



Consideration of the Acceptance of Pulte Home Company, LLC's 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 100.78 Acres, More or Less, Located at 1007 May River Road and Bearing Beaufort County Tax Map No. R600 038 000 0023 0000, and Referral to the Town of Bluffton Negotiating Committee if Deemed Necessary

Presentation to Town Council
Kevin Icard, AICP
Department of Growth Management
January 11, 2022



Introduction

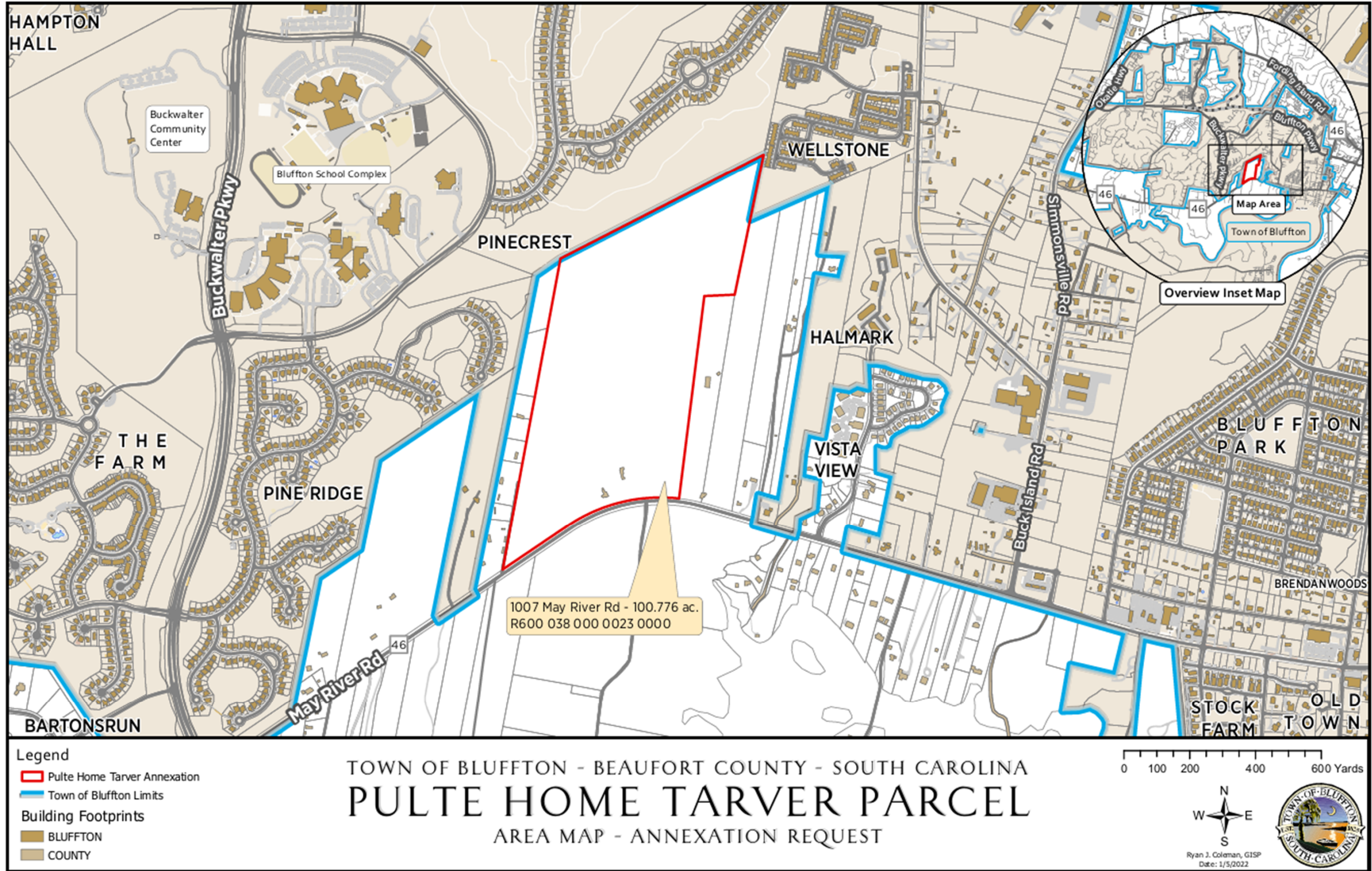
On November 17, 2021 in accordance with Section 5-3-150 of the Code of Laws of South Carolina and the Town of Bluffton Annexation Policy and Procedure Manual Pule Home Company, LLC submitted a 100% Annexation Petition Application for a parcel containing approximately 100.78 acres located at 1007 May River Road (“Property”) into the Town of Bluffton’s municipal boundary.



