



# **Consideration of a Resolution to Adopt the Buck Island – Simmonsville Neighborhood Plan Update**

## **Public Hearing**

**Presentation to Town Council**

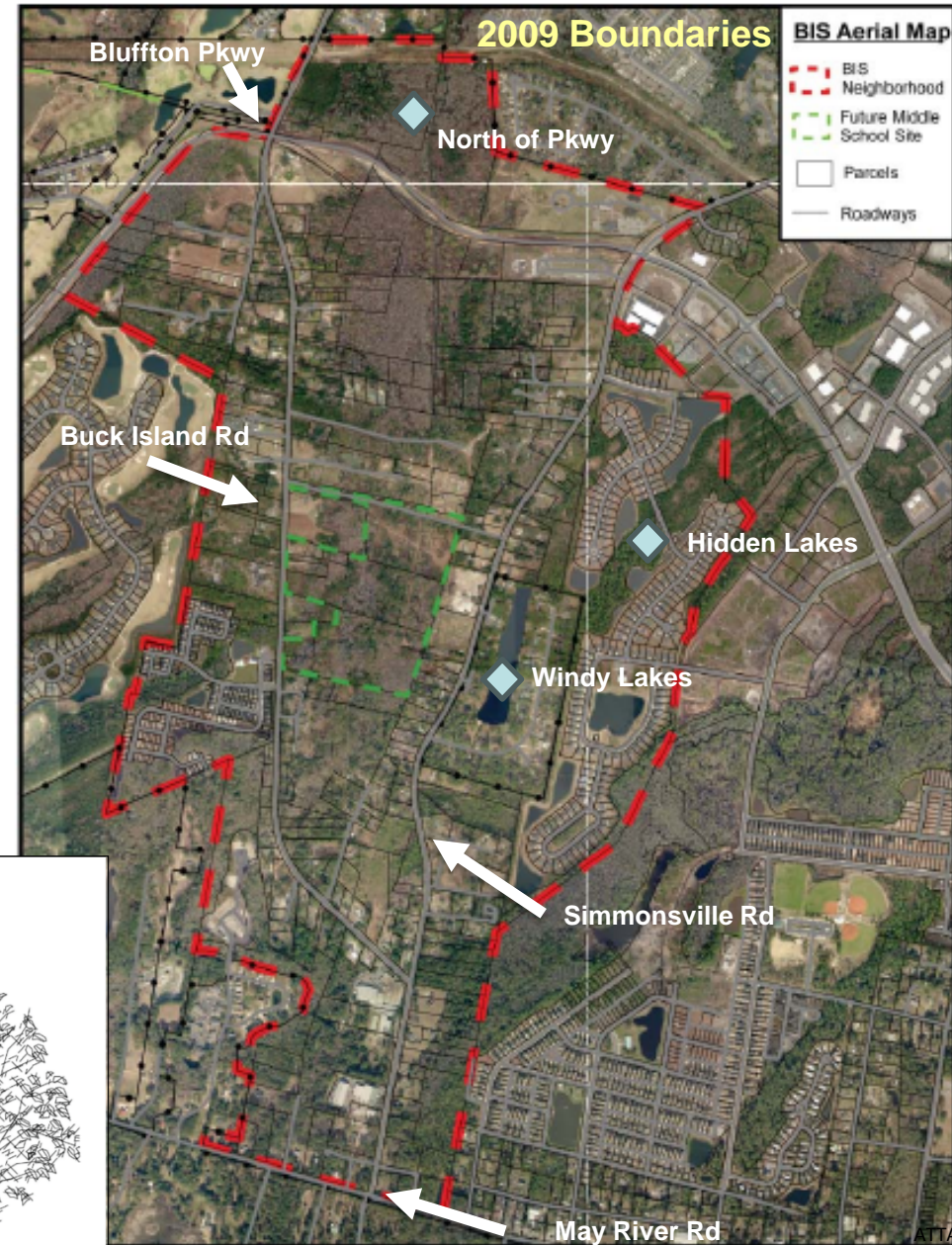
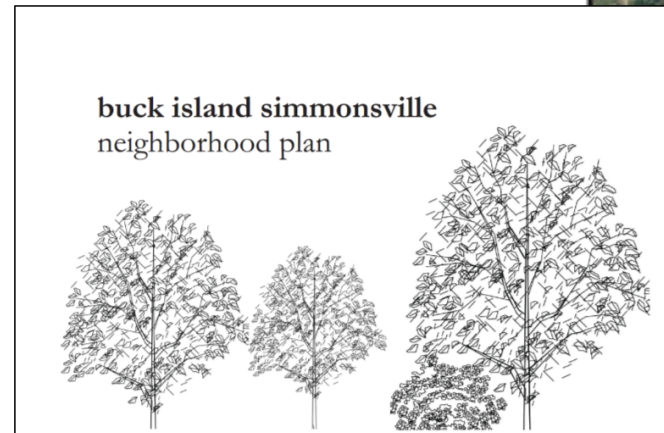
**May 14, 2024**

