



GROWTH MANAGEMENT UPDATE

August 11, 2026

1. Town Council Appointed Boards/Commissions/Committees/Citizen Group Meetings:

- a. **Planning Commission:** July 22, 2026, meeting was held. Next meeting scheduled for Wednesday, August 26, 2026.
- b. **Historic Preservation Commission:** July 1, 2026, meeting was held. Next meeting scheduled for Wednesday, August 5, 2026.
- c. **Board of Zoning Appeals:** July 7, 2026, was held. Next meeting scheduled for Tuesday, August 4, 2026.
- d. **Development Review Committee:** July 1, 15, 22 & 29, 2026, meetings were held. July 8, 2026 meeting was cancelled. Next meeting scheduled for Wednesday, August 5, 2026.
- e. **Historic Preservation Review Committee:** July 13, 2026, meeting was held. July 6, 20 & 27, 2026 meetings were cancelled. Next meeting scheduled for Monday, August 3, 2026.
- f. **Construction Board of Adjustment and Appeals:** July 28, 2026, meeting was cancelled. Next meeting scheduled for Tuesday, August 25, 2026.
- g. **Affordable Housing Committee:** July 2, 2026, meeting was held. Next meeting scheduled for Thursday, August 6, 2026.

2. Community Development / Affordable Housing Committee Work Program:

Town Council approved the 2027 Fiscal Year budget for the Neighborhood Assistance Program at \$450,000.00.

A total of 4 homes have received or are on schedule to receive repairs at a total of \$53,784.86.

These repairs consist of roofing, flooring, stairs, plumbing and property cleanup.

As of July 21st, two homes are waiting to receive building safety inspection or repair estimates.

Applications are being processed weekly, and staff continue to work diligently to ensure residents are living in their homes safe and dry.

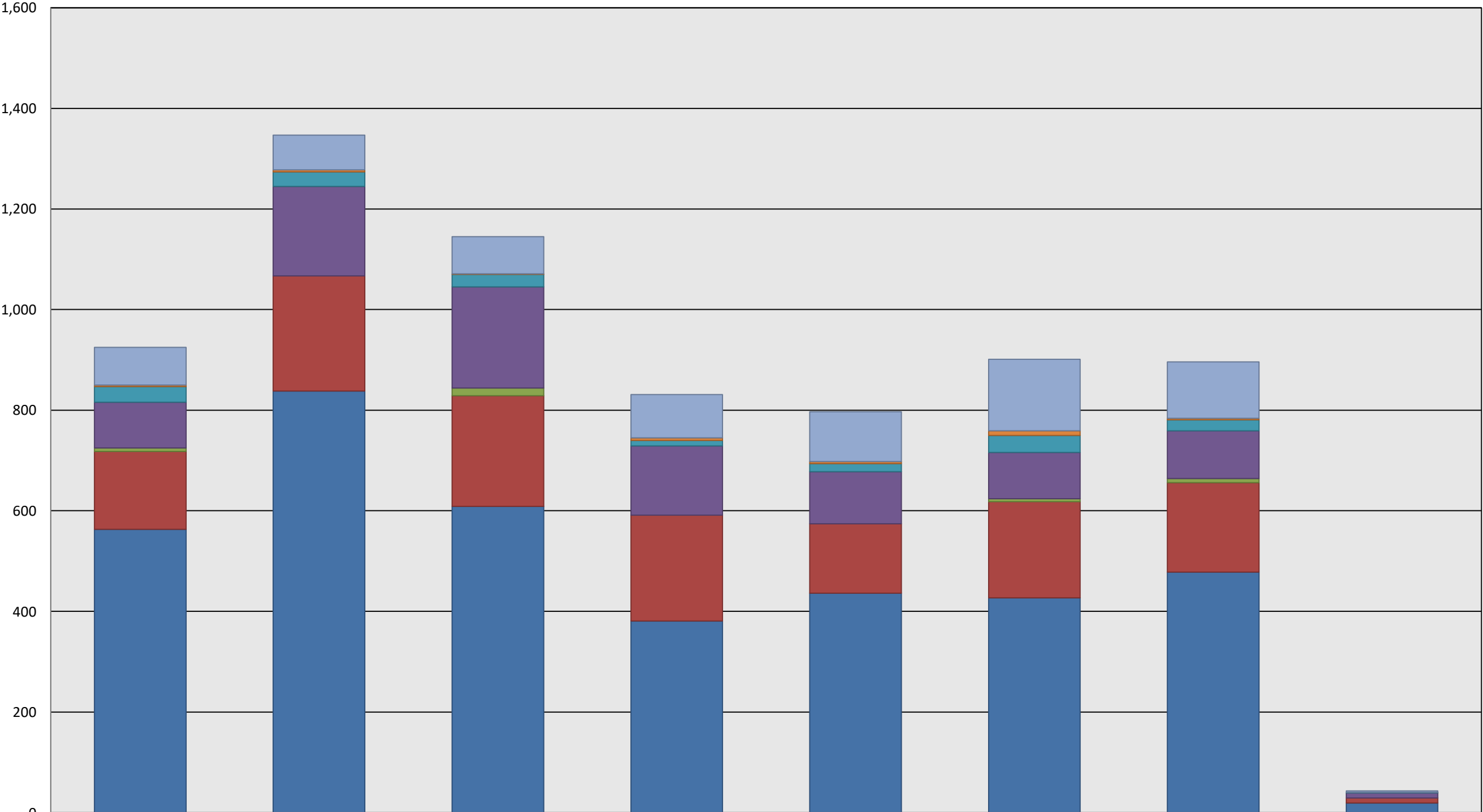
ATTACHMENTS:

1. Building Permits and Planning Applications:
 - a. Building Permits Issued FY 2020-2027 (to July 20, 2026).
 - b. Building Permits Issued Per Month FY 2020-2027 (to July 20, 2026).
 - c. Value of Construction FY 2020-2027 (to July 20, 2026).
 - d. New Single Family Residential Building Permits Issued Per Month FY 2020-2027 (to July 20, 2026).
 - e. New Single Family Residential Building Permits Issued by Neighborhood FY 2020-2027 (to July 20, 2026).
 - f. New Single-Family Certificates of Occupancy Issued by Neighborhood FY 2020-2027 (to July 20, 2026).
 - g. New Commercial Construction/Additions Heated Square Footage FY 2020-2027 (to July 20, 2026).
 - h. Planning and Community Development Applications Approved FY 2020-2027 (to July 20, 2026).
 - i. Multi Family Apartments Value FY 2020-2027 (to July 20, 2026).
 - j. Multi Family Apartments Square Footage FY 2020-2027 (to July 20, 2026).
 - k. Multi Family Apartments Total Units FY 2020-2027 (to July 20, 2026).

Town of Bluffton
Building Permits Issued
FY 2020 - 2027

Attachment 1a

Number of Building Permits Issued

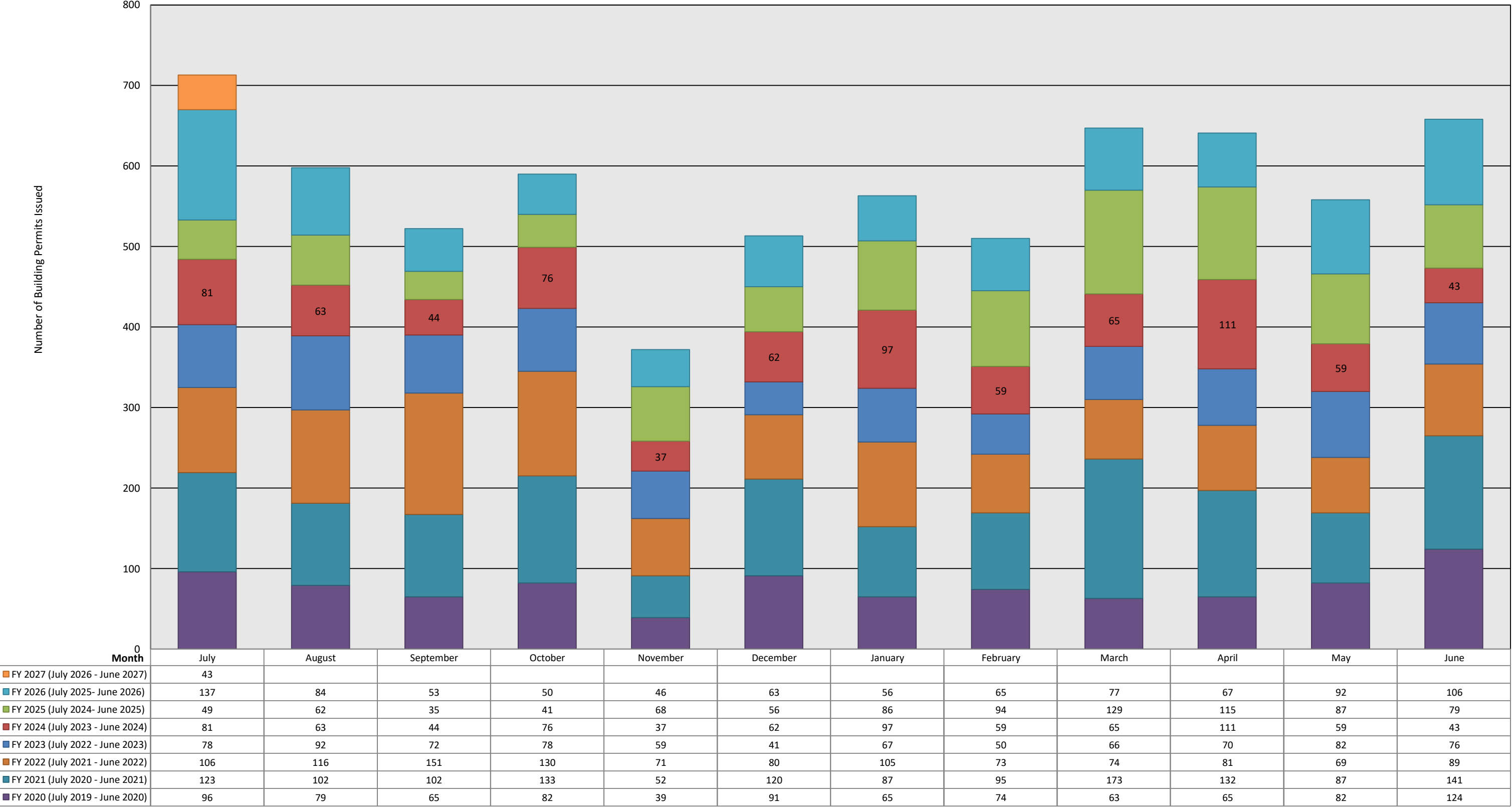


Year	FY 2020 (July 2019 - June 2020)	FY 2021 (July 2020 - June 2021)	FY 2022 (July 2021 - June 2022)	FY 2023 (July 2022 - June 2023)	FY 2024 (July 2023 - June 2024)	FY 2025 (July 2024- June 2025)	FY 2026 (July 2025 - June 2026)	FY 2027 (July 2026 - June 2027)
Other Commercial	75	69	74	86	99	142	112	3
Commercial Addition	3	4	1	5	4	9	3	0
New Commercial Construction/ Tenant Upfit	31	29	25	11	16	34	22	1
Other Residential	91	178	201	138	104	92	95	10
New Multi Family - Apartments	7	0	15	0	0	6	8	0
Residential Addition	155	229	220	210	138	191	178	10
New Single Family	563	838	609	381	436	427	478	19

Notes: 1. Building Permits Issued excludes those Building Permits which were voided or withdrawn.
2. Residential addition includes: additions, screen enclosures, carport, re-roof, modular.
3. Other residential includes: new accessory structure, new accessory residence.
4. Commerical addition includes: additions, screen enclosure, shell.
5. Other commerical includes: remodel and accessory structure.