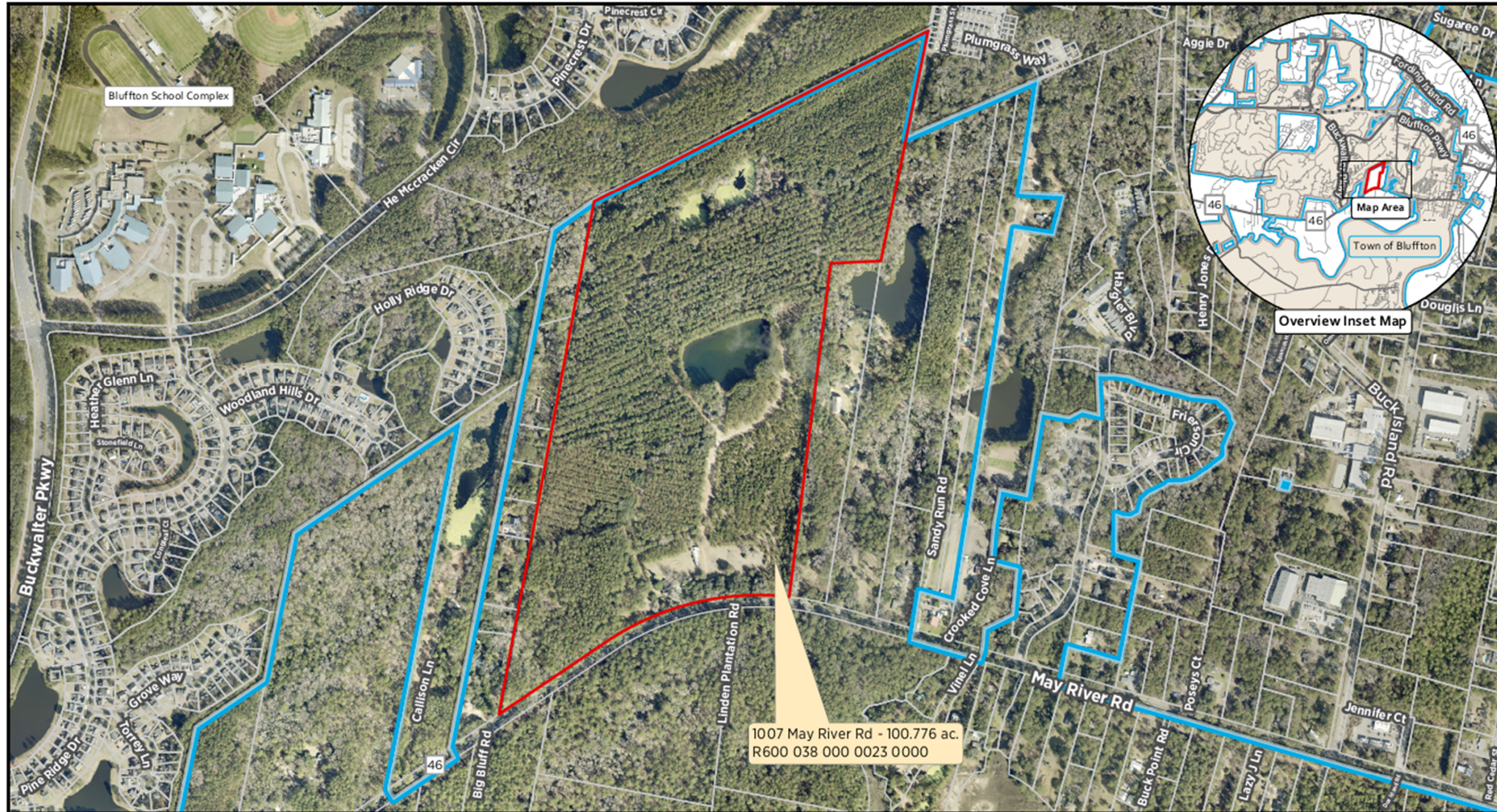
Introduction (continued)

- Pursuant to the Annexation Manual, the Applicant requests the Property's rezoning as Residential General (RG) pursuant to the Town of Bluffton Unified Development Ordinance, as amended which permits residential uses at a maximum of 4 DU/ Acre.
- Should Town Council vote to accept the petition, the Applicant will be required to submit application packages for the concurrent requests for a Zoning Map Amendment and Comprehensive Plan Amendment to revise the future land use designation from Low Density Residential to Medium or High Density Residential to support the proposed development.

