

TOWN OF BLUFFTON, SOUTH CAROLINA DEVELOPMENT AGREEMENT SUMMARY

CREATED APRIL 2012
UPDATED FEBRUARY 2015



Development Agreement Overall Acreage, Density, and Dedication Summary

Development Agreement	Acres	Density		Public Dedications
		Residential Dwelling Units	Commercial / Neighborhood Commercial / Business Park / Non-Residential / Civic / Multi-Family / Hotel	
Bluffton Village	29.31 Acres	38 Dwelling Units	• 212,750 Square Feet Commercial / Retail / Civic / Multifamily	1) 3.81 acres for United States Post Office 2) 3.41 acres for Beaufort County Library Bluffton Branch and Open Space 3) 0.33 acre Right-of-Way for SC Highway 46 for Road Improvements 4) 8 Foot Pedestrian/Bicycle Path Easement Within the SCE&G Power Line Easement:
Buckwalter	6,207 Acres	8,642 Dwelling Units	• 812.991 Acres Commercial / Neighborhood Commercial • 300 Units Hotel	1) 29.1 acres for Municipal Use 2) 3.77 acres for Municipal Affordable Housing Site 3) 142.92 acres for Buckwalter Regional Park 4) 155.49 acres of Right-of-Way for Buckwalter Parkway, Bluffton Parkway, Hampton Parkway, and McCracken School Loop Road 5) 50 Foot Leisure Trail Easement adjacent to Buckwalter Parkway and Bluffton Parkway 6) 120 Foot Right-of-Way for Future Hampton Parkway 7) 80 Foot Right-of-Way for Future Bluffton Parkway Phase 5B 8) 80 Foot Right-of-Way for Future North/South Connector Road from US 278 to Bluffton Parkway Phase 5B
Jones Estate	2,149 Acres	2,438 Dwelling Units	• 150 Acres Commercial / Neighborhood Commercial	1) 102.67 acres for Linear Park and Trailhead Park 2) 3-5 acres for Fire, Police or Emergency Service Site 3) 25 acres for Public Elementary School Site 4) 38 acres of Right-of-Way for SC Highway 170/46 Roundabout and SC Highway 170 Improvements 5) 35 Foot Leisure Trail Easement adjacent to SC Highway 46 and SC Highway 170 6) 120 Foot Right-of-Way for Future Bluffton Parkway Westward Expansion
Kent Estates	130.8 Acres	449 Dwelling Units	• 119,000 Square Feet Non-Residential	1) 25 Foot Right-of-Way for SC Highway 170 Improvements 2) 10 Foot Leisure Trail Easement adjacent to SC Highway 170
Palmetto Bluff	19,217 Acres	2,920 Dwelling Units <i>(Ability to Expand to 4,000)</i>	• 180 Acres Commercial	1) 43.34 acres for Jones Tract Park 2) Two 5 acre Parcels for Fire, Police, or Emergency Service Sites 3) 6 acre Donation for the Construction of a Stormwater BMP Pilot Project
Schultz Tract	620 Acres	887 Dwelling Units	• 30 Acres Commercial • 200 Acres Business Park	1) 25 acres for Oscar Fraser Park 2) 100 acres for Nature Preserve 3) 35.212 acres of Right-of-Way for Bluffton Parkway, Sheridan Park Extension, Pin Oak Street, and Red Cedar Street
Village at Verdier	125.521 Acres	404 Dwelling Units	• 404,000 Square Feet Non-Residential • 30,000 Square Feet Civic	1) 1.5 acres for Civic Use 2) 2.99 acres of Right-of-Way for SC Highway 170 Improvements 3) 10 Foot Easement Adjacent to SC Highway 170 for Leisure Trail 4) Non-Vehicular Public Access Easement to Okatie Regional Park
New Riverside	4,006 Acres	4,731 Dwelling Units <i>(1,300 Deposited in the Town's Development Rights Bank)</i>	• 190 Acres Commercial • 200 Acres Business Park	1) See Jones Estate Development Agreement for Public Dedications 2) See Palmetto Bluff Development Agreement for Public Dedications
TOTALS	32,437.62 Acres	20,509 Dwelling Units <i>(1,300 Deposited in the Town's Development Rights Bank)</i>	• 1,752.991 Acres Commercial / Neighborhood Commercial / Business Park • 735,750 Square Feet Commercial / Non-Residential / Civic / Multi-Family • 300 Units Hotel • 30,000 Square Feet Civic	

