



## **SECOND & FINAL READING**

Consideration of Second & Final Reading of the Ordinances Related to Property Owned by Bryant Family, LLC, Consisting of a Total of 2.14 Acres, More or Less, Located at 30 Davis Road and identified by Beaufort County Tax Map No. R600-029-000-0028-0000 for Applications for a Comprehensive Plan Amendment, Annexation, and Zoning Map Amendment

Presentation to Town Council

Kevin Icard, AICP

November 12, 2024

## **PUBLIC HEARING**

# Proposed Motion #1



Amendment to the Town of Bluffton Comprehensive Plan  
"Blueprint Bluffton" to Amend the Said Property's Future Land  
Use Designation from Suburban Living to Neighborhood Center

*"I move to **(approve)** Second & Final Reading of the Ordinance to Amend the Town of Bluffton Comprehensive Plan "Blueprint Bluffton" to Change Beaufort County Tax Map No. R600-029-000-0028-0000 Future Land Use Designation From Suburban Living to Lifestyle Housing."*

# Proposed Motion #2



Annexation of the Bryant Holdings, LLC property Consisting of 2.14 Acres, More or Less, Located at 30 Davis Road located to the east of the Intersection of Davis Road and Okatie Highway (SC Highway 170) and identified by Beaufort County Tax Map No. R600-029-000-0028-0000, into the Town of Bluffton Corporate Limits

*“I move to **(approve)** Second & Final Reading of the Ordinance for the Annexation of the Bryant Holdings, LLC Consisting of 2.14 Acres, More or Less, Located at 30 Davis Road located to the east of the Intersection of Davis Road and Okatie Highway (SC Highway 170) and identified by Beaufort County Tax Map No. R600-029-000-0028-0000, into the Town of Bluffton Corporate Limits”*



# Proposed Motion #3

Zoning Map Amendment for 2.14 Acres, More or Less, Located at 30 Davis Road located to the east of the Intersection of Davis Road and Okatie Highway (SC Highway 170) and identified by Beaufort County Tax Map No. R600-029-000-0028-0000, to Rezone Said Property to the Residential General (RG) District Pursuant to the Unified Development Ordinance.

*“I move to **(approve)** Second & Final Reading of the Ordinance for the Zoning Map Amendment for Approximately Consisting of 2.14 Acres, More or Less, Located at 30 Davis Road located to the east of the Intersection of Davis Road and Okatie Highway (SC Highway 170) and identified by Beaufort County Tax Map No. R600-029-000-0028-0000, to Rezone Said Property to the Residential General (RG) District Pursuant to the Unified Development Ordinance.”*



# 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 has requested to rezone the property 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.
- On May 14, 2024, Town Council voted to accept the Annexation Petition and forgo referring the application to the Negotiating Committee.



# Introduction (continued)

On May 22, 2024, Planning Commission held a workshop for the applications and voiced several questions and comments which are summarized below:

1. Have any others in the area been approached about annexation or have there been requests for significant residential development?

Staff responded that the Applicant only owns the subject Property and other owners in the area aware of the opportunity but have not submitted application. The only other inquiry in the immediate area was interested in multi-family via a phone call. Would require connection to Sewer for any new residences.

2. Can the allowed RDUs be sold and/or transferred to another property?

Staff respond no since the RDUs will be a result of by-right zoning per the UDO and are not within a Development Agreement area.



# Introduction (continued)

On July 24, 2024, Planning Commission held a Public Hearing for the applications and voted unanimously to forward Town Council the following recommendations:

1. Amendment to the Town of Bluffton Comprehensive Plan "Blueprint Bluffton" to Amend the Said Property's Future Land Use Designation from Suburban Living to Lifestyle Housing;
2. 100% Annexation Request to Annex the Subject Property into the Town of Bluffton Corporate Limits; and
3. Zoning Map Amendment to Rezone the Subject Property to the Residential General (RG) District.