Town of Bluffton
Building Permits Issued Per Month
FY 2020 - 2027

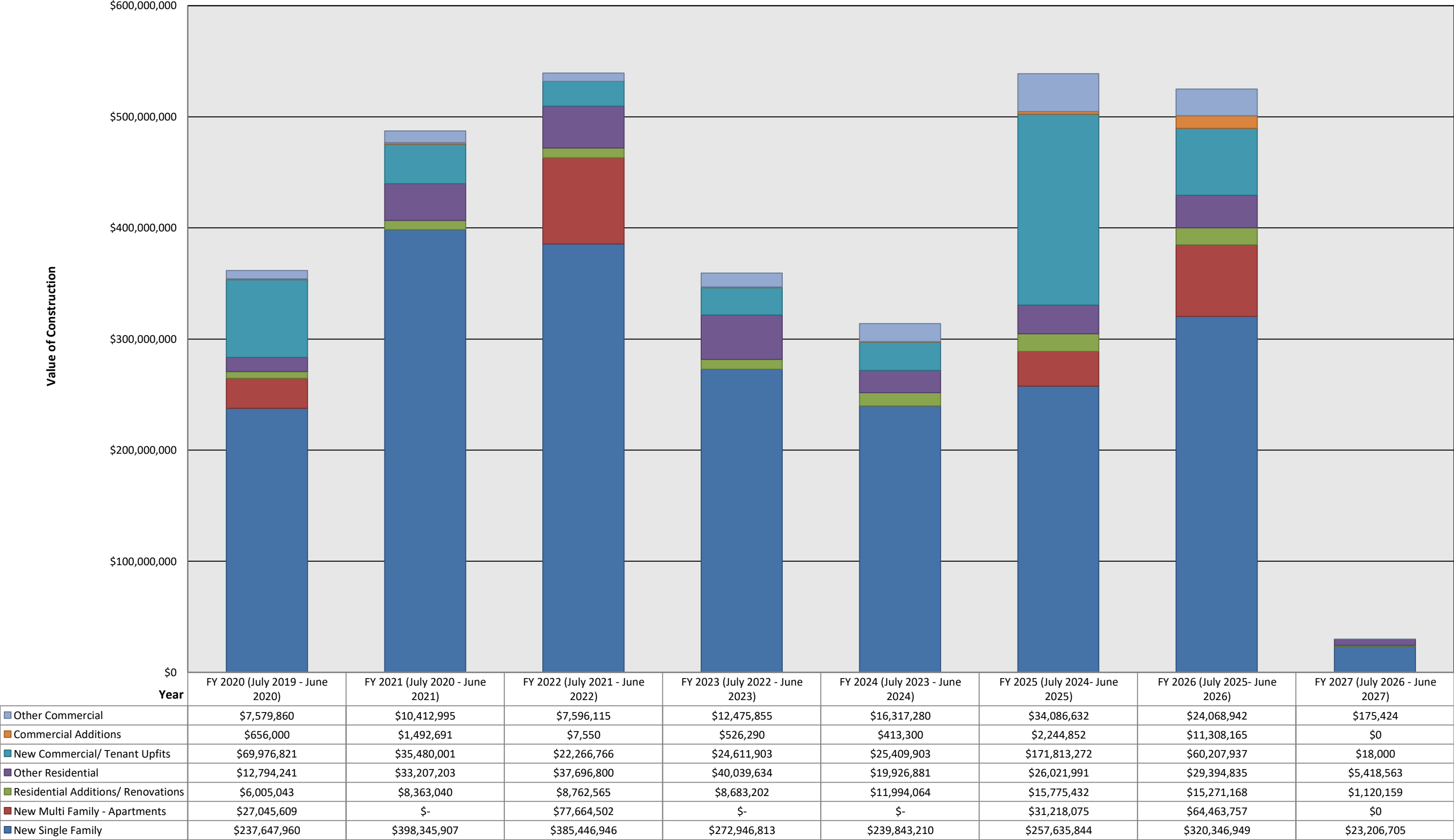
Attachment 1b



Notes: 1. Building Permits Issued excludes those Building Permits which were voided or withdrawn.

