



Consideration of an Ordinance to Amend the Town of Bluffton's Comprehensive Plan to Incorporate a Housing Impact Analysis

PUBLIC HEARING

Presentation to Town Council

July 9, 2024

Department of Growth Management

Kevin Icard, AICP

Second and Final Reading

Proposed Comprehensive Plan Amendment



- **State Act 57 (2023):** Allows up to 15% of Town's collected accommodations tax (ATAX) to be used by Town to support workforce housing
- **“Workforce Housing”:** Housing that is 30% to 120% of the local Area Median Income (Family of Four - \$106,400)
- **Potential Yearly Funds:** Approximately \$150k/yr would be available thru December 31, 2030
- **How Funds Can be Used:** Town may distribute to Non-Profit and For-Profit organizations to develop workforce housing, internal transfers on or debt-service for capital projects, funds for government sponsored housing program (e.g., Neighborhood Assistance Program). Also allows Town to issue bonds to develop workforce housing.
- **Comprehensive Plan Amendment:** State requirement along with Housing Analysis
- **State Review Process:** Housing Analysis be submitted to SC Dept of Revenue and Tourism Expenditure Committee before amendment adopted by Town Council
Received by Dept. of Revenue on May 31, 2024

Comprehensive Plan Criteria



1. **Section 3.3.3.A.** Consistency with the intent of the overall policies in the Comprehensive Plan. **Yes**
2. **Section 3.3.3.B.** Consistency with demographic changes, prevailing economic trends and/ or newly recognized best planning practices that would deem the proposed amendment necessary and proper for the advancement of the Town of Bluffton's goals. **Yes**
3. **Section 3.3.3.C.** If applicable, the ability of public infrastructure and services to sufficiently accommodate the requested amendment to the Comprehensive **N/A**
4. **Section 3.3.3.D.** Appropriate and efficient use of public funds, the future growth, development and redevelopment of its area of jurisdiction, and consideration of the fiscal impact on property owners. **Yes**
5. **Section 3.3.3.E.** Enhancement of the health, safety, and welfare of the Town of Bluffton. **Yes**
6. **Section 3.3.3.F.** Consistency with applicable South Carolina planning law and consideration of case law. **Yes**
7. **Section 3.3.3.G.** Impact on the proposed amendment on the provision of public services. **N/A**
8. **Section 3.3.3.H.** The application must comply with applicable requirements in the Applications Manual. **Yes**

Next Steps



Comprehensive Plan Amendment Procedure	Date	Complete
Step 1. Planning Commission Public Workshop	April 24, 2024	✓
Step 2. Planning Commission Public Hearing and Recommendation	May 22, 2024	✓
Step 3. Town Council – 1st Reading	June 11, 2024	✓
Step 4. Town Council Meeting – Final Reading and Public Hearing	July 9, 2024	✓

Motion



*“I move to **Approve** the Comprehensive Plan Amendment to incorporate the Housing Impact Analysis into the Town of Bluffton Comprehensive Plan.”*



QUESTIONS & DISCUSSION