# Background

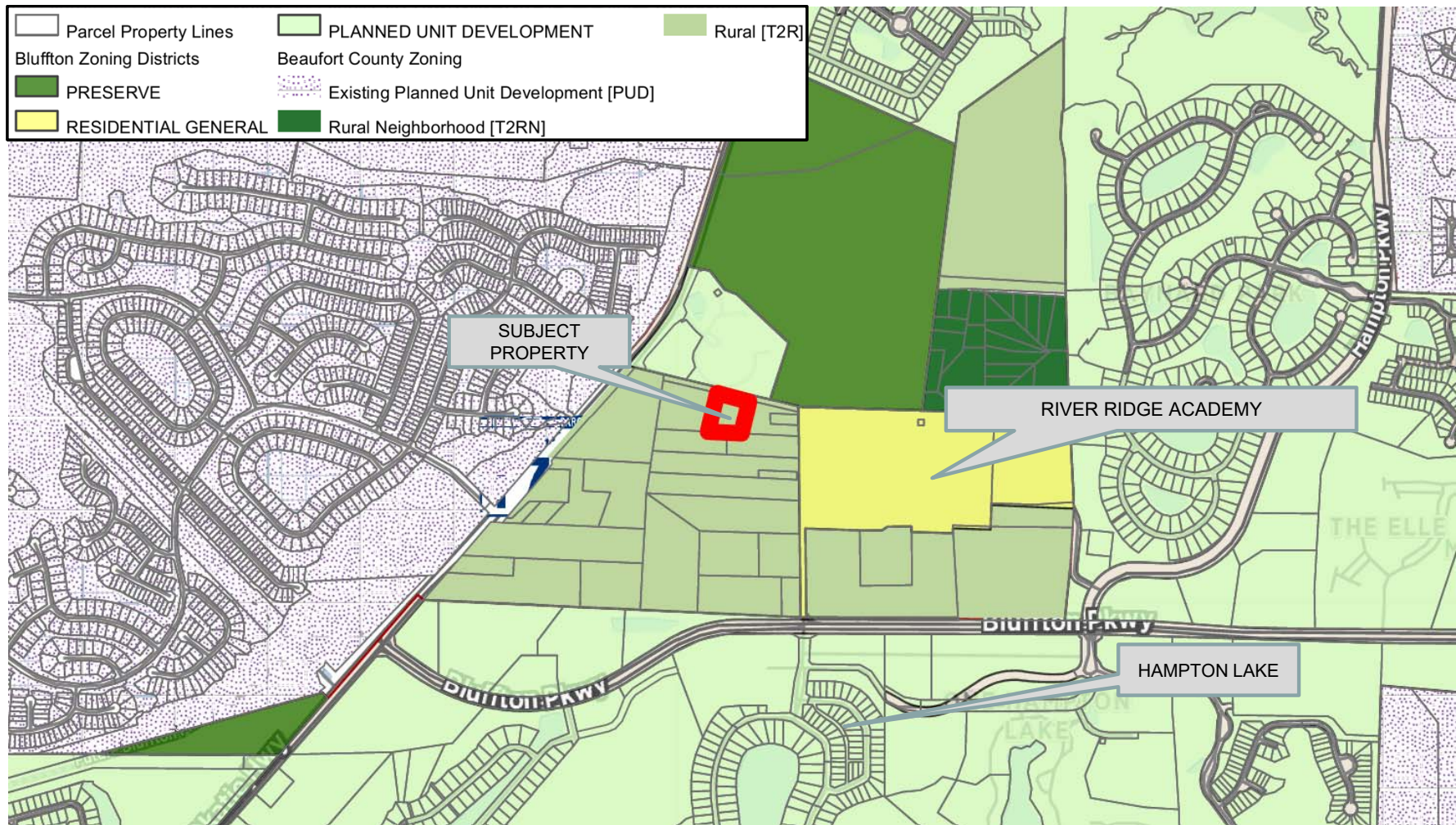
- The Property contains approximately 2.14 acres located within Unincorporated Beaufort County.
- The Property contains one (1) manufactured home.
- Davis Road traverses the site from west to east and provides access to approximately thirty-two (32) properties.

