



Development Agreement Building Permits vs. Utilized Development Rights Summary  
As Of December 31, 2023

Attachment 1

Development Agreement					Government Entity Holdings		New Construction Statistics January 1, 2023 Through December 31, 2023			Cumulative Statistics												
Name	Approval Date	Expiration Date <small>(Including Extensions and 9-Year Tolling Period Per SC Act 297 (2010) &amp; SC Act 112 (2013))</small>	Acres	Permitted Development Rights <sup>1</sup>	Purchased by the Beaufort County Rural and Critical Lands Program	Held by the Town of Bluffton in Development Rights Bank	Building Permits	Value of Construction	Certificate of Occupancy	Building Permits Issued	Build-Out Percentages					Utilized Development Rights		Utilized Development Rights Developed Percentages				
											Development Rights Percentage Built-Out = <small>((Building Permits Issued + Purchased by BCRCLB + Held by TOB) / Permitted Development Right)</small>	Development Agreement Percentage Built-Out	Residential All Development Agreements Percentage Built-Out	Non-Residential All Development Agreements Percentage Built-Out	TOTAL All Development Agreements Percentage Built-Out	Utilized <sup>6</sup>	Remaining for Development = <small>(Permitted Development Rights - Utilized - Purchased by RCLP)</small>	Development Rights Percentage Utilized = <small>((Utilized + Purchased by BCRCLB + Held by TOB) / Permitted Development Right)</small>	Development Agreement Percentage Utilized	Residential All Development Agreements Percentage Utilized	Non-Residential All Development Agreements Percentage Utilized	TOTAL All Development Agreements Percentage Utilized
Bluffton Village	October 18, 2000	October 17, 2024	29	38 Residential DU	0 Residential DU	0 Residential DU	0 Residential DU	\$ - Residential DU	0 Residential DU	32 Residential DU	84%	78%				32 Residential DU	6 Residential DU	84%	78%			
				212,750 SF Commercial/ Civic/ Multi-Family	0 SF Commercial/ Civic/ Multi-Family	0 SF Commercial/ Civic/ Multi-Family	0 SF Commercial/ Civic/ Multi-Family	\$ - Commercial/ Civic/ Multi-Family	0 Commercial/ Civic/ Multi-Family	153,341 SF Commercial/ Civic/ Multi-Family	72%					153,341 SF Commercial/ Civic/ Multi-Family	59,409 SF Commercial/ Civic/ Multi-Family	72%				
Buckwalter	April 19, 2000	April 18, 2039	6,269	8,792 Residential DU	613 Residential DU <sup>3</sup>	115 Residential DU	58 Residential DU	\$ 32,190,427 Residential DU	108 Residential DU	5,861 Residential DU	75%	35%				5,832 Residential DU	2,232 Residential DU	75%	35%			
				300 Hotel Units	0 Hotel Units	0 Hotel Units	0 Hotel Units	\$ - Hotel Units	0 Hotel Units	0 Hotel Units	0%					0 Hotel Units	300 Hotel Units	0%				
				823.641 Acres Commercial	31.18 Acres Commercial <sup>3</sup>	1.21 Acres Commercial	16,753 SF Commercial	\$ 2,284,080 Commercial	0 Commercial	784,262 SF Commercial	29%					208 Acres Commercial	583 Acres Commercial	29%				
Jones Estate	June 21, 2000	June 20, 2039	1,885	2,516 Residential DU	0 Residential DU	0 Residential DU	87 Residential DU	\$ 35,520,651 Residential DU	48 Residential DU	2,012 Residential DU	80%	68%				2,392 Residential DU	124 Residential DU	95%	76%			
				131 Acres Commercial	0 Acres Commercial	0 Acres Commercial	0 SF Commercial	\$ - Commercial	0 Commercial	219,373 SF Commercial	57%					74 Acres Commercial	57 Acres Commercial	57%				
New Riverside	August 24, 2004	N/A	4,006	3,651 Residential DU <sup>2</sup>	0 Residential DU	0 Residential DU	188 Residential DU	\$ 68,437,359 Residential DU	210 Residential DU	2,797 Residential DU	77%	61%	78%	36%	55%	2,958 Residential DU	693 Residential DU <sup>2</sup>	81%	62%	82%	36%	57%
				190 Acres Commercial	0 Acres Commercial	0 Acres Commercial	0 SF Commercial	\$ - Commercial	1 Commercial	26,125 SF Commercial	5%					9 Acres Commercial	181 Acres Commercial	5%				
				Acres Business Park 200 <sup>4</sup>	Acres Business Park 200 <sup>3</sup>	0 Acres Business Park	0 SF Business Park	\$ - Business Park	0 Business Park	0 SF Business Park	100%					0 Acres Business Park	Acres Business Park 0 <sup>4</sup>	100%				
Palmetto Bluff	November 23, 1998	November 22, 2057	19,217	4,000 Residential DU <sup>2, 4</sup>	0 Residential DU	0 Residential DU	109 Residential DU	\$ 121,404,824 Residential DU	204 Residential DU	1,388 Residential DU	35%	21%				1,761 Residential DU <sup>2, 4</sup>	2,239 Residential DU <sup>2, 4</sup>	44%	27%			
				180 Acres Commercial	0 Acres Commercial	0 Acres Commercial	2,103 SF Commercial	\$ 2,513,196 Commercial	0 Commercial	131,713 SF Commercial	8%					16 Acres Commercial	164 Acres Commercial	9%				
Schults Tract	November 23, 1998	November 22, 2057	620	1,263 Residential DU <sup>5</sup>	187 Residential DU <sup>3, 5</sup>	189 Residential DU	0 Residential DU	\$ - Residential DU	0 Residential DU	821 Residential DU	95%	82%				821 Residential DU	66 Residential DU <sup>5</sup>	95%	82%			
				230 Acres Commercial	0 Acres Commercial	0 Acres Commercial	62,513 SF Commercial	\$ 7,805,632 Commercial	2 Commercial	902,851 SF Commercial	69%					159 Acres Commercial	74 Acres Commercial	69%				
Village at Verdier	December 18, 2002	December 17, 2026	126	458 Residential DU	0 Residential DU	0 Residential DU	0 Residential DU	\$ - Residential DU	0 Residential DU	449 Residential DU	98%	39%				449 Residential DU	9 Residential DU	98%	39%			
				296,000 SF Commercial	0 SF Commercial	0 SF Commercial	0 SF Commercial	\$ - Commercial	0 Commercial	54,353 SF Commercial	18%					54,353 SF Commercial	241,647 SF Commercial	18%				
				30,000 SF Civic	0 SF Civic	0 SF Civic	0 SF Civic	\$ - Civic	0 Civic	0 SF Civic	0%					0 SF Civic	30,000 SF Civic	0%				
TOTALS			32,152	20,718 Residential DU	800 Residential DU	304 Residential DU	442 Residential DU	\$ 257,553,261 Residential DU	570 Residential DU	13,360 Residential DU					14,245 Residential DU	5,369 Residential DU						
				212,750 SF Commercial/ Civic/ Multi-Family	0 SF Commercial/ Civic/ Multi-Family	0 SF Commercial/ Civic/ Multi-Family	0 SF Commercial/ Civic/ Multi-Family	\$ - Commercial/ Civic/ Multi-Family	0 Commercial/ Civic/ Multi-Family	153,341 SF Commercial/ Civic/ Multi-Family					153,341 SF Commercial/ Civic/ Multi-Family	59,409 SF Commercial/ Civic/ Multi-Family						
				300 Hotel Units	0 Hotel Units	0 Hotel Units	0 Hotel Units	0 Hotel Units	0 Hotel Units	0 Hotel Units					0 Hotel Units	300 Hotel Units						
				1,554 Acres Commercial	31.18 Acres Commercial	1.21 Acres Commercial	81,369 SF Commercial	\$ 12,602,908 Commercial	3 Commercial	2,118,677 SF Commercial					467 Acres Commercial	1,057 Acres Commercial						
				200 Acres Business Park	200 Acres Business Park	0 SF Business Park	0 SF Business Park	0 Business Park	0 Business Park	0 SF Business Park					0 Acres Business Park	0 Acres Business Park						
				296,000 SF Commercial	0 SF Commercial	0 SF Commercial	0 SF Civic	0 Civic	0 Civic	0 SF Civic					54,353 SF Commercial	241,647 SF Commercial						
				30,000 SF Civic	0 SF Civic	0 SF Civic									0 SF Civic	30,000 SF Civic						



