

# TOWN OF BLUFFTON, SOUTH CAROLINA DEVELOPMENT AGREEMENT SUMMARY

CREATED APRIL 2012  
UPDATED JUNE 2019



## 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	
<b>Bluffton Village</b>	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
<b>Buckwalter</b>	6,201.41 Acres	8,642 Dwelling Units	• 812.991 Acres Commercial / Neighborhood Commercial • 300 Hotel Units	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
<b>Jones Estate</b>	1,885 Acres	2,438 Dwelling Units	• 139 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
<b>Palmetto Bluff</b>	19,217 Acres	4,000 Dwelling Units	• 180 Acres Commercial	1) 43.84 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
<b>Schultz Tract</b>	620 Acres	1,263 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
<b>Village at Verdier</b>	125.521 Acres	458 Dwelling Units	• 296,000 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
<b>New Riverside</b>	4,006 Acres	3,651 Dwelling Units	• 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
<b>TOTALS</b>	<b>32,086.831 Acres</b>	<b>20,534 Dwelling Units</b>	• <b>1,762.991 Acres Commercial / Neighborhood Commercial / Business Park</b> • <b>616,750 Square Feet Commercial / Non-Residential / Civic / Multi-Family</b> • <b>300 Hotel Units</b> • <b>30,000 Square Feet Civic</b>	

**CREATED APRIL 2012  
UPDATED JUNE 2019**

# 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 plus a nine-year tolling period (per SC Act No. 297, 2010 & SC Act No. 112, 2013) for a total term of twenty-four (24) years

**Expiration Date:** October 17, 2024

**Acreage:** 29.31

### Density:

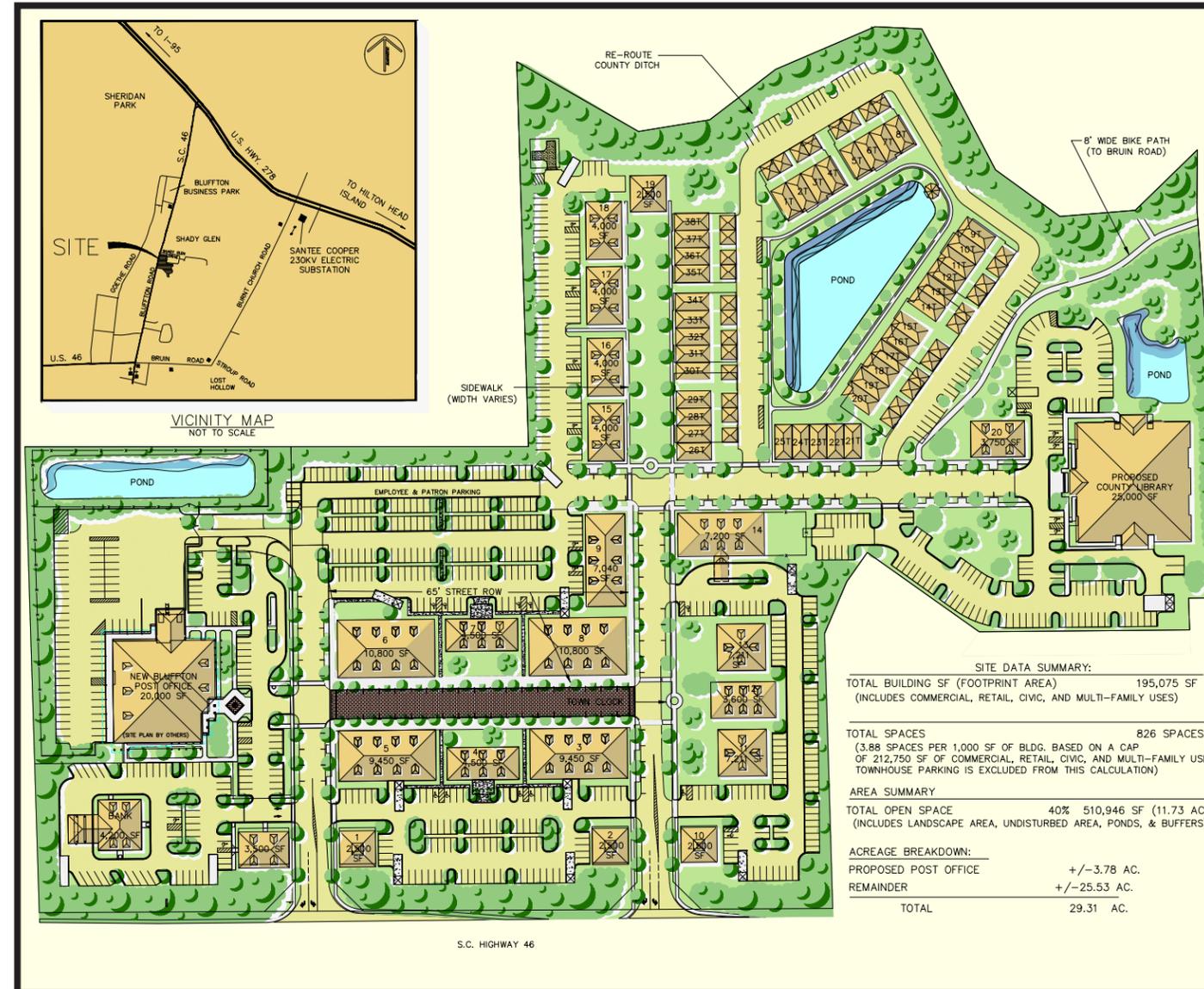
- 38 attached Townhouse Units, plus one (1) Dependency Unit per Townhouse Unit (not to exceed 800 square feet)
- 212,750 square feet Commercial/ Retail/ Civic/ Multifamily

