

TOWN COUNCIL

STAFF REPORT

Growth Management Department



MEETING DATE:	January 11, 2022
PROJECT:	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
PROJECT MANAGER:	Kevin Icard, AICP Director of Growth Management

REQUEST: Town Staff requests that Town Council consider the following:

1. Acceptance of Pule Home Company, LLC's One Hundred Percent (100%) Annexation Petition to Annex Certain Real Properties Contiguous to the Town of Bluffton's Corporate Boundaries Consisting of a Total of 100.78 Acres, More or Less, and Bearing Beaufort County Tax Map No. R600 038 000 0023 0000; and
2. Referral of the request to the Town of Bluffton Negotiating Committee if deemed necessary.

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* ("Annexation 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.

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, as shown in the comparative tables provided in the application package provided as Attachment 2.

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.

Per the revision to the Annexation Manual approved by Town Council Resolution on December 8, 2020, the initial step in the public review process is an initial briefing, or “intent to annex”, to Town Council for general discussion of the request and its associated applications such as the appropriate zoning classification and possible negotiation items. At the conclusion of the discussion, Town Council takes action to accept or decline to accept the proposed Annexation Petition by majority vote.

In the event Town Council accepts the petition, additional action by majority vote is necessary to either refer or forgo the referral of request to the Town of Bluffton Negotiating Committee if deemed necessary.

BACKGROUND: The Property contains approximately 100.78 acres located within Unincorporated Beaufort County as shown on the Aerial Map (Attachment 3). The Property currently contains a single-family home and accessory structures.

The Property is currently zoned May River Community Preservation (MRCP), as shown on the Zoning Map (Attachment 4), which is subject to the Beaufort County Community Development Code.

The immediately adjacent properties vary as to jurisdiction and zoning as follows:

Direction	Jurisdiction	Zoning District	Current Use
North	Town of Bluffton	Buckwalter PUD	1 Pinecrest Way Bluffton, LLC – No Address - Pinecrest Golf Course
East	Town of Bluffton	Wellstone PUD	Wellstone at Bluffton Property Owners Association, Inc. – No Address - Common Space, Stormwater Management
	Beaufort County	May River Community Preservation (MRCP)	J. Francis Coburn, III – 1035 May River Road - Residential
	Beaufort County	May River Community Preservation (MRCP)	J. Francis Coburn, III – No Address - Residential
South	Beaufort County	May River Community Preservation (MRCP)	SCDOT – May River Road – Right-of-Way
	Beaufort County	May River Community Preservation (MRCP)	Ann Y. Miller – 89 Big Bluff Road - Residential
	Beaufort County	May River Community Preservation (MRCP)	Lucy Trosdal Little & Lewis M Little Jr. - 57 Linden Plantation Drive East - Residential
	Beaufort County	May River Community Preservation (MRCP)	Sylvia Corker – 1056 May River Road - Vacant
West	Beaufort County	May River Community Preservation (MRCP)	State of Mind Street Partners, LLC – 5 Smith Lane - Residential
	Beaufort County	May River Community Preservation (MRCP)	Marscher II Trust A U/T/D & Marscher II Trust B U/T/D – 11 Smith Lane - Residential

Direction	Jurisdiction	Zoning District	Current Use
	Beaufort County	May River Community Preservation (MRCP)	Joseph W. Smith – 13 Smith Lane - Residential
	Beaufort County	May River Community Preservation (MRCP)	Amy L. & Robert W. Conn - 25 Smith Lane -Residential
	Beaufort County	May River Community Preservation (MRCP)	Amy L. & Robert W. Conn – 31 Smith Lane - Vacant
	Beaufort County	May River Community Preservation (MRCP)	Amy L. & Robert W. Conn – 37 Smith Lane - Vacant
	Beaufort County	May River Community Preservation (MRCP)	Joshua Joseph Parlagreco – 45 Smith Lane - Residential
	Beaufort County	May River Community Preservation (MRCP)	Joshua J. Parlagreco – 61 Smith Lane - Vacant

The adjacent property to the north and zoned as Buckwalter Planned Unit Development, which is part of the development known as Pine Crest, establishes the required contiguity as it is within the Town of Bluffton’s Municipal Boundary.

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, as indicated on the zoning considerations table on the property illustration provided in Attachment 2.

The Town of Bluffton Comprehensive Plan Map 8.1 – Future Annexation Area (Attachment 5) shows that the Property is within the Town’s annexation boundary.

