

# TOWN COUNCIL



## STAFF REPORT Department of Growth Management

<b>MEETING DATE:</b>	August 11, 2015
<b>PROJECT:</b>	1. Ordinance Approving the Annexation of Certain Property Containing Approximately 18.79 Acres, More or Less, Located on JC's Cove and Identified by Tax Map Numbers R600 039 000 1129 0000, R600 0039 000 031D 0000, R600 039 000 1128 0000, and R600 0039 000 0847 0000. 2. Ordinance Approving a Zoning Map Amendment to Establish an Agriculture (AG) District Zoning for Certain Property Containing Approximately 18.79 Acres, More or Less, Located on JC's Cove and Identified– Second Reading and Public Hearing
<b>PROJECT MANAGER:</b>	Kendra Lelie, AICP, Assistant Director Growth Management Department

**REQUEST:** The Planning Commission recommends approval to Town Council of the Second and Final Reading of an Ordinance approving the Annexation Petition and Zoning Map Amendment establishing an Agriculture (AG) District zoning for certain property containing approximately 18.79 acres, more or less, located on JC's Cove and identified by Tax Map Numbers R600 039 000 1129 0000, R600 039 000 031D 0000, R600 039 000 1128 0000, and R600 0039 000 0847 0000.

**INTRODUCTION:** In accordance with Section 5-3-150 of the Code of Laws of South Carolina, Jim Saba (Applicant), seeks to annex four (4) parcels totaling 18.79 acres into the corporate limits of the Town of Bluffton. Separately, the Applicant also requests a zoning map amendment which designates the tract as an Agriculture (AG) zoning district permitting the Applicant to subdivide Lot 4 into four (4) lots for residential use and utilize Lot 3, which fronts on May River Road, for common open space to include a recreational building. Public sewer and water are proposed to service the existing and proposed lots. If annexed, Lot 3 would be subject to the architecture, landscaping, and lighting standards of the Highway Corridor Overlay District.

For clarification, The Applicant submitted an Annexation Petition (100% freeholder method), Zoning Map Amendment Application, and related documents in May 2014. This application included, among other items, a zoning map amendment establishing a Planned Unit Development (PUD) District allowing for an office use on Lot 3 fronting May River Road and a proposed sewer alignment connecting along Stock Farm Road. The Applicant was not able to obtain the necessary property owner approvals allowing for the proposed sewer alignment and instead proposed an alternative route along May River Road. This alternative route allows the Applicant to relocate the proposed office use from Lot 3 in the subject property to be annexed to an existing commercially zoned

property located at 5846 Guilford Place in the Stock Farm development. The new sewer alignment and relocation of the office use were considered major amendments to the original application requiring a new Annexation Petition and Zoning Map Amendment application to be submitted. These new applications were submitted April 7, 2015 and are the subject of these Ordinance approval requests. On May 12, 2015, Town Council approved First Reading of the Annexation Petition. On July 14, 2015, Town Council approved First Reading of the Zoning Map Amendment request. A detailed schedule of the application review can be found at the end of this Report.

**BACKGROUND:** An annexation petition and zoning map amendment application were received from the Applicant for the annexation of four (4) parcels of land located at JC's Cove Road and further described on the Beaufort County Tax Map as the following:

- R600-039-000-1129 (Lot 3): 1.53 acres owned by CBM Realty, LLC
- R600-039-000-031D (Lot 4): 13.26 acres owned by CBM Realty, LLC
- R600-039-000-1128 (Lot 2): 1.0 acre owned by Randall & Brenda Jeffcoat
- R600-039-000-0847 (Lot A): 3.0 acres owned by James & Cynthia Saba

Parcels A and 2 each contain an existing single-family detached dwelling unit. Parcels 3 and 4 are vacant. With the exception of Lot 3, all lots have riverfront access to the May River. The overall tract is moderately wooded with approximately 1.28 acres of isolated wetlands and 1.28 acres of marsh land.

Surrounding land uses include a cemetery to the northwest, mixed commercial use to the north, low density residential to the east, the May River to the southwest and vacant land to the west.



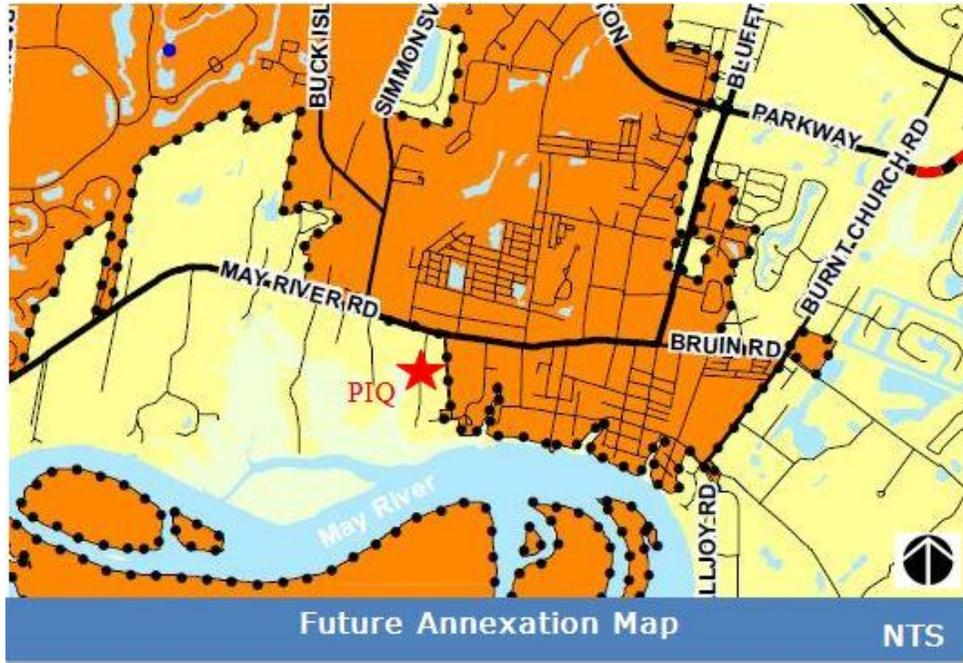
As noted in the application materials, the Applicant has attempted to accomplish a similar subdivision through Beaufort County in July 2010. A three (3) lot subdivision of Lot 4 was submitted for concept review at which time Beaufort County was in the process of implementing a new more restrictive zoning district for the parcels along the May River. The May River Community Preservation (MRCP) ordinance went into effect in September 2010. In March 2012, the same subdivision plan was submitted but the new MRCP zoning did not permit a three (3) lot subdivision of Lot 4. The applicant is restricted to a subdivision of two (2) lots for Lot 4 under the current County zoning designation.

**Current Zoning.** The subject tract is located within unincorporated Beaufort County and is currently zoned MRCP under the Beaufort County Zoning and Development Standards Ordinance (ZDSO). The adjacent properties to the east and west are also located in the MRCP district. The property to the north across May River Road is located in the Neighborhood Core (NC) district per the Town of Bluffton Zoning Ordinance.

As stated in Division A.13 "May River Community Preservation District", Section A.13.10 of the ZDSO, the purpose of the MRCP district is intended to promote low intensity rural development patterns comprised primarily of residential uses while encouraging and allowing more urban development to locate outside the district at either end of the corridor.

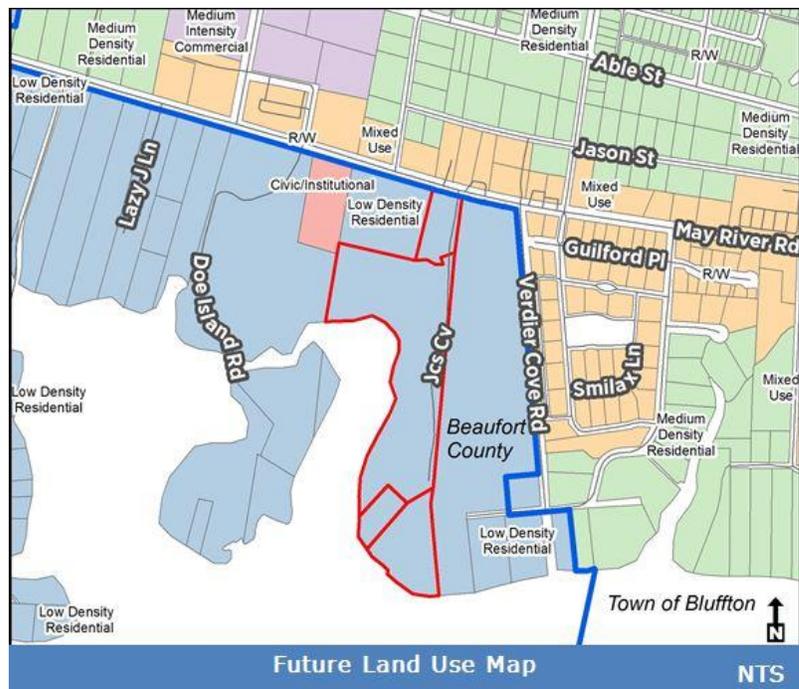


The subject parcel is contiguous to the Town of Bluffton boundary as existing Lot 3 shares a border with property across May River Road (1167 and 1169 May River Road) located in the Neighborhood Core (NC) zoning district and is located in the future annexation area as depicted on the Future Annexation Map below.