Area Map



Aerial Location Map



Legend

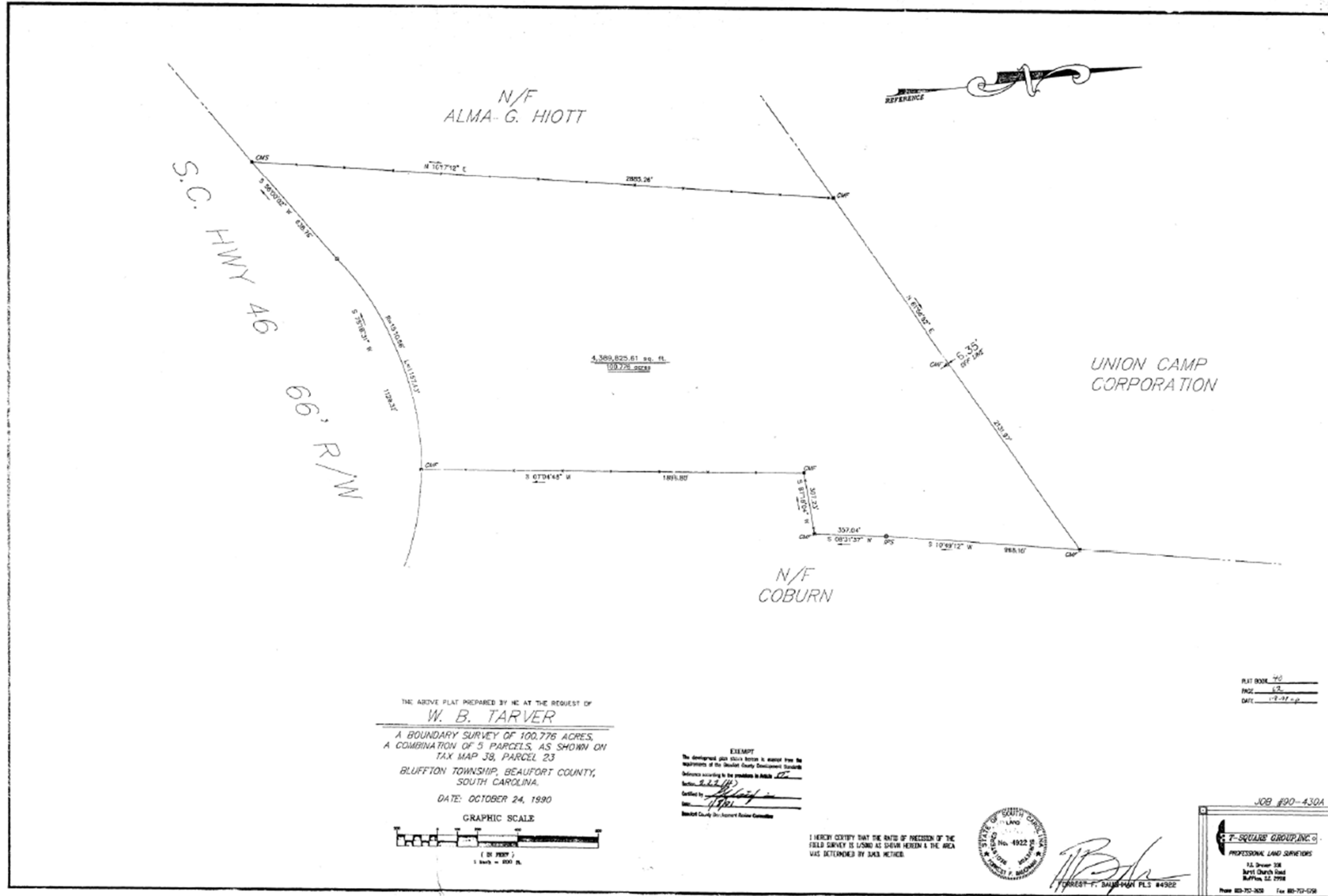
- Pulte Home Tarver Annexation
- Town of Bluffton Limits
- Property Lines

