



Town Of Bluffton  
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**To:** Anthony Barrett, Town Manager  
**From:** Marc Orlando, Director, Growth Management  
**Date:** November 18, 2011  
**RE:** Transfer of Development Rights and Purchase of Development Rights Policies, Ordinances, and Practices

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In light of recent discussions regarding Transfer of Development Rights (TDR) and Purchase of Development Rights (PDR) programs, Staff has compiled this book providing a complete inventory of applicable Town of Bluffton and Beaufort County plans, policies, ordinances, and practices that relate to local TDR and PDR programs. These include the following:

- Southern Beaufort County 2006 Regional Plan;
- Town of Bluffton 2007 Comprehensive Plan;
- Town of Bluffton 2008 Waterbody Management Plan for the May River;
- Town of Bluffton 2011 May River Watershed Action Plan;
- Town of Bluffton 2007 Transfer of Development Rights Ordinance;
- Town of Bluffton 2007 Development Rights Bank Ordinance and Log;
- Town of Bluffton 2011 Unified Development Ordinance;
- Town of Bluffton Development Agreement Assignment of Rights Provisions;
- Beaufort County 2010 Comprehensive Plan;
- Beaufort County 2011 Transfer of Development Rights Ordinance;
- Beaufort County 2006 Rural and Critical Lands Preservation Ordinance;
- Beaufort County Rural and Critical Lands Board Policy; and
- Beaufort County Open Land Trust Policy.

Staff will continue to monitor the Town of Bluffton policies and programs for any potential enhancement identified within these other successful TDR and PDR programs.

If you have any questions, comments, or I can be of further assistance in regard to this subject please let me know.