



Consideration and Recommendation to Town Council Related  
to Properties Owned by Rose Kitty and Ferrellgas Inc,  
Consisting of a Total of 1.38 Acres, identified by Beaufort  
County Tax Map Numbers R610 039 000 0016 0000 (328  
and 330 Buck Island Road) and R610 039 000 018C 0000  
(332 Buck Island Road) for Applications for a Comprehensive  
Plan Amendment, and Zoning Map Amendment

Town Council First Reading  
Kevin Icard  
Department of Growth Management  
November 12, 2024

# **Request**



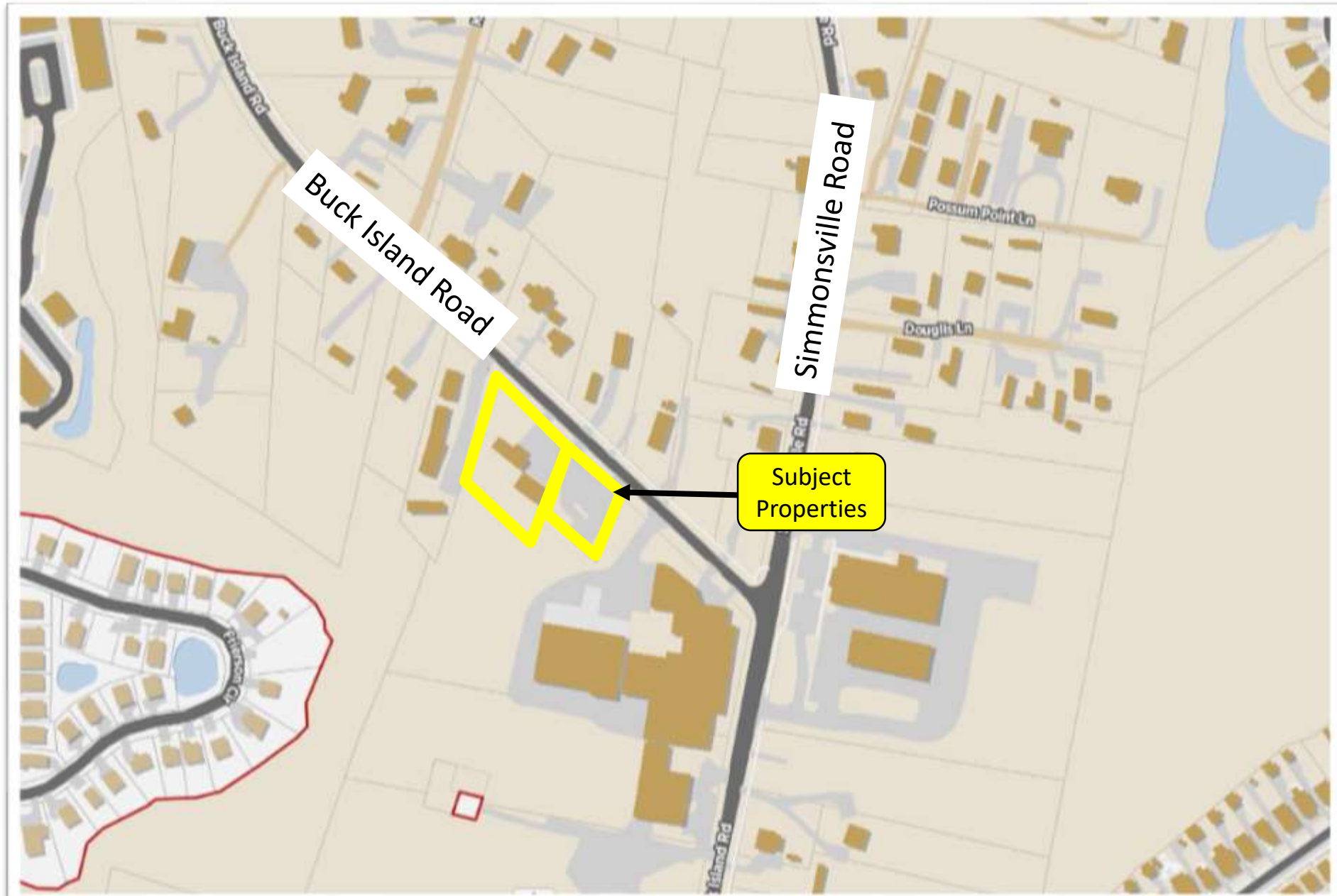
- On June 17, 2024, the “Applicant”, the Town of Bluffton, on behalf of the property owners Rose Kitty and Ferrellgas Inc., submitted applications requesting approval of an amendment to the Town of Bluffton Zoning Map.
- The two subject parcels total +/- 1.38 acres and are identified by Beaufort County Tax Map Numbers R610 03 000 0016 0000 (328 and 330 Buck Island Road) and R610 039 000 018C 0000 (332 Buck Island Road).
- The Applicant is requesting to amend the future land use designation for the subject properties from the Suburban Living designation to Neighborhood Center.
- The Applicant is also requesting an amendment to the Official Zoning Map for the Town of Bluffton to rezone the two (2) subject parcels from the Residential General (RG) zone district to the Light Industrial (LI) zone district.