**Department of Growth Management**

**Kevin P. Icard, AICP**

# Initial 2009 Plan

- Area annexed in 2005 as part of a larger annexation
- Neighborhood Plan adopted in 2009
- Main concerns identified in 2009 Plan:
  - Inadequate infrastructure
  - Land development pressures
  - Community safety

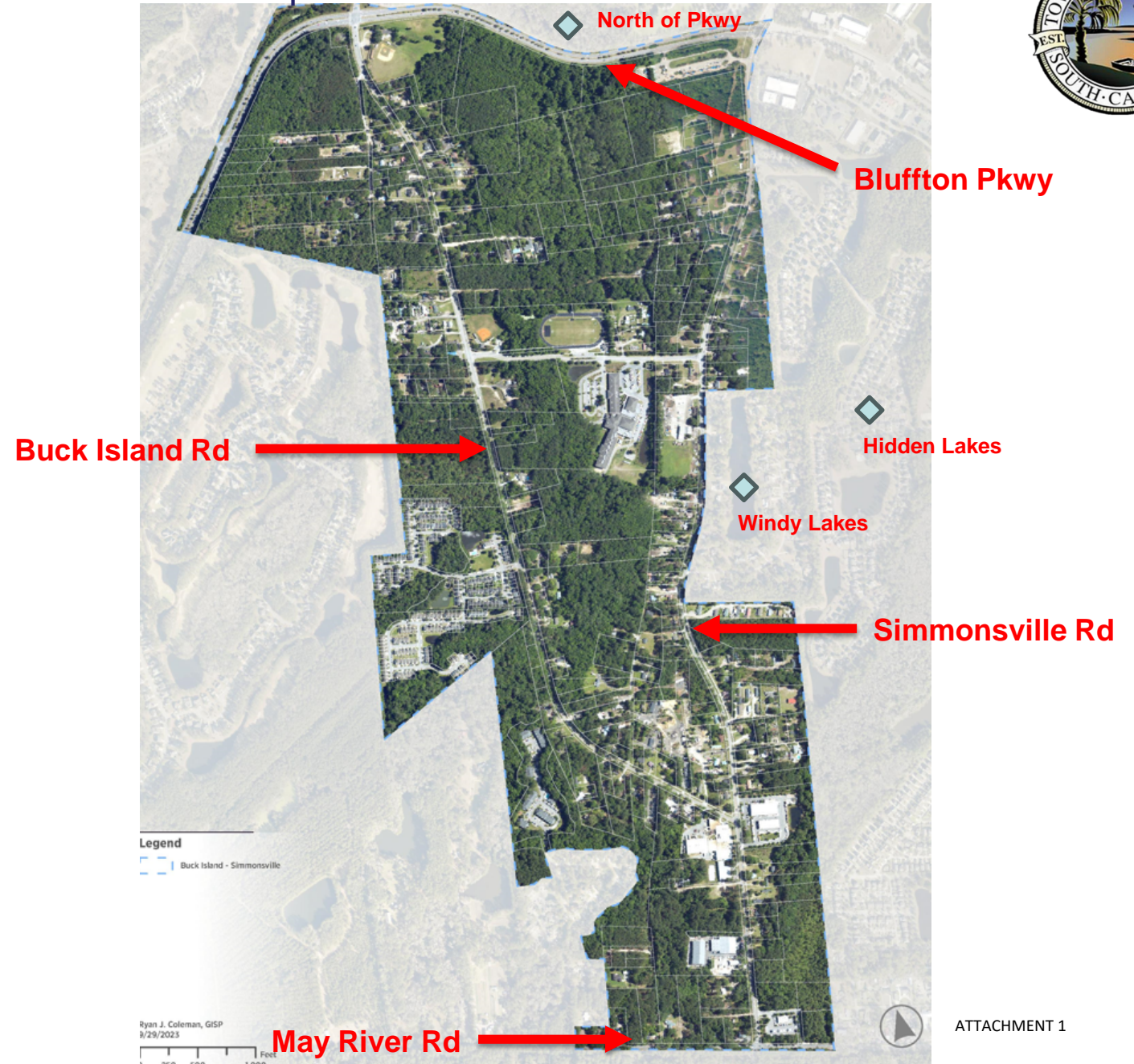




# 2024 Plan Update

- 15 years since initial plan
- Comprehensive Plan (2022) action item
- Town Strategic Plan (FY23-24) priority
- Plan evaluates 2009 action items
- Plan identifies new priorities
- Plan Sections
  - Intro/Background and History
  - Existing Conditions
  - Action Plan
- Adoption does not commit resources – Town Council would consider action items during strategic planning process