The subject parcel is located in a future land use area designated as low density residential which describes the purpose of the area to maintain the existing rural character and decrease environmental and traffic impacts. The low density residential land use includes estates and family compounds which range in density from one unit per one acre to one unit per three acres.

**Proposed Zoning.** The applicant is proposing to subdivide Lot 4 into four (4) residential lots for a total of six (6) residential lots and designate Lot 3 (with frontage on May River Road) as common open space. The proposed Agricultural zoning district will limit the allowed development intensity to the Applicant’s intended use and development pattern provided certain deed restrictions are placed on the property.



### Zoning Comparison Table

	<b>May River Community Preservation – County</b>	<b>Proposed Agriculture with Deed Restrictions - Town</b>
<b>Use</b>	<b>Single Family Residential – Y Open Space - Y</b>	<b>Single-Family Residential- Y Open Space- Y</b>
<b>Density Permitted</b>	<b>.20 units per acre 1 unit per 5 acres</b>	<b>1 unit per acre</b>
<b>Density Proposed</b>		<b>.32 units per acre 1 unit per 3.1 acres</b>
<b>Total Number of Permitted Lots</b>	<b>5 (All Residential)</b>	<b>7 (6 Residential / 1 Open Space)</b>
<b>Open Space</b>	<b>60% (11.27 Acres)</b>	<b>30% minimum 72% proposed (13.53 Acres)</b>
<b>Lot Width</b>	<b>250’ minimum</b>	<b>90’ minimum (Based on Estate House Lot)</b>
<b>Front Setback</b>	<b>1/3 of lot depth (measured from OCRM line)  New Lot 4 (A): 115’ New Lot 4 (B): 89’ New Lot 4 (C): 115’ New Lot 4 (D): 66’ Existing Lot 3: 122’ from May River Road</b>	<b>100’ from OCRM line  Existing Lot 3: 50’ (May River Road – based on Highway Commercial Overlay District)</b>
<b>Side and Rear Setback</b>	<b>50’</b>	<b>Rear = 40’ minimum Side = 15’ minimum (Based on Estate House Lot)</b>
<b>Building Height</b>	<b>2.5 stories/40 feet</b>	<b>1-3 stories/42’ + roof (8.5’ min-14’ max per story + roof)</b>
<b>Tree Planting</b>	<b>2 trees per lot</b>	<b>75% lot coverage</b>
<b>Road Buffer</b>	<b>½ of setback distance Lot 3 = 61’</b>	<b>Lot 3 = 50’</b>

**Deed Restrictions:** Based on requirements from the Town Council at the August 12, 2014 and May 12, 2015 meetings and from the Planning Commission at the May 27, 2015 and June 24, 2015 meetings, the following outline of deed restrictions is provided for Town Council’s consideration:

1. Density restrictions. Density does not exceed 0.32 units per acre or a total of six (6) residential units. The lots shall be developed in accordance with the applicable zoning standards for the Agricultural Zoning District or future zoning designation.
2. Sewer/Water Connectivity. Mr. Saba will be required to connect the existing residential units and the proposed development to adequate public sewer and water service. This installation of the utilities must occur prior to the issuance of any subdivision plan or building permit approval. Additional septic systems are not permitted on the property.

3. OCRM Setback Protection. Protection of the OCRM Critical Line setback (100 feet) along the May River through conservation easements in addition to standard zoning setbacks (Agricultural District) will be required as part of the open space requirement. The placement of the conservation easement over the OCRM Critical Line setback provides an added layer of protection of this environmentally sensitive area to ensure it is protected from future variance requests.
4. Cemetery Conservation Easement. Establishment of a Conservation Easement to the south of the May River Road cemetery that is adjacent to the property will be required in order to provide an adequate buffer between a residential and institutional use. The buffer shall be a minimum of fifty (50) feet and shall be designed in accordance with UDO Section 5.2.3.A.
5. Stormwater Management. Each lot (including the existing residences) shall meet or exceed the Town's stormwater regulations in accordance with UDO Section 5.10.

As set forth in the attached Ordinance, these deed restrictions must be filed within 30 days of final approval by Town Council.

**ANNEXATION ANALYSIS:** *The Annexation Policy & Procedures Manual* provides guiding principles in the consideration of the merits of the annexation petition. As stated in the Manual, annexation should be of mutual benefit to the annexation petitioner(s) as well as the Town of Bluffton and its citizens. The following guiding principles should be evaluated in determining whether the subject petition meets the overall intent of the annexation policies:

**Annexation Policy & Procedures Manual Guiding Principles**

- ✓ Meets the principals, policies and procedures set forth in the Annexation Manual:
  - a. Achieve orderly growth; and
  - b. Develop more cohesive and less fragmented Town Boundary.

***Staff finds the annexation request meets the principals, policies and procedures set forth in the Annexation Manual.***

- ✓ Annexation of the property is in the best interest of the Town and its citizens:
  - a. Feasibility Study and Cost/Benefit Analysis
  - b. Citizen Participation

***Staff completed a Cost/Benefit Analysis and estimated that the annexation will generate \$4,348.27 in revenue after the first year of annexation and \$6,972.79 after build-out.***

- ✓ Contiguity to the Town of Bluffton Municipal Boundary;

***"The property is contiguous if it shares a continuous border with property currently in the Town of Bluffton jurisdiction. Contiguity is not established by a road, waterway, right-of-way, easement, railroad track, marshland, or utility line which connects one property to another; however, if the connecting road, waterway, easement, railroad track, marshland or utility line intervenes between two properties, which but for the intervening connector, would be***

*adjacent and share a continuous border, the intervening connector does not destroy contiguity."*

***The subject parcel is contiguous to the Town of Bluffton Municipal Boundary.***

- ✓ Avoids creating new enclaves (or donut holes) in the Town of Bluffton Municipal Boundary;

***New enclaves are not created with the annexation of the subject parcel.***

- ✓ Consistency with the recommendations of the Town of Bluffton Comprehensive Plan including the Future Annexation Map;

***The annexation of the subject parcel is consistent with the Comprehensive Plan and the Future Annexation Map.***

- ✓ Appropriateness of requested zoning district(s), land use regulations, development standards and environmental regulations;

***The proposed Agricultural (AG) Zoning district with applicable deed restriction is appropriate for the subject parcel.***

- ✓ Consideration of costs, benefits and estimated revenues for a proposed annexations before action is taken on the petition;

***Staff has evaluated the costs, benefits and estimated revenues and revenues are anticipated for the first year of annexation and at build-out.***

- ✓ Annexation will not create a tax burden or measurably reduce the level of service(s) provided to existing citizens and property owners;

***A tax burden is not created and a reduction in the level of service is not anticipated in the first year of annexation or at build-out.***

- ✓ Fiscal impact of providing municipal services;

***A negative fiscal impact of providing municipal services is not anticipated.***

- ✓ Consideration of the annexation area's existing condition of utilities, transportation, infrastructure and future needs for expansion improvements;

***The existing and proposed residential homes will be serviced by public sewer and water and will comply with the Town of Bluffton stormwater regulations.***

- ✓ Full impact that annexation will have on law enforcement;

***Additional police officers are not anticipated with the addition of four (4) residential dwellings.***

- Demonstrates potential for the diversification of the economic base and job opportunities;

***The proposed annexation does not contain any commercial uses and therefore does not demonstrate a potential for the diversification of the economic base or additional job opportunities.***

- ✓ Petitioners understanding of all potential costs/benefits associated with annexation; and

***Staff provided the cost/benefit analysis to the petitioner.***

- ✓ Input provided by the public and affected agencies during the review process.
  - a. ***May 12, 2015 Town Council meeting – First Reading***
    - i. ***Jim Scheider (Mr. Saba’s attorney) indicated the applicant would review every report regarding water quality for the May River and other local waterways completed by the Town and DHEC to ensure that the safeguards are placed to prevent stormwater run-off into the May River, including a series of containments designed by Mr. Saba’s engineer. Mr. Scheider also indicated there will not be a commercial building located on Mr. Saba’s property specifically along Route 46.***
    - ii. ***Doug Hancock questioned why the cemeteries were not being annexed as well as Mr. Saba’s property. Mr. Hancock questioned the need for Beaufort County permits prior to annexation because there is grading activity on site currently. Mr. Hancock felt that the annexation request was a method to sell additional lots only.***
  - b. ***June 24, 2015 Planning Commission – Public Hearing***
    - i. ***Doug Hancock stated that if the annexation is granted it will open the door for other annexation requests between this location and Pritchardville. He said it would change the agriculture space and people will be basically shopping for zoning to get the maximum value of the property. He said that a lot of county time, money and people’s energy has been spent in enacting the Highway 46 Overlay District.***

**PLANNING COMMISSION RECOMMENDATION – ANNEXATION:** The Planning Commission finds that the guiding principles of *The Annexation Policy & Procedures Manual* are satisfied and recommends that the Town Council approve the annexation of approximately 18.79 acres, more or less, located on JC’s Cove and identified by Tax Map Numbers R600 039 000 1129 0000, R600 039 000 031D 0000, R600 039 000 1128 0000, and R600 0039 000 0847 0000.