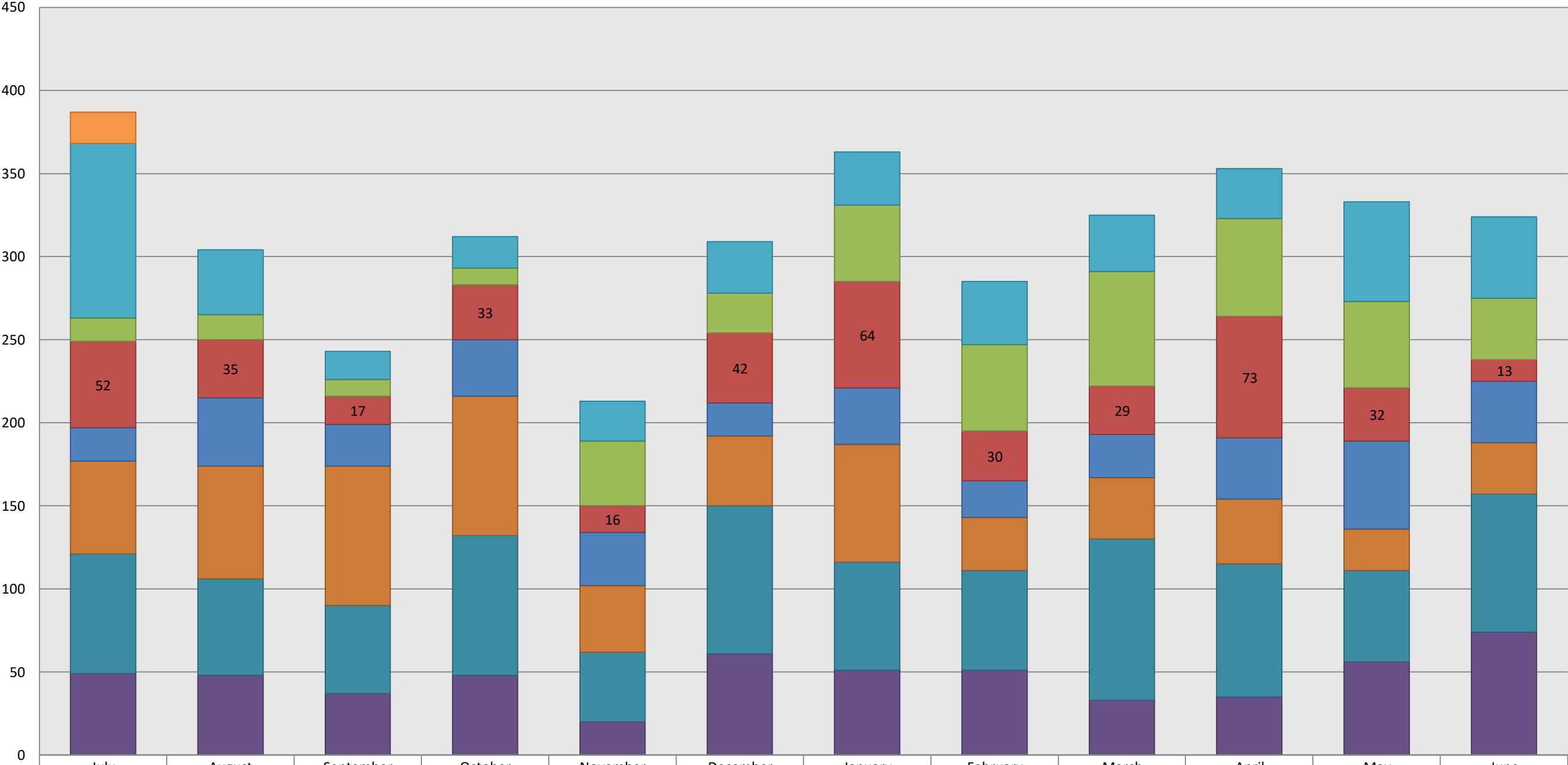
Town of Bluffton
Value of Construction
FY 2020 - 2027

Attachment 1c



Notes: 1. Residential addition includes: additions, screen enclosures, carport, re-roof, modular.
2. Other residential includes: new accessory structure, new accessory residence.
3. Commerical addition includes: additions, screen enclosure, shell.
4. Other commerical includes: remodel and accessory structure.

