



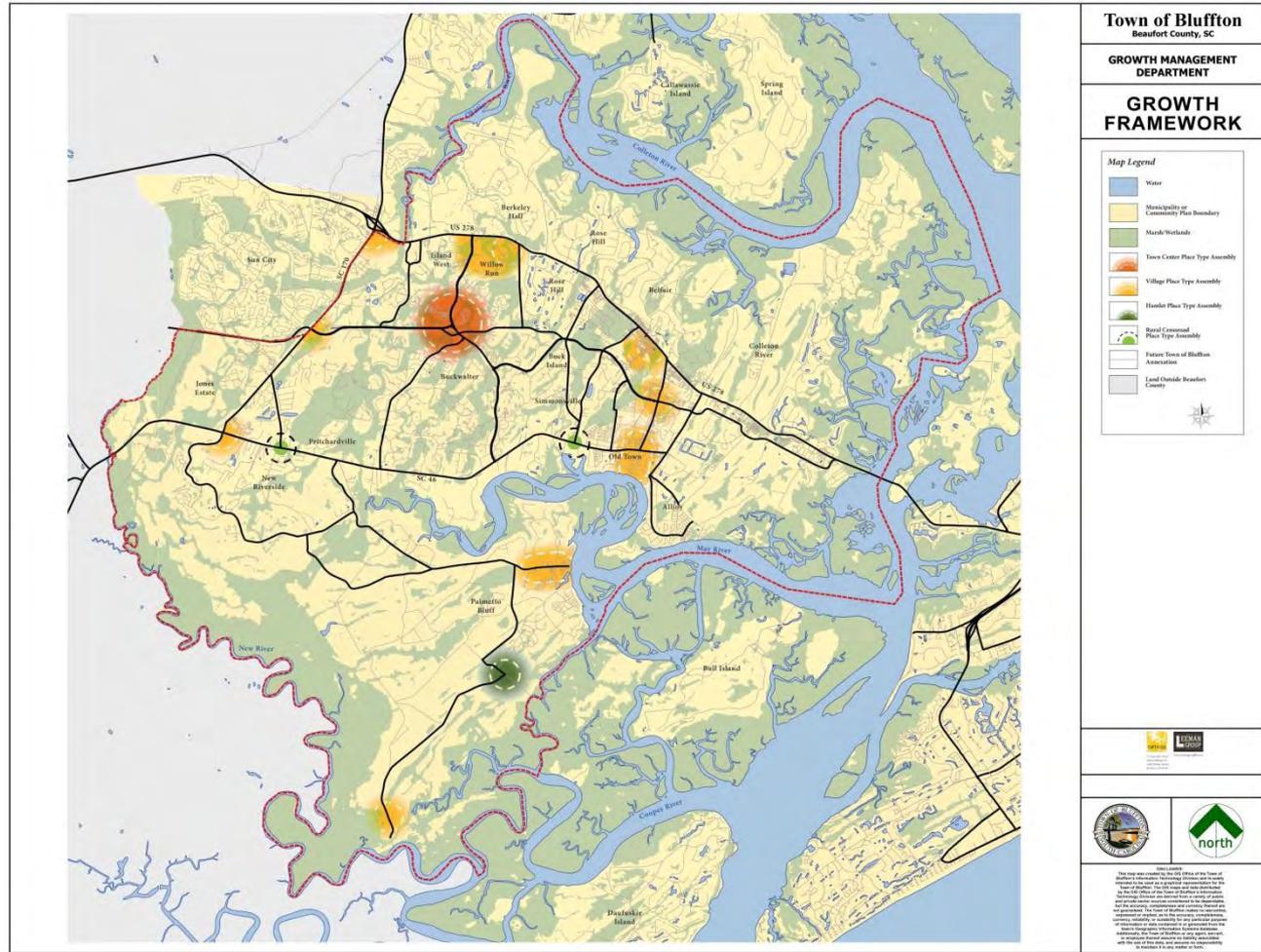
*Town of Bluffton*



# Center of the Region

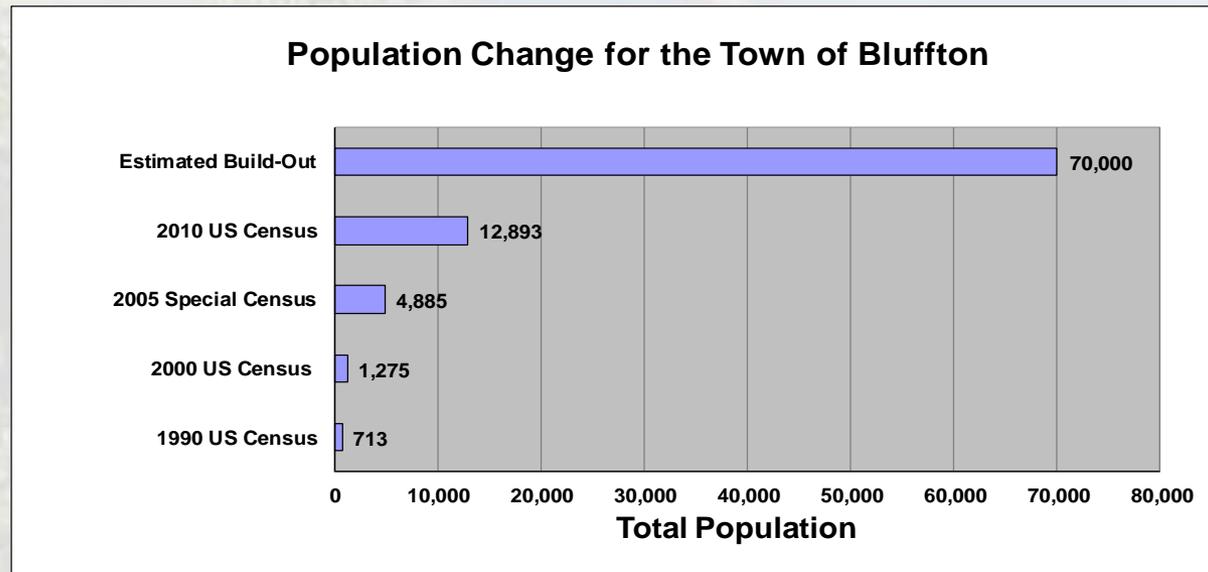


# Growth Framework



# Population Change

- **2010 Census 5,512 households**
- **2010 Census 12,893 people (Top 30 largest municipality in SC)**
- **Estimated Build-Out Projection 24,000 households**
- **Estimated Build-Out Projection 70,000 people**



# *Annexation – Support for Growth*

- **Local management of future development and growth:**
  - **Growth was occurring around Bluffton**
  - **Town residents had little to no control**
- **Stronger voice desired in County and State Government**
- **With little investment and reinvestment occurring in the original square mile revenue was stagnant and did not cover rising costs for necessary services**
- **Residents wanted to maintain and enhance services with no revenue to cover additional expenses:**
  - **Garbage collection**
  - **Police protection**
  - **Development review**

