

TOWN COUNCIL

STAFF REPORT

Growth Management Department



MEETING DATE:	January 11, 2022
PROJECT:	Consideration of the Acceptance of University Investments, 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 12.348 Acres, More or Less, Located at the North-West Corner of the Intersection of Buckwalter Parkway and Lake Point Drive and Bearing Beaufort County Tax Map No. R600 029 000 2410 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 University Investments, 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 12.348 Acres, More or Less, Located at the North-West Corner of the Intersection of Buckwalter Parkway and Lake Point Drive and Bearing Beaufort County Tax Map No. R600 029 000 2410 0000; and
2. Referral of the request to the Town of Bluffton Negotiating Committee if deemed necessary.

INTRODUCTION: On July 14, 2020, 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") Grande Oaks II, LLC submitted a 100% Annexation Petition Application for two parcels totaling 13.933 acres located at southwest corner of the Buckwalter Parkway and Lake Point Drive Intersection into the Town of Bluffton's municipal boundary.

Town Council considered the acceptance of this Annexation Petition at their October 13, 2020 meeting. There was no motion made; therefore the agenda item died for lack of a motion.

On November 18, 2021, University Investment, LLC, who has since purchased one of the aforementioned parcels, submitted a revised 100% Annexation Petition Application (Attachment 2) requesting annexation of a parcel consisting of approximately 12.348 acres located near the northwest corner of the Buckwalter Parkway and Lake Point Drive intersection and bearing Beaufort

County Tax Map No. R600 029 000 2410 0000 (“Property”) into the Town of Bluffton’s municipal boundary.

Pursuant to the Annexation Manual, the Applicant requests the Property’s incorporation into the Buckwalter Planned Unit Development (“Buckwalter PUD”), Concept Plan and Development Agreement as part of the Buckwalter Commons Land Use Tract, the most permissive land use designation which allows a broad mix of uses as well as an additional 12.348 acres of general commercial development rights. Should Town Council vote to accept the petition, the Applicant will be required to submit revised application packages for the concurrent Zoning Map Amendment, Buckwalter Development Agreement Amendment, and Buckwalter Concept Plan Amendment.

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 12.348 acres located within Unincorporated Beaufort County as shown on the Aerial Location Map (Attachment 3). The Property is currently vacant.

The Property is currently zoned as Grande Oaks Planned Unit Development, as shown on the Zoning Map (Attachment 4), and designated as part of the Village Commercial V-1 Land Use Tract as shown on the Grande Oaks Master Plan (Attachment 5) which allows a mix of residential and commercial uses such as:

- | | |
|-------------------------------------------------|------------------------------|
| 1. Single Family Residential | 8. Drive Through Restaurants |
| 2. Multi-Family Residential | 9. Gasoline Service Stations |
| 3. Neighborhood Commercial | 10. Office Use |
| 4. Bed and Breakfast | 11. Restaurants |
| 5. Commercial Lodging - Hotels,
Motels, etc. | 12. Civic |
| 6. Hospitals | 13. Church |
| 7. Conference Center | 14. Storage |

A Comparison of Current Beaufort County and Proposed Town of Bluffton Zoning District Land Uses provided as Attachment 6.