**CREATED APRIL 2012
UPDATED FEBRUARY 2015**

Bluffton Village

Development Agreement Summary

Initiating Town Ordinance: 2000-16

Execution and Anniversary Date: October 18, 2000

Term: Five years with two five year automatic extensions (total 15 years)

Expiration Date: October 18, 2015

Acreage: 29.31

Density:

- 38 attached Townhouse Units, plus one (1) Dependency Unit per Townhouse Unit (not to exceed 800 square feet)
- 212,750 square feet Commercial/ Retail/ Civic/ Multifamily

Public Dedications:

- 3.81 acres for United States Post Office
- 3.41 acres for Beaufort County Library Bluffton Branch and Open Space
- 0.33 acre Right-of-Way for SC Highway 46 for Road Improvements
- 8 Foot Pedestrian/Bicycle Path Easement Within the SCE&G Power Line Easement

Amendment Summary

First Amendment: Executed on October 18, 2005 and enabled by Ordinance 2005-27



BLUFFTON VILLAGE

"A Walking Neighborhood"
TOWN OF BLUFFTON, SOUTH CAROLINA

PREPARED FOR:
ROWKRIS DEVELOPMENT,
LLC

PREPARED BY:
WARD EDWARDS, INC.

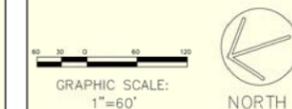


www.WardEdwards.com
843-322-6020

NOVEMBER 17, 1999

REVISED: DECEMBER 6, 1999
REVISED: JANUARY 3, 2000
REVISED: JANUARY 11, 2000
REVISED: FEBRUARY 24, 2000
REVISED: JUNE 08, 2000
REVISED: JUNE 23, 2000
REVISED: JULY 26, 2000
REVISED: AUGUST 01, 2000
REVISED: AUGUST 30, 2000
REVISED: SEPTEMBER 12, 2000
REVISED: OCTOBER 30, 2000
REVISED: JANUARY 9, 2001
REVISED: MAY 8, 2001
REVISED: JUNE 26, 2001
REVISED: JULY 6, 2001
REVISED: AUGUST 2, 2001 (AREA CALC)

MASTER PLAN



CREATED APRIL 2012
UPDATED FEBRUARY 2015

Buckwalter

Development Agreement Summary

Initiating Town Ordinance: 2000-03

Execution and Anniversary Date: April 19, 2000

Term: Twenty (20) years with option for two (2) five year extensions (total 30 years)

Expiration Date: April 19, 2030

Acreage: 6,207 acres

Density:

- 8,642 Dwelling Units
- 812.991 acres Commercial/ Neighborhood Commercial
- 300 Hotel Units

Public Dedications:

- 29.1 acres for Municipal Use
- 3.77 acres for Municipal Affordable Housing Site
- 142.92 acres for Buckwalter Regional Park
- 155.49 acres of Right-of-Way for Buckwalter Parkway, Bluffton Parkway, Hampton Parkway, and McCracken School Loop Road
- 50 Foot Leisure Trail Easement adjacent to Buckwalter Parkway and Bluffton Parkway
- 120 Foot Right-of-Way for Future Hampton Parkway
- 80 Foot Right-of-Way for Future Bluffton Parkway Phase 5B
- 80 Foot Right-of-Way for Future North/South Connector Road from US 278 to Bluffton Parkway Phase 5B