2024 Map





# Plan Development Process



Plan Kick-off Meeting  
April 25, 2023  
± 52 attendees



Advisory Committee Meetings  
Five Meetings  
10 members



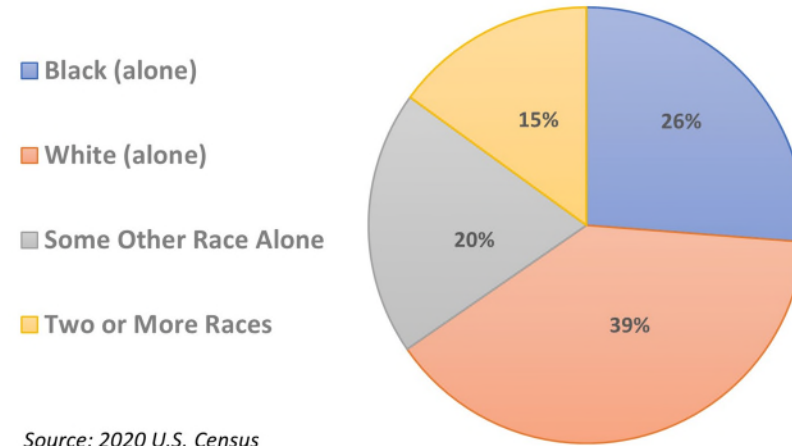
Draft Plan Review Meeting  
March 14, 2024  
± 30 attendees

# Demographics



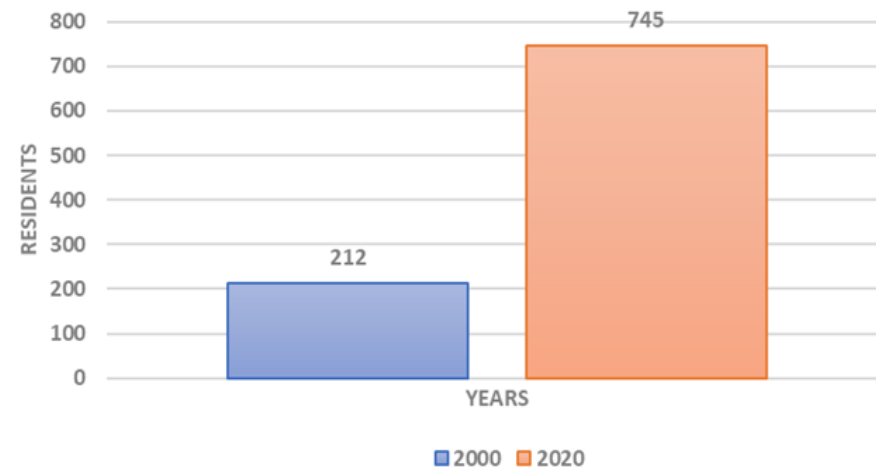
- Approximate Population: 2,157 people (+15.8% increase since 2000)
- 688 individual households, 86.5% are families
- Anticipated number of new dwellings:  $\pm 400$
- Anticipated number of new residents: 831
- Median Age: 32.8 (Bluffton median age is 38.9; County 47.8)
- 39.1% of residents 24 years old or younger;
- 30.9% under the age of 18

