



**Development Agreement Building Permits vs. Utilized Development Rights Summary
As Of December 31, 2021**

Attachment 1

Development Agreement				Government Entity Holdings		New Construction Statistics January 1, 2021 Through December 31, 2021			Cumulative Statistics										
Name	Approval Date	Expiration Date <small>(Including Extensions and 9-Year Tolling Period Per SC Act 297 (2010) & SC Act 112 (2013))</small>	Acres	Permitted Development Rights ¹	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			
										Building Permits Issued	Remaining for Building Permit = <small>(Permitted Development Rights - Building Permits Issued - Purchased by RCLP - Held by the Town of Bluffton)</small>	Development Rights Percentage Built-Out = <small>((Building Permits Issued + Purchased by BCRCB + Held by TOB) / Permitted Development Right)</small>	Development Agreement Percentage Built-Out	TOTAL All Development Agreements Percentage Built-Out	Utilized ⁶	Remaining for Development = <small>(Permitted Development Rights - Utilized - Purchased by RCLP)</small>	Development Rights Percentage Utilized = <small>((Utilized + Purchased by BCRCB + Held by TOB) / Permitted Development Right)</small>	Development Agreement 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	0 Residential DU	0 Residential DU	32 Residential DU	6 Residential DU	84%	78%	52%	32 Residential DU	6 Residential DU	84%	78%	54%
				212,750 SF Commercial/Civic/ Multi-Family	0 SF Commercial/Civic/ Multi-Family	0 SF Commercial/Civic/ Multi-Family	8,036 SF Commercial/Civic/ Multi-Family	\$ 1,625,000 Commercial/Civic/ Multi-Family	0 Commercial/Civic/ Multi-Family	153,341 SF Commercial/Civic/ Multi-Family	59,409 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 ³	115 Residential DU	215 Residential DU	\$ 100,739,585 Residential DU	160 Residential DU	5,480 Residential DU	2,584 Residential DU	71%	33%	52%	5,522 Residential DU	2,542 Residential DU	71%	33%	54%
				300 Hotel Units	0 Hotel Units	0 Hotel Units	0 Hotel Units	\$ - Hotel Units	0 Hotel Units	0 Hotel Units	300 Hotel Units	0%			0 Hotel Units	300 Hotel Units	0%		
				823.641 Acres Commercial	31.18 Acres Commercial ³	1.21 Acres Commercial	22,092 SF Commercial	\$ 3,095,217 Commercial	2 Commercial	207 Acres Commercial	584 Acres Commercial	29%			207 Acres Commercial	584.43 Acres Commercial	29%		
Jones Estate	June 21, 2000	June 20, 2039	1,885	2,516 Residential DU	0 Residential DU	0 Residential DU	173 Residential DU	\$ 58,587,170 Residential DU	220 Residential DU	1,841 Residential DU	675 Residential DU	73%	65%	52%	2,147 Residential DU	369 Residential DU	85%	71%	54%
				131 Acres Commercial	0 Acres Commercial	0 Acres Commercial	6,812 SF Commercial	\$ 2,225,487 Commercial	7 Commercial	74 Acres Commercial	57 Acres Commercial	57%			74 Acres Commercial	57 Acres Commercial	57%		
New Riverside	August 24, 2004	N/A	4,006	3,651 Residential DU ²	0 Residential DU	0 Residential DU	254 Residential DU	\$ 83,124,564 Residential DU	167 Residential DU	2,313 Residential DU	1,338 Residential DU ²	63%	54%	52%	2,458 Residential DU	1,193 Residential DU ²	67%	56%	54%
				190 Acres Commercial	0 Acres Commercial	0 Acres Commercial	0 SF Commercial	\$ - Commercial	0 Commercial	0 Acres Commercial	190 Acres Commercial	0%			0 Acres Commercial	190 Acres Commercial	0%		