Amendment Summary

First Amendment: Executed on June 21, 2002 and enabled by Ordinance 2002-07

Second Amendment: Executed on February 4, 2003 and enabled by Ordinance 2002-16

Third Amendment: Executed on October 10, 2005 and enabled by Ordinance 2005-08

Fourth Amendment: Executed on October 10, 2005 by an Administrative Amendment

Fifth Amendment: Executed on November 2, 2005 and enabled by Ordinance 2005-16

Sixth Amendment: Executed on May 10, 2006 and enabled by Ordinance 2006-10

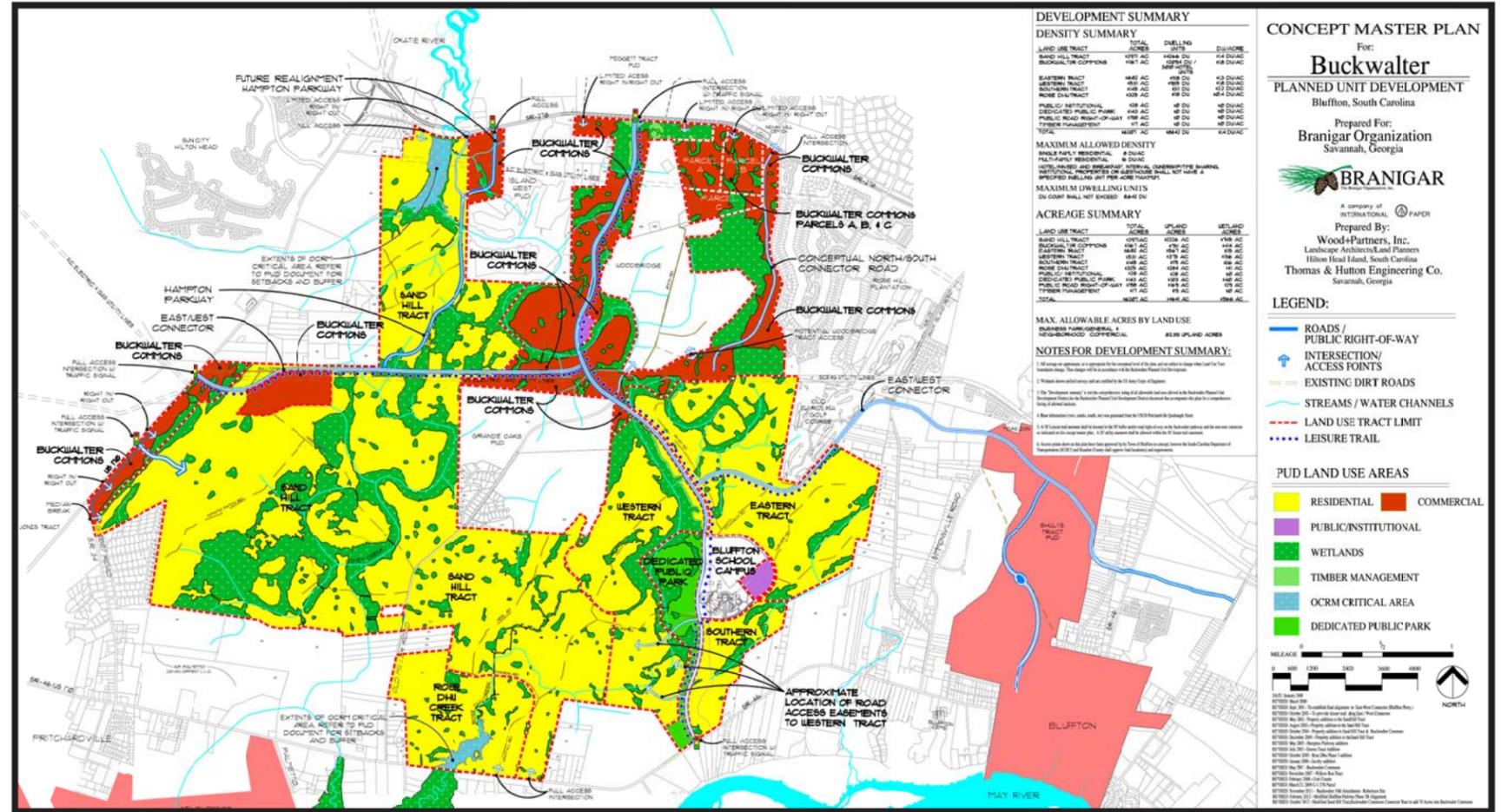
Seventh Amendment: Executed on January 7, 2008 and enabled by Ordinance 2007-10

Eighth Amendment: Executed on November 6, 2007 and enabled by Transfer of Development Rights Permit

Ninth Amendment: Executed on February 25, 2008 and enabled by Ordinance 2008-02

Tenth Amendment: Executed on February 10, 2012 and enabled by Ordinance 2011-09

Eleventh Amendment: Executed on April 10, 2013 and enabled by Ordinance 2012-13



**CREATED APRIL 2012
UPDATED FEBRUARY 2015**

Jones Estate

Development Agreement Summary

Initiating Town Ordinance: 2000-09

Execution and Anniversary Date: June 21, 2000

Term: Twenty (20) years with option for two (2) five year extensions (total 30 years)