**ZONING MAP AMENDMENT REVIEW CRITERIA & ANALYSIS:** The Town Council is required to consider the criteria set forth in Section 3.4.3 of the Unified Development Ordinance in assessing an application for a Zoning Map Amendment. These criteria are provided below followed by a Staff Finding(s) based upon review of the application submittals to date.

1. **Section 3.4.3.A.** The application demonstrates 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.

*Finding. The application is consistent with the Comprehensive Plan, as well as the general character of the area.*

The Future Land Use Map recommends a Low Density Residential district for the subject parcels, which describes the purpose of the area to maintain the existing rural character and decrease environmental and traffic impacts. The low density residential land use includes estates and family compounds which range in density from one unit per one acre to one unit per three acres. The proposed AG Zoning District permits single-family attached units, agricultural uses, civic/institutional uses, home occupations, day-care operations and recreational uses. The residential density permitted for the AG Zoning District is one unit per one acre. The proposed residential density which will not be exceeded per deed restrictions for the subject parcel is one unit per 3.1 acres and is consistent with the Comprehensive Plan and general character of the area which contains, with the exception of the more intense Neighborhood Core District across May River Road, mostly low residential density uses and a cemetery.

2. **Section 3.4.3.B.** The application shall demonstrate 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.

*Finding. The Applicant has provided the information necessary to demonstrate that the physical, geological, hydrological and other environment features of the site can support the proposed development.*

With the proposed deed restrictions, appropriate conservation easements will be placed on environmental features and open space areas. In addition, the application will be required to meet or exceed the Town's stormwater regulations for each individual lot. The 72% open space preservation requirement will help to reduce impervious coverage and stormwater runoff. The site is able to accommodate the proposed density of residential use.

3. **Section 3.4.3.C.** The application shall demonstrate 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.

*Finding. The use and applicable development standards (including the deed restrictions) are consistent and compatible with both the existing and planned uses.*

As noted above, the surrounding land uses are generally low density residential units and an institutional use (cemetery). The proposed low density residential use under AG Zoning District is compatible with the surrounding uses and zoning district. Impacts on the environment are not anticipated due to the deed restrictions requiring buffers from the OCRM line, wetlands protection and open space preservation. Due to the low intensity of use, traffic impacts will be

nominal. The site is suitable to accommodate the impacts associated with the proposed and possible future uses in the surrounding neighborhood.

4. **Section 3.4.3.D. The application considers the 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.**

*Finding. There is sufficient capacity to provide services to the property without comprising the public health, safety, and welfare of the Town.*

The applicant received approval from Beaufort Jasper Water and Sewer Authority and SCDOT to extend public sewer and water infrastructure along May River Road to service the existing and proposed residential units. The Town of Bluffton is currently providing municipal services to surrounding properties and is able to provide services to the subject parcel.

5. **Section 3.4.3.E. The application shows that there is a public need for the potential use permitted in the requested zoning district.**

*Finding. The public need for the parcel is to ensure water quality is protected through stormwater management techniques and the ability to connect to the public sewer system.*

As emphasized in the 2007 Comprehensive Plan, planning and land use decisions should consider impacts to the watershed and overall water quality goals and objectives, especially as it relates to stormwater management. The quality of ground and surface water is a public benefit and need and the Comprehensive Plan identifies the protection of these important natural resources as a priority. The subject tract will provide adequate stormwater management facilities which will meet ordinance requirements and facilitate the goal of improved water quality. In addition, public sewer and water service will be provided, eliminating the existence of septic systems currently on site and adjacent to the May River. Connection to public sewer service eliminates the need for future on-site treatment of wastewater and therefore aids in the ultimate goal of attaining high water quality standards.

6. **Section 3.4.3.F. The application must comply with applicable requirements in the Application Manual.**

*Finding. The application has been reviewed by Town Staff and has been determined to be complete, meeting all requirements of the Applications Manual.*

**PLANNING COMMISSION RECOMMENDATION – ZONING MAP AMENDMENT:** The Planning Commission finds that the requirements of Section 3.4.3 of the Unified Development Ordinance are met and recommends the Town Council approve the Zoning Map Amendment request with the recommended deed restrictions.

**NEXT STEPS:** Based on the direction of Town Council, Town Staff will begin the following next steps to implement the suggested amendments:

<b>Annexation &amp; Zoning Map Amendment Procedure</b>	<b>Step Completed</b>
Step 1. Pre-Application Meeting (1 <sup>st</sup> Application)	✓
Step 2. Application Check-In Meeting (1 <sup>st</sup> Application)	✓
Step 3. Review by UDO Administrator (1 <sup>st</sup> Application)	✓
Step 4. Drafting of Annexation Map (1 <sup>st</sup> Application)	✓
Step 5. Town Council 1 <sup>st</sup> Reading for Annexation (1 <sup>st</sup> Application) (August 12, 2014)	✓
Step 6. Public Notification (1 <sup>st</sup> Application)	✓
Step 7. Planning Commission Public Workshop for Annexation and Zoning Map Amendment (August 27, 2014) (1 <sup>st</sup> Application)	✓
Step 8. New Application Filed (2 <sup>nd</sup> application) (April 7, 2015)	✓
Step 9. Review by UDO Administrator and Drafting of Annexation Map (2 <sup>nd</sup> application)	✓
Step 10. Town Council 1 <sup>st</sup> Reading for Annexation (May 12, 2015) (2 <sup>nd</sup> application)	✓
Step 11. Public Notification (May 24, 2015) (2 <sup>nd</sup> application)	✓
Step 12. Planning Commission Public Workshop for Annexation and Zoning Map Amendment (May 27, 2015) (2 <sup>nd</sup> application)	✓
Step 13. Drafting of Feasibility Study for Annexation Application (2 <sup>nd</sup> application)	✓
Step 14. Planning Commission Public Hearing and Recommendation (June 24, 2015) (2 <sup>nd</sup> application)	✓
Step 15. Town Council 1 <sup>st</sup> Reading for Zoning Map Amendment (July 14, 2015) (2 <sup>nd</sup> application)	✓
Step 16. Town Council Public Hearing, 2 <sup>nd</sup> and Final Reading for Annexation and Zoning Map Amendment (August 11, 2015) (2 <sup>nd</sup> application)	
Step 17. Town Staff to provide annexation notifications	

**ATTACHMENTS:**

1. Annexation Ordinance
2. Zoning Map Amendment Ordinance
3. Annexation Application
4. Zoning Map Amendment Application
5. Cost/Benefit Analysis
  - a. Exhibit A: 2014 Beaufort County Taxes and Fees Paid;
  - b. Exhibit B: Estimate of 2015 Beaufort County and Town of Bluffton Taxes and Fees; and
  - c. Exhibit C: Estimate of Annual Beaufort County and Town of Bluffton Taxes and Fees at Build Out.

ORDINANCE NO. 2015-\_\_\_\_\_

TOWN OF BLUFFTON, SOUTH CAROLINA

AN ORDINANCE TO APPROVE THE ANNEXATION OF CERTAIN REAL PROPERTY OWNED BY CBM REALTY, LLC, RANDALL A. & BRENDA C. JEFFCOAT, AND JAMES B. & CYNTHIA W. SABA, THE SAME CONTAINING APPROXIMATELY 18.79 ACRES, MORE OR LESS, AND BEARING TAX MAP NUMBERS R600-039-000-1129-0000, R600-039-000-1128-0000, R600-039-000-031D-0000, AND R600-039-000-0847-0000

WHEREAS, CBM Realty, LLC, Randall A. & Brenda C. Jeffcoat, and James B. & Cynthia W. Saba are One Hundred percent (100%) owners of certain real property contiguous to the Town of Bluffton’s corporate boundaries; and

WHEREAS, on May 8, 2014 and amended on April 7, 2015, CBM Realty, LLC, Randall A. & Brenda C. Jeffcoat, and James B. & Cynthia W. Saba submitted One Hundred Percent (100%) Annexation Petitions, executed January 15, 2014, to annex certain real property contiguous to the Town of Bluffton’s corporate boundaries in accordance with S.C. Code Ann. § 5-3-130(3); and

WHEREAS, the Town Council of the Town of Bluffton finds it to be in the Town’s best interest to annex into its corporate boundaries that certain property owned by CBM Realty, LLC, Randall A. & Brenda C. Jeffcoat, and James B. & Cynthia W. Saba.

NOW, THEREFORE, BE IT ENACTED BY THE TOWN COUNCIL OF THE TOWN OF BLUFFTON, SOUTH CAROLINA:

The Town of Bluffton, South Carolina, hereby annexes into its corporate boundaries all that certain property owned by CBM Realty, LLC, Randall A. & Brenda C. Jeffcoat, and James B. & Cynthia W. Saba, the same consisting of 18.79 acres, more or less, being described as Beaufort County Tax Map Numbers R600-039-000-1129-0000, R600-039-000-1128-0000, R600-039-000-031D-0000, and R600-039-000-0847-0000, including adjacent Right-of-Ways, and which is more fully described by the Petition for Annexation of Property and its Exhibits and Attachments, the same being attached hereto and incorporated herein as part of this Ordinance.

DONE, RATIFIED AND ENACTED this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

This Ordinance was read and passed at First Reading on \_\_\_\_\_, 2015.

