

ATTACHMENT 1

RESOLUTION

TOWN OF BLUFFTON, SOUTH CAROLINA

A RESOLUTION OF SUPPORT FOR BEAUFORT MEMORIAL HOSPITAL'S ("BMH") 120 RESIDENTIAL DWELLING UNIT AFFORDABLE HOUSING AND MEDICAL FACILITY PROJECT AT 335 BUCKWALTER PARKWAY AND ACQUISITION OF NECESSARY RESIDENTIAL DEVELOPMENT RIGHTS

WHEREAS, the Town of Bluffton ("Town") recognizes the need for additional affordable housing within the Bluffton area; and

WHEREAS, throughout Beaufort County and, in particular, southern Beaufort County, a shortage of affordable housing remains a pressing issue for local businesses, residents, and governmental organizations. Both the Town and BMH suffer due to the difficulties caused by a lack of reasonable housing options in attracting and retaining well-trained and highly qualified employees; and

WHEREAS, the Town of Bluffton Comprehensive Plan ("Blueprint Bluffton") adopted by Town Council on November 8, 2022, as amended, identifies affordable housing as an Objective for the Town's focus per Section H1.4 Foster relationships with non-profit groups and developers to assist in the development, construction, and/ or purchase of affordable housing units; and Section H2.4 Incentivize private sector partners to develop diverse housing options within existing development agreements; and

WHEREAS, Beaufort County purchased certain property located at 335 Buckwalter Parkway consisting of 10.09 acres, bearing Beaufort County Tax Map No. R610 030 000 0712 0000 ("Property"), which is within the Buckwalter Development Agreement and Concept Plan, for the purpose of affordable housing; and

WHEREAS, in addition to the Property, the County received an Assignment of Development Rights and Obligations Under Development Agreement for 10.09 acres of general commercial development rights; and

WHEREAS, Beaufort County and Beaufort Memorial Hospital ("BMH") are currently in the process of finalizing an agreement for BMH's acquisition of the property for the construction of a 120 RDU multi-family development providing affordable housing as well as up to 6,000 square feet of medical facilities ("Project"); and

WHEREAS, in order to construct the 120 multi-family unit portion of the Project, BMH must acquire 120 residential development rights; and

WHEREAS, BMH has submitted a request to the Town to acquire 60 RDUs owned by the Town which are associated with Buckwalter from the Development Rights Bank via approval of a Transfer of Development Rights Ordinance and conveyance of the 60 RDUs via a purchase and sale agreement approved by Ordinance; and

WHEREAS, BMH also intends to request a 100% density bonus of 60 RDUs as 100% of the RDUs will be designated for affordable housing via an amendment to the Buckwalter Development Agreement and Concept Plan to add the 60 RDUs to the total RDUs allowed within Buckwalter as well as incorporate additional terms as deemed necessary; and

WHEREAS, the Buckwalter Development Agreement allows density bonuses pursuant to Section XIII.3 of the Buckwalter Development Agreement as an incentive for affordable housing as follows: *"Affordable Housing. Owner and the Town recognize the increasing need for affordable housing in the Bluffton area. Owner will encourage and use best efforts to promote affordable housing within Buckwalter Tract and in consideration therefore, the Town will define affordable housing and develop reasonable incentives to encourage the development of affordable housing within Bluffton. Reasonable incentives may include but not be limited to the elimination of Development Fees on affordable housing, and density increases within any given tract to allow developers to offset any negative economic impacts as a result of the development of affordable homes. Owner will consult with Town regarding incentives to encourage and promote affordable housing which would include but not be limited to price discounts, and land and density adjustments."*

WHEREAS, as the Buckwalter Development Agreement does not provide guidance on the approval of density bonuses, the Unified Development Ordinance, Section 6.5.4.C identifies the incentive ranges for a qualified project which allows a 100% density bonus to projects providing 100% affordable housing, amounting to 60 RDUs for the Project, as follows:

Table 6.5.4: Density Bonus Incentive	
Percentage of Workforce/Affordable Housing Units	Density Bonus
Minimum 25%	25%
26-50%	50%
51-75%	75%
76+%	100%

; and

WHEREAS, the Town of Bluffton Town Council desires to support the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF BLUFFTON, SOUTH CAROLINA AS FOLLOWS:

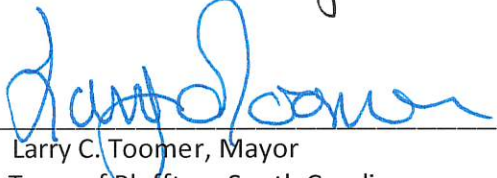
Town Council will support the Project and Beaufort Memorial Hospital's acquisition of 120 RDUs subject to the following conditions:

1. The 60 RDUs (60 RDUs plus 60 density bonus RDUs for a total of 120 RDUs) will be held in the Town of Bluffton's Development Rights Bank until such time as their release and assignment from the Town to BMH as necessary to construct affordable housing up to 80% of the current Area Median Income ("AMI").
2. The release of RDUs will occur at time of Building Permit Application for each Multi-Family Structure in the Amount equal to the number of units in said Structure. The RDUs will be transferred by Assignment of Rights and Obligations Under Development Agreement which shall be recorded with the Beaufort County Register of Deeds.

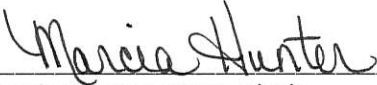
3. Affordable Housing Covenants shall be drafted and upon review and approval by the Town, will be recorded with the Beaufort County Register of Deeds and any future revisions will require approval by the Town Manager.
4. Use of the 120 RDUs, once assigned to BMH, shall be limited to the 10.09 acre property located at 335 Buckwalter Parkway and may not be transferred or utilized anywhere else within Buckwalter or the Town.
5. BMH shall transfer to the Town via an Assignment of Rights and Obligations Under Development Agreement recorded with the Beaufort County Register of Deeds, the residual general commercial development rights after it is determined how many of their 10.09 acre holdings are necessary for the medical facilities on the Property

DONE AND ACCEPTED the 14th day of January, 2025.

A public meeting was held on this Resolution on the 14th day of January, 2025.



Larry C. Toomer, Mayor
Town of Bluffton, South Carolina



Marcia Hunter, Town Clerk
Town of Bluffton, South Carolina