0 250 500 1,000 Feet

TOWN OF BLUFFTON - BEAUFORT COUNTY - SOUTH CAROLINA
PULTE HOME TARVER PARCEL
AERIAL LOCATION MAP - ANNEXATION REQUEST

Ryan J. Coleman, GISP
Date: 1/5/2022

Plat





Background

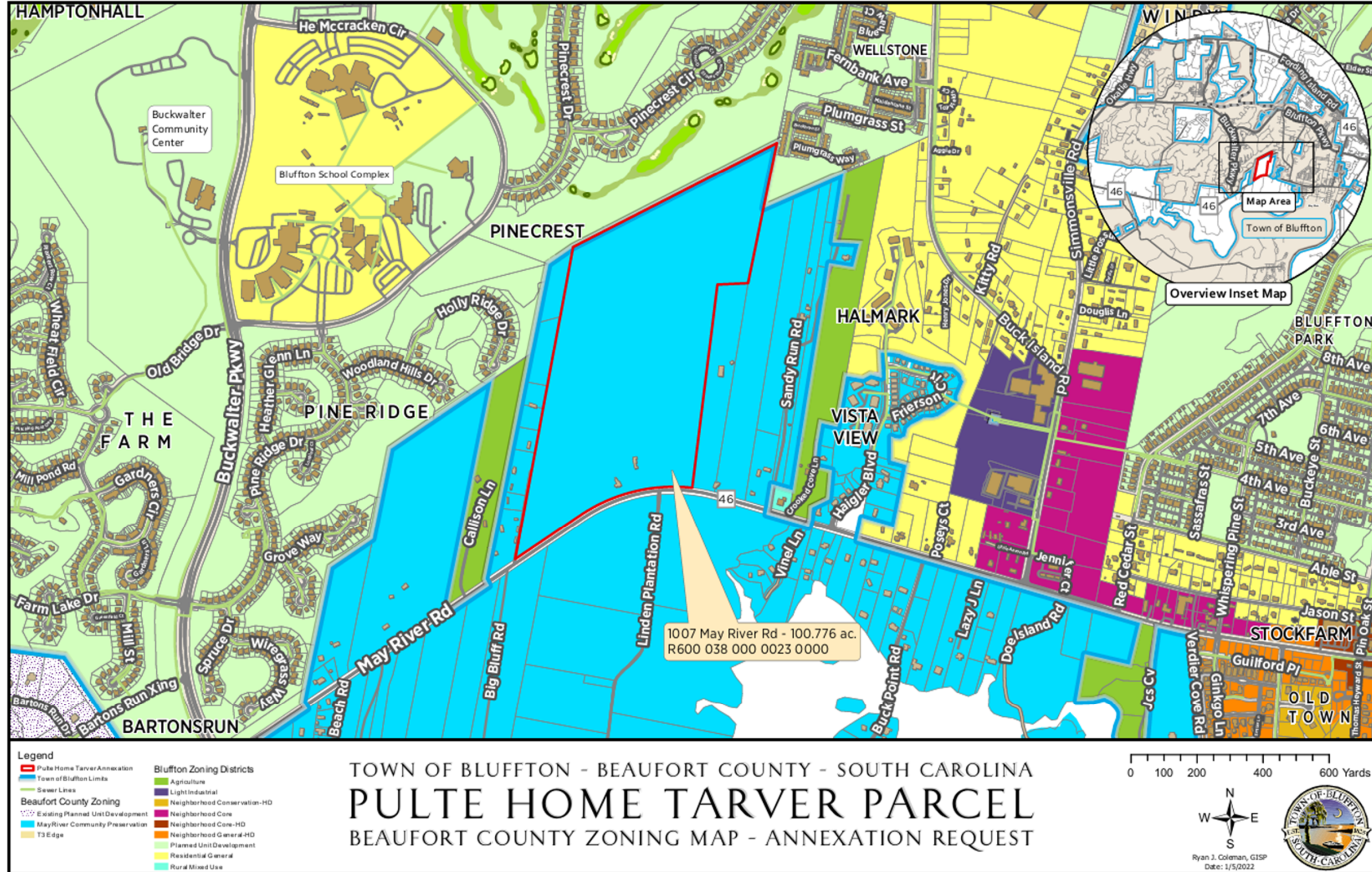
- The Property contains approximately 100.78 acres located within Unincorporated Beaufort County and is currently contains a single-family home and accessory structures.
- The Property is currently zoned May River Community Preservation (MRCP) which is subject to the Beaufort County Community Development Code.