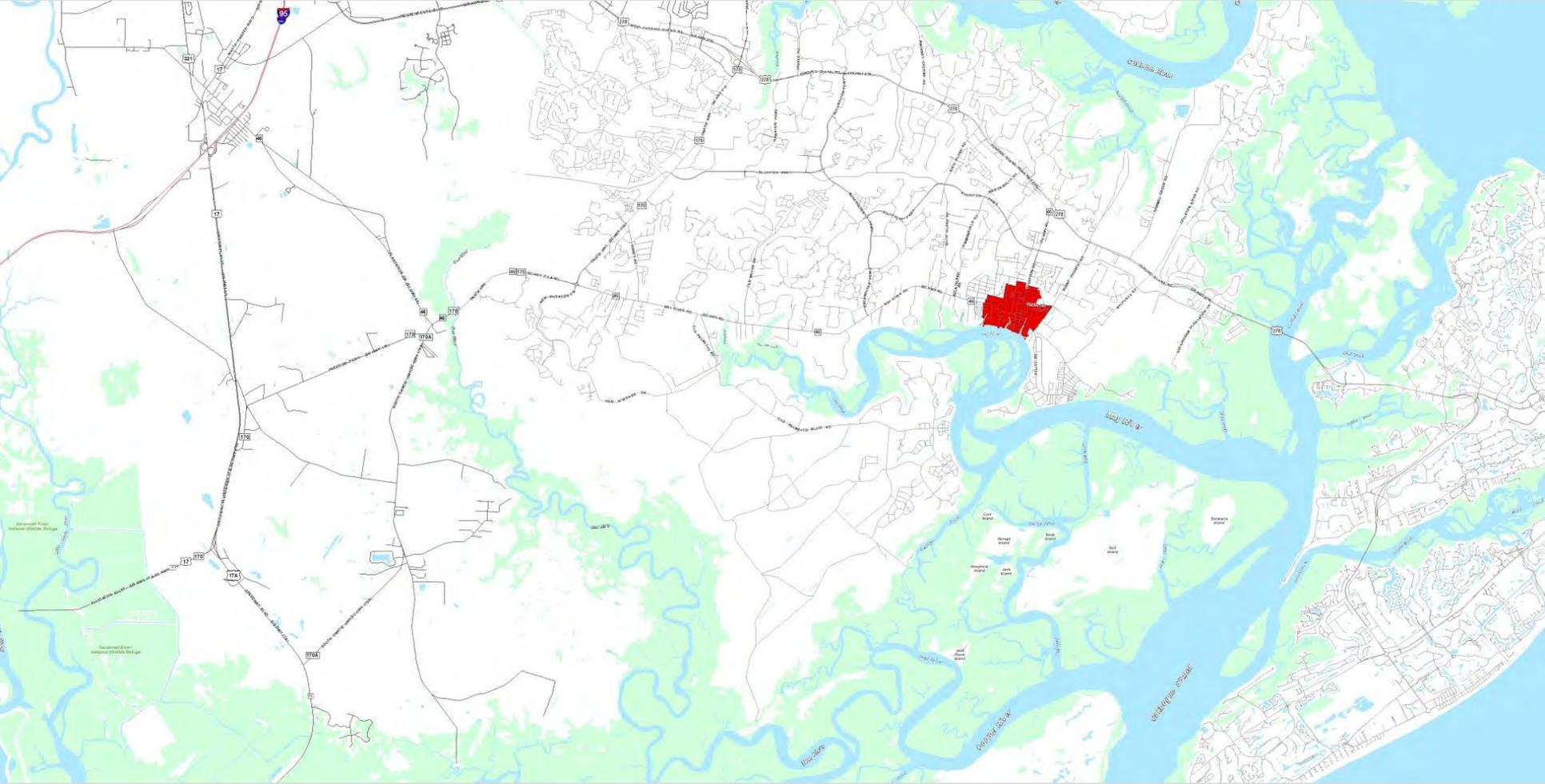


# *Annexation - Chronology*

- **Original 1852 Town boundary was approximately 1 square mile in area (640 acres)**
- **Remained that way until August 4, 1987 when the first annexation was approved**
- **Since then the Town of Bluffton has approved 44 annexations increasing the boundary to 54 square miles in area (34,560 acres)**
- **Resulted in 7 Development Agreements (approximately 90% of Town Limits)**
- **Top 5 largest municipality in South Carolina by land area**