New Single Family Residential Building Permits Issued Per Month
FY 2020 - 2027

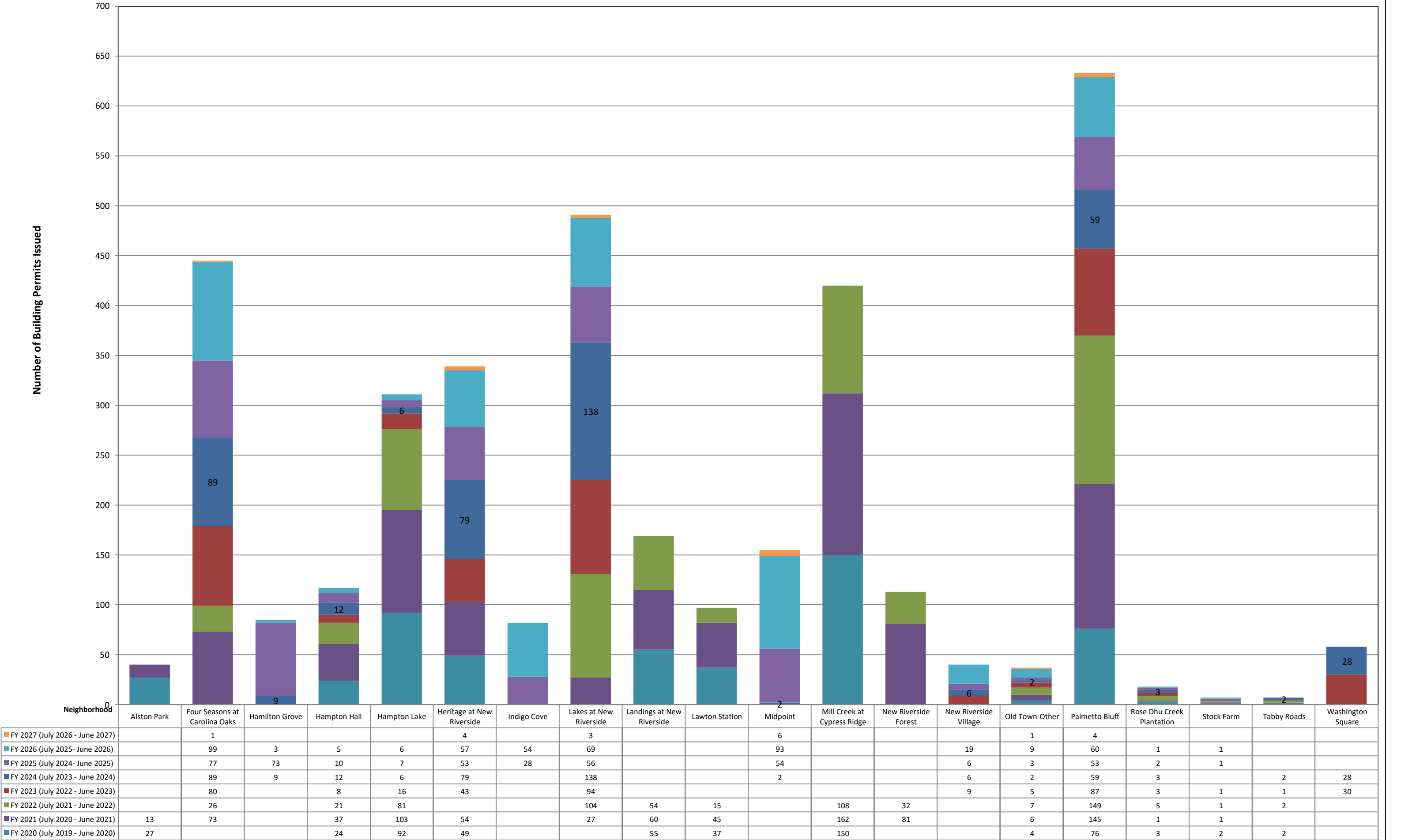


FY 2027 (July 2026 - June 2027)	19											
FY 2026 (July 2025- June 2026)	105	39	17	19	24	31	32	38	34	30	60	49
FY 2025 (July 2024- June 2025)	14	15	10	10	39	24	46	52	69	59	52	37
FY 2024 (July 2023 - June 2024)	52	35	17	33	16	42	64	30	29	73	32	13
FY 2023 (July 2022 - June 2023)	20	41	25	34	32	20	34	22	26	37	53	37
FY 2022 (July 2021 - June 2022)	56	68	84	84	40	42	71	32	37	39	25	31
FY 2021 (July 2020 - June 2021)	72	58	53	84	42	89	65	60	97	80	55	83
FY 2020 (July 2019 - June 2020)	49	48	37	48	20	61	51	51	33	35	56	74

Note: Building Permits Issued excludes those Building Permits which were voided or withdrawn.

Town of Bluffton
New Single Family Residential Building Permits Issued by Neighborhood FY 2020 - 2027