# **Planning Commission Recommendation**



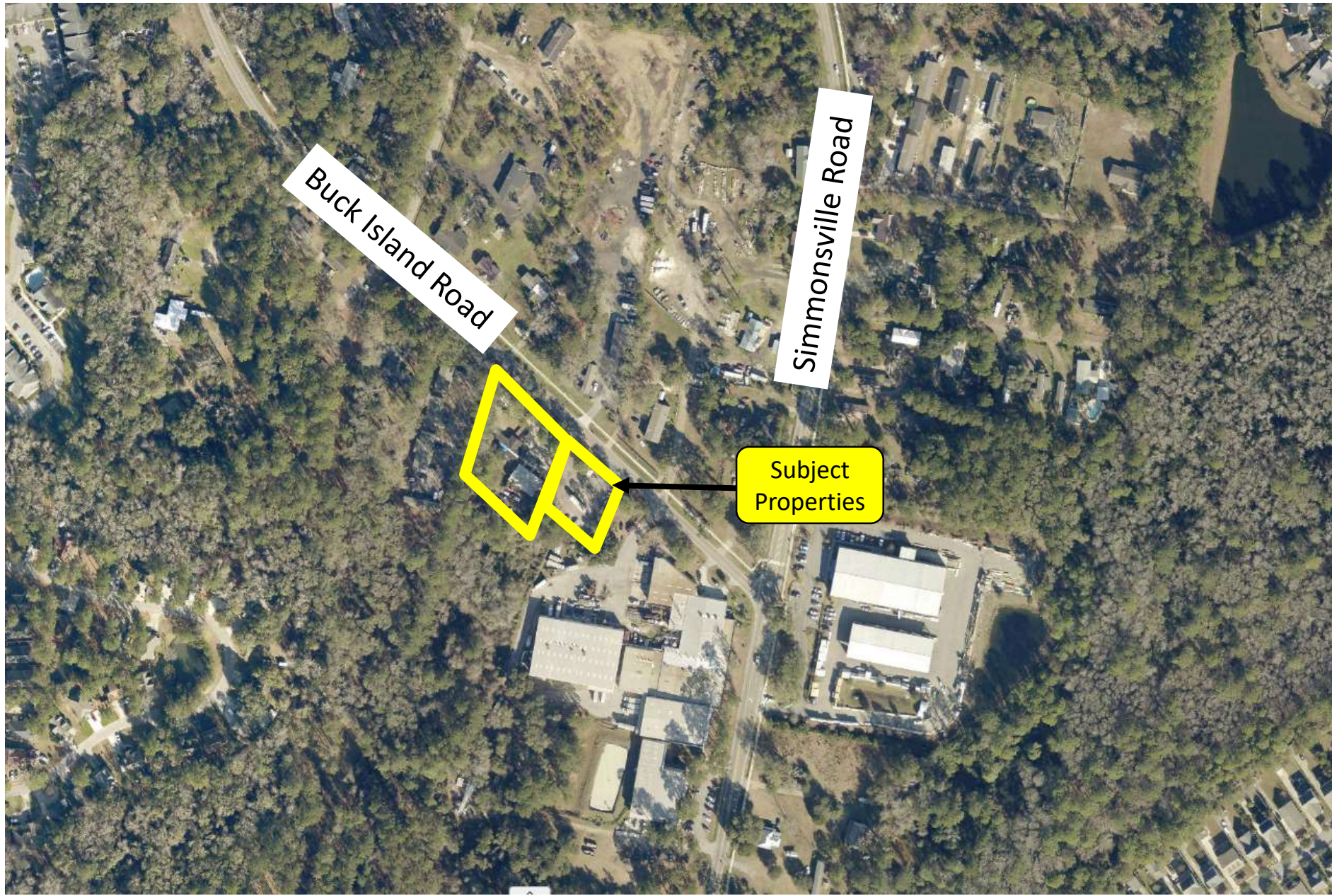
- The Town of Bluffton Planning Commission voted unanimously at their September 25, 2024, meeting to recommend to Town Council to approve both the Comprehensive Plan Amendment and the Zoning Map Amendment.

