



Workshop Regarding Potential Amendments to Chapter 23, Unified Development Ordinance Related to Traffic Impact Analysis & Wetland Buffers; Amendment to the Comprehensive Plan in Preparation of Housing Analysis to Obtain ATAX Funds to Support Affordable/Workforce Housing; and Extinguishment of Bluffton Village Development Agreement

March 12, 2024

Department of Growth Management

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Workshop Topics



1. **UDO Amendment:** Traffic Impact Analysis
2. **UDO Amendment:** Wetland Buffers
3. **Comprehensive Plan Amendment:** Housing Analysis to qualify for State accommodations tax funds for affordable housing
4. **Expiration of Development Agreement:** Expiration of the Development Agreement and incorporating the Bluffton Village PUD into the UDO

UDO Amendment – Traffic Impact Analysis



Does Town Council want to move forward with the proposed TIA ordinance?
If so, the process and timeline is:

UDO Text Amendment Procedure	Date	Complete
Step 1. Town Council Workshop	March 12, 2024	✓
Step 2. Planning Commission Public Hearing and Recommendation	April 24, 2024*	✓
Step 3. Town Council – 1st Reading	June 11, 2024*	✓
Step 4. Town Council Meeting – 2 nd Reading and Public Hearing	July 9, 2024*	✓

** Tentative based on coordinating with Beaufort County*

UDO Amendment - Wetlands



Does Town Council want to move forward with the proposed changes to include buffers around all wetlands in the town of Bluffton?

If so, the process and timeline is:

UDO Text Amendment Procedure	Date	Complete
Step 1. Town Council Workshop	March 12, 2024	✓
Step 2. Planning Commission Public Hearing and Recommendation	March 27, 2024	✓
Step 3. Town Council – 1st Reading	April 9, 2024	✓
Step 4. Town Council Meeting – 2 nd Reading and Public Hearing	May 14, 2024	✓

ATAX Funds for Affordable Housing



Does Town Council want to move forward with the comprehensive plan amendment to allow ATAX funds to be used for the development of affordable housing? If so, the process and timeline is:

Comprehensive Plan Amendment Procedure	Date	Complete
Step 1. Town Council Workshop	March 12, 2024	✓
Step 2. Planning Commission Workshop	April 24, 2024	✓
Step 3. Planning Commission Recommendation	May 22, 2024	✓
Step 4. Town Council Meeting – 1st Reading	July 9, 2024	✓
Step 5. Town Council Meeting – 2nd Reading and Public Hearing	August 13, 2024	✓

Development Agreement Expiration



Does Town Council want to move forward with amending the UDO to include provisions to incorporate the Bluffton Village PUD into the UDO? If so, the process and timeline is:

Comprehensive Plan Amendment Procedure	Date	Complete
Step 1. Town Council Workshop	March 12, 2024	✓
Step 2. Community Meetings (as needed)	TBD	✓
Step 3. Planning Commission Recommendation	July 24, 2024	✓
Step 4. Town Council Meeting – 1st Reading	September 10, 2024	✓
Step 5. Town Council Meeting – 2 nd Reading & Public Hearing	October 8, 2024	✓



QUESTIONS & DISCUSSION