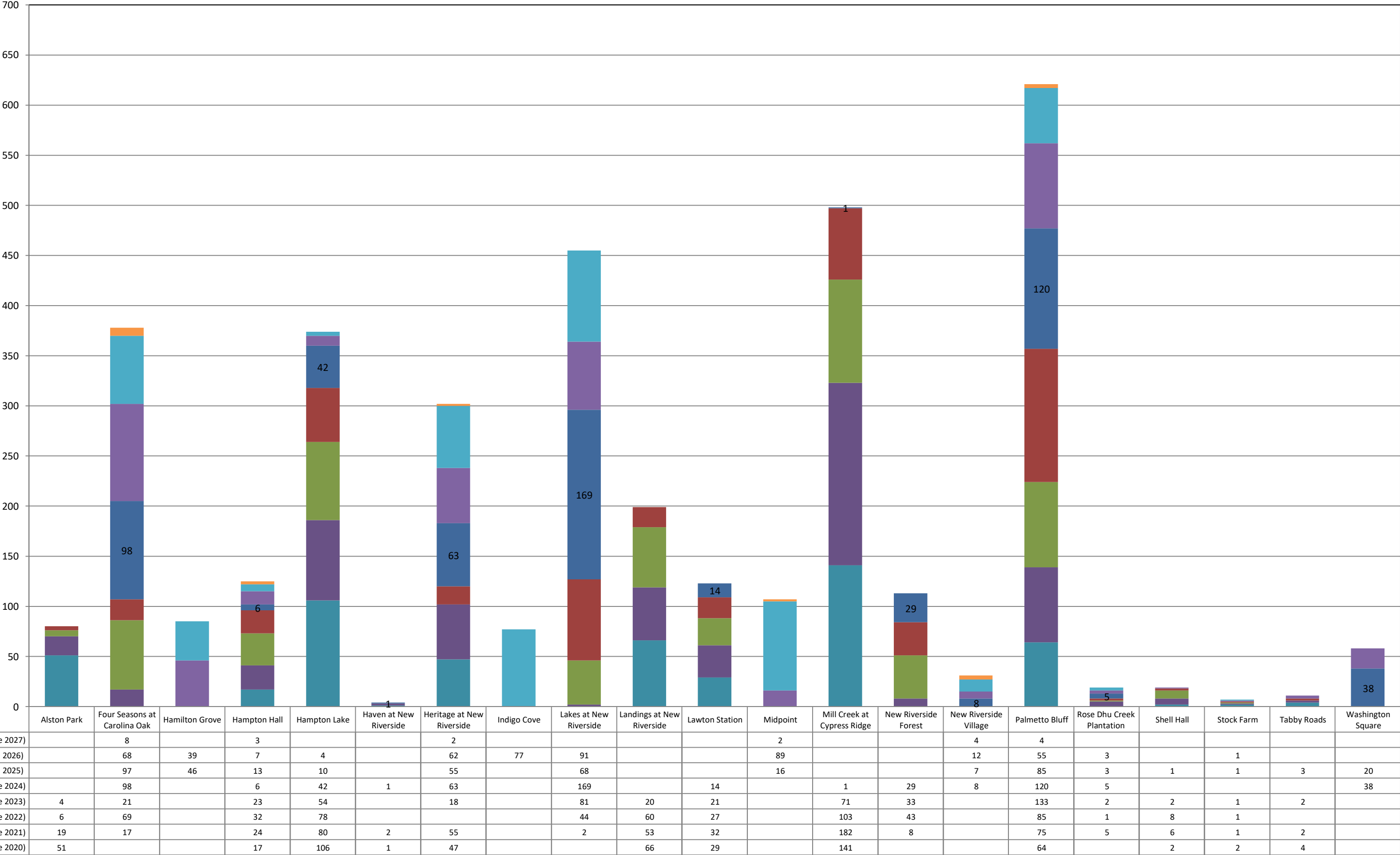
Attachment 1e



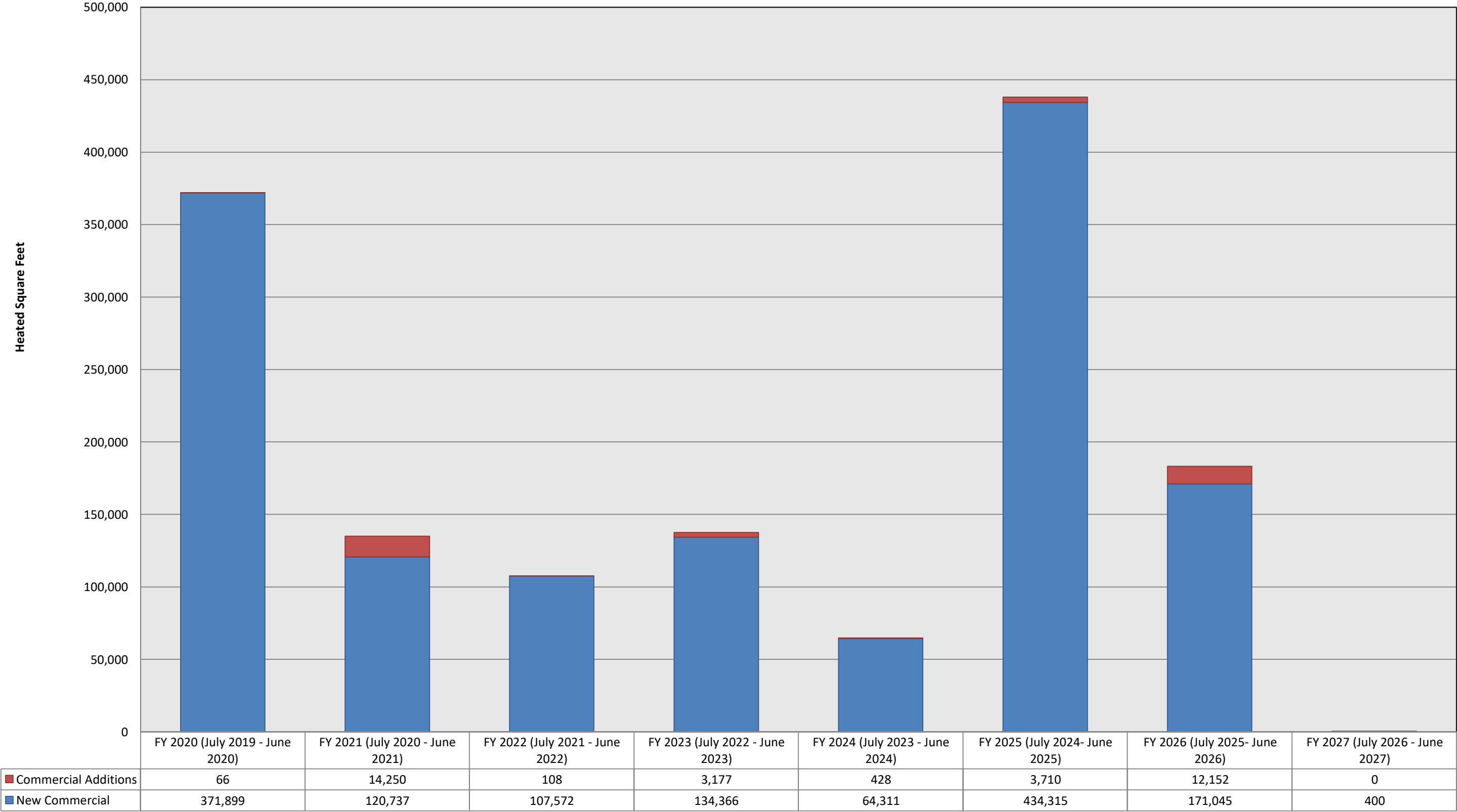
Town of Bluffton

New Single Family Certificates of Occupancy Issued by Neighborhood FY 2020 - 2027

