



Consideration of the Intent to Annex Application of Bryant Holding, LLC, 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 2.14 Acres, More or Less, Located, 30 Davis Road and Identified as Beaufort County Tax Map No. R600 029 000 0028 0000, and Referral to the Town of Bluffton Negotiating Committee if Deemed Necessary

Presentation to Town Council

Kevin Icard, AICP

Department of Growth Management

May 14, 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 intends to request rezoning 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.
- Should Town Council vote to accept the annexation application, additional concurrent applications for amendments to the Town's Comprehensive Plan and Zoning will be required.



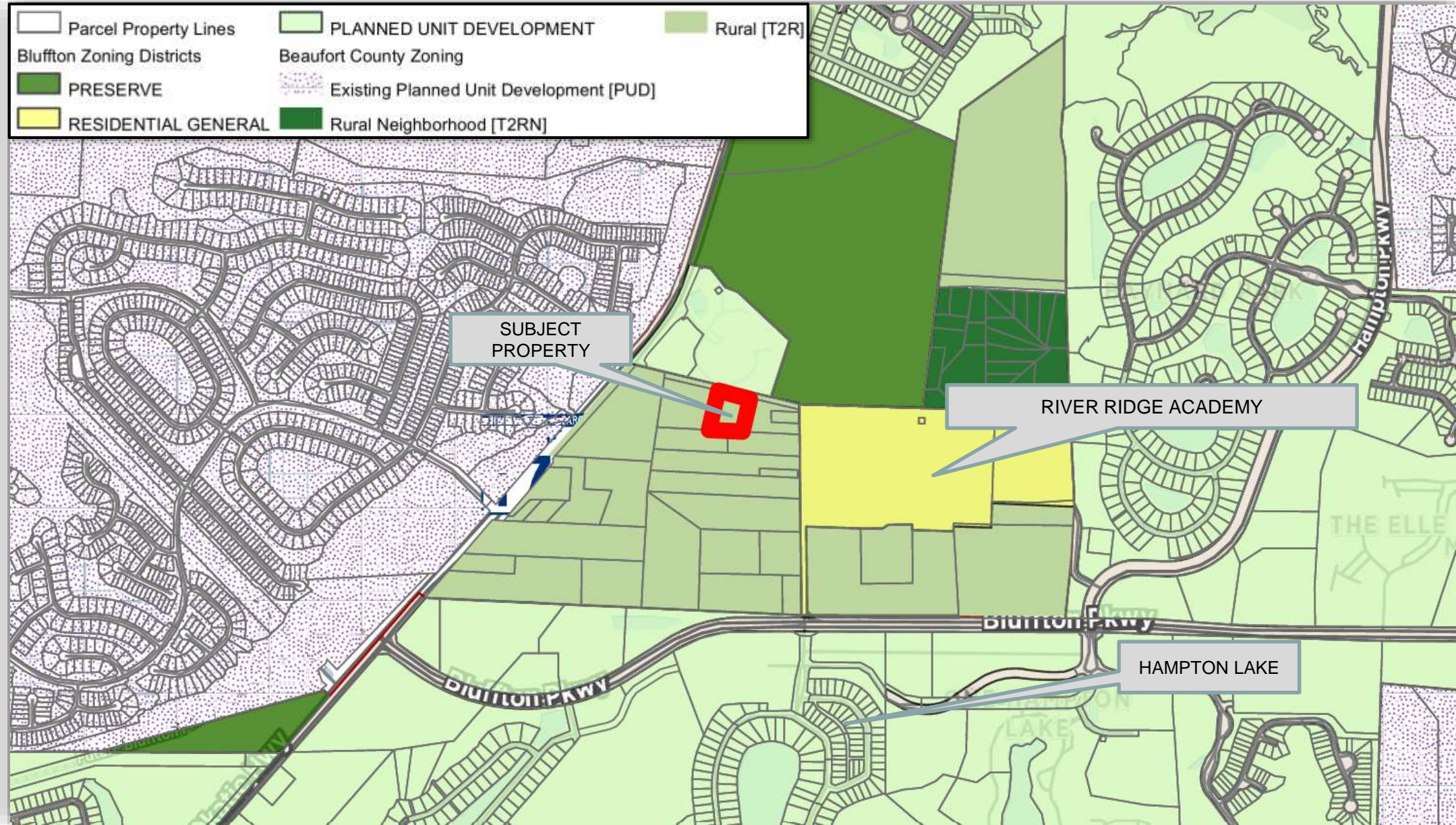
Background

- 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	PLANNED UNIT DEVELOPMENT	Rural [T2R]
Bluffton Zoning Districts	Beaufort County Zoning	
PRESERVE	Existing Planned Unit Development [PUD]	
RESIDENTIAL GENERAL	Rural Neighborhood [T2RN]	