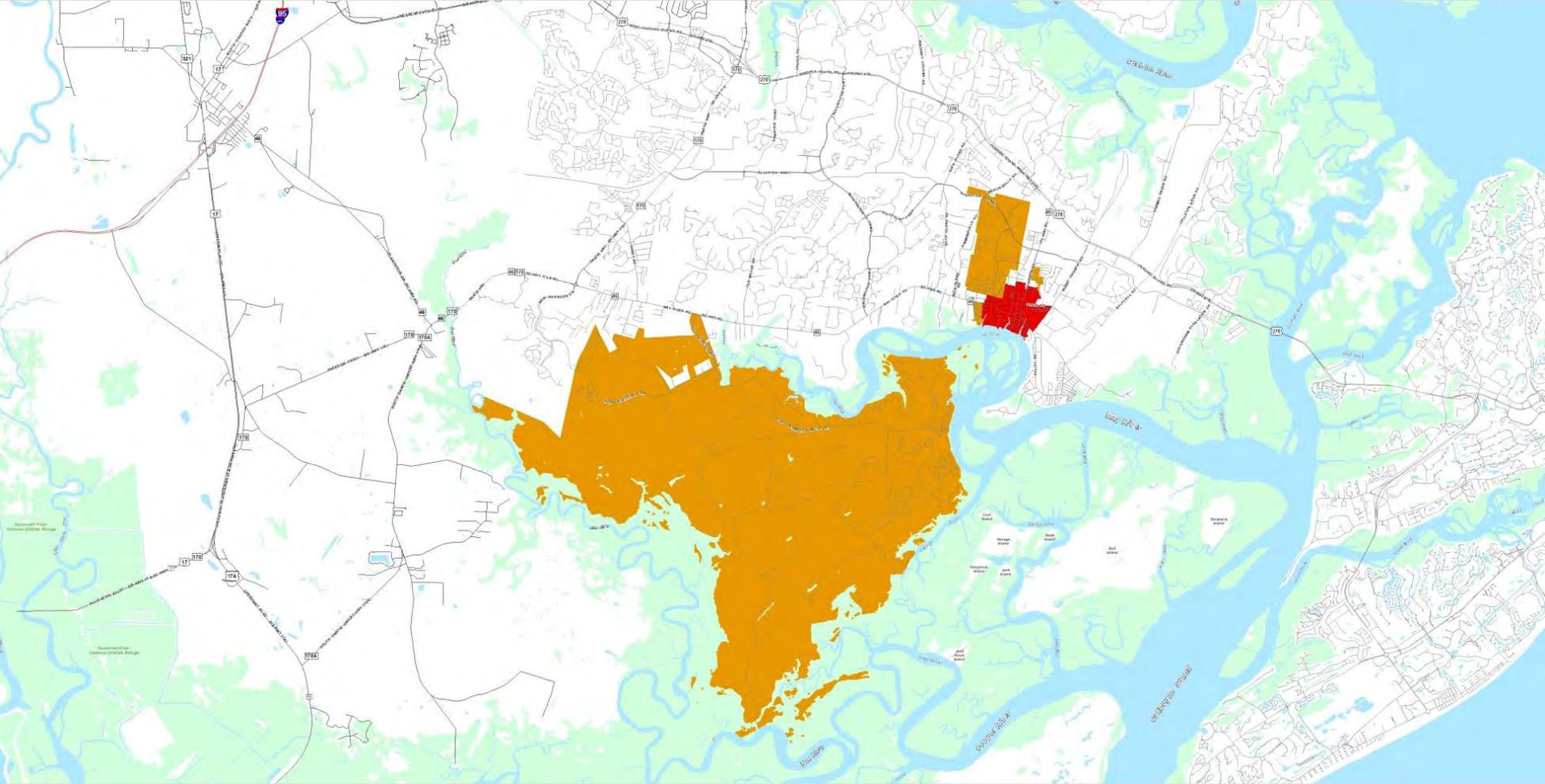
# *Annexation – 1990 Boundary*



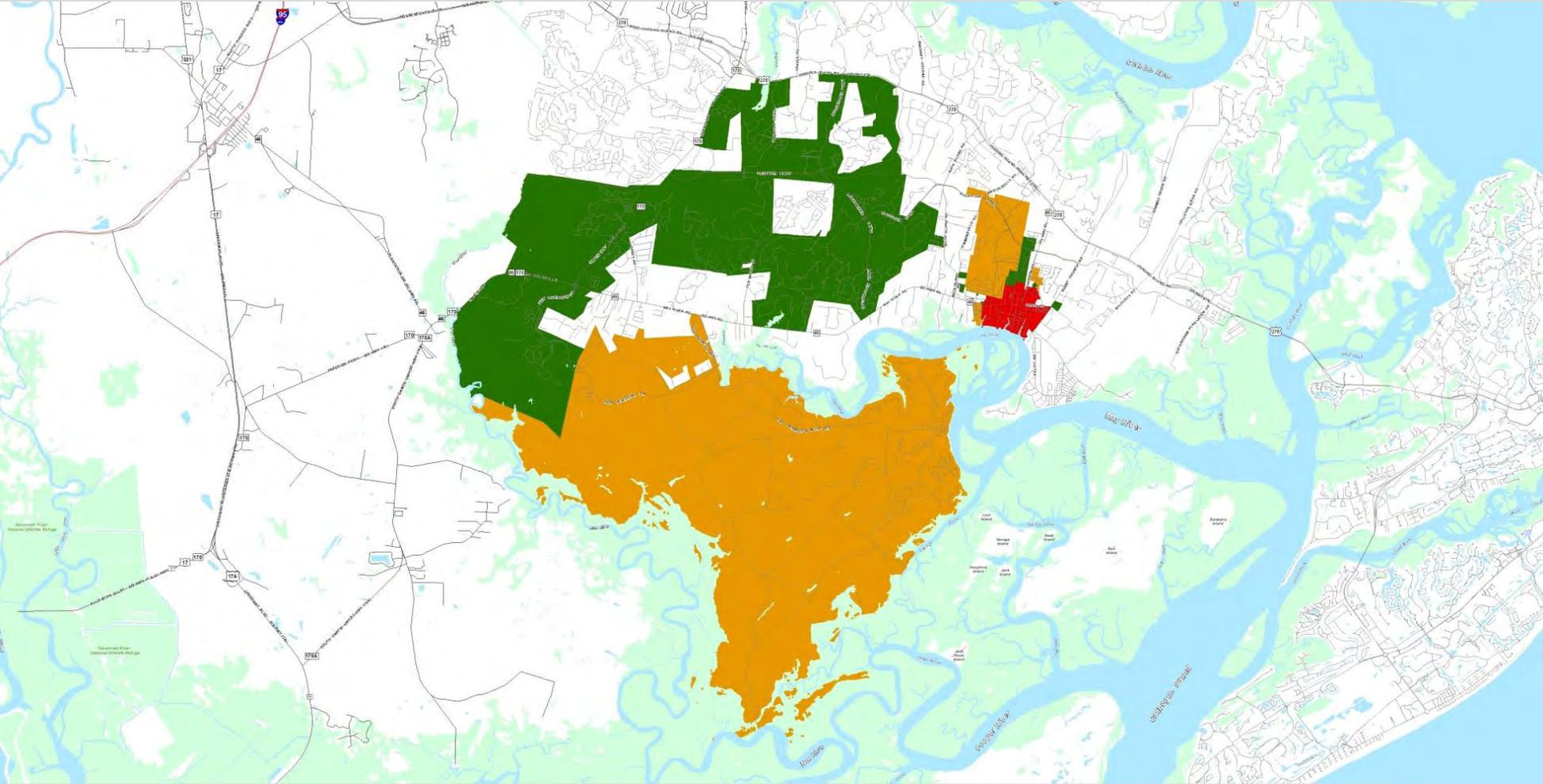
# *Annexation – 1995 Boundary*



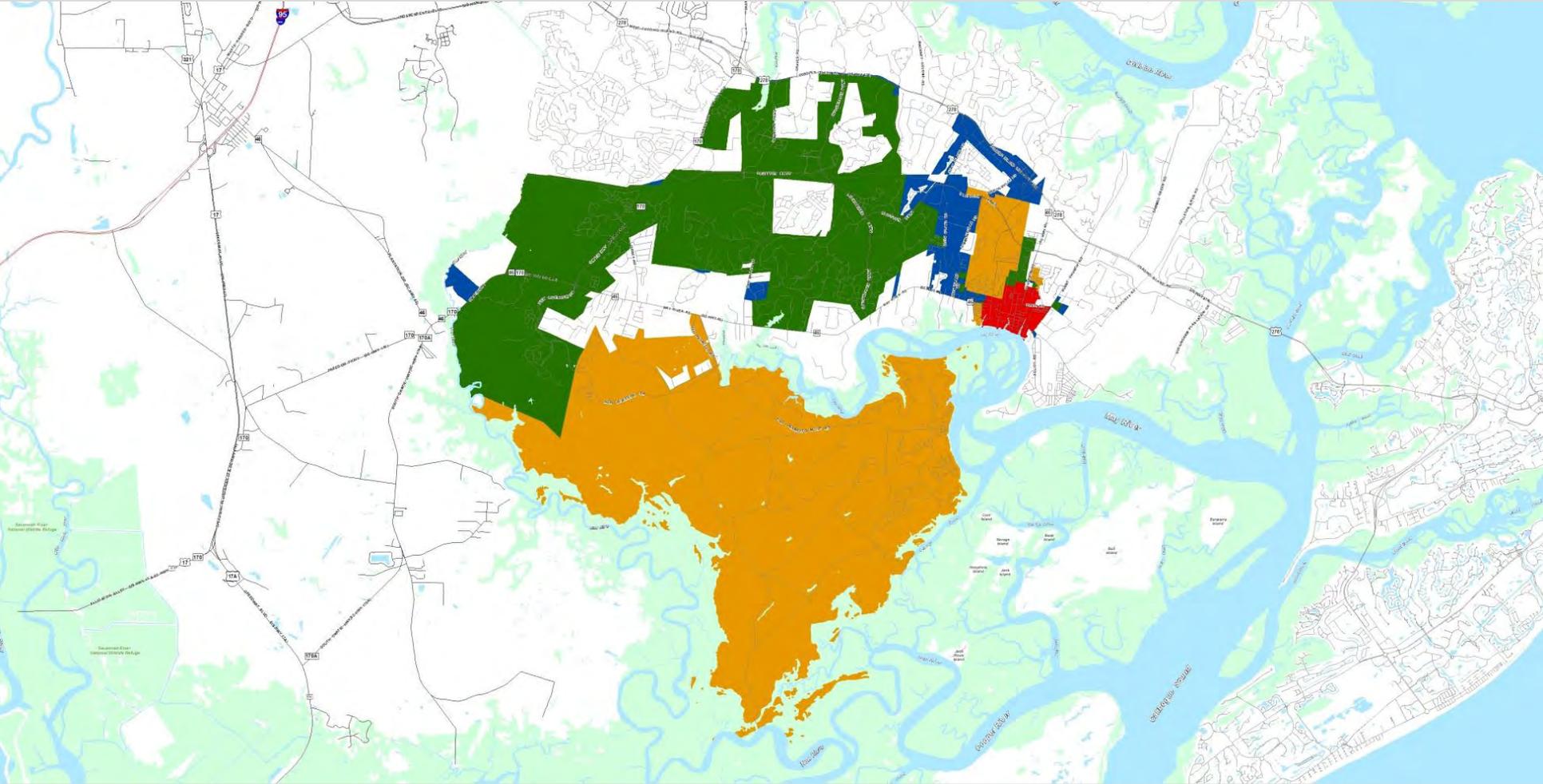
# *Annexation – 2000 Boundary*



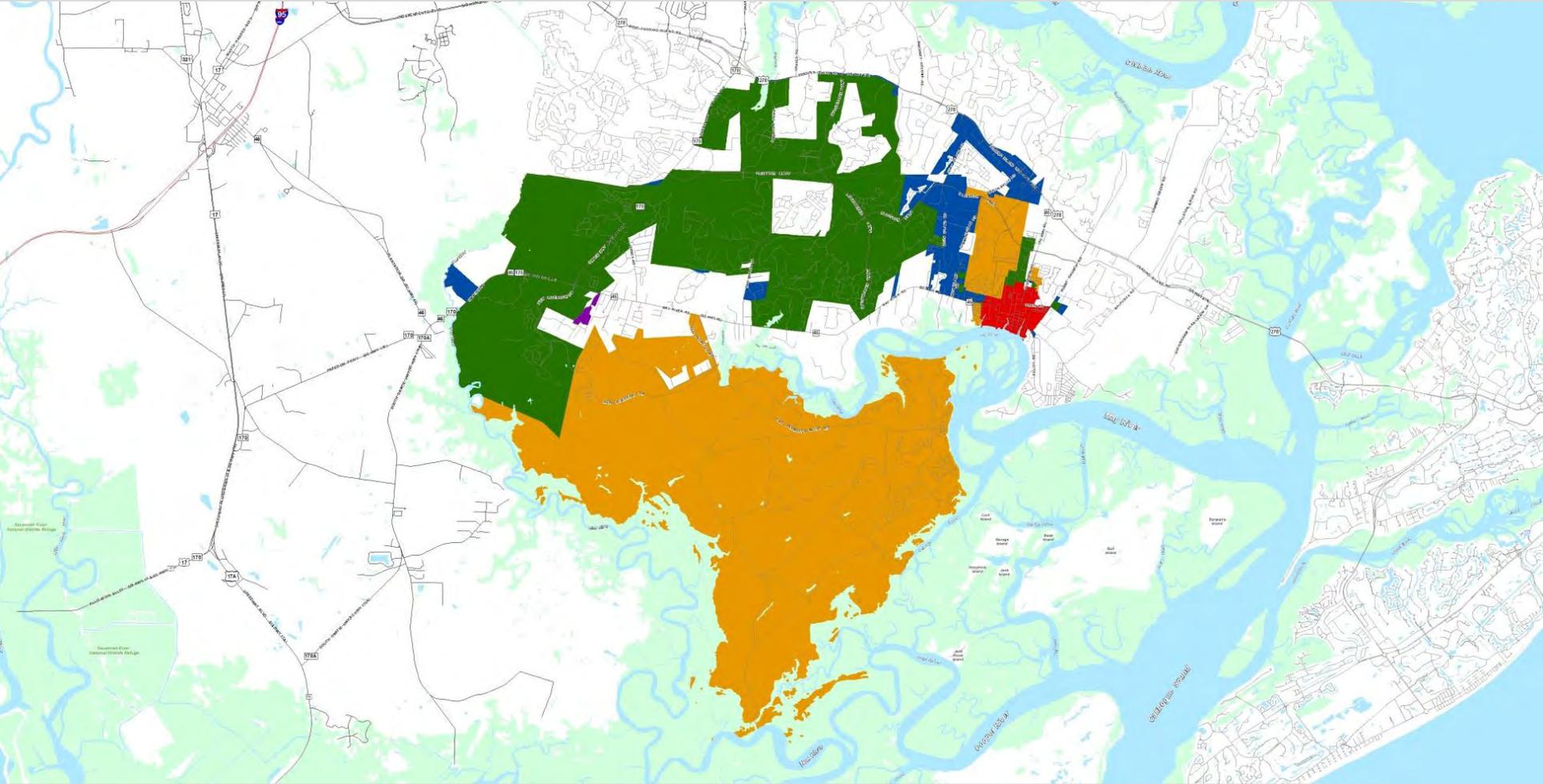
# *Annexation – 2005 Boundary*



# *Annexation – 2010 Boundary*



# *Annexation – Current Boundary*



# *Community Assets*

- **Location**
- **History**
- **Culture**
- **Character AND Characters**
- **Natural Resources**
- **Parks, Trails, Greenways, & Blueways**