\_\_\_\_\_  
Lisa Sulka, Mayor  
Town of Bluffton, South Carolina

---

Sandra Lunceford  
Clerk, Town of Bluffton, South Carolina

A Public Hearing was held on this Ordinance on \_\_\_\_\_, 2014.

---

Lisa Sulka, Mayor  
Town of Bluffton, South Carolina

---

Sandra Lunceford  
Clerk, Town of Bluffton, South Carolina

This Ordinance was passed at Second and Final Reading held  
on \_\_\_\_\_, 2014.

---

Lisa Sulka, Mayor  
Town of Bluffton, South Carolina

---

Sandra Lunceford  
Clerk, Town of Bluffton, South Carolina

ORDINANCE NO. 2015 -

TOWN OF BLUFFTON, SOUTH CAROLINA

AN ORDINANCE TO APPROVE A ZONING MAP AMENDMENT TO ESTABLISH AN AGRICULTURE (AG) DISTRICT ON CERTAIN PROPERTY CONTAINING APPROXIMATELY 18.79 ACRES, MORE OR LESS, LOCATED ON JC'S COVE AND IDENTIFIED BY TAX MAP NUMBERS R600 039 000 1129 0000, R600 039 000 031D 0000, R600 039 000 1128 0000, and R600 0039 000 0847 0000.

**WHEREAS**, on October 11, 2011, the Town of Bluffton Town Council (the "Town Council") approved the Town's Official Zoning Map through the adoption of Ordinance 2011-16, as amended; and

**WHEREAS**, on April 8, 2015, Mr. Jim Saba, CBM Realty, LLC and Randal & Brenda Jeffcoat submitted a One Hundred percent (100%) Annexation Petition, executed April 8, 2015, to annex certain real property contiguous to the Town of Bluffton's corporate boundaries consisting of 18.79 acre property, more or less, and bearing Beaufort County Tax Map Numbers R600 039 000 1129 0000, R600 039 000 031D 0000, R600 039 000 1128 0000, and R600 0039 000 0847 0000 (the "Properties"); and

**WHEREAS**, on April 8, 2015, Mr. Jim Saba, CBM Realty, LLC and Randal & Brenda Jeffcoat also submitted a Zoning Map Amendment application to rezone the Properties upon approval of the Annexation Petition thereby incorporating the real property into the Town of Bluffton's corporate boundaries; and

**WHEREAS**, on \_\_\_\_\_, 2015, the Town Council of Bluffton found it to be in the Town's best interest to annex into its corporate boundaries the Properties through the adoption of Ordinance 2015-\_\_\_\_; and

**WHEREAS**, Town of Bluffton Staff and Planning Commission have reviewed the Zoning Map Amendment application in accordance with the procedures established in state law and the Town's Unified Development Ordinance; and

**WHEREAS**, on June 24, 2015, the Planning Commission held a Public Hearing and voted to forward Town Council a recommendation of approval for the Zoning Map Amendment request to rezone the Properties to the Agriculture District (AG) Zoning District in accordance with the provisions of the Town of Bluffton Unified Development Ordinance and including certain deed restrictions; and

**WHEREAS**, the Town Council of the Town of Bluffton concurs with Planning Commission's recommendation.

**NOW, THEREFORE, BE IT ENACTED BY THE TOWN COUNCIL OF THE TOWN OF BLUFFTON, SOUTH CAROLINA:**

**Section 1. Zoning Map Amendment.** The Town of Bluffton's Official Zoning

Map is hereby amended by establishing the zoning classification of that certain property owned by Mr. Jim Saba, CBM Realty, LLC and Randal & Brenda Jeffcoat, the same consisting of 18.79 acres, more or less, being described as Beaufort County Tax Map Numbers R600 039 000 1129 0000, R600 039 000 031D 0000, R600 039 000 1128 0000, and R600 0039 000 0847 0000 is rezoned to the Agriculture (AG) Zoning District in accordance with the provisions of the Town of Bluffton Unified Development Ordinance.

**Section 2. Required Deed Restrictions.** Mr. Jim Saba, CBM Realty, LLC and Randal & Brenda Jeffcoat shall cause to record deed restrictions which shall run with the land and shall be applicable to any successors and assigns for the Properties as follows:

1. Density restrictions. Density does not exceed 0.32 units per acre or a total of six (6) residential units. The lots shall be developed in accordance with the applicable zoning standards for the Agricultural Zoning District or future zoning designation.
2. Sewer/Water Connectivity. Mr. Saba will be required to connect the existing residential units and the proposed development to adequate public sewer and water service. This installation of the utilities must occur prior to the issuance of any subdivision plan or building permit approval. Additional septic systems are not permitted on the property.
3. OCRM Setback Protection. Protection of the OCRM Critical Line setback (100 feet) along the May River through conservation easements in addition to standard zoning setbacks (Agricultural District) will be required as part of the open space requirement. The placement of the conservation easement over the OCRM Critical Line setback provides an added layer of protection of this environmentally sensitive area to ensure it is protected from future variance requests.
4. Cemetery Conservation Easement. Establishment of a Conservation Easement from the May River Road cemetery that is adjacent to the property will be required in order to provide an adequate buffer between a residential and institutional use. The conservation easement shall be a minimum of fifty (50) feet and shall be designed in accordance with UDO Section 5.2.3.A.
5. Stormwater Management. Each lot (including the existing residences) shall meet or exceed the Town's stormwater regulations in accordance with UDO Section 5.10.
6. These deed restrictions can only be modified by approval of Town Council and will be a condition of the zoning map amendment within 30 days of the zoning map amendment approval by Town Council.

**Section 3. Ordinance if Full Force and Effect.** This Ordinance shall take full force and effect upon adoption.

DONE, RATIFIED AND ENACTED this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

This Ordinance was read and passed at First Reading on \_\_\_\_\_, 2015.

\_\_\_\_\_  
Lisa Sulka, Mayor  
Town of Bluffton, South Carolina

\_\_\_\_\_  
Sandra Lunceford  
Clerk, Town of Bluffton, South Carolina

A Public Hearing was held on this Ordinance on \_\_\_\_\_, 2015.

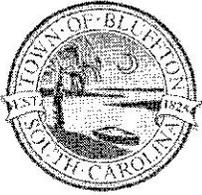
\_\_\_\_\_  
Lisa Sulka, Mayor  
Town of Bluffton, South Carolina

\_\_\_\_\_  
Sandra Lunceford  
Clerk, Town of Bluffton, South Carolina

This Ordinance was passed at Second and Final Reading held on \_\_\_\_\_, 2015.

\_\_\_\_\_  
Lisa Sulka, Mayor  
Town of Bluffton, South Carolina

\_\_\_\_\_  
Sandra Lunceford  
Clerk, Town of Bluffton, South Carolina



**TOWN OF BLUFFTON  
ANNEXATION APPLICATION**

Growth Management Customer Service Center  
20 Bridge Street  
Bluffton, SC 29910  
(843) 706-4522  
www.townofbluffton.sc.gov  
applicationfeedback@townofbluffton.com

Applicant		Property Owner	
Name:	Jim SABA	Name:	JIM SABA
Phone:	843 384 5237	Phone:	843-384-5237
Mailing Address:	7 Jc's Cove Bluffton SC 29910	Mailing Address:	7 Jc's Cove Bluffton SC 29910
E-mail:	jimsaba@hargray.com	E-mail:	jim.saba@hargray.com
Town Business License # (if applicable):			
Project Information			
Project Name:	Jc's Cove Parcel	Acreage:	18.79 AC
Project Location:	Jc's Cove Road		
Existing Zoning:	May River - Comm Pres. Dist	Proposed Zoning:	AGRICULTURAL
Tax Map Number(s):	R600-039-000 1129 0000 ; R600-039-000-031D R600-039-000-1128-0000 ; R600-039-000-0847-0000		
Project Description:	ANNEXATION OF 4 lots into the TOWN .		
<b>Select Annexation Method (see Annexation Policy and Procedures Manual):</b>			
<input checked="" type="checkbox"/> 100 Percent Petition and Ordinance Method		<input type="checkbox"/> 75 Percent Petition and Ordinance Method	
		<input type="checkbox"/> 25 Percent Elector Petition and Election Method	
Minimum Requirements for Submittal			
<input checked="" type="checkbox"/> 1. Completed Annexation Petition(s) and digital files. <input checked="" type="checkbox"/> 2. Project Narrative and digital file per the attached Annexation Application Checklist. <input checked="" type="checkbox"/> 3. Parcel Information and digital file per the attached Annexation Application Checklist. <input type="checkbox"/> 4. Concurrent Applications and digital files per the attached Annexation Application Checklist. <input type="checkbox"/> 5. All information required on the attached Application Checklist. <input type="checkbox"/> 6. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.			
<b>Note: A Pre-Application Meeting is required prior to Application submittal.</b>			
<b>Disclaimer: The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.</b>			
I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.			
Property Owner Signature:	<i>Jim Saba</i>	Date:	4/7/15
Applicant Signature:	<i>Jim Saba</i>	Date:	4/7/15
<i>For Office Use</i>			
Application Number:		Date Received:	
Received By:		Date Approved:	

