

TOWN COUNCIL

STAFF REPORT

Growth Management Department



MEETING DATE:	January 14, 2025
PROJECT:	Town of Bluffton Annual Development Agreement Update
PROJECT MANAGER:	Kevin Icard, AICP, Director of Growth Management

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, 2024 for the following Planned Unit Development (PUD) communities subject to said Agreements:

- 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, 2024 through December 31, 2024, 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. Bluffton Village has been removed from the Summary as it has since expired on October 17, 2024. Therefore, the percentages of buildout and utilization of development rights no longer includes its data.

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, 2024; and
2. Development Agreement Summary.