# Aerial Map





# Zoning Map





# 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..

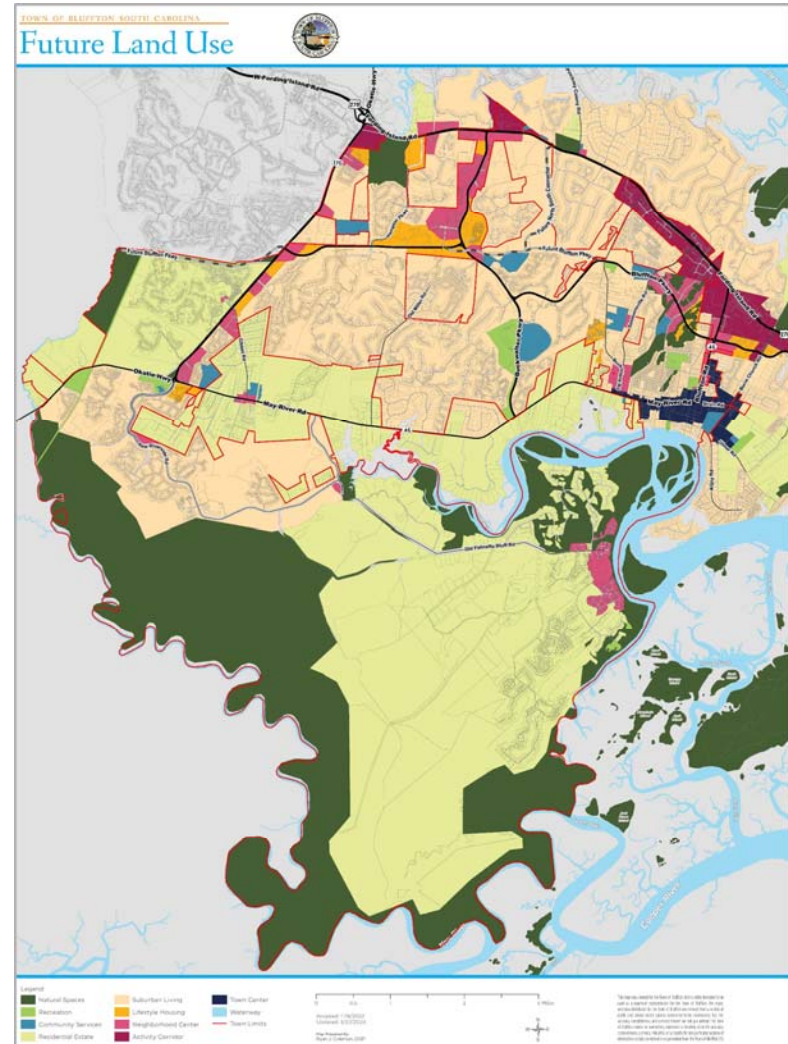
# Zoning Comparison



	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) Spaces per RDU
STORMWATER TREATMENT	SOLOCO	SOLOCO
COMPREHENSIVE PLAN	Suburban (Low-Density SF)	Lifestyle Housing