Number of New Housing Starts



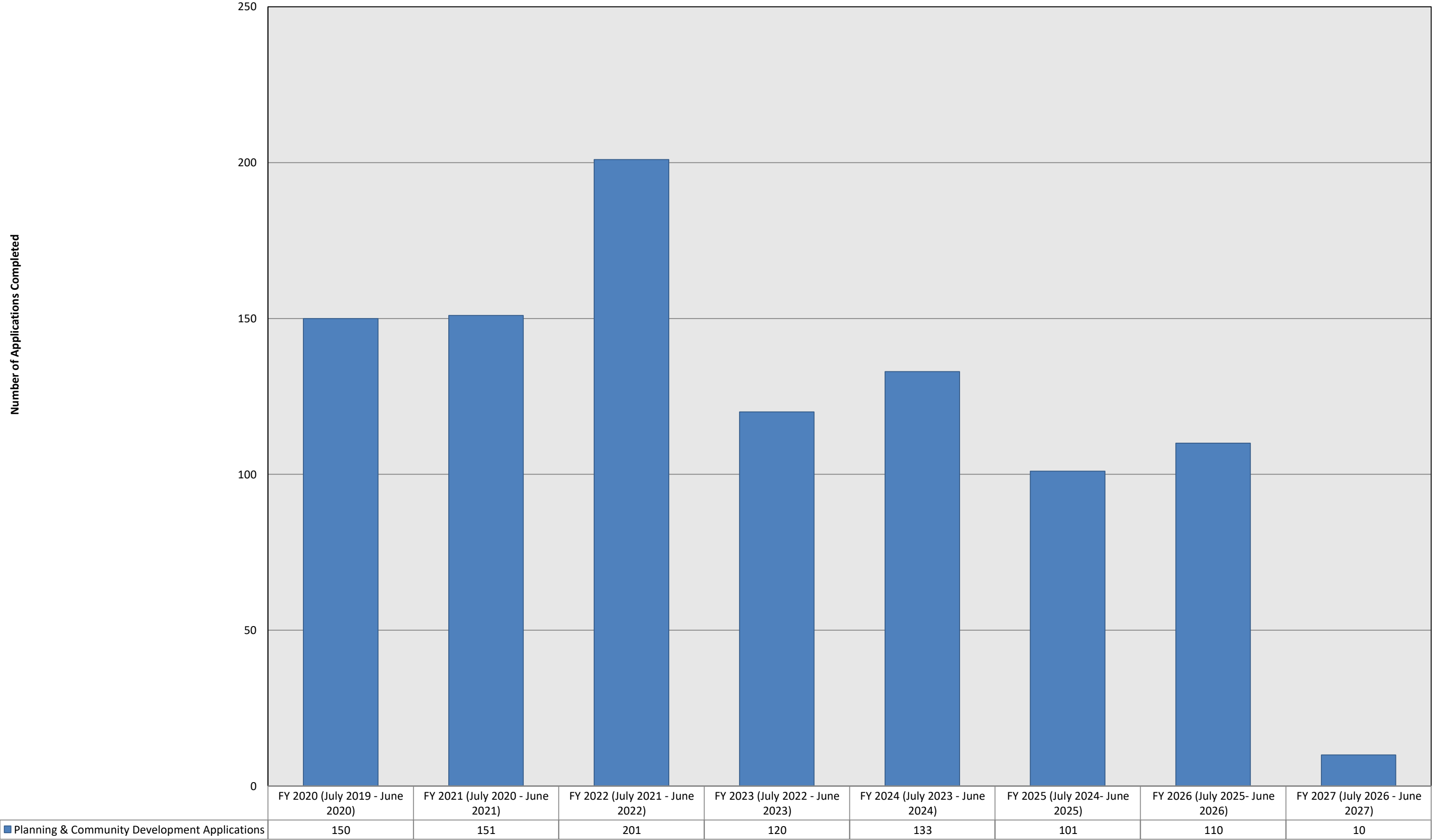
Town of Bluffton
New Commercial Construction and Additions Heated Square Footage
FY 2020 - 2027



Town of Bluffton
Planning & Community Development Applications Completed
FY 2020 - 2027