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

Direction	Jurisdiction	Zoning District	Current Use
North	Town of Bluffton	Buckwalter Planned Unit Development	University Investments, LLC - Parcel 12 - Buckwalter Parkway - Vacant
South	Beaufort County	Grande Oaks Planned Unit Development	Grande Oaks II, LLC - 454 Buckwalter Parkway - Vacant
	Beaufort County	Grande Oaks Planned Unit Development	Beaufort County - Lake Point Drive - Road Right-of-Way
	Beaufort County	Grande Oaks Planned Unit Development	Sandy Pointe Property Owners Association, Inc. - No Address - Sandy Pointe Open Space
	Beaufort County	Grande Oaks Planned Unit Development	Arborwood/ Willows Homes Owners Association - Lake Point Drive - Open Space
	Beaufort County	Grande Oaks Planned Unit Development	Dustin Brandon Payne - 8 Sunny Glen Drive - Residential Single Family Home
	Beaufort County	Grande Oaks Planned Unit Development	Kyle D Potter - 14 Sunny Glen Drive - Residential Single Family Home
	Beaufort County	Grande Oaks Planned Unit Development	Julio A Martinez - 20 Sunny Glen Drive - Residential Single Family Home
	Beaufort County	Grande Oaks Planned Unit Development	Hui Lin - 10 Sunny Glen Drive - Residential Single Family Home
	Beaufort County	Grande Oaks Planned Unit Development	Shirley Lee Mcnally - 6 Sunny Glen Drive - Residential Single Family Home
	Beaufort County	Grande Oaks Planned Unit Development	Jeffrey D Bird & Karen L Bird JTROS - 18 Sunny Glen Drive - Residential Single Family Home
	Beaufort County	Grande Oaks Planned Unit Development	American Homes 4 Rent Properties Ten, LLC - 4 Sunny Glen Drive - Residential Single Family Home
	Beaufort County	Grande Oaks Planned Unit Development	Laura Michelle Ward - 12 Sunny Glen Drive - Residential Single Family Home
East	Beaufort County	Grande Oaks Planned Unit Development	Grande Oaks, LLC – Parcel 1 - No Address - Vacant
	Town of Bluffton	Buckwalter Planned Unit Development	Grande Oaks, LLC - No Address - Vacant
	Town of Bluffton	Buckwalter Planned Unit Development	Beaufort County - Buckwalter Parkway - Road Right-of-Way
	Town of Bluffton	Buckwalter Planned Unit Development	Wappoo, LLC - 145 Carolina Bluff Drive - Vacant
	Town of Bluffton	Buckwalter Planned Unit Development	Wappoo, LLC - No Address - Carolina Bluff Drive - Road Right-of-Way
West	Beaufort County	Grande Oaks Planned Unit Development	Grande Oaks II, LLC - No Address - Vacant

The adjacent property to the north located at the southwest corner of the Bluffton Parkway and Buckwalter Parkway intersection establishes the required contiguity for annexation as it is within the Town of Bluffton's Municipal Boundary and is zoned as Buckwalter PUD and designated as Buckwalter Commons Land Use Tract pursuant to the Buckwalter Development Agreement and Concept Plan, as amended.

The Applicant does not have a specific plan for the Property but notes that current preliminary planning for this expanded area contemplates a mixed use, village style, development, perhaps built with residential above commercial, and including extensive medical services and commercial establishments.

The Town of Bluffton Comprehensive Plan Map 8.1 – Future Annexation Area (Attachment 7) shows that the Property is within the Town's annexation boundary.

The Town of Bluffton Comprehensive Plan Map 8.3 – Future Land Use (Attachment 8) shows the Property is designated as Medium Intensity Residential which is defined as:

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.

To permit the uses allowed within the Buckwalter Commons Land Use Tract and the utilization of the requested additional 12.348 acres of general commercial development rights on the Property, the future land use designation will need to be changed to Medium Intensity Commercial which is defined as:

Medium intensity commercial uses including village commercial scale uses include: moderate scale, auto-oriented, grocery stores; moderate scale gas stations; restaurants; services; light, unobtrusive, small scale manufacturing and assembly; and general retail. These uses should be integrated into surrounding residential development to serve residents of nearby neighborhoods, generally within two to five miles. Medium intensity commercial uses also include medium density residential uses.

It is important to note that the Grande Oaks PUD V-1 Land Use Tract permits a range of residential and commercial uses as noted previously. The change of future land use designation to Medium Intensity Commercial would align with the currently permitted uses as well as the proposed rezoning to Buckwalter PUD as part of its Buckwalter Commons Land Use Tract.

Lastly, the Town of Bluffton Comprehensive Plan Map 8.5 – Growth Framework (Attachment 9) shows the Property within a Town Center Place Type Assembly which the Unified Development Ordinance, Section 6.1.2.D defines as:

Located in the most intensely developed areas or those areas to be intensely developed, Town Centers consist of compact, complete, and highly connected neighborhoods that support a larger, most intense mixed-use development condition. Buildings within the Town Center are usually larger, attached, and may be up to five stories in height.

SCHEDULE: The proposed schedule for the applications is provided as Attachment 10.

ATTACHMENTS:

1. Presentation
2. Revised Annexation Application Submittal
3. Aerial Map
4. Zoning Map
5. Grande Oaks Master Plan
6. Land Use Comparison
7. Town of Bluffton Comprehensive Plan Map 8.1 – Future Annexation Area
8. Town of Bluffton Comprehensive Plan Map 8.3 – Future Land Use
9. Town of Bluffton Comprehensive Plan Map 8.5 – Growth Framework
10. Draft Schedule
11. Proposed Motion