				200 ₄ Acres Business Park	200 ₃ Acres Business Park	0 Acres Business Park	0 SF Business Park	\$ - Business Park	0 Business Park	0 Acres Business Park	0 ₄ Acres Business Park	100%			0 Acres Business Park	0 ₄ Acres Business Park	100%		
Palmetto Bluff	November 23, 1998	November 22, 2057	19,217	4,000 Residential DU ^{2,4}	0 Residential DU	0 Residential DU	161 Residential DU	\$ 176,116,573 Residential DU	107 Residential DU	1,160 Residential DU	2,840 Residential DU ^{2,4}	29%	18%	52%	1,762 Residential DU ^{2,4}	2,238 Residential DU ^{2,4}	44%	23%	54%
				180 Acres Commercial	0 Acres Commercial	0 Acres Commercial	91,966 SF Commercial	\$ 9,843,123 Commercial	0 Commercial	14 Acres Commercial	166 Acres Commercial	8%			5 Acres Commercial	175 Acres Commercial	3%		
Schults Tract	November 23, 1998	November 22, 2057	620	1,263 Residential DU ⁵	187 Residential DU ⁵	189 Residential DU	0 Residential DU	\$ - Residential DU	2 Residential DU	786 Residential DU	101 Residential DU ⁵	92%	79%	52%	821 Residential DU	66 Residential DU ⁵	95%	80%	54%
				230 Acres Commercial	0 Acres Commercial	0 Acres Commercial	45,550 SF Commercial	\$ 8,296,872 Commercial	1 Commercial	150 Acres Commercial	80 Acres Commercial	65%			150 Acres Commercial	80 Acres Commercial	65%		
Village at Verdier	December 18, 2002	December 17, 2026	126	458 Residential DU	0 Residential DU	0 Residential DU	0 Residential DU	\$ 23,612,588 Residential DU	119 Residential DU	449 Residential DU	9 Residential DU	98%	39%	52%	449 Residential DU	9 Residential DU	98%	39%	54%
				296,000 SF Commercial	0 SF Commercial	0 SF Commercial	0 SF Commercial	\$ - Commercial	1 Commercial	54,353 SF Commercial	241,647 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	30,000 SF Civic	0%			0 SF Civic	30,000 SF Civic	0%		
TOTALS			32,152	20,718 Residential DU	800 Residential DU	304 Residential DU	803 Residential DU	\$ 442,180,480 Residential DU	775 Residential DU	12,061 Residential DU	7,857 Residential DU			52%	13,191 Residential DU	6,423 Residential DU			54%
				212,750 SF Commercial/Civic/ Multi-Family	0 SF Commercial/Civic/ Multi-Family	0 SF Commercial/Civic/ Multi-Family	8,036 SF Commercial/Civic/ Multi-Family	\$ 1,625,000 Commercial/Civic/ Multi-Family	0 Commercial/Civic/ Multi-Family	153,341 SF Commercial/Civic/ Multi-Family	59,409 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	300 Hotel Units				0 Hotel Units	300 Hotel Units			
				1,554 Acres Commercial	31.18 Acres Commercial	1.21 Acres Commercial	166,420 SF Commercial	\$ 23,460,699 Commercial	11 Commercial	445 Acres Commercial	1,078 Acres Commercial				436 Acres Commercial	1,086 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	0 Acres Business Park			
				296,000 SF Commercial	0 SF Commercial	0 SF Commercial	0 SF Civic	\$ 0 Civic	0 Civic	54,353 SF Commercial	241,647 SF Commercial				54,353 SF Commercial	241,647 SF Commercial			
30,000 SF Civic	0 SF Civic	0 SF Civic		\$ 0 SF Civic		0 SF Civic	30,000 SF Civic		0 SF Civic	30,000 SF Civic									



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NOTES:

¹ 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.

² 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.

³ 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.

⁴ 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.

⁵ 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.

⁶ 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.

⁷ These development rights are owned by the Town of Bluffton.