**Development Agreement Building Permits vs. Utilized Development Rights Summary  
As Of December 31, 2023**

**NOTES:**

<sup>1</sup> Community amenities such as clubhouses, equestrian facilities, pro shops, etc. as well as civic, institutional, church, and assisted living facilities with a Certificate of Need do not count against residential or commercial development rights.

<sup>2</sup> New Riverside, LLC deposited 1,300 residential dwelling units on January 16, 2013, and may deposit an additional 764 residential dwelling units at its own discretion at a later date, into the Town's Development Rights Bank for future allocation outside of the critical areas of the May River Watershed Headwaters Restricted Area. Of the 1,300 residential dwelling units deposited, 1,080 may be withdrawn and transferred to the Palmetto Bluff Concept Land Use Plan which would increase Palmetto Bluff's allocated residential development rights from 2,920 to 4,000 residential dwelling units. The withdrawal and transfer to Palmetto Bluff occurred in December 2016.

<sup>3</sup> These development rights were sold to Beaufort County as part of their Rural and Critical Lands Program. Therefore, it is most likely that these development rights will be preserved and reduce the remaining available.

<sup>4</sup> The Palmetto Bluff Concept Plan provides that inns, hotels, bed & breakfasts, and associated ancillary uses such as conference centers, spas, restaurants, etc. count against residential development rights at a ratio of 1 room = 1/2 residential dwelling unit.

<sup>5</sup> The Schults Tract Development Agreement initially established development rights for 1,600 residential dwelling units. The available residential development rights were reduced through 1) The extinguishment of 187 residential dwelling units as part of the transaction for Town of Bluffton and Beaufort County's co-purchase of Tract B-11; and 2) The transfer of 337 residential dwelling units to the Buckwalter Development Agreement, specifically Buckwalter Place, through a Transfer of Development Rights Permit.

<sup>6</sup> Residential development rights are considered utilized upon the platting of a new single family lot or upon the issuance of a building permit for structures with multiple dwelling units such as condominiums, multi-family/apartment complexes, hotels, inns, bed & breakfasts, or dormitories. Commercial development rights are considered utilized upon the issuance of a building permit for a commercial structure.

<sup>7</sup> These development rights are owned by the Town of Bluffton.