Background (continued)

The Applicant intends to develop the property as single-family residential, which would be subject to the maximum density permitted in the proposed Residential General (RG) Zoning District of 4 DU/Acre.

Zoning Map



Comparison of Current vs. Proposed Zoning District Allowed Uses

“P” – Permitted
“C” – Conditional
“---” – Not Allowed



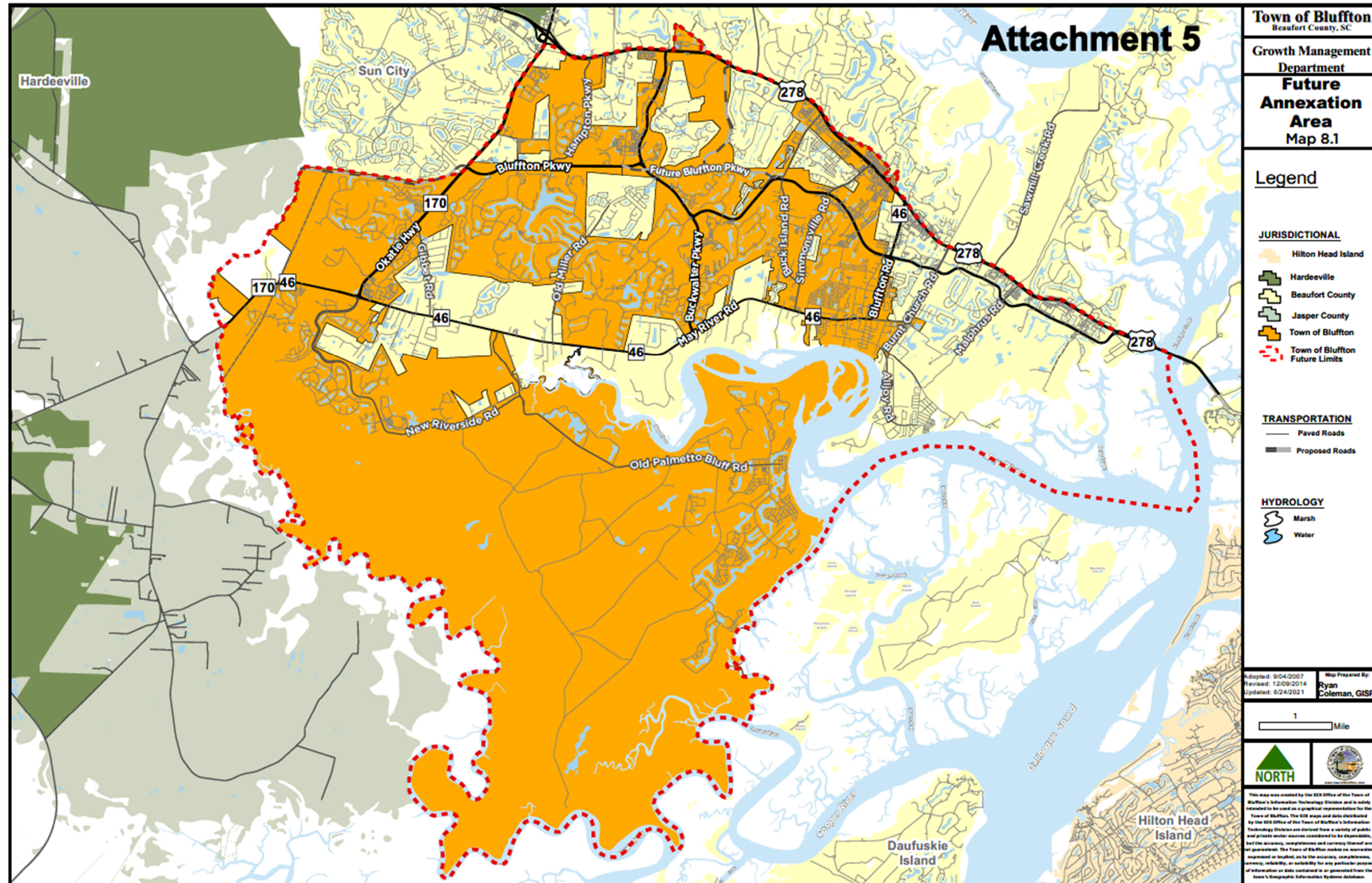
Land Use Type	Jurisdiction / Zoning District	
	Beaufort County	Town of Bluffton
	Community Development Code Table 3.1.60: Consolidated Use Table	Unified Development Ordinance Table 4.3 Uses by District
	May River Community Preservation (MRCP) 100.78 Acres	Residential General (RG) 100.78 Acres
Agriculture / Conservation		
Agriculture Agricultural Uses and Structures	P	P
Forestry	P	N
Commercial Stables Horse Riding School, Horse Training Facility, and/or Commercial Stables	C	-
Animal Hospital, Veterinary Clinic, Kennel	-	-
Seafood / Shellfish Packaging / Processing	-	-
Residential		
Single-family detached	P	P
Single-family traditional cluster Single-family attached	C	P
Family Compound	P	N
Outbuilding	C	N
Guest House Accessory Dwelling Unit	C	C
Multi-Family	-	-
Retail and Restaurants		
Roadside Stand	Y	
Commercial Services		
Outdoor Sales	-	-
Retail Businesses	-	-
Personal Service Establishments	-	-
Restaurant	-	-
Motor Vehicle Sales and Service	-	-
Fueling / Service station including fuel pumps / Convenience Store	-	-
Car Wash	-	-
Tattoo / Body Art Parlor	-	-