**Project Narrative for Proposed Annexation of JC's Cove Parcels  
Town of Bluffton, South Carolina**

---

**Project:** Annexation of JC's Cove Parcels

**Date:** April 6, 2015

**Applicant:** Jim Saba  
7 JC's Cove  
Bluffton, SC 29910  
Tel: (843) 384-5237

**Agent:** Key Engineering, Inc.  
P.O. Box 2569  
Bluffton, SC 29910  
Tel: (843) 227-3031  
Fax: (843) 757-9031

**Approval sought:** Approval for Annexation

**Request:**

This is a request for annexation of the following parcels along JC's Cove:

R600-039-000-1129-0000  
CBM Realty LLC  
7 Simmonsville Road, STE 100  
Bluffton, SC 29910  
Contact - Jim Saba  
843-384-5237  
Lot 3 is 1.53 acres

R600-039-000-031D-0000  
CBM Realty LLC  
7 Simmonsville Road, STE 100  
Bluffton, SC 29910  
Contact - Jim Saba  
843-384-5237  
Lot 4 is 13.26 acres

R600-039-000-1128-0000  
Randall A. & Brenda C. Jeffcoat  
6 JC's Cove  
Bluffton, SC 29910  
843-247-9900

Lot 2 is 1.0 acre

R600-039-000-0847-0000  
 James B. & Cynthia W. Saba  
 7 JC's Cove  
 Bluffton, SC 29910  
 843-384-5237  
 Parcel A is 3.0 acres

### **Reason for Annexation and Potential Benefits**

These properties make up all the properties that access JC's Cove. The adjacent properties have access by roads on their properties. The purpose of this requesting annexation is to have a reasonable use of the undeveloped lots. 7 & 6 JC's Cove have existing residences (of the owners) while Lot 4 and Lot 3 are vacant. Currently these properties are in Beaufort County under the May River Community Preservation District, specifically May River CPD - South Side of May River Road. This district is extremely restrictive both in the density (0.20 lots/acre), the setbacks (1/3 of the lot depth from the OCRM critical line and the road), the application of the required setbacks (added to the required OCRM 50' setback), and the practical challenges of the lot shape. The owner of Lots 3 & 4 will benefit by being able to make a reasonable use of the property which is currently not possible under the county requirements.

### **Proposed Zoning**

It is the desire of the owner of Lot 3 and Lot 4 to eventually build a building on the front lot (Lot 3) to use for storage (such as a barn) or a building to use as a common space building and to subdivide Lot 4 into 4 lots to give to his 3 children and have for other family use. After reviewing the potential zoning districts we feel that requesting Agricultural Zoning for all parcels is appropriate. We believe that this would allow for the development that the owner needs to pass on these lots to his children and to use the front lot for the storage/common property use for the family and that it will provide the best assurance to the Town of Bluffton that the properties would be developed in a way consistent with the Comprehensive Plan and is comparable to the existing zoning in the area.

### **Comparison of County VS Town zoning and land use**

Under the Beaufort County zoning (May River Community Preservation District) the zoning allows agricultural uses, residential uses, limited home uses, limited commercial uses, recreational uses and a few temporary uses. The base residential single family density would be 0.20 on the South Side of the May River. In addition the setbacks and the way that the setbacks are applied make a reasonable use of the property

(Lot 4) impossible due to the shape and depth of the property. The result would be that the 13.23 acres would essentially only be available for 1 lot. Under the proposed Agricultural Zoning for Lot 4 and Lot 3 in the Town the permitted uses would be similar those under the County zoning although the Town Zoning does allow more uses and the allowed maximum residential density would be 1 residential unit/acre.

**Consistency with the Town of Bluffton Comprehensive Plan, Future Annexation Area Map, and Future Land Use Map**

JC's Cove is along Hwy 46 (May River Road) across from the Town of Bluffton and just one lot away from the Town to the east. The Town extends well beyond JC's Cove Road on the north side of May River Road and eventually is on both sides of the road encompassing Palmetto Bluff. The properties are contiguous with the Town through Lot 3. The existing zoning in the Town along May River road is Neighborhood Core and Neighborhood General close to these lots. We are proposing Agricultural for all of the lots. This will allow lower density residential for all the lots along JC's Cove which is consistent with the environmental protection objectives in the comprehensive plan.

**Estimate of current and proposed population of annexation area**

There are 2 families (4 persons total) on Parcel A and Lot 2. Lots 3 and 4 are currently undeveloped. The desire of the owner of lots 3 and 4 are to subdivide lot 4 into 4 parcels and give those to his 3 children and retain one for himself. The 3 children have families with children which added with the existing families should mean the proposed population in the annexation would be approximately 18 persons. The owner would like to use Lot 3 for a common area/ storage building use which would not increase the population.

**Current Utility Service Providers**

These lots are currently being served by SCE&G for electricity and by Hargray for communications (telephone & cable). This should remain the same after the annexation.



**TOWN OF BLUFFTON  
ZONING MAP AMENDMENT APPLICATION**

Growth Management Customer Service Center  
20 Bridge Street  
Bluffton, SC 29910  
(843) 706-4522  
www.townofbluffton.sc.gov  
applicationfeedback@townofbluffton.com

RECEIVED  
APR 08 2015

Applicant	Property Owner
Name: <u>JIM SABA</u>	Name: <u>JIM SABA</u>
Phone: <u>843 384 5237</u>	Phone: <u>843 384 5237</u>
Mailing Address: <u>7 Jc's Cove Rd Bluffton SC 29910</u>	Mailing Address: <u>7 JCS Cove Rd Bluffton SC 29910</u>
E-mail: <u>Jim Saba @ hargray.com</u>	E-mail: <u>jimsaba @ hargray.com</u>
Town Business License # (if applicable):	

**Project Information**

Project Name: <u>JC Cove Parcels</u>	Acreage: <u>18.79</u>
Project Location: <u>JC's Cove Road</u>	Comprehensive Plan Amendment <input type="checkbox"/> Yes <input type="checkbox"/> No
Existing Zoning: <u>May River - Comm. Pres D</u>	Proposed Zoning: <u>AGRICULTURE</u>
Tax Map Number(s): <u>R 600 - 039 - 000 - 1129 0000; R 600 - 039 - 000 - 031D - 0000 R 600 - 039 - 000 - 1128 - 0000; R 600 - 039 - 000 - 0847 - 0000</u>	
Project Description:	

**Minimum Requirements for Submittal**

- 1. Two (2) full sized copies and digital files of the maps and/or plans depicting the subject property.
- 3. Project Narrative and digital file describing reason for application and compliance with the criteria in Article 3 of the UDO.
- 4. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.

**Note:** A Pre-Application Meeting is required prior to Application submittal.

**Disclaimer:** The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.

I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.

Property Owner Signature: Jim Saba Date: 4/7/15

Applicant Signature: Jim Saba Date: 4/7/15

*For Office Use*

Application Number: ZONE 4-15-009167 Date Received: 4/7/15

Received By: [Signature] Date Approved:

**Narrative for Proposed Zoning Map Amendment of Parcels to be  
Annexed on JC's Cove  
Town of Bluffton, South Carolina**

---

**Project:** Proposed Zoning of Annexed JC's Cove Parcels

**Date:** April 6, 2015

**Applicant:** Jim Saba  
7 JC's Cove  
Bluffton, SC 29910  
Tel: (843) 384-5237

**Agent:** Key Engineering, Inc.  
P.O. Box 2569  
Bluffton, SC 29910  
Tel: (843) 227-3031  
Fax: (843) 757-9031

**Approval sought:** Zoning Map Amendment

**Request:**

This is a request for a Zoning Map Amendment for the following parcels along JC's Cove. The owners of these properties are pursuing annexation into the Town at this time.

R600-039-000-1129-0000  
CBM Realty LLC  
7 Simmonsville Road, STE 100  
Bluffton, SC 29910  
Contact - Jim Saba  
843-384-5237  
Lot 3 is 1.53 acres

R600-039-000-031D-0000  
CBM Realty LLC  
7 Simmonsville Road, STE 100  
Bluffton, SC 29910  
Contact - Jim Saba  
843-384-5237  
Lot 4 is 13.26 acres

R600-039-000-1128-0000  
Randall A. & Brenda C. Jeffcoat

6 JC's Cove  
Bluffton, SC 29910  
843-247-9900  
Lot 2 is 1.0 acre

R600-039-000-0847-0000  
James B. & Cynthia W. Saba  
7 JC's Cove  
Bluffton, SC 29910  
843-384-5237  
Parcel A is 3.0 acres

### **Proposed Zoning**

It is the desire of the owner of Lot 3 and Lot 4 to have a storage building and/or common area building and use on the front lot (Lot 3) and to subdivide Lot 4 into four parcels (roughly 3.3 acres each) for family members (including his 3 children). After reviewing the potential zoning districts we feel that requesting Agricultural Zoning for all parcels is in the best interest of the owners and the Town. We believe that this would allow for the development that the owner needs to pass on these lots to his children and to use the front lot for a storage or common use lot and it will provide the best assurance to the Town of Bluffton that the properties would be developed in a way consistent with the Comprehensive Plan and comparable to the existing zoning in the area.