Expiration Date: June 21, 2030

Acreage: 2,149 acres

Density:

- 2,438 Dwelling Units
- 150 acres Commercial/ Neighborhood Commercial

Public Dedications:

- 102.67 acres for Linear Park and Trailhead Park
- 3-5 acres for Fire, Police or Emergency Service Site
- 25 acres for Public Elementary School Site
- 38 acres of Right-of-Way for SC Highway 170/46 Roundabout and SC Highway 170 Improvements
- 35 Foot Leisure Trail Easement adjacent to SC Highway 46 and SC Highway 170
- 120 Foot Right-of-Way for Future Bluffton Parkway Westward Expansion

Amendment Summary

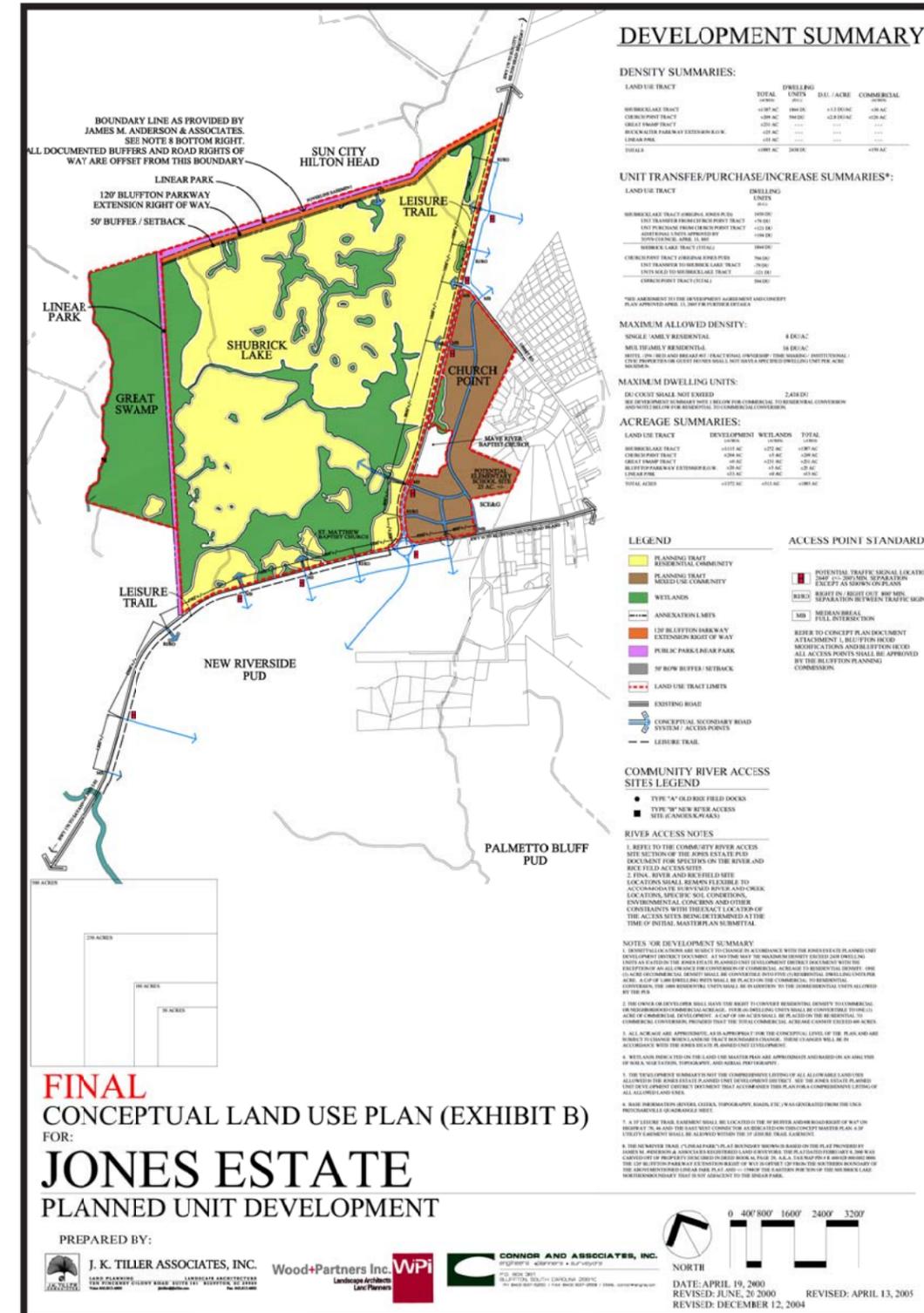
First Amendment: Executed on August 24, 2004 and enabled by Ordinance 2004-09