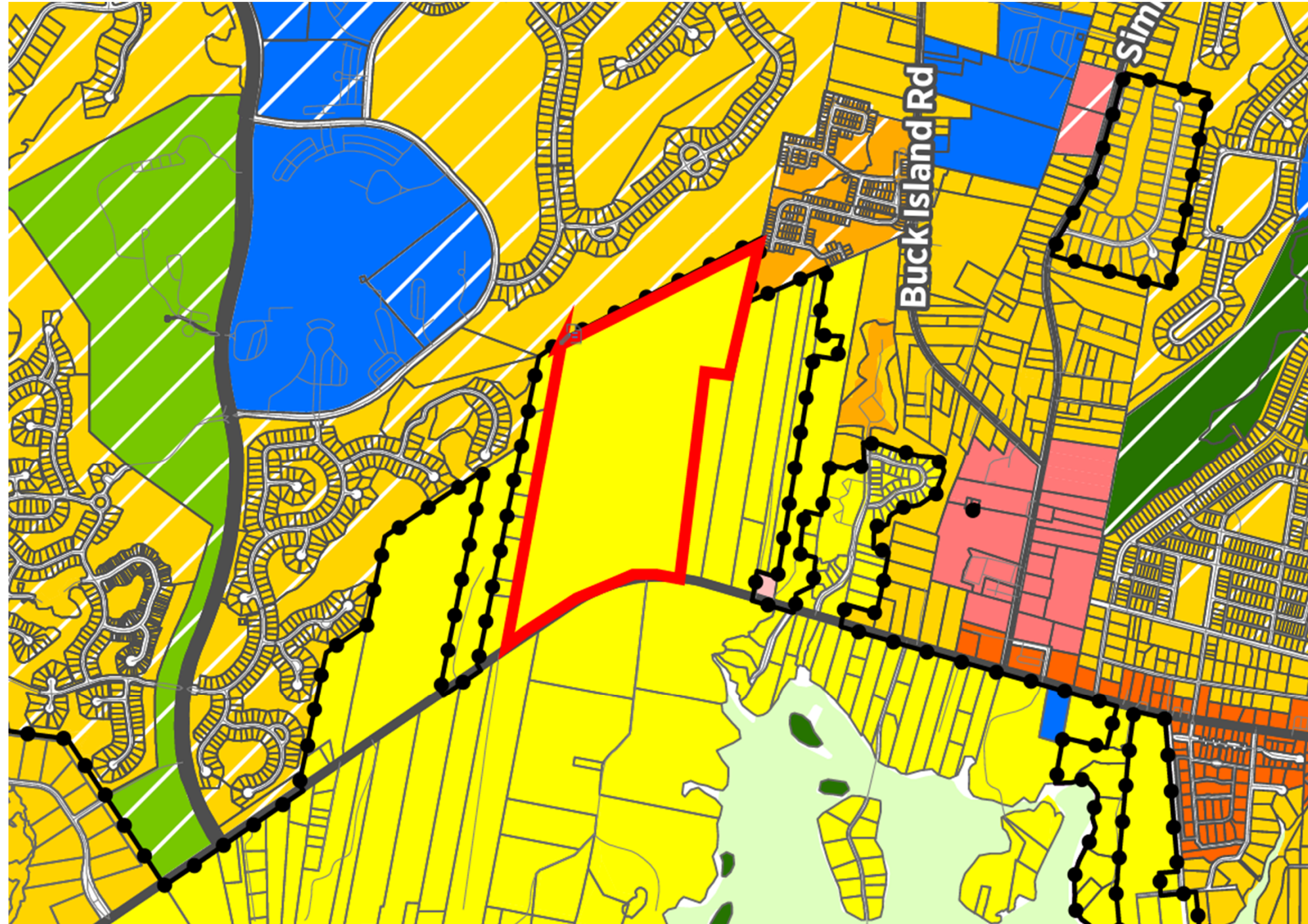
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	May River Community Preservation (MRCP) 100.78 Acres	Residential General (RG) 100.78 Acres
Adult Oriented Business	-	-
Low Speed Recreational Vehicle Sales	-	-
Lodging		
Short-term rental	-	C
Homestay Rental (1-bedroom)	-	P
Bed and Breakfast (2-5 bedrooms)	L	P
Inns (6-12 bedrooms)	-	-
Hotel (13 or more bedrooms)	-	-
Office		
Home Occupations	L	P
Professional Offices	-	-
Health / Human Care		
Family Day Care Home (6 or less children)	-	P
Group Day Care Home (7 to 12 children)	-	P
Child Care Center (13 or more children)	-	P
Hospitals	-	-
Medical Offices and Clinics	-	-
Nursing Homes and Long-term Care	-	-
Recreation / Entertainment		
Campgrounds and Recreational Vehicle Parks	-	-
Golf Course	-	P
Recreation Facility	-	-
Theaters and Auditoriums	-	-
Recreation, Education, Safety, Public Assembly		
Outdoor Recreation	S	N
Temporary Uses		
Model Homes Sales Office	Y	N
Contractor's Office	Y	N
Civic / Institutional		
Cemetery	-	P
Club, Lodge, Union Hall, or Social Center	-	-
Conference or Exhibition Center	-	-
Government Building	-	P
Parks	-	P
Museum	-	P