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 |

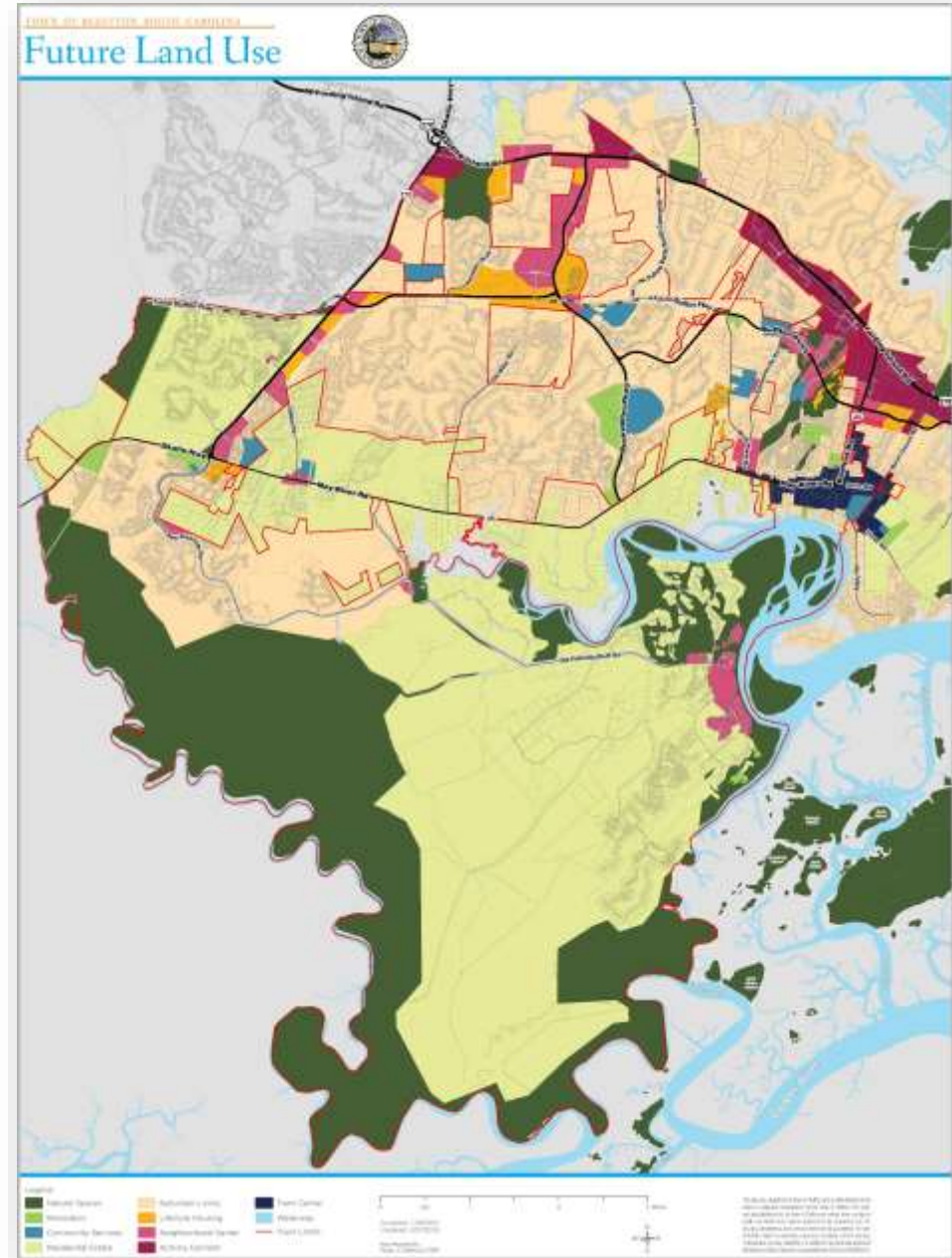
The Residential General (RG) Zone is intended to provide for moderate density residential neighborhoods. This district will include a range of dwelling types in an integrated neighborhood setting with other civic and recreational uses. The regulations are designed to promote neighborhood character and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