Second Amendment: Executed on October 18, 2004 and enabled by Ordinance 2004-10

Third Amendment: Executed on July 20, 2005 and enabled by Ordinance 2005-10

Additional Reference

New Riverside



**CREATED APRIL 2012
UPDATED FEBRUARY 2015**

Kent Estates

Development Agreement Summary

Initiating Town Ordinance: 2004-16

Execution and Anniversary Date: October 27, 2004

Term: Five (5) years with one automatic five year extension (total 10 years)

Expiration Date: October 27, 2014

Acreage: 130.8 acres

Density:

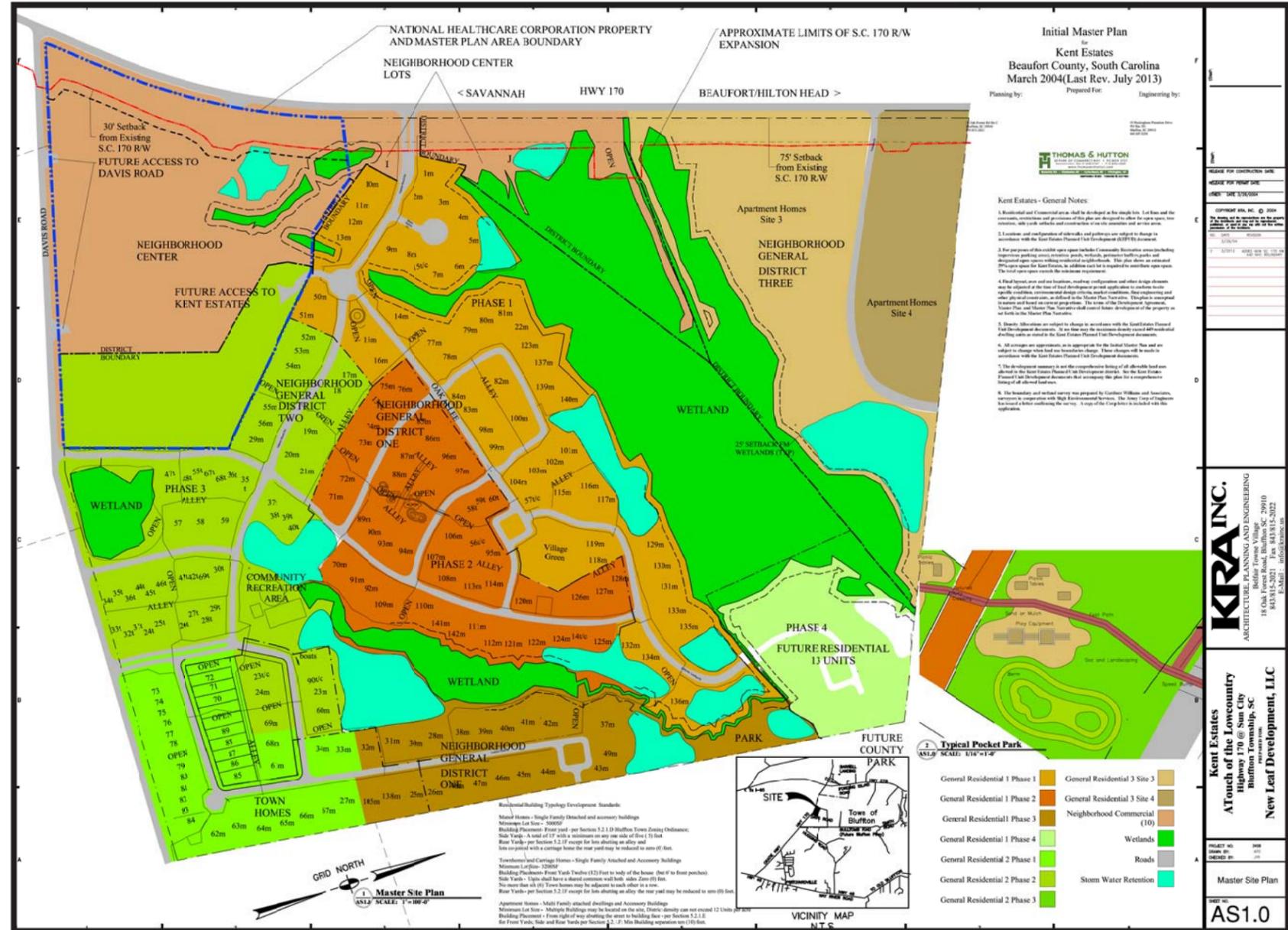
- 449 Dwelling Units (8 additional Dwelling Units may be permitted per Section VI.A)
- 119,000 square feet Non-Residential

Public Dedications:

- 25 Foot Right-of-Way for SC Highway 170 Improvements
- 10 Foot Leisure Trail Easement adjacent to SC Highway 170

Amendment Summary

None



CREATED APRIL 2012
UPDATED FEBRUARY 2015

Palmetto Bluff

Development Agreement Summary

Initiating Town Ordinance: 1998-02

Execution and Anniversary Date: November 23, 1998

Term: Thirty (30) years with option for three (3) five year extensions (total 45 years)

Expiration Date: November 23, 2043

Acreage: 19,217 acres

Density:

- 2,920 Dwelling Units (Ability to Expand to 4,000)
- 180 acres Commercial

Public Dedications:

- 43.84 acres for Jones Tract Park
- Two 5 acre Parcels for Fire, Police, or Emergency Service Sites
- 6 acres for the Construction of a Stormwater BMP Pilot Project

Amendment Summary

First Amendment: Executed on June 10, 2004 and enabled by Ordinance 2004-10

Second Amendment: Executed on March 9, 2005 and enabled by Ordinance 2005-06

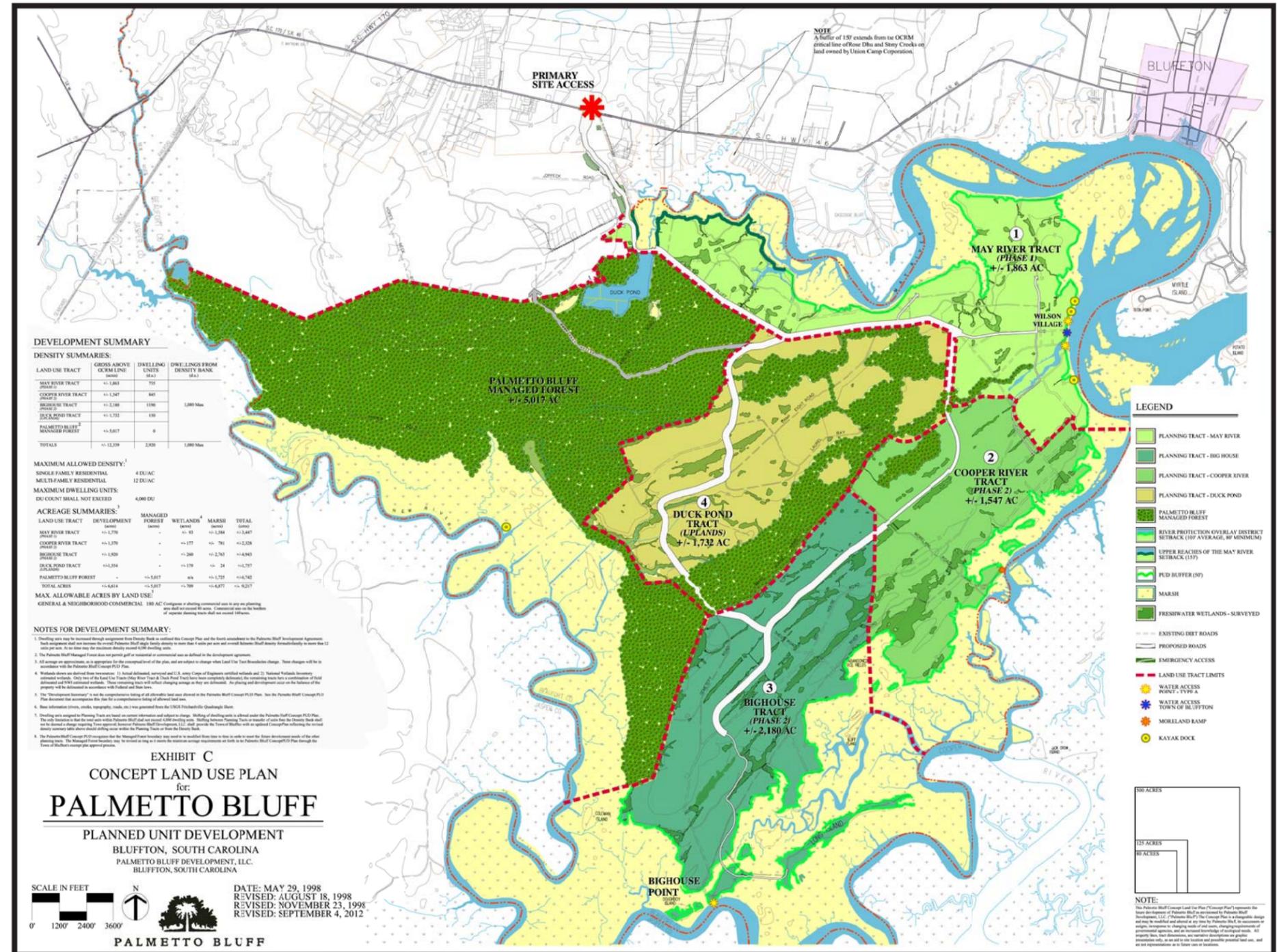
Third Amendment: Executed on December 16, 2009 by an Administrative Amendment

First Amendment to the Second Amendment: Executed on April 25, 2012 by an Administrative Amendment

Fourth Amendment: Executed on January 16, 2013 and Enabled by Ordinance 2012-16

Additional Reference

New Riverside



CREATED APRIL 2012
UPDATED FEBRUARY 2015

Schultz Tract

Development Agreement Summary

Initiating Town Ordinance: 1998-02

Execution and Anniversary Date: November 23, 1998

Term: Thirty (30) years with option for three (3) five year extensions (total 45 years)

Expiration Date: November 23, 2043

Acreage: 620 acres

Density:

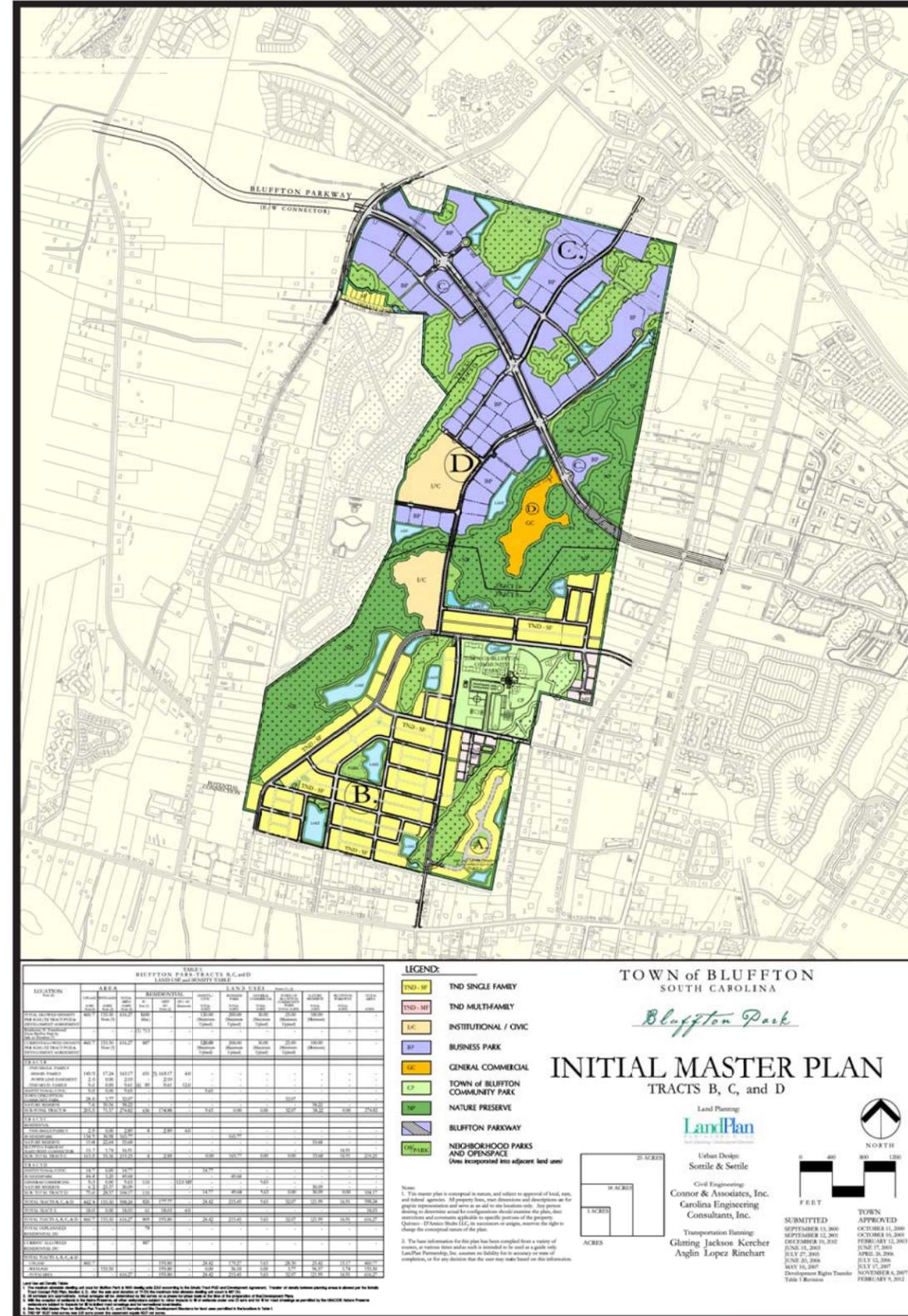
- 887 Dwelling Units
- 30 acres Commercial
- 200 acres Business Park

Public Dedications:

- 25 acres for Oscar Frazier Park
- 100 acres for a Nature Preserve
- 35.212 acres of Right-of-Way for Bluffton Parkway, Sheridan Park Extension, Pin Oak Street, and Red Cedar Street

Amendment Summary

None



**CREATED APRIL 2012
UPDATED FEBRUARY 2015**

Village at Verdier

Development Agreement Summary

Initiating Town Ordinance: 2002-12

Execution and Anniversary Date: December 18, 2002

Term: Five (5) years with two (2) automatic five year extensions (total 15 years)

Expiration Date: December 18, 2017

Acreage: 125.512 acres

Density:

- 404 Dwelling Units
- 404,000 square feet Non-Residential
- 30,000 square feet Civic

Public Dedications:

- 1.5 acres for Civic Use
- 2.99 acres of Right-of-Way for SC Highway 170 Improvements
- 10 Foot Easement Adjacent to SC Highway 170 for Leisure Trail
- Non-Vehicular Public Access Easement to Okatie Regional Park

Amendment Summary

First Amendment: Executed on May 23, 2011 and enabled by Ordinance 2011-05



The VILLAGE at VERDIER

REVISED PUD • MASTER PLAN

BLUFFTON, SC

± 125.00 ACRES

ORIGINAL: OCTOBER 2002

REVISED: DECEMBER 29, 2010

LABEL	LAND DESIGNATION	ACREAGE (APPROX)
A	TOWN HOME	14.50
B	NEIGHBORHOOD RES.	21.00
C	VILLAGE HAMLET	5.00
D	PRIV. OPEN SPACE	6.50
E	MLTI- FAMILY	23.00
T	MIXED- USE	4.00
V	MIXED- USE	4.00
W	MIXED- USE	8.00
X	MIXED- USE	7.00
Y	MIXED- USE	8.50
Z	MIXED- USE	3.50
	WETLAND	15.00
	EXIST. OFFICE AREA	8.00
		TOTAL ACRES: ±125.00

RESIDENTIAL UNIT COUNT:	404 UNITS
COMMERCIAL SQUARE FEET:	404,000 SF
CIVIC SQUARE FEET:	30,000 SF*
*LOCATION OF THE CIVIC SPACE TO BE DETERMINED	

PROJECT NUMBER: 08116
 DRAWN BY: MWK
 SHEET NUMBER: MP1.0
 SCALE: N.T.S.

KRA architecture + design
 TWO VERDIER PLANTATION ROAD
 BLUFFTON, SC 29910 843.815.2021 www.krasc.com

CREATED APRIL 2012
 UPDATED FEBRUARY 2015