- **Community Facilities**
- **Interested Citizens**
- **Visitors and Tourists**







THE STORE

Wall Guard

56

56

56

56



Old Time Dispensary  
COLUMBIA STREET  
BEAUFORT S.C.









# *River Resources*

- **May River**
  - Length of River - 15 Miles
  - Size of Watershed - 40 square miles
  - 100% of the watershed is within Beaufort County
  - Tidally influenced along entire length
- **Okatie River**
  - Length of River - 5.5 miles
  - Size of Watershed - 24.6 square miles
  - 80% of the watershed is within Beaufort County
  - Tidally influenced along entire length
- **New River**
  - Length of River - 8.9 miles
  - Size of Watershed - 106 square miles
  - Extends north of Ridgeland









AFTAQUIN

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# *Town of Bluffton is Open for Business*

- **Partnered with Clemson University to build a technology village for the future by establishing the Don Ryan Center for Innovation**
- **Established a Public Development Corporation with a private sector Board of Directors**
- **Under contract to acquire property to expand our Technology Park at Buckwalter Place**
  - **7.5 acres land purchase made possible from utility tax credits from local utilities Hargray Communications Group Inc. and Palmetto Electric Cooperative Inc.**
- **Actively recruiting primary jobs and companies that can sustain and diversify local economy**
- **Recent groundbreaking for 60,000 sq. ft. Bluffton Outpatient Center**
- **Leveraged limited funds with Federal and State grants, public/private partnerships**



