordinances, Unified Development Ordinance, policies, and procedures. All future development of the Property would be required to connect to sewer and will be subject to the applicable Town of Bluffton planning processes such as Subdivision Plan, Development Plan, Manufactured Home Placement Permit, and Building Permits.

The Applicant intends to allow their family to place manufactured homes on the Property to provide an option for affordable housing. This proposed annexation will increase the allowed density of the Property which will provide the creation of a family compound to provide affordable housing. New RDUs on the Property will trigger the Town's requirement to connect to public sewer providing connection opportunities to adjacent properties. Though the Property is one of approximately thirty-two (32) parcels which utilize Davis Road, its annexation may encourage these property owners to pursue annexation.

SCHEDULE: The proposed schedule for the applications is provided as Attachment 6.

ATTACHMENTS:

1. Application Submittal
2. Aerial Map
3. Beaufort County Zoning Map
4. Land Use Comparison
5. Town of Bluffton Comprehensive Plan Future Land Use Map
6. Draft Meeting Schedule