

RESOLUTION

TOWN OF BLUFFTON, SOUTH CAROLINA

**A RESOLUTION TO RECOMMEND ADOPTION OF AN AMENDMENT TO THE
TOWN OF BLUFFTON COMPREHENSIVE PLAN, PURSUANT TO THE SOUTH
CAROLINA LOCAL GOVERNMENT COMPREHENSIVE PLAN ENABLING ACT OF
1994, AS AMENDED, TO ALLOW THE TOWN OF BLUFFTON TO USE CERTAIN
ATAX REVENUE TO SUPPORT WORKFORCE HOUSING EFFORTS**

WHEREAS, the Town's Strategic Plan for Fiscal Year 23-24 identifies Affordable and Workforce Housing as a Strategic Focus Area; and

WHEREAS, one of the principals of this Strategic Focus Area is to seek state and federal government assistance for planning, developing and implementing affordable housing options; and

WHEREAS, on May 13, 2023 the State of South Carolina ratified Act 57 to allow local governments to utilize up to 15% of their local and state collected Accommodations Tax (ATAX) revenue to support workforce housing efforts; and

WHEREAS, utilization of ATAX funds to assist such efforts first requires the Town to develop a Housing Impact Analysis as cited in S.C. Code Ann. Section 6-4-12(B) (Supp. 2023), and also requires an amendment to the Housing Element of the Town of Bluffton's Comprehensive Plan; and

WHEREAS, the Town of Bluffton Planning Commission, the duly authorized body to prepare a comprehensive plan that conforms to the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 (Enabling Act), was appointed by Town Council to carry out a continuing planning program for the physical, social, and economic growth, development, and redevelopment of the Town of Bluffton; and

WHEREAS, pursuant to Section 6-29-510 (E) of the South Carolina Code of Ordinances 1976, as amended, the Enabling Act allows the Town of Bluffton Planning Commission to review the Comprehensive Plan or its elements as often as necessary, to determine changes in the amount, kind, or direction of development of the area or other reasons that make it desirable to pursue additions or amendments to the plan; and

WHEREAS, Town Staff introduced Act 57 to the Town of Bluffton Planning Commission at a public workshop held on April 24, 2024; and


WHEREAS, Town of Bluffton Planning Commission held a meeting on May 22, 2024 and endorsed the Housing Impact Analysis; and

NOW, THEREFORE, BE IT RESOLVED by the Town of Bluffton Planning Commission that, having met the requirements of Chapter 29 of the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, as amended, does hereby recommend the *Housing Impact Analysis* to the Town of Bluffton Town Council for adoption by ordinance upon a public hearing.

TOWN OF BLUFFTON PLANNING COMMISSION

BY: 
(Planning Commission Chairwoman)

This 11 day of June, 2024.

ATTEST: 
(Growth Management Coordinator)

This 29 day of May, 2024.