Attachment 1h

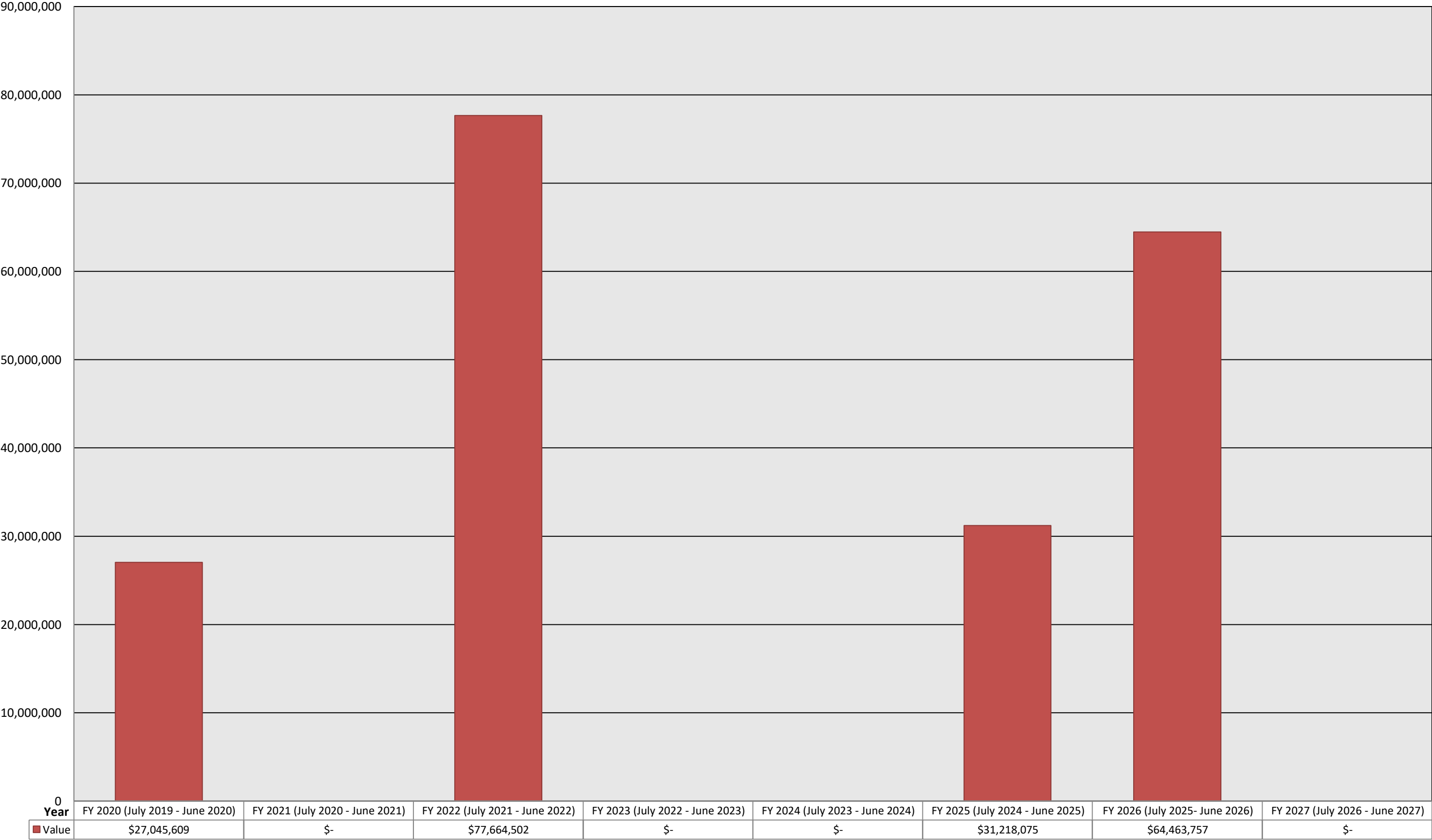
Number of Applications Completed



Town of Bluffton
Multi Family Apartments Value
FY 2020 - 2027

Attachment 1i

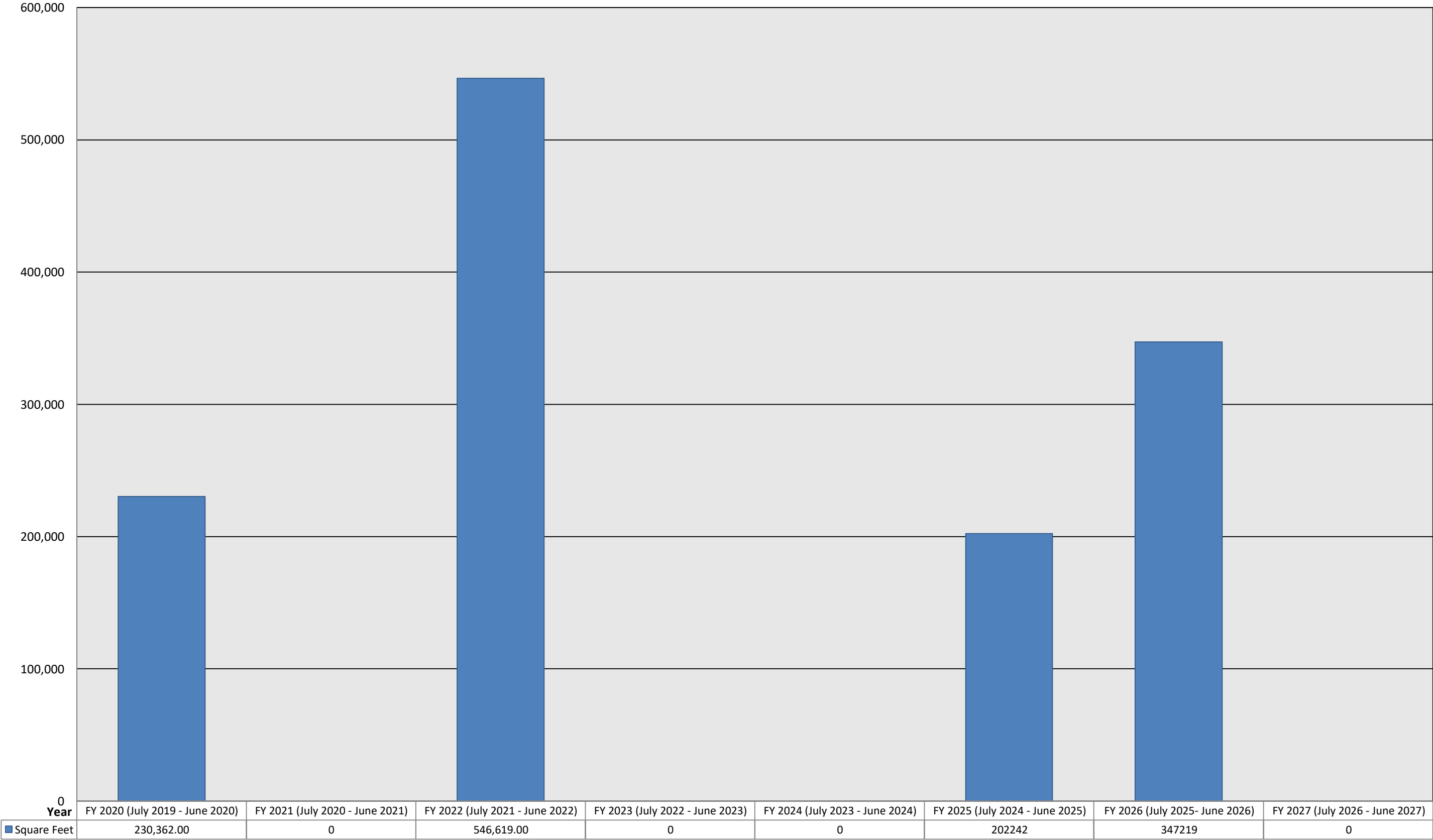
Value of Multi Family Apartments



Town of Bluffton
Multi Family Apartments Square Footage
FY 2020 - 2027

Attachment 1j

Square Footage of Multi Family Apartments



Town of Bluffton
Multi Family Apartments Total Units
FY 2020 - 2027

Attachment 1k

Multi Family Apartments Total Units