# Project Location





# Project Location






# Project Description and Background



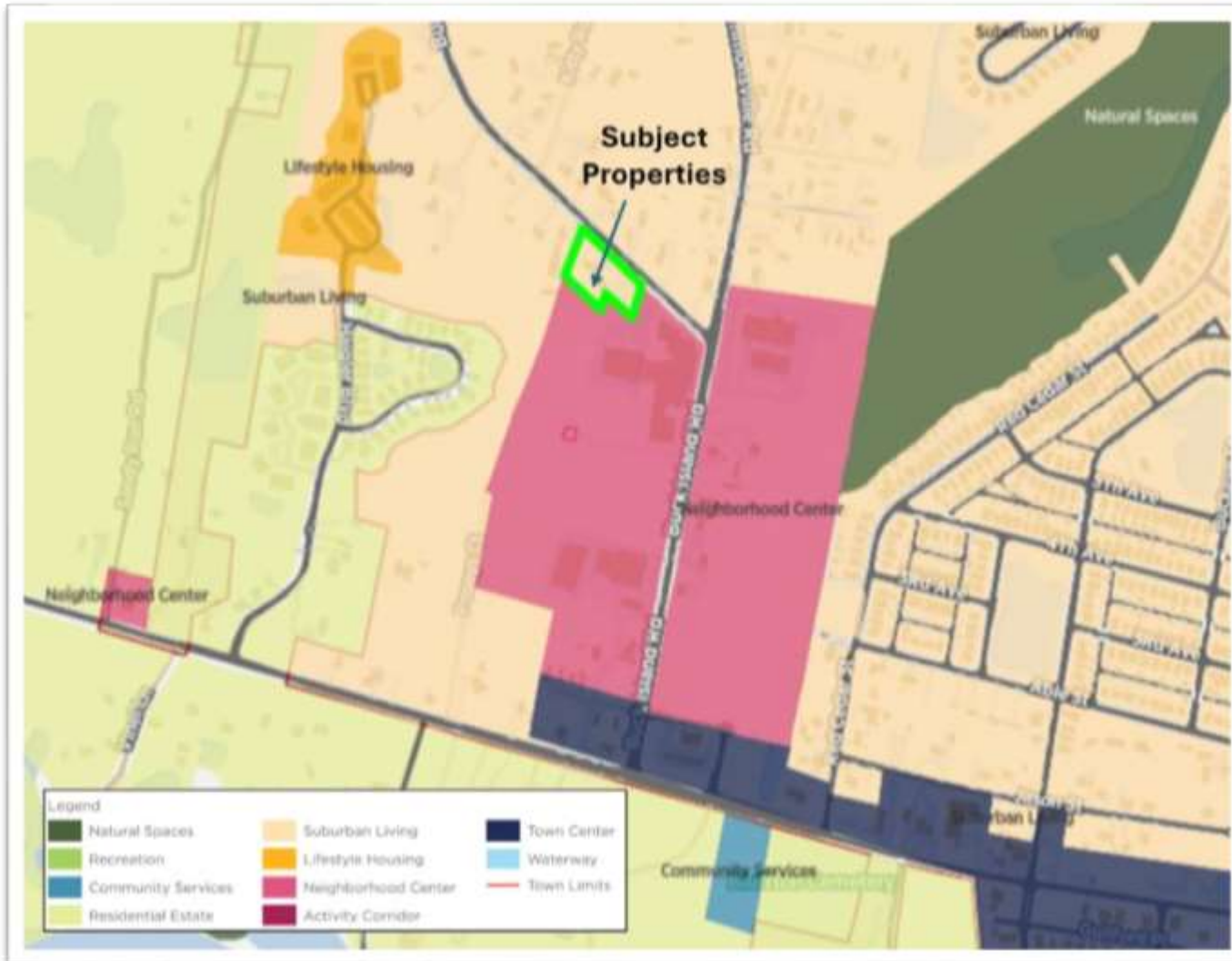
## Buck Island-Simmons ville Neighborhood Plan Update

 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	July, 2024
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

*“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”*



# **Comprehensive Plan Amendment** **(Future Land Use Map)**



## **Current**

***Suburban Living*** - 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.



## **Proposed**

***Neighborhood Center*** — Intended to guide emerging neighborhood-focused retail clusters throughout the community. These centers, such as Buckwalter Place, provide the opportunity for residents to be within walking distance of grocers, restaurants, retailers, and medical offices. These centers help establish neighborhood identity and are best served when supported by a mix of middle housing and single-family residences within walking or biking distance.