### **Consistency with the Town of Bluffton Comprehensive Plan, Future Annexation Area Map, and Future Land Use Map**

JC's Cove is along Hwy 46 (May River Road) across from the Town of Bluffton and just one lot away from the Town to the east. The Town extends well beyond JC's Cove Road on the north side of May River Road and eventually is on both sides of the road encompassing Palmetto Bluff. The properties are contiguous with the Town through Lot 3. The existing zoning in the Town along May River road is Neighborhood Core and Neighborhood General close to these lots. We are proposing Agricultural for the all the lots along JC's Cove Road. This will provide lower density residential along the May River which is consistent with the environmental protection objectives in the comprehensive plan.

### **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.**

These lots make up 18.79 acres (4 existing lots) and the desire is to subdivide only one of these (Lot 4 - 13.24 acres) into 4 lots for family members. This is consistent with the existing density and use in the

area. The density will be low, on the upper reaches of a marsh area. There are some freshwater wetlands on lot 4 but there is plenty of room for this type of development. 3 areas have already been identified by DHEC as suitable for septic fields and the applicants will agree to install a pumped sewer force main system to tie into the BJWSA gravity system. The soils are suitable for the proposed uses and the existing tree cover is compatible with the proposed uses.

**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**

Agricultural is one of the more restrictive districts which has few permitted uses. The permitted uses are compatible with and similar to the existing adjacent uses. On the sides there are horse paddocks, residential tracts and cemeteries. The front parcel, Lot 3, is on May River Road but an agricultural/ common area use would be consistent with the adjacent barn and horse paddock. This should not adversely affect the adjacent properties at all since it is similar or compatible with what is around it.

**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.**

These 4 parcels that have been proposed for annexation into the town are comprised of 2 existing built on parcels which are not suitable for further subdivision due to the relatively new existing residences. Lot 3 is a smaller lot up along May River Road and the depth of the lot will limit the use on that lot. The only lot that really is suitable for subdivision is lot 4 which is the only lot that is proposed for subdivision as part of this annexation and subdivision request. Again the physical constraints of the property by being long and narrow along the marsh (OCRM line) will limit what can be done on the property. It is the desire of the owner to subdivide it into approximately 4 lots to provide for family. This essentially gives a density of 3.3 acres/lot. The existing private road can serve the proposed lots easily. The owner of Parcel A has a turnaround on his lot which can be used in lieu of a cul-de-sac.

**Public need for the potential uses permitted in the requested zoning district.**

The proposed uses are permitted in the requested zoning districts. These uses are consistent with the future land use and compatible with the existing adjacent uses. As the Town of Bluffton continues to grow (and through such an annexation it will grow in population as well as area), residences located in areas ideal for that use on Parcel A, Lot 2, Lot 4 and Lot 3 which are fully compatible with Bluffton and the part of Bluffton where these lots are located.

**Compliance with applicable requirements in the Applications Manual.**

I believe the two lots with existing residences fully meet the existing density requirements of the Town code. The existing two residences were built closer to the OCRM setbacks than the Town allows but that is because of the difference in the Beaufort County and Town requirements. There is ample room for the proposed lots on Lot 4 to meet the Town requirements and the existing 50' access easement may even be straightened out to allow Lot 4 (B) to have a greater setback.

Through this application for annexation and the required zoning map amendment the owners are requesting annexation into the town and the owner of lot 4 will proceed as required with the subdivision process.

## JC's Cove Annexation Cost Benefit Analysis

**1. Cost Benefit Summary**

James Saba, Randall & Brenda Jeffcoat, and CBM Realty, LLC are proposing to annex 18.79 acres into the Town of Bluffton. Under existing conditions the additional municipal costs will be minimal, while tax revenue will increase by approximately \$4,570 per year. Upon annexation it is the Saba's intent to subdivide the current Lot 4 into four residential parcels.

**2. Parcel Information**

Lot	Parcel Number	Acreage	Owner	Existing Condition
2	R600 039 000 1128 0000	1	Randall & Brenda Jeffcoat	Single Family Residence
3	R600 039 000 1129 0000	1.53	CBM Realty, LLC	Vacant
4	R600 039 000 031D 0000	13.26	CBM Realty, LLC	Vacant
A	R600 039 000 0847 0000	3	James Saba	Single Family Residence

**3. Taxes and Stormwater Utility Fees**

Upon annexation, the property's tax assessment will be subject to Beaufort County and Town of Bluffton millage as well as the Town's Stormwater Utility Fee rate. The table below provides a comparison of millage and Stormwater Utility Fee rates for Tax Years 2014 and 2015 to demonstrate the overall change of how the properties will be assessed:

Description	Millage/ Fee Rates	
	2014	2015
County Operations	46.48	48.77
County Debt Service	5.48	5.48
Purchase of Real Property Program	4.9	4.9
School Operations	103.5	103.5
School Bond Debt Service (Principal & Interest)	31.71	31.71
Bluffton Fire Operations	24.02	24.02
Bluffton Fire Debt	0	1.22
<b>Total Beaufort County Millage</b>	<b>216.09</b>	<b>219.60</b>
General Fund	0	40
Debt Service	0	4.35
<b>Total Town of Bluffton Millage</b>	<b>0</b>	<b>44.35</b>
Stormwater Utility Fee	\$50 per Unit	\$98 per Unit

The attached worksheets provide a detailed analysis of each parcel's value, taxes and fees paid for tax year 2014, and estimates of taxes and fees upon annexation and at build out. The table below provides a summary of the detailed worksheets for the entire annexation area:

Description	2014 Paid	2015 Estimated	Build Out Estimated
Appraised Value	\$4,001,500	\$4,001,500	\$4,921,500
Taxable Value	\$103,050	\$103,050	\$178,002
Beaufort County Taxes	\$11,617	\$11,978	\$20,668
Town of Bluffton Taxes	\$0	\$4,570	\$7,894
Stormwater Utility Fees	\$134	\$263	\$595
<b>Total Taxes and Fees</b>	<b>\$11,751</b>	<b>\$16,811</b>	<b>\$29,157</b>

#### 4. Service Providers

The table below provides a comparison of current service providers for the properties and identifies the services the Town of Bluffton would assume after annexation:

Type of Service	Provider of Service	
	Current	After Annexation
General Government Services	Beaufort County	Town of Bluffton
Planning, Community Development, & Land Use Regulatory Services	Beaufort County	Town of Bluffton
Police Protection	Beaufort County	Town of Bluffton
Fire Protection	Bluffton Township Fire District	Bluffton Township Fire District
Emergency Medical Services	Beaufort County	Beaufort County
Hospitals	Private	Private
Schools	Beaufort County School District	Beaufort County School District
Parks & Recreation	Beaufort County	Beaufort County
Stormwater Maintenance	Beaufort County	Town of Bluffton
Road Maintenance	Private	Private
Garbage Service - Residential	Private	Town of Bluffton
Garbage Service - Commercial	Private	Private
Water & Sewer Service	Private Well & Septic	Private Well & Septic/ *Future Beaufort-Jasper Water & Sewer Authority

\*Note: Public water and sewer service prior to issuance of any building permit.

**5. Additional Municipal Service Costs**

The services the Town of Bluffton would assume upon annexation of the property would not result in a significant expense as indicated in the table below:

Property Tax Revenue/ Town Service	Rate at Time of Annexation	Estimated Town Property Tax Revenue/ Expense	
		1 <sup>st</sup> Year of Annexation <sup>1</sup>	Build Out <sup>2</sup>
<b>Estimated Annual Town Property Tax Revenue</b>	44.35 Mills	\$4,570.27	\$7,894.39
<b>Garbage/ Recycling Service</b>	\$9.25 per Month Per Dwelling Unit <sup>3</sup>	(\$222.00)	(\$921.60)
<b>Police Service</b>	\$50,000 per Officer	\$0.00	\$0.00
<b>Administrative/ Growth Management/ Stormwater/ Public Works Service</b>	\$30,878 per Employee	\$0.00	\$0.00
<b>Total Estimated Revenue After Expenses</b>	<b>N/A</b>	<b>\$4,348.27</b>	<b>\$6,972.97</b>

<sup>1</sup> Property currently has two parcels, each containing a Dwelling Unit, that will receive Garbage Service; Remaining two parcels are classified as Agricultural Property.

<sup>2</sup> Build out estimated in 10 years resulting in a total of six Dwelling Units.

<sup>3</sup> Garbage service estimated expense at time of build out for six Dwelling Units reflects a yearly cost increase of 3% starting in 2015.

- a) Police and Judicial Costs – The costs of police protection and judicial services for the annexation of this property would be nominal.
- b) Solid Waste Collection – Under existing conditions there would be two additional residential properties who would receive solid waste collection if annexed into the Town. The monthly rate for this service is \$9.25 per dwelling unit per month. For residential uses, the Town of Bluffton contracts out solid waste pick-up to Waste Management Services. Direct private container service contracted under separate individual agreement is available to businesses. At build out, there will be an estimated six residential dwelling units at an estimated rate (inclusive of a 3% annual increase) of \$12.80 per dwelling unit per month resulting in an annual cost of service for the Town of \$922.
- c) Other Government Services – Additional costs for other government services and employees (including Administration, Public Works, and Growth Management) would be nominal.