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Religious Assembly	-	P
School	-	P
Utilities	-	P
Industrial		
Artisan Workshop	-	-
Concrete and Asphalt Plants	-	-
Contractor's Office	-	-
Junk and Salvage Operations	-	-
Light Assembly / Fabrication	-	-
Manufacturing	-	-
Manufacturing Storefront	-	-
Manufacturing Storehouse	-	-
Research and Laboratory	-	-
Solid Waste Transfer Facility / Recycling Center	-	-
Telecommunication Towers	-	C
Warehouse or Distribution Operation	-	-
Other		
Public and Private Parking Structures and Stand Alone Parking Lots	-	-

Future Annexation Area




TOB Future Land Use Map

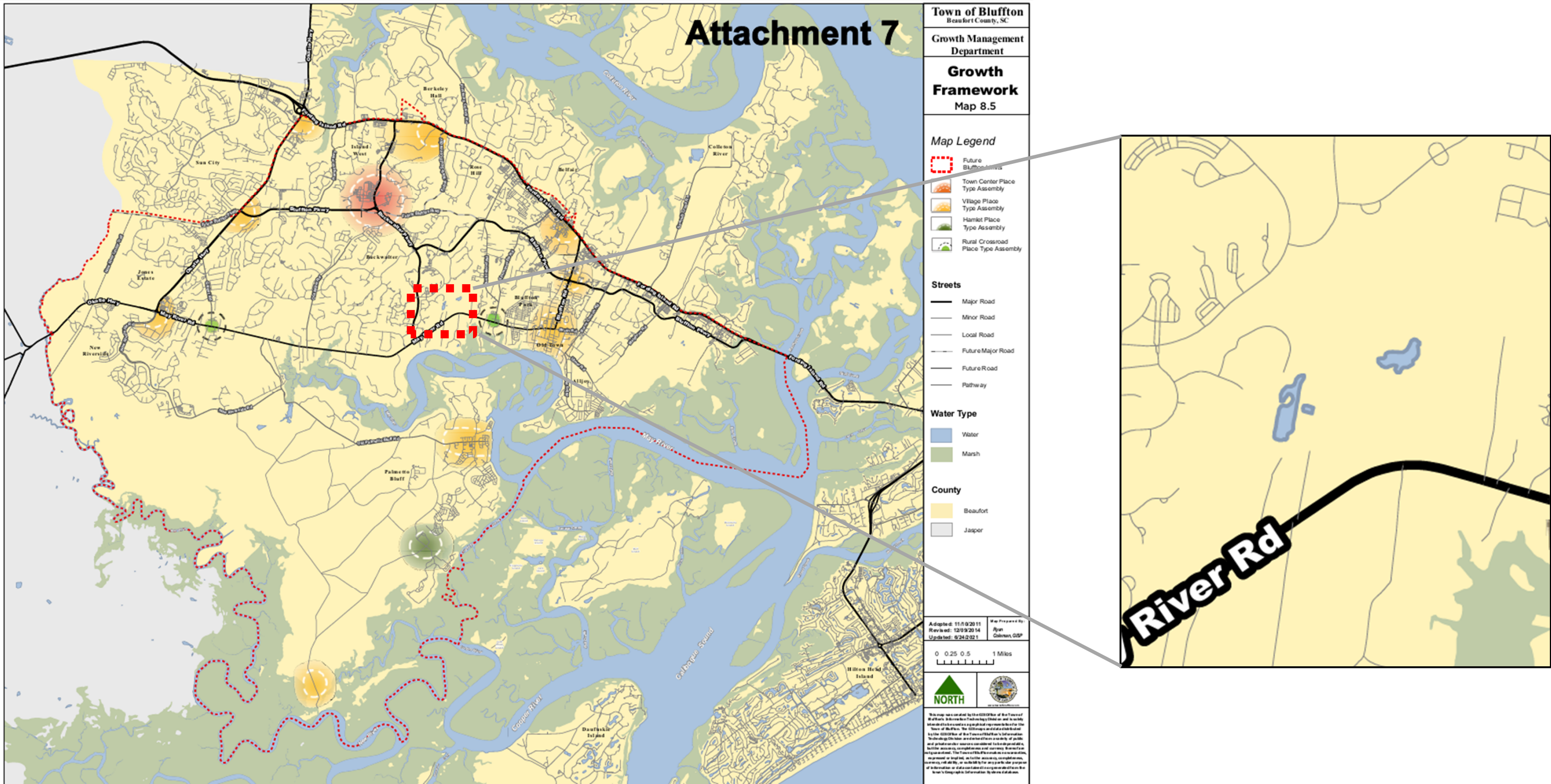


Legend

FUTURE LAND USE

-  High Intensity Commercial
-  Medium Intensity Commercial
-  Low Intensity Commercial
-  Mixed Use
-  High Density Residential
-  Medium Density Residential
-  Low Density Residential
-  Civic/Institutional
-  Recreation/Open Space
-  Conservation/Preservation
-  In PUD

Growth Framework Map



Review Process and Next Steps



Meeting	Date	Task Description/ Application(s) for Review
Town Council “Intent to Annex”, Acceptance of Petition	January 11, 2022	Annexation Petition
Negotiating Committee, if Necessary	TBD	Annexation Petition Zoning Map Amendment Comprehensive Plan Amendment
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Planning Commission Workshop	TBD	Annexation Petition Zoning Map Amendment Comprehensive Plan Amendment
Planning Commission Public Hearing & Recommendation to Town Council	TBD	Annexation Petition Zoning Map Amendment Comprehensive Plan Amendment
Town Council Ordinance 1 st Readings	TBD	Annexation Petition Zoning Map Amendment Comprehensive Plan Amendment
Town Council Public Hearing & Ordinance 2 nd and Final Readings	TBD	Annexation Petition Zoning Map Amendment Comprehensive Plan Amendment



QUESTIONS