# Zoning Map Amendment



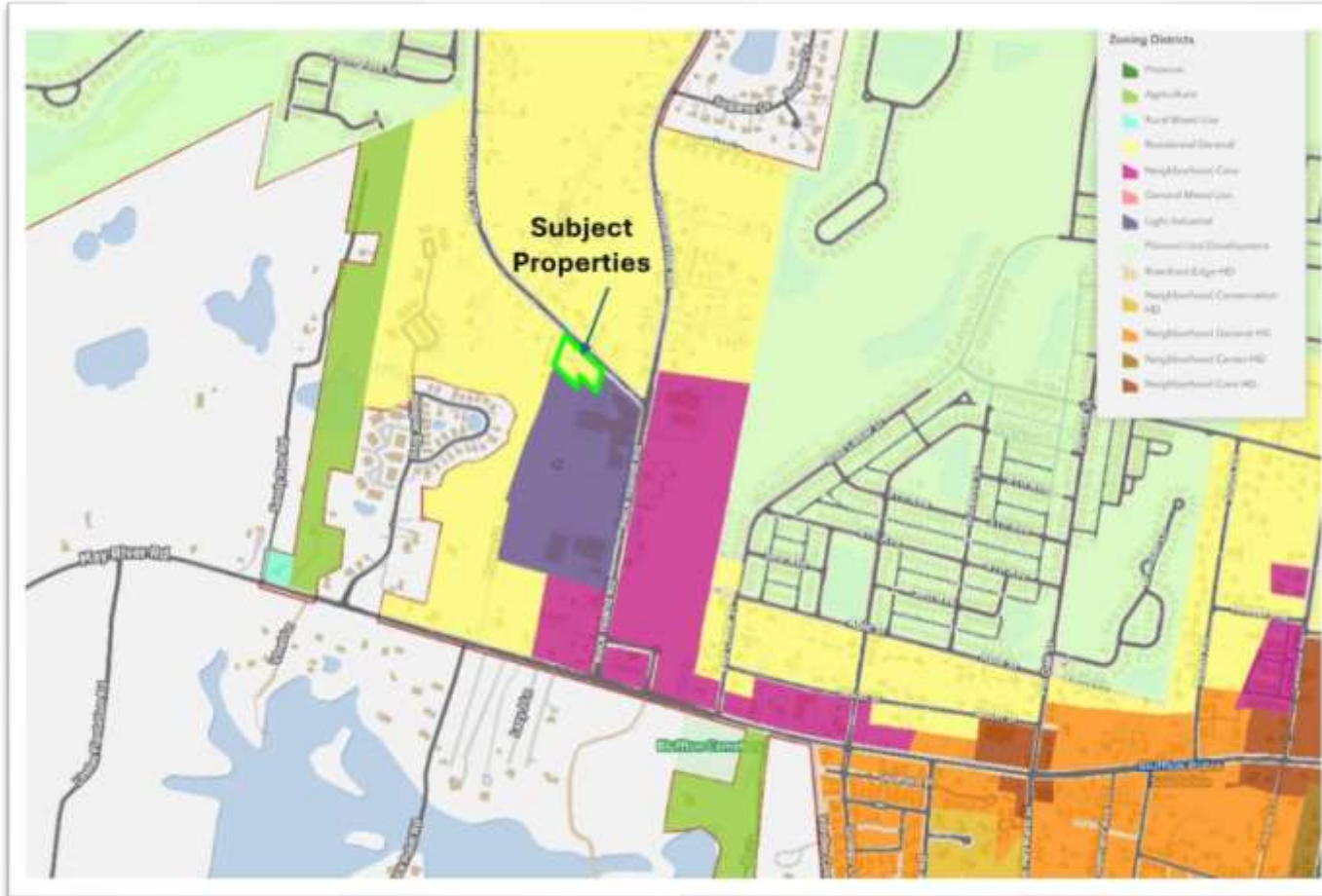
## Current

***Residential General (RG)*** - 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.



## Proposed

***Light Industrial (LI)*** - Intended to provide locations for light industrial, research and development, assembly, high technology production, precision manufacturing, and similar primary employment uses. This district can be used to integrate a number of mutually supportive uses within the district to create employment centers.