**6. Schools**

The proposed annexation will have a nominal effect on the Beaufort County School District as only four additional dwelling units will be added to the property at build out.

**7. Transportation**

The proposed annexation will have no measurable effect to the traffic along SC-46. The amount of day-to-day traffic would remain very low, as only four additional dwelling units will be added to the property at build out.

**Exhibits**

- A. 2014 Beaufort County Taxes and Fees Paid;
- B. Estimate of 2015 Beaufort County and Town of Bluffton Taxes and Fees; and
- C. Estimate of Annual Beaufort County and Town of Bluffton Taxes and Fees at Build Out.

**JC's Cove Annexation Cost Benefit Analysis  
2014 Beaufort County Taxes and Fees Paid**

EXHIBIT A

Property/ Tax/ Fee Description	Lot Number / Property Address				Total
	Lot 3/ 2 JC's Cove	Lot 4/ 4 JC's Cove	Lot 2/ 6 JC's Cove	Lot A/ 7 JC's Cove	
Property ID	R600 039 000 1129 0000	R600 039 000 031D 0000	R600 039 000 1128 0000	R600 039 000 0847 0000	N/A
Property Owner	CBM Realty, LLC	CBM Realty, LLC	Randall & Brenda Jeffcoat	James Saba	N/A
Acreage	1.53	13.26	1	3	18.79
Property Class Code	AgVac Forest	AgVac Forest	ResImp SingleFamily	ResImp SingleFamily	N/A
Appraised Land Value	\$ 459,000	\$ 956,800.00	\$ 462,000.00	\$ 583,900.00	\$ 2,461,700.00
Appraised Improvements Value	\$ -	\$ -	\$ 824,400.00	\$ 715,400.00	\$ 1,539,800.00
Total Appraised Value	\$ 459,000	\$ 956,800.00	\$ 1,286,400.00	\$ 1,299,300.00	\$ 4,001,500.00
Limited (Capped) Appraised Value Total	\$ 194,749	\$ 959,800.00	\$ 1,273,458.00	\$ 1,299,300.00	\$ 3,727,307.00
Assessment Ratio	4%	4%	4%	4%	N/A
Assessed Value	\$ 20	\$ 120.00	\$ 50,940.00	\$ 51,970.00	\$ 103,050.00
Taxable Value	\$ 20	\$ 120.00	\$ 50,940.00	\$ 51,970.00	\$ 103,050.00
<b>Beaufort County Taxes</b>					
County Operations (46.48 Mils)	\$ 0.93	\$ 5.58	\$ 2,367.69	\$ 2,415.57	\$ 4,789.76
County Debt Service (5.48 Mils)	\$ 0.11	\$ 0.66	\$ 279.15	\$ 284.80	\$ 564.71
County Purchase of Real Property Program (4.9 Mils)	\$ 0.10	\$ 0.59	\$ 249.61	\$ 254.65	\$ 504.95
School Operations (103.5 Mils)	\$ 2.07	\$ 12.42	\$ 5,272.29	\$ 5,378.90	\$ 10,665.68
Owner Occupied (4 % Ratio) School Operations Credit	\$ -	\$ -	\$ (5,272.29)	\$ (5,378.90)	\$ (10,651.19)
School Bond Debt Service (31.71 Mils)	\$ 0.63	\$ 3.81	\$ 1,615.31	\$ 1,647.97	\$ 3,267.72
Bluffton Fire Operations (24.02 Mils)	\$ 0.48	\$ 2.88	\$ 1,223.58	\$ 1,248.32	\$ 2,475.26
Bluffton Fire Debt Service (0 Mils)	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Beaufort County Taxes</b>	<b>\$ 4.32</b>	<b>\$ 25.93</b>	<b>\$ 5,735.33</b>	<b>\$ 5,851.30</b>	<b>\$ 11,616.89</b>
<b>Stormwater Utility Fee</b>					
Unincorporated Beaufort County Stormwater Utility Fee (\$50 per Unit)	\$ 3.34	\$ 30.85	\$ 50.00	\$ 50.00	\$ 134.19
<b>Total Beaufort County Stormwater Utility Fee</b>	<b>\$ 3.34</b>	<b>\$ 30.85</b>	<b>\$ 50.00</b>	<b>\$ 50.00</b>	<b>\$ 134.19</b>
<b>Total Beaufort County 2014 Taxes and Fees Paid</b>	<b>\$ 7.66</b>	<b>\$ 56.78</b>	<b>\$ 5,785.33</b>	<b>\$ 5,901.30</b>	<b>\$ 11,751.08</b>

**JC's Cove Annexation Cost Benefit Analysis**  
**Estimate of 2015 Beaufort County and Town of Bluffton Taxes and Fees**

EXHIBIT B

Property/ Tax/ Fee Description	Lot Number / Property Address				Total
	Lot 3/ 2 JC's Cove	Lot 4/ 4 JC's Cove	Lot 2/ 6 JC's Cove	Lot A/ 7 JC's Cove	
Property ID	R600 039 000 1129 0000	R600 039 000 031D 0000	R600 039 000 1128 0000	R600 039 000 0847 0000	N/A
Property Owner	CBM Realty, LLC	CBM Realty, LLC	Randall & Brenda Jeffcoat	James Saba	N/A
Acreage	1.53	13.26	1	3	18.79
Property Class Code	AgVac Forest	AgVac Forest	ResImp SingleFamily	ResImp SingleFamily	N/A
Appraised Land Value	\$ 459,000.00	\$ 956,800.00	\$ 462,000.00	\$ 583,900.00	\$ 2,461,700.00
Appraised Improvements Value	\$ -	\$ -	\$ 824,400.00	\$ 715,400.00	\$ 1,539,800.00
Total Appraised Value	\$ 459,000.00	\$ 956,800.00	\$ 1,286,400.00	\$ 1,299,300.00	\$ 4,001,500.00
Limited (Capped) Appraised Value Total	\$ 194,749.00	\$ 959,800.00	\$ 1,273,458.00	\$ 1,299,300.00	\$ 3,727,307.00
Assessment Ratio	4%	4%	4%	4%	N/A
Assessed Value	\$ 20	\$ 120.00	\$ 50,940.00	\$ 51,970.00	\$ 103,050.00
Taxable Value	\$ 20	\$ 120.00	\$ 50,940.00	\$ 51,970.00	\$ 103,050.00
<b>Beaufort County Taxes</b>					
County Operations (48.77 Mils)	\$ 0.98	\$ 5.85	\$ 2,484.34	\$ 2,534.58	\$ 5,025.75
County Debt Service (5.48 Mils)	\$ 0.11	\$ 0.66	\$ 279.15	\$ 284.80	\$ 564.71
County Purchase of Real Property Program (4.9 Mils)	\$ 0.10	\$ 0.59	\$ 249.61	\$ 254.65	\$ 504.95
School Operations (103.5 Mils)	\$ 2.07	\$ 11.69	\$ 5,272.29	\$ 5,378.90	\$ 10,664.95
Owner Occupied (4 % Ratio) School Operations Credit	\$ -	\$ -	\$ (5,272.29)	\$ (5,378.90)	\$ (10,651.19)
School Bond Debt Service (31.71 Mils)	\$ 0.63	\$ 3.81	\$ 1,615.31	\$ 1,647.97	\$ 3,267.72
Bluffton Fire Operations (24.02 Mils)	\$ 0.48	\$ 2.88	\$ 1,223.58	\$ 1,248.32	\$ 2,475.26
Bluffton Fire Debt Service (1.22 Mils)	\$ 0.02	\$ 0.15	\$ 62.15	\$ 63.40	\$ 125.72
<b>Total Beaufort County Taxes</b>	<b>\$ 4.39</b>	<b>\$ 25.63</b>	<b>\$ 5,914.13</b>	<b>\$ 6,033.72</b>	<b>\$ 11,977.87</b>
<b>Stormwater Utility Fee</b>					
Unincorporated Beaufort County Stormwater Utility Fee (\$50 per Unit)	\$ 3.34	\$ 30.85	\$ 50.00	\$ 50.00	\$ 134.19
<b>Total Beaufort County Stormwater Utility Fee</b>	<b>\$ 3.34</b>	<b>\$ 30.85</b>	<b>\$ 50.00</b>	<b>\$ 50.00</b>	<b>\$ 134.19</b>
<b>Total Beaufort County 2015 Estimated Taxes and Fees</b>	<b>\$ 7.73</b>	<b>\$ 56.48</b>	<b>\$ 5,964.13</b>	<b>\$ 6,083.72</b>	<b>\$ 12,112.06</b>
<b>Town of Bluffton Taxes</b>					
Town of Bluffton General Fund (40 Mils)	\$ 0.80	\$ 4.80	\$ 2,037.60	\$ 2,078.80	\$ 4,122.00
Town of Bluffton Debt Service (4.35 Mils)	\$ 0.09	\$ 0.52	\$ 221.59	\$ 226.07	\$ 448.27
<b>Total Town of Bluffton Taxes</b>	<b>\$ 0.89</b>	<b>\$ 5.32</b>	<b>\$ 2,259.19</b>	<b>\$ 2,304.87</b>	<b>\$ 4,570.27</b>
<b>Stormwater Utility Fee</b>					
Town of Bluffton Stormwater Utility Fee (\$98 per Unit)	\$ 6.55	\$ 60.47	\$ 98.00	\$ 98.00	\$ 263.01
Beaufort County Stormwater Utility Fee Administration Charge (5% of Fee Collected)	\$ (0.33)	\$ (3.02)	\$ (4.90)	\$ (4.90)	\$ (13.15)
<b>Total Town of Bluffton Stormwater Utility Fee Revenue</b>	<b>\$ 6.22</b>	<b>\$ 57.44</b>	<b>\$ 93.10</b>	<b>\$ 93.10</b>	<b>\$ 249.86</b>
<b>Total Town of Bluffton 2015 Estimated Taxes and Fees Revenue</b>	<b>\$ 7.43</b>	<b>\$ 65.79</b>	<b>\$ 2,357.19</b>	<b>\$ 2,402.87</b>	<b>\$ 4,833.28</b>
<b>Total Town of Bluffton and Beaufort County 2015 Estimated Taxes and Fees Upon Annexation</b>	<b>\$ 11.83</b>	<b>\$ 91.41</b>	<b>\$ 8,271.32</b>	<b>\$ 8,436.59</b>	<b>\$ 16,811.15</b>