The Town of Bluffton Comprehensive Plan Map 8.3 – Future Land Use (Attachment 6) shows the Property is designated as Low Intensity Residential which is defined as:

Low density residential land uses are used to maintain existing rural character and decrease environmental and traffic impacts. This designation is a rural-residential land use that also includes estates and family compounds. Category densities are based on current densities which range from one unit per three acres to one unit per acre under existing County zoning. Densities at the higher end of the scale should be considered only if a developer provides substantial amenities and holds the project to design standards above and beyond current zoning district regulations. Lower densities outside of the proposed range are encouraged and would be recognized as voluntary conservation-oriented actions. Examples include the following:

- *Applying cluster principles to protect and preserve water resources, environmentally sensitive areas, continuous open space, habitat, viewsheds, and rural character.*

- *Increasingly preserving or enhancing natural resources such as significant trees stands, and employing site reforestation or afforestation techniques.*
- *Incorporating unique design features and techniques that promote and encourage energy conservation and sustainable development, such as green buildings, innovative stormwater management such as permeable pavement, and low impact design.*
- *Committing to use energy saving methods and applying LEED principles to projects.*
- *Providing interconnected open space and trail systems, both on and off-road, that link with key destinations in Bluffton.*
- *Improving public roads and infrastructure to mitigate anticipated impacts, or paying fees in lieu of actual improvements.*
- *Providing sites to accommodate or financially contributing to support schools, public safety, local government, parks and recreation, and other community services and facilities.*
- *Contributing to support community wide efforts for public art, or accommodating it on-site.*
- *Applying the vernacular of low-country architecture with its symmetry and deep porches.*
- *Preserving rural and/or corridor character using techniques such as increased buffers, farmland preservation, and saving existing farm buildings and features and incorporating them into the design of a development.*

If the applicant were to pursue residential development with density between 1 to 3 DU/Acre, the future land use designation revision to Medium Density Residential, as defined below, would be appropriate:

This category consists of single family homes, with accessory multiple family units and densities can range from one to three units per acre. However, densities within Old Town may vary based on the Old Town District Code. Multi-family uses could be allowed as long as overall density is not exceeded.

If the applicant were to pursue residential development with density over 3 DU/Acre up to the maximum permitted of 4 DU/Acre, the future land use designation revision to High Density Residential, as defined below, would be appropriate:

High density residential includes both single family homes and multi-family structures such as townhouses, attached condominiums, apartments, loft complexes, and senior housing. Densities exceeding three units per acre should be considered only if a developer provides substantial

amenities above and beyond what is required in relation to the scale of the project. Examples include the following:

- *Including affordable and/or workforce housing, at mixed price ranges that are distributed throughout a development.*
- *Integrating mixed land uses, including non-residential ones that provide neighborhood services and/or employment opportunities.*
- *Providing a blend of architecture styles with an overall character that is integrated and compatible with the entire community.*
- *Increasingly preserving or enhancing natural resources such as significant trees stands, and employing site reforestation or afforestation techniques.*
- *Incorporating unique design features and techniques that promote and encourage energy conservation and sustainable development, such as green buildings, innovative stormwater management such as permeable pavement, and low impact design.*
- *Committing to use energy saving methods and applying LEED principles to projects.*
- *Providing interconnected open space and trail systems, both on and off-road, that link with key destinations in Bluffton.*
- *Improving public roads and infrastructure to mitigate anticipated impacts, or paying fees in lieu of actual improvements.*
- *Providing sites to accommodate or financially contributing to support schools, public safety, local government, parks and recreation, and other community services and facilities.*
- *Contributing to support community wide efforts for public art, or accommodating it on-site.*

Lastly, the Town of Bluffton Comprehensive Plan Map 8.5 – Growth Framework (Attachment 7) shows the Property is not located within an identified Place Type Assembly growth area.

SCHEDULE: The proposed schedule for the applications is provided as Attachment 8.

ATTACHMENTS:

1. Presentation
2. Application Submittal
3. Aerial Map
4. Zoning Map
5. Town of Bluffton Comprehensive Plan Map 8.1 – Future Annexation Area

6. Town of Bluffton Comprehensive Plan Map 8.3 – Future Land Use
7. Town of Bluffton Comprehensive Plan Map 8.5 – Growth Framework
8. Draft Schedule
9. Proposed Motion