

# TOWN COUNCIL

---

## STAFF REPORT

### Growth Management Department



<b>MEETING DATE:</b>	January 9, 2024
<b>PROJECT:</b>	Town of Bluffton Annual Development Agreement Update
<b>PROJECT MANAGER:</b>	Heather Colin, AICP, Assistant Town Manager

**BACKGROUND:** Each year town staff updates the Development Agreement Summaries and Build-Out table to provide an update on the amount of dwelling units and commercial square footage that is constructed and utilized. This information assists staff and citizens to understand the amount of growth that the town has undergone.

Attachment 1 provides the status of the Town of Bluffton’s Development Agreements through December 31, 2023 for the following Planned Unit Development (PUD) communities subject to said Agreements:

- Bluffton Village
- Buckwalter
- Jones Estate
- New Riverside
- Palmetto Bluff
- Schultz Tract
- Village at Verdier

The table (Attachment 1) provides information relating to the total allowed development rights, new construction statistics from January 1, 2023 through December 31, 2023, cumulative construction statistics, utilization of development rights, preserved development rights, and the development rights status in the Town Development Rights Bank. The summary also includes the remaining development rights associated with each community and the estimated percentage built-out as well as the percentage of development rights utilized.

The Development Agreement Summary (Attachment 2) provides an overview of each Development Agreement including acreage, density and any public dedications. Each Planned Unit Development has a summary with a map showing the land area and amendment summaries.

**ATTACHMENTS:**

1. Town of Bluffton Annual Development Agreement Summary Through December 31, 2023; and
2. Development Agreement Summary.