JC's Cove Annexation Cost Benefit Analysis

Estimate of Annual Beaufort County and Town of Bluffton Taxes and Fees at Build Out

Property/ Tax/ Fee Description	Lot Number / Property Address							Total
	Lot 3/ 2 JC's Cove	Lot 4A	Lot 4B	Lot 4C	Lot 4D	Lot 2/ 6 JC's Cove	Lot A/ 7 JC's Cove	
Property ID	R600 039 000 1129 0000	TBD	TBD	TBD	TBD	R600 039 000 1128 0000	R600 039 000 0847 0000	N/A
Property Owner	CBM Realty, LLC	TBD	TBD	TBD	TBD	Randall & Brenda Jeffcoat	James Saba	N/A
Acreage	1.53	4.37	3.03	2.31	3.55	1	3	18.79
Property Class Code	AgVac Forest	ResImp SingleFamily	ResImp SingleFamily	N/A				
Appraised Land Value	\$ 459,000.00	\$ 315,325.48	\$ 218,635.29	\$ 166,682.35	\$ 256,156.85	\$ 462,000.00	\$ 583,900.00	\$ 2,461,699.96
Appraised Improvements Value	\$ -	\$ 230,000.00	\$ 230,000.00	\$ 230,000.00	\$ 230,000.00	\$ 824,400.00	\$ 715,400.00	\$ 2,459,800.00
Total Appraised Value	\$ 459,000	\$ 545,325.48	\$ 448,635.29	\$ 396,682.35	\$ 486,156.85	\$ 1,286,400.00	\$ 1,299,300.00	\$ 4,921,499.96
Limited (Capped) Appraised Value Total	\$ 194,749	\$ 545,325.48	\$ 448,635.29	\$ 396,682.35	\$ 486,156.85	\$ 1,273,458.00	\$ 1,299,300.00	\$ 4,644,306.96
Assessment Ratio	4%	4%	4%	4%	4%	4%	4%	N/A
Assessed Value	\$ 20	\$ 21,813.02	\$ 17,945.41	\$ 15,867.29	\$ 19,446.27	\$ 50,940.00	\$ 51,970.00	\$ 178,002.00
Taxable Value	\$ 20	\$ 21,813.02	\$ 17,945.41	\$ 15,867.29	\$ 19,446.27	\$ 50,940.00	\$ 51,970.00	\$ 178,002.00
<b>Beaufort County Taxes</b>								
County Operations (48.77 Mils)	\$ 0.98	\$ 1,063.82	\$ 875.20	\$ 773.85	\$ 948.39	\$ 2,484.34	\$ 2,534.58	\$ 8,681.16
County Debt Service (5.48 Mils)	\$ 0.11	\$ 119.54	\$ 98.34	\$ 86.95	\$ 106.57	\$ 279.15	\$ 284.80	\$ 975.45
County Purchase of Real Property Program (4.9 Mils)	\$ 0.10	\$ 106.88	\$ 87.93	\$ 77.75	\$ 95.29	\$ 249.61	\$ 254.65	\$ 872.21
School Operations (103.5 Mils)	\$ 2.07	\$ 2,257.65	\$ 1,857.35	\$ 1,642.26	\$ 2,012.69	\$ 5,272.29	\$ 5,378.90	\$ 18,423.21
Owner Occupied (4 % Ratio) School Operations Credit	\$ -	\$ (2,257.65)	\$ (1,857.35)	\$ (1,642.26)	\$ (2,012.69)	\$ (5,272.29)	\$ (5,378.90)	\$ (18,421.14)
School Bond Debt Service (31.71 Mils)	\$ 0.63	\$ 691.69	\$ 569.05	\$ 503.15	\$ 616.64	\$ 1,615.31	\$ 1,647.97	\$ 5,644.44
Bluffton Fire Operations (24.02 Mils)	\$ 0.48	\$ 523.95	\$ 431.05	\$ 381.13	\$ 467.10	\$ 1,223.58	\$ 1,248.32	\$ 4,275.61
Bluffton Fire Debt Service (1.22 Mils)	\$ 0.02	\$ 26.61	\$ 21.89	\$ 19.36	\$ 23.72	\$ 62.15	\$ 63.40	\$ 217.16
<b>Total Beaufort County Taxes</b>	<b>\$ 4.39</b>	<b>\$ 2,532.49</b>	<b>\$ 2,083.46</b>	<b>\$ 1,842.19</b>	<b>\$ 2,257.71</b>	<b>\$ 5,914.13</b>	<b>\$ 6,033.72</b>	<b>\$ 20,668.10</b>
<b>Beaufort County Stormwater Utility Fee</b>								
Unincorporated Beaufort County Stormwater Utility Fee (\$50 per Unit)	\$ 3.34	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 153.34
<b>Total Beaufort County Stormwater Utility Fee</b>	<b>\$ 3.34</b>	<b>\$ 50.00</b>	<b>\$ 50.00</b>	<b>\$ 153.34</b>				
<b>Beaufort County Total Estimated Annual Taxes and Fees at Build Out</b>	<b>\$ 7.73</b>	<b>\$ 2,582.49</b>	<b>\$ 2,133.46</b>	<b>\$ 1,892.19</b>	<b>\$ 2,307.71</b>	<b>\$ 5,964.13</b>	<b>\$ 6,083.72</b>	<b>\$ 20,821.44</b>
<b>Town of Bluffton Taxes</b>								
Town of Bluffton General Fund (40 Mils)	\$ 0.80	\$ 872.52	\$ 717.82	\$ 634.69	\$ 777.85	\$ 2,037.60	\$ 2,078.80	\$ 7,120.08
Town of Bluffton Debt Service (4.35 Mils)	\$ 0.09	\$ 94.89	\$ 78.06	\$ 69.02	\$ 84.59	\$ 221.59	\$ 226.07	\$ 774.31
<b>Total Town of Bluffton Taxes</b>	<b>\$ 0.89</b>	<b>\$ 967.41</b>	<b>\$ 795.88</b>	<b>\$ 703.71</b>	<b>\$ 862.44</b>	<b>\$ 2,259.19</b>	<b>\$ 2,304.87</b>	<b>\$ 7,894.39</b>
<b>Town of Bluffton Stormwater Utility Fee</b>								
Town of Bluffton Stormwater Utility Fee (\$98 per Unit)	\$ 6.55	\$ 98.00	\$ 98.00	\$ 98.00	\$ 98.00	\$ 98.00	\$ 98.00	\$ 594.55
Beaufort County Stormwater Utility Fee Administration Charge (5% of Fee Collected)	\$ (0.33)	\$ (4.90)	\$ (4.90)	\$ (4.90)	\$ (4.90)	\$ (4.90)	\$ (4.90)	\$ (29.73)
<b>Total Town of Bluffton Stormwater Utility Fee Revenue</b>	<b>\$ 6.22</b>	<b>\$ 93.10</b>	<b>\$ 93.10</b>	<b>\$ 564.82</b>				
<b>Town of Bluffton Total Estimated Annual Taxes and Fees Revenue at Build Out</b>	<b>\$ 7.44</b>	<b>\$ 1,065.41</b>	<b>\$ 893.88</b>	<b>\$ 801.71</b>	<b>\$ 960.44</b>	<b>\$ 2,357.19</b>	<b>\$ 2,402.87</b>	<b>\$ 8,488.94</b>
<b>Beaufort County and Town of Bluffton Estimated Annual Taxes and Fees at Build Out</b>	<b>\$ 11.83</b>	<b>\$ 3,597.90</b>	<b>\$ 2,977.34</b>	<b>\$ 2,643.91</b>	<b>\$ 3,218.15</b>	<b>\$ 8,271.32</b>	<b>\$ 8,436.59</b>	<b>\$ 29,157.04</b>

Assumptions:

1. Taxes based upon 2015 Millage.
2. Lot 4 average land value per acre of \$72,156.86 utilized for subdivided lots (\$958,800 Land Value/13.26 Acres)
3. Improvements/Home Value of \$230,000 derived from the median home value from the Housing Element of the Town of Bluffton Comprehensive Plan 2014 Update