Zoning Comparison

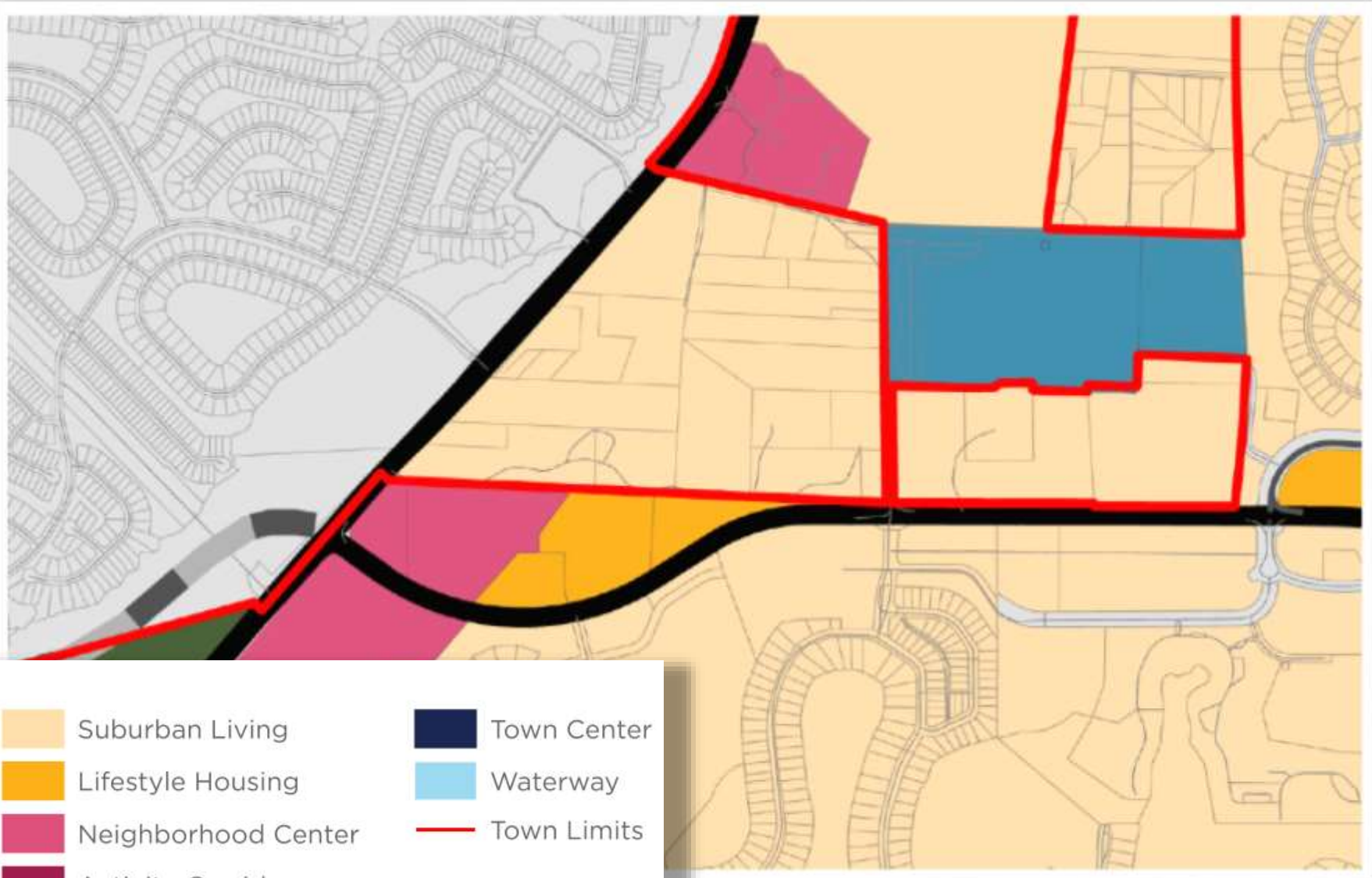
	CURRENT ZONING	PROPOSED ZONING
LOCATION	Beaufort County	Town of Bluffton
ZONING DISTRICT	T2 Rural	Residential General (RG)
MAX. RES. DENSITY	0.34 RDU's an Acre (1 Unit per 3 Acres)	Four (4) RDU's an Acre
MAX. BUILDING HT.	Two (2) Stories	Three (3) Stories
REQUIRED PARKING	Three (3) Spaces per RDU	Two (2.25) Spaces per RDU
STORMWATER TREATMENT	SOLOCO	SOLOCO
COMPREHENSIVE PLAN	Suburban (Low-Density SF)	Lifestyle Housing

Future Land Use Map





Future Land Use Map



Legend

	Natural Spaces		Suburban Living		Town Center
	Recreation		Lifestyle Housing		Waterway
	Community Services		Neighborhood Center		Town Limits
	Residential Estate		Activity Corridor		

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	May 14, 2024	Annexation Petition
Negotiating Committee (if necessary) <i>(Additional Meetings May Be Required)</i>	TBD	Annexation Petition, Zoning Map Amendment, Concept Plan Amendment
Planning Commission Workshop	TBD	Annexation Petition, Zoning Map Amendment, Concept Plan Amendment
Planning Commission Public Hearing & Recommendation to Town Council	TBD	Annexation Petition, Zoning Map Amendment, Concept Plan Amendment
Town Council Ordinance 1st Readings	TBD	Annexation Petition, Zoning Map Amendment, Concept Plan Amendment
Town Council Public Hearing & Ordinance 2nd and Final Readings	TBD	Annexation Petition, Zoning Map Amendment, Concept Plan Amendment



QUESTIONS



Proposed Motion #1

Annexation Application Acceptance

“I move to [accept / decline to accept] Bryant Holding, LLC, 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 2.14 Acres, More or Less, Located, 30 Davis Road and Identified as Beaufort County Tax Map No. R600 029 000 0028 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] Bryant Holding, LLC’s One Hundred Percent (100%) Annexation Petition to the Town of Bluffton Negotiating Committee.”