# **Review Criteria – Comprehensive Plan Amendment**

Consider the following criteria when reviewing the proposal.

1. **Section 3.3.3.A.** Consistency with the intent of the overall policies in the Comprehensive Plan;
2. **Section 3.3.3.B.** Consistency with demographic changes, prevailing economic trends and/or newly recognized best planning practices that would deem the proposed amendment necessary and proper for the advancement of the Town of Bluffton's goals;
3. **Section 3.3.3.C.** If applicable, the ability of public infrastructure and services to sufficiently accommodate the requested amendment to the Comprehensive Plan;
4. **Section 3.3.3.D.** Appropriate and efficient use of public funds, the future growth, development and redevelopment of its area of jurisdiction, and consideration of the fiscal impact on property owners;
5. **Section 3.3.3.E.** Enhancement of the health, safety, and welfare of the Town of Bluffton;
6. **Section 3.3.3.F.** Consistency with applicable South Carolina Planning law and consideration of case law;
7. **Section 3.3.3.G.** Impact of the proposed amendment on the provision of public services; and
8. **Section 3.3.3.H.** The application must comply with applicable requirements in the Applications Manual.

# **Review Criteria – Zoning Map Amendment**

Consider the following criteria when reviewing the proposal.

1. **Section 3.4.3.A.** Consistency with the Comprehensive Plan or, if conditions have changed since the Comprehensive Plan was adopted, consistency with the overall intent of the Comprehensive Plan, recent development trends and the general character of the area.
2. **Section 3.4.3.B.** Capability of the site's physical, geological, hydrological and other environmental features to support the breadth and intensity of uses that could be developed in the proposed zoning district.
3. **Section 3.4.3.C.** Compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning districts in terms of suitability of location, impacts on the environment, noise, density, nature of use, traffic impacts, aesthetics, ability to develop adjacent properties under existing zoning, and potential influence on property values.
4. **Section 3.4.3.D.** Capacity of public infrastructure and services to sufficiently accommodate all potential uses allowed in the proposed district without compromising the public health, safety and welfare of the Town of Bluffton.
5. **Section 3.4.3.E.** Public need for the potential uses permitted in the requested zoning district; and
6. **Section 3.4.3.F.** Compliance with applicable requirements in the Applications Manual.

# **Next Steps**



<b>Zoning Map &amp; Comp Plan Amendment</b>	<b>Date</b>	<b>Complete</b>
<b>Step 1. Pre-Application Meeting</b>	June 6, 2024	✓
<b>Step 2. Planning Commission Workshop</b>	July 24, 2024	✓
<b>Step 3. Planning Commission Public Hearing and Recommendation</b>	September 25, 2024	✓
<b>Step 4. Town Council Meeting – Ordinance 1<sup>st</sup> Reading</b>	November 12, 2024	✓
<b>Step 5. Town Council – Public Hearing &amp; Ordinance 2<sup>nd</sup> and Final Reading</b>	December 10, 2024 (Tentative)	<input type="checkbox"/> ✓





## **Town Council Action**

As granted by the powers and duties set forth in Sec. 2.2.6.C.4 of the UDO, Town Council has the authority to take the following actions with respect to this application:

1. Approve the application as submitted;
2. Approve the application with amendments; or
3. Deny the application as submitted.



# QUESTIONS



# **Suggested Motion**

Approval of First Reading of the Ordinances Related to Certain Property Owned by Rose Kitty and Ferrellgas Inc., Consisting of a Total of 1.38 Acres, More or Less, Located at 328, 330 and 332 Buck Island Road and identified by Beaufort County Tax Map Numbers R610 03 000 0016 0000 (328 and 330 Buck Island Road) and R610 039 000 018C 0000 (332 Buck Island Road) – First Reading

*“I move to **Approve** an Amendment to the Town of Bluffton Comprehensive Plan "Blueprint Bluffton" to Amend the Said Properties from the Future Land Use Designation of Suburban Living to Neighborhood Center.”*

**AND**

*“I move to **Approve** an Amendment to the Town of Bluffton Official Zoning Map to Rezone the Subject Properties from the Residential General (RG) District to the Light Industrial (LI) District.”*