



TOWN OF BLUFFTON
APPROVED FOR RECORDING ONLY

Sept 16,
2004

Joan Muegler
ASST. COMMUNITY DEVELOPMENT
DIRECTOR TOWN MANAGER

KENT ESTATES

Planned Unit Development

and

Initial Master Plan

Bluffton, South Carolina

BEAUFORT COUNTY SC- ROD

BK 02045 PGS 1170-1870

DATE: 11/01/2004 04:52:32 PM

INST # 2004078911 RCPT# 285028

Prepared for:

New Leaf Development, LLC

RECORDED
2004 Dec -13 04:34 PM

Sharon Q. Burns
BEAUFORT COUNTY AUDITOR

Approved by:

Bluffton Town Council

August 11, 2004

KRA INC.

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Kent Estates Development Agreement Excerpt Section V.1.

Regulations. All costs charged by or to the Town for such reviews shall be paid by the Owner or Developer, as applicable.

V. CHANGES TO ZONING REGULATIONS

The Zoning Regulations relating to the Property subject to the Development Agreement, except as provided for in Paragraph X herein, shall not be amended or modified during the Term, without the express written consent of the Owner. Owner does, for itself and its successors and assigns, including Developer(s) and notwithstanding the Zoning Regulations, agrees to be bound by the following:

1. The Owner shall be required to notify the Town, in writing, as and when Development Rights are transferred to a Developer. Such information shall include the identity and address of the Developer, a Developer contact person, the location and number of acres of the Property transferred, and the number of residential units and/or commercial acreage, and/or conservation acreage, as applicable, subject to this transfer. A Developer transferring Development Rights to another Developer shall be subject to this requirement of notification, and any Developer acquiring Development Rights shall be required to file with the Town an acknowledgement of this Development Agreement and a commitment to be bound by it.

2. The Owner and Developers, and their respective heirs, successors and assigns, agree that all Development, with the exception of irrigation, incidental maintenance facilities and facilities existing at the date of the Development Agreement will be served by potable water and sewer prior to occupancy, except as otherwise provided herein for temporary use.

3. The following modifications to the PUD Ordinance, at the election of the Town, may be made:

The Town may amend the PUD Ordinance to delegate any or all the review functions required thereunder to any individuals or body, board or commission, provided that such individuals or all persons serving on any such body, board or commission are appointed and/or approved by the Town Council or is the Town Council, provided that the scope of review pursuant to the PUD Ordinance shall remain unchanged and the Town continues to have the ultimate approval authority.

Exhibits B



Initial Master Plan
Depicting Land Uses

Proposed Development Schedule

Boundary Survey
Adjacent Property Owners

Kent Estates Initial Master Plan Excerpt

Section 2.C.

Kent Estates PUD

Rev 9/16/04

- d. Inn or Bed and Breakfast, Nursing Homes and Assisted Living
 - e. General Retail
 - f. Residential Dwelling Units
 - g. Flex Space
 - h. Showroom Sales
 - i. Theatre or Cinema
 - j. Mini-Storage
2. Neighborhood General
- a. Single Family Detached Residential
 - b. Duplex Family Units
 - c. Connected Townhomes
 - d. Apartment Homes (Multi-Family Attached Dwellings)
 - e. Carriage Homes
 - f. Garage Apartments
 - g. In Home Offices
 - h. Residential Garages and Storage Buildings

3. All Districts

In all districts of Kent Estates PUD the following uses are allowed

- a. Community Recreation and Community Services
- b. Open Space
- c. Religious and Religious Education Buildings
- d. Day Care for Children and Senior Adults
- e. Institutional/Civic
- f. Model Home Sales
- g. Maintenance Areas
- h. Utility Service Facilities
- i. Roads, Streets, Paths, Trails and Sidewalks
- j. Drainage Structures and Impoundment Areas

C. ALLOWED DENSITY

An allowed density cap for Kent Estates PUD is established and is shown as part of the Initial Master Plan. The Initial Master Plan allows for 449 Dwelling Units and 119,000 square feet of non-residential development. The decrease in the total number of dwelling units or the reduction of non-residential within a planning area shall be allowed. The Initial Master Plan for Kent Estates shall allow for the transfer of undeveloped dwelling units or commercial area from one planning area to another provided the use being transferred is allowed in the district or area into which it is being transferred. Residential density shall include Single Family Residential, Multi-

Rev 9/16/04