RESIDENTS BY RACE



Source: 2020 U.S. Census

HISPANIC RESIDENTS





# Community Involvement & Engagement

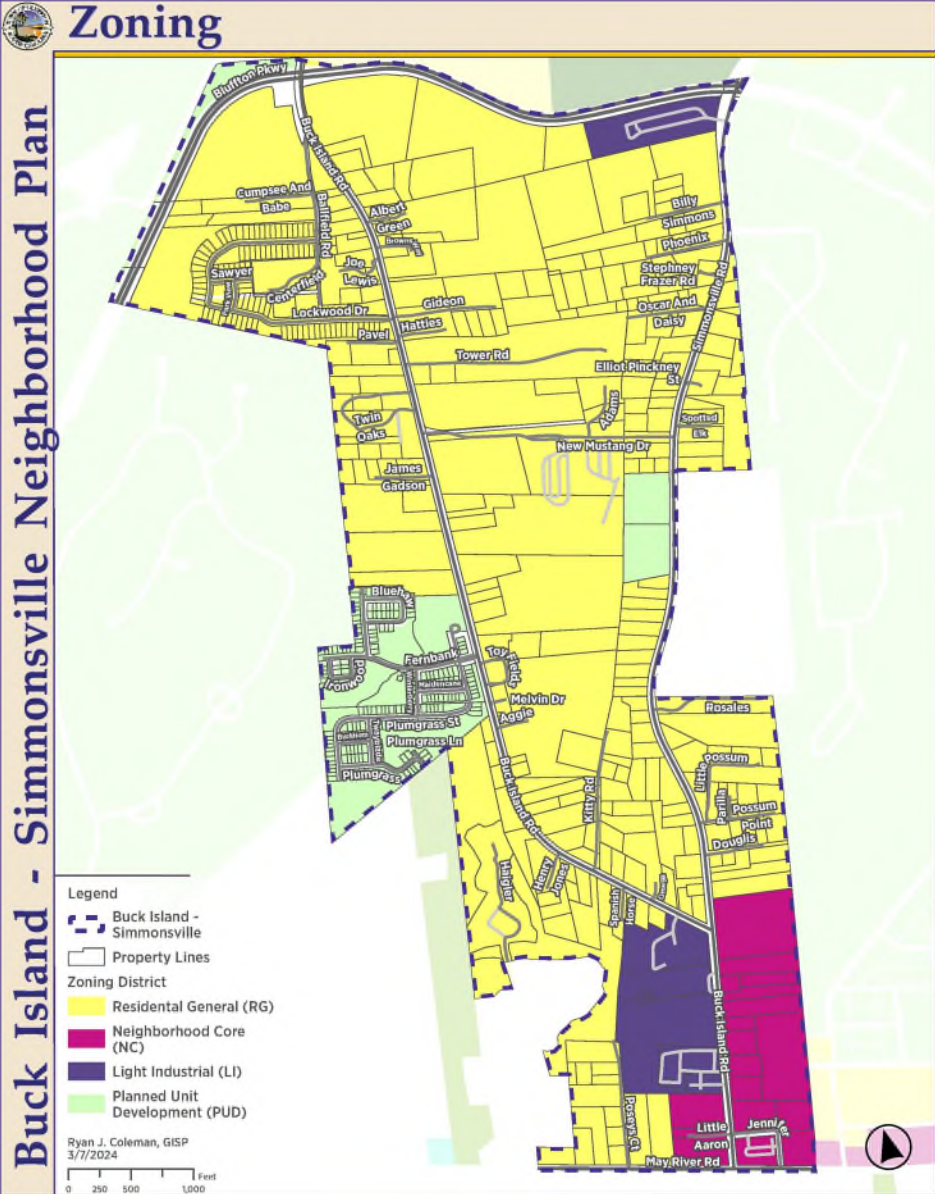
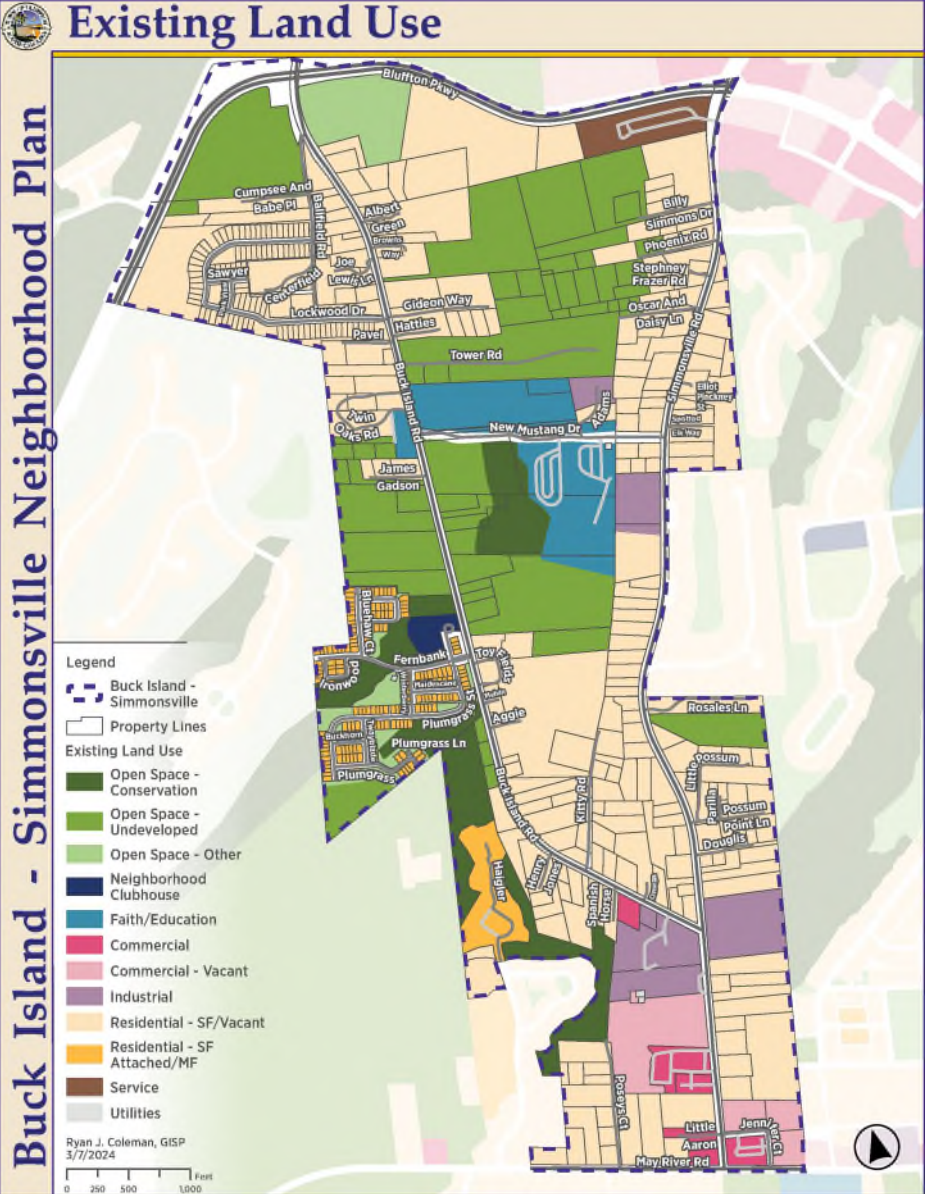


