

TOWN COUNCIL

STAFF REPORT

Growth Management Department



MEETING DATE:	January 13, 2026
PROJECT:	Town of Bluffton Annual Development Agreement Update
PROJECT MANAGER:	Kevin Icard, AICP, Director of Growth Management

BACKGROUND: Each year, Town staff update the Development Agreement Summaries and the Build-Out Table to report on the number of dwelling units and commercial square footage constructed and occupied during the year. This information helps staff, elected officials, and citizens understand the pace and scale of growth within the Town and supports long-range planning, capital project forecasting, and decision-making.

The Summary (Attachment 1) provides the status of the Town of Bluffton's Development Agreements through December 31, 2025, for the following Planned Unit Development (PUD) communities:

- Buckwalter
- Jones Estate
- New Riverside
- Palmetto Bluff
- Schultz Tract
- Village at Verdier (*Expiring Dec. 17, 2026*)

The Build-Out Table outlines the total allowed development rights for each PUD, summarizes new construction activity from January 1 through December 31, 2025, and provides cumulative construction totals to date. It also details the development rights that have been utilized, those that remain, and those that have been preserved, along with the current balance of development rights held in the Town's Development Rights Bank. In addition, the table presents the estimated percentage of build-out for each PUD and the overall percentage of development rights utilized. This information provides a snapshot of progress toward full build-out and the remaining potential development capacity within each community.

Attachment 2 includes a Development Agreement Summary for each PUD. The summaries outline the acreage, permitted density, public dedications, amendment history, and include a map illustrating the location and boundaries of each development area. These summaries provide an at-a-glance reference to the fundamental terms of each Agreement and highlight any changes over time.

Together, the annual update, tables, and summaries offer a clear overview of growth trends, available development capacity, and the Town's progress in implementing its Development Agreements. This information will support ongoing policy discussions and ensure continued transparency regarding growth within the Town of Bluffton.

ATTACHMENTS:

1. Town of Bluffton Annual Development Agreement Summary Through December 31, 2025
2. Development Agreement Summary October 2025
3. Permitted Density Summary October 2025