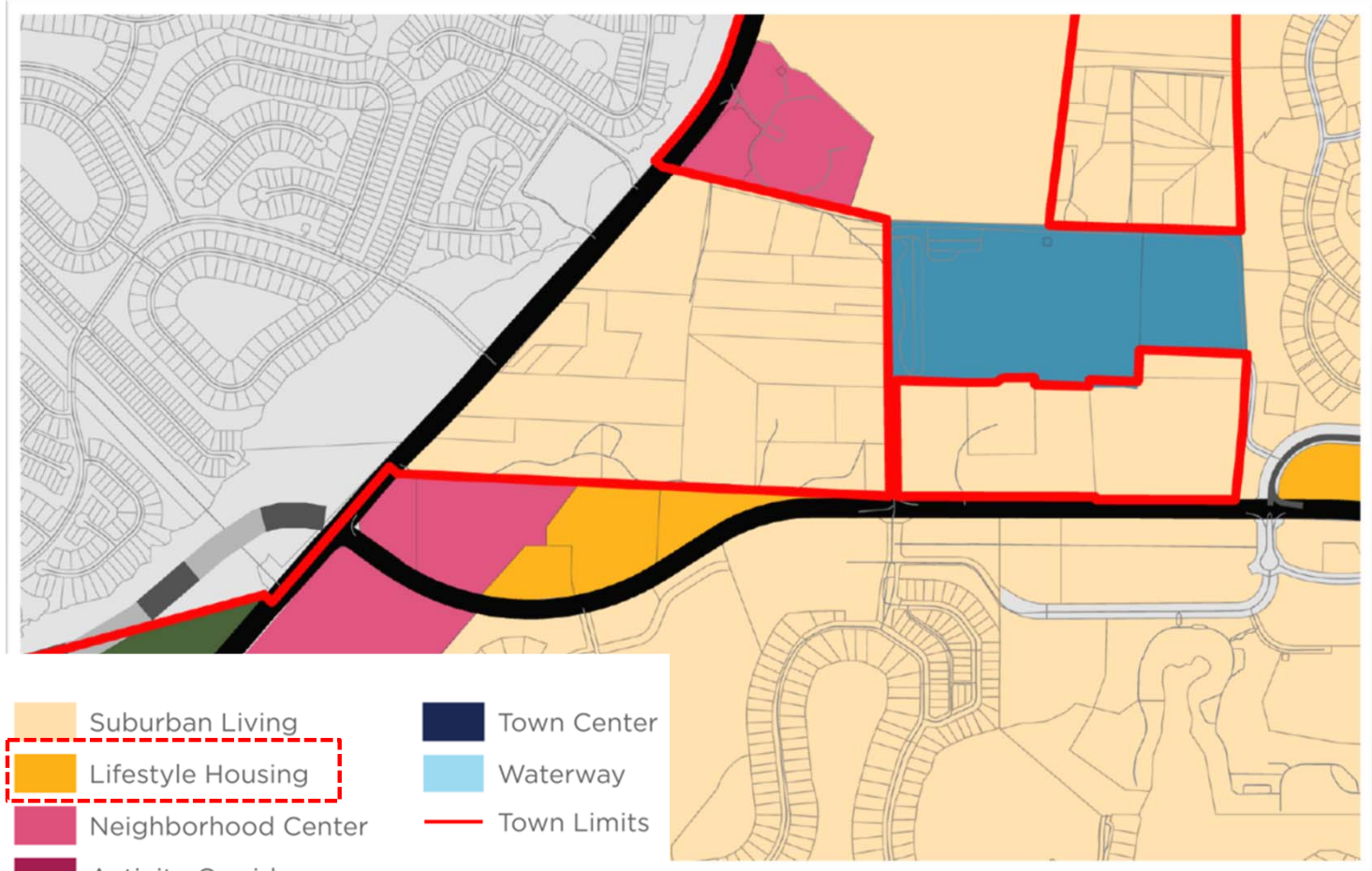


# Future Land Use Map





# 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 CRITERIA

## **COMP PLAN AMENDMENT** (UDO Section 3.3)

- a. Consistency with overall policies
- b. Consistency w/ best practices
- c. Ability of infrastructure and services
- d. Cost/Benefit Impact
- e. Health Safety
- f. Planning Law
- g. Impact of Public Services
- h. Comply w/ Application Manual

## **ANNEXATION** (Annexation Manual)

- a. Principals, Policies & Procedures
- b. Best Interest of the Town
- c. Contiguous
- d. Avoids Creating Enclaves
- e. Consistent with Comp Plan
- f. Appropriate Zoning
- g. Cost Benefit Analysis
- h. Not a Tax Burden
- i. Impact of Public Services
- j. Infrastructure Improvements
- h. Impact of Law Enforcement
- l. Diversify Economy and Jobs
- m. Applicant Understands Cost/Benefit
- n. Input from Public and Agencies

## **ZONING MAP AMENDMENT** (UDO Section 3.4.3)

- a. Consistent with Comp Plan
- b. Supports Proposed Uses
- c. Compatible with Surrounding Uses and Zoning Districts
- d. Capacity of Public Infrastructure
- e. Public Need
- f. Comply with Applications Manual

# Review Process and Next Steps



Meeting	Date	Task Description/ Application(s) for Review
<b>Town Council “Intent to Annex”, Acceptance of Petition, Referral to Negotiating Committee</b>	May 14, 2024	Annexation Petition
<b>Negotiating Committee (if necessary)</b> <i>(Additional Meetings May Be Required)</i>	N/A	Annexation Petition, Zoning Map Amendment, Concept Plan Amendment
<b>Planning Commission Workshop</b>	May 22, 2024	Annexation Petition, Zoning Map Amendment, Concept Plan Amendment
<b>Planning Commission Public Hearing &amp; Recommendation to Town Council</b>	July 24, 2024	Annexation Petition, Zoning Map Amendment, Concept Plan Amendment
<b>Town Council Ordinance 1<sup>st</sup> Readings</b>	August 13, 2024	Annexation Petition, Zoning Map Amendment, Concept Plan Amendment
<b>Town Council Public Hearing &amp; Ordinance 2<sup>nd</sup> and Final Readings</b>	November 12, 2024	Annexation Petition, Zoning Map Amendment, Concept Plan Amendment



# QUESTIONS?