- No current neighborhood association
- Native resident concerns – consider a task force?
- Community Events – Night of Unity
- Community Identity (Art and Signage)





# Land Use and Zoning



# *Land Use and Zoning Concerns & Plans*



- Zoning-related items for potential future study:
  - Consider compatible scale and residential density to determine if adjustments may be in order
  - Evaluate manufactured home policy (family compounds, investment opportunities)
  - Identify ways in which native residents can have more income-producing potential for their properties
- Future park planning: public to be engaged



# Housing



- New residential developments – single-family detached, townhomes, apartments
- Manufactured homes
- Neighborhood Assistance Program
- Heir's Property
- Town Public-Private Partnership (“The May”)
  - 4 units each at 60, 80 & 100% AMI
  - 12-units total



“The May” Townhomes

# Infrastructure & Services



Phases	Project Costs					
	Design	Sewer	Water	Connections	Other	Project Total
Sewer Phase 1	\$ 89,153	\$ 460,569	\$ 137,994	\$ 187,291	\$ 281,042	\$ 1,156,049
Sewer Phase 2	\$ 96,845	\$ 464,338	\$ 118,826	\$ 135,857	\$ 96,908	\$ 912,774
Village Renaissance	\$ 15,500	\$ 56,136	\$ 11,632	\$ 32,302	\$ -	\$ 115,569
Sewer Phase 3	\$ 111,432	\$ 631,818	\$ 21,899	\$ 79,930	\$ 148,371	\$ 993,450
Toy Fields	\$ -	\$ 300,000	\$ -	\$ -	\$ -	\$ 300,000
Phase 4	\$ 79,296	\$ 450,877	\$ 121,345	\$ 50,990	\$ 80,508	\$ 783,017
Phase 5A-5E	\$ 99,792	\$ 1,810,836	\$ 420,604	\$ 441,258	\$ 33,553	\$ 2,806,043
Sidewalks & Lighting						\$ 989,168
Drainage						\$ 229,800
	\$ 492,018	\$ 4,174,574	\$ 832,300	\$ 927,627	\$ 640,383	\$ 8,285,870

**Amount Invested into Community Infrastructure**





# Capital Improvements

## ➤ Completed Projects

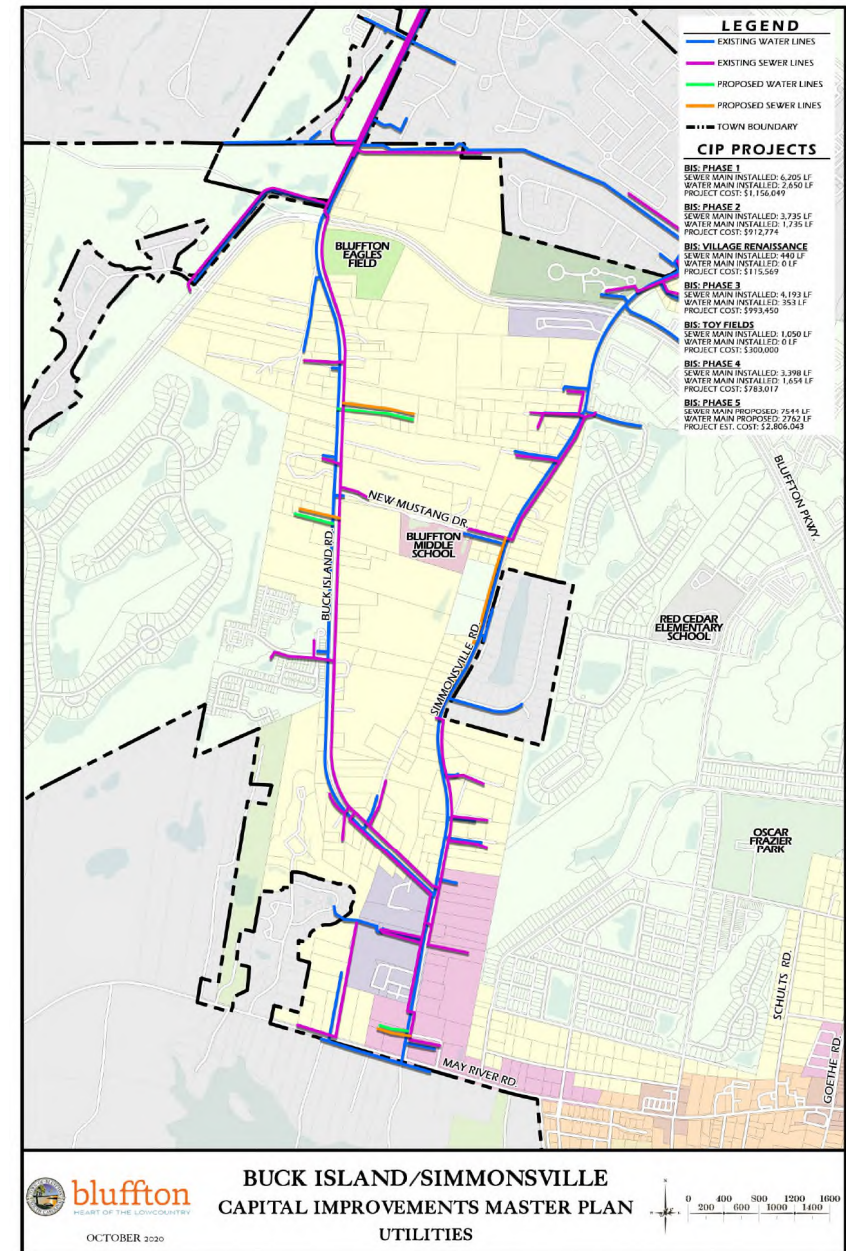
- Lighting
- Sidewalks
- Drainage

## ➤ Projects Being Finalized

- Water
- Sewer



Safety railing added at request of Advisory Committee





# Other Services



- Inspect private street signs (ensure visibility, replace missing signage)
- Install fire and carbon-monoxide alarms (Installation “blitz” to install in 12 homes held May 1)
- Speed trailer to slow motorists on Buck Island and Simmonsville Roads






# Action Plan – Land Use/Zoning Example



- 38 overall strategies
- Responsible Stakeholders Identified
- Timeline to complete
- No changes proposed at last neighborhood meeting

 LAND USE & ZONING			
#	Strategy	Responsibility	Timeline
1	Identify ways in which flexibility in zoning could assist residents to earn income from their property.	TOB-GM Residents	Ongoing
2	Explore the possibility of rezoning two residentially-zoned properties with long-time commercial non-conforming uses on Buck Island Road to an appropriate commercial zoning district.	TOB-GM Property Owners	December, 2024
3	Explore the potential to purchase land and develop a community park.	TOB-Multiple Depts	Purchased by Town in March 2024
4	Evaluate if existing development standards in the community are appropriate for its character, such as maximum building height and minimum building setbacks, and determine if revisions may be in order.	TOB-GM	February, 2025
5	Provide regulations for home occupation use, such as permitted activities, limitation of employees and hours of operation.	TOB-GM	August, 2024
6	Explore the possibility of requiring some level of design review for non-residential and multi-family development, and possibly some minimal requirements for manufactured homes, such as site placement and skirting.	TOB-GM	February, 2025

# Next Steps



Plan Procedure	Date	Complete
Step 1. Planning Commission Meeting and Recommendation	April 24, 2024	✓
Step 2. Town Council Public Meeting and Acceptance	May 14, 2024	x



# *Motion*



*“I move to **Approve** the adoption of the Buck Island – Simmonsville Neighborhood Plan Update.”*



# ***QUESTIONS & DISCUSSION***