### 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



**SITE DATA SUMMARY:**

TOTAL BUILDING SF (FOOTPRINT AREA)	195,075 SF
(INCLUDES COMMERCIAL, RETAIL, CIVIC, AND MULTI-FAMILY USES)	
TOTAL SPACES	826 SPACES
(3.88 SPACES PER 1,000 SF OF BLDG. BASED ON A CAP OF 212,750 SF OF COMMERCIAL, RETAIL, CIVIC, AND MULTI-FAMILY USES. TOWNHOUSE PARKING IS EXCLUDED FROM THIS CALCULATION)	
<b>AREA SUMMARY</b>	
TOTAL OPEN SPACE	40% 510,946 SF (11.73 AC.)
(INCLUDES LANDSCAPE AREA, UNDISTURBED AREA, PONDS, & BUFFERS)	
<b>ACREAGE BREAKDOWN:</b>	
PROPOSED POST OFFICE	+/- 3.78 AC.
REMAINDER	+/- 25.53 AC.
<b>TOTAL</b>	<b>29.31 AC.</b>

**BLUFFTON VILLAGE**

"A Walking Neighborhood"

TOWN OF BLUFFTON, SOUTH CAROLINA

PREPARED FOR:  
ROWKRIS DEVELOPMENT, LLC

PREPARED BY:  
WARD EDWARDS, INC.

**WARD EDWARDS**

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 CALCS)

**MASTER PLAN**

GRAPHIC SCALE:  
1"=60'

NORTH

**CREATED APRIL 2012  
UPDATED JUNE 2019**

# Buckwalter

## Development Agreement Summary

Initiating Town Ordinance: 2000-03

Execution and Anniversary Date: April 19, 2000

**Term:** Twenty years with option for two five-year extensions plus a nine-year tolling period (per SC Act No. 297, 2010 & SC Act No. 112, 2013) for a total term of thirty-nine (39) years

Expiration Date: April 18, 2039

Acreeage: 6,207 acres

### Density:

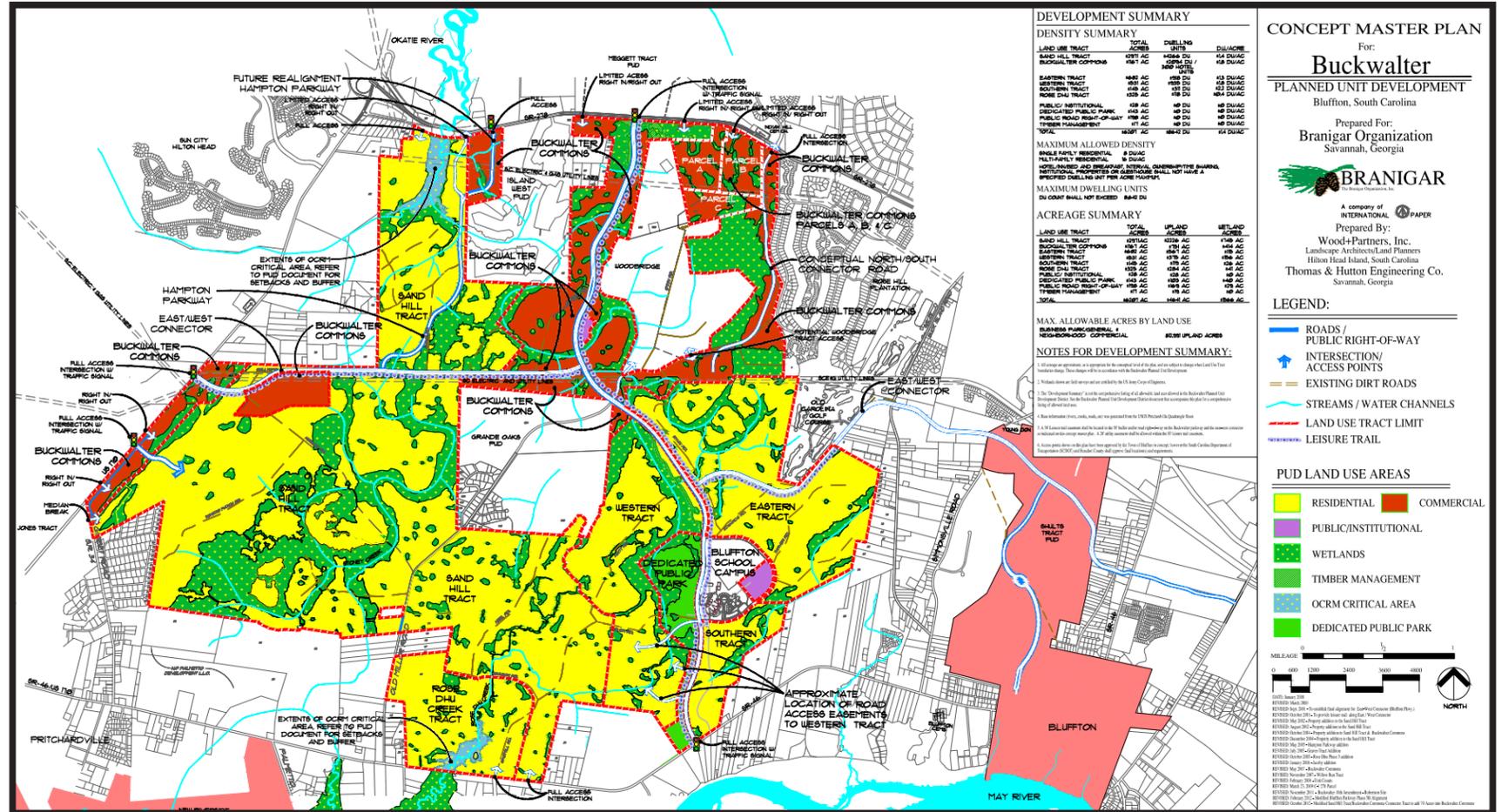
- 8,642 Dwelling Units
- 812.99 acres Commercial/ Neighborhood Commercial
- 300 Hotel Units

### 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



**DEVELOPMENT SUMMARY**

**DENSITY SUMMARY**

LAND USE TRACT	TOTAL ACRES	DWELLING UNITS	DWELLING UNITS PER ACRE
SAND HILL TRACT	1,074 AC	1,074 DU	1.00 DU/AC
BUCKWALTER COMMONS	1,917 AC	1,917 DU	1.00 DU/AC
EASTERN TRACT	1,074 AC	1,074 DU	1.00 DU/AC
SOUTHERN TRACT	1,074 AC	1,074 DU	1.00 DU/AC
PUBLICLY INSTITUTIONAL	1,074 AC	1,074 DU	1.00 DU/AC
DEDICATED PUBLIC PARK	1,074 AC	1,074 DU	1.00 DU/AC
TIMBER MANAGEMENT	1,074 AC	1,074 DU	1.00 DU/AC
<b>TOTAL</b>	<b>8,642 AC</b>	<b>8,642 DU</b>	<b>1.00 DU/AC</b>

**ACREAGE SUMMARY**

LAND USE TRACT	TOTAL ACRES	UPLAND ACRES	WETLAND ACRES
SAND HILL TRACT	1,074 AC	1,074 AC	0 AC
BUCKWALTER COMMONS	1,917 AC	1,917 AC	0 AC
EASTERN TRACT	1,074 AC	1,074 AC	0 AC
SOUTHERN TRACT	1,074 AC	1,074 AC	0 AC
PUBLICLY INSTITUTIONAL	1,074 AC	1,074 AC	0 AC
DEDICATED PUBLIC PARK	1,074 AC	1,074 AC	0 AC
TIMBER MANAGEMENT	1,074 AC	1,074 AC	0 AC
<b>TOTAL</b>	<b>8,642 AC</b>	<b>8,642 AC</b>	<b>0 AC</b>

**NOTES FOR DEVELOPMENT SUMMARY:**

1. Wetland areas are shown in green and are subject to the National Wetlands Inventory (NWI) and the National Wetlands Inventory (NWI) and the National Wetlands Inventory (NWI).
2. The Buckwalter Commons is a large area of wetlands and is subject to the National Wetlands Inventory (NWI) and the National Wetlands Inventory (NWI).
3. The Buckwalter Commons is a large area of wetlands and is subject to the National Wetlands Inventory (NWI) and the National Wetlands Inventory (NWI).
4. The Buckwalter Commons is a large area of wetlands and is subject to the National Wetlands Inventory (NWI) and the National Wetlands Inventory (NWI).
5. The Buckwalter Commons is a large area of wetlands and is subject to the National Wetlands Inventory (NWI) and the National Wetlands Inventory (NWI).

**CONCEPT MASTER PLAN**

For:  
**Buckwalter**  
PLANNED UNIT DEVELOPMENT  
Bluffton, South Carolina

Prepared For:  
**Branigar Organization**  
Savannah, Georgia

**BRANIGAR**  
A COMPANY OF INTERNATIONAL PAPER

Prepared By:  
**Wood+Partners, Inc.**  
Landscape Architects/Land Planners  
Hilton Head Island, South Carolina  
**Thomas & Hutton Engineering Co.**  
Savannah, Georgia

**LEGEND:**

- ROADS / PUBLIC RIGHT-OF-WAY
- INTERSECTION/ ACCESS POINTS
- EXISTING DIRT ROADS
- STREAMS / WATER CHANNELS
- LAND USE TRACT LIMIT
- LEISURE TRAIL

**PUD LAND USE AREAS**

- RESIDENTIAL
- COMMERCIAL
- PUBLIC/INSTITUTIONAL
- WETLANDS
- TIMBER MANAGEMENT
- OCRM CRITICAL AREA
- DEDICATED PUBLIC PARK

SCALE: 1" = 100'

0 400 800 1200 1600 2000

NORTH

REVISED: March 2012  
REVISED: May 2012 - Revised to reflect changes to the Buckwalter Commons (Bluffton Phase 1)  
REVISED: May 2012 - Revised to reflect changes to the Buckwalter Commons  
REVISED: May 2012 - Revised to reflect changes to the Buckwalter Commons  
REVISED: May 2012 - Revised to reflect changes to the Buckwalter Commons  
REVISED: May 2012 - Revised to reflect changes to the Buckwalter Commons  
REVISED: May 2012 - Revised to reflect changes to the Buckwalter Commons  
REVISED: May 2012 - Revised to reflect changes to the Buckwalter Commons  
REVISED: May 2012 - Revised to reflect changes to the Buckwalter Commons  
REVISED: May 2012 - Revised to reflect changes to the Buckwalter Commons  
REVISED: May 2012 - Revised to reflect changes to the Buckwalter Commons

**CREATED APRIL 2012**  
**UPDATED JUNE 2019**

# Jones Estate

## Development Agreement Summary

**Initiating Town Ordinance:** 2000-09

**Execution and Anniversary Date:** June 21, 2000

**Term:** Twenty years with option for two five-year extensions plus a nine-year tolling period (per SC Act No. 297, 2010 & SC Act No. 112, 2013) for a total term of thirty-nine (39) years

**Expiration Date:** June 20, 2039

**Acreage:** 1,885 acres

### Density:

- 2,482 Dwelling Units
- 139 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