# *Town of Bluffton is Open for Business*

- **Pro-Business Initiatives**
  - **Restructured processes for efficiencies and effectiveness:**
    - **Simplified and streamlined conducting business by overhauling Application Processes**
    - **Revamped Business License Process**
    - **Updated Organizational Structure**
    - **Provide access to Mayor, Council, and Senior Staff**
  - **Focus on customer service by providing easy access to information via our Town website and Customer Service Center**
  - **Established great relationships with Development Agreement partners to implement strategies:**
    - **For example, recent Transfer of Development Rights (1,300 units) from the May River Headwaters and 6 acre land donation for a stormwater retrofit project**



# *Town of Bluffton Recognitions and Highlights*

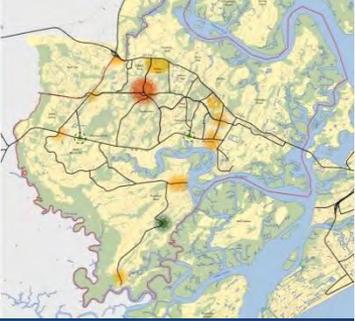
- **Growth Management / Engineering Departments**
  - **National Register Historic District (1996)**
  - **Preserve America Community (2005)**
  - **Environmental Protection Agency Sustainable Communities Building Block Program Participant (2010)**
  - **Tree City USA (2011)**
  - **Palmetto Forum Affordable Housing Achievement Award (2012)**
- **Police Department**
  - **Commission on Accreditation for Law Enforcement Agencies (CALEA) Re-Accreditation (2012)**
  - **Continued recognition of high professional standards and ranking as one of the top-tier law enforcement departments**



# *Town of Bluffton Recognitions and Highlights*

- **Finance Department**
  - **Distinguished Budget Presentation Award (2012, 2013)**
  - **Certificate of Achievement for Excellence in Financial Reporting Award (2008, 2009, 2010, 2011)**
  - **Award for Outstanding Achievement in Popular Annual Financial Reporting from the Government Finance Officers Association (2011)**
  - **Recognition of significant accomplishments by the Town, financial staff and management and signify the highest standards for preparation of budget and financial reports**





# Buckwalter Place

## Extreme Public / Private Partnerships

- Town of Bluffton
- Beaufort County
- Jasper County
- Buckwalter Place Master Developer
- CareCore National
- Clemson University
- Infrastructure funding from Federal, State, Town, County, and local utilities



# *Buckwalter Place*

## **Don Ryan Center for Innovation**

**Incubates entrepreneur's ideas by offering:**

- **Office space and resources**
- **Links to intellectual property, technology evaluation, product development service, seed financing, business mentorship, corporate relationships, and hands-on consulting**
- **Clemson University provides link to the world**





# *Old Town Historic District*

**Public sector investment of approximately \$6 Million since adoption of Old Town Master Plan in 2006:**

- **Streetscape**
- **Infrastructure**
- **Parks**
- **Historic Preservation**
- **Affordable Housing**
- **Town Facilities**



# *Old Town Historic District*

**Private sector investment of at least \$48 Million since 2006:**

- **Mixed-Use Development**
- **Bluffton / Hilton Head Chamber of Commerce Offices**
- **Schools**
- **Historic Rehabilitation**
- **And many more...**

## **Events:**

- **Weekly Farmer's Market**
- **Bluffton Village Festival**
- **Arts & Seafood Festival**
- **Beer & Brat Festival**
- **Christmas Parade**
- **And many more...**





# Palmetto Bluff

- **Public/Private Partnership with Town of Bluffton and Crescent Resources via Development Agreement**
- **First large tract Annexation**
- **19,217 acre Master Planned Community with 2,920 residential units with ability to expand to 4,000 and 180 acres of commercial density**
- **Destination Resort community that is consistently ranked as one of the top resorts in the United**



- **Developer is an exemplary steward of the land through protection of natural, environmental, and archeological resources**

\* Images of Palmetto Bluff provided courtesy of Crescent Resources



# *Palmetto Bluff*

**The Development Agreement  
provided for the following:**

- **Infrastructure Funding**
- **Public access by river and road**
- **Local jobs for local residents**
- **Revenues to support Town services**
- **Lands available for Public Parks, Government Services, and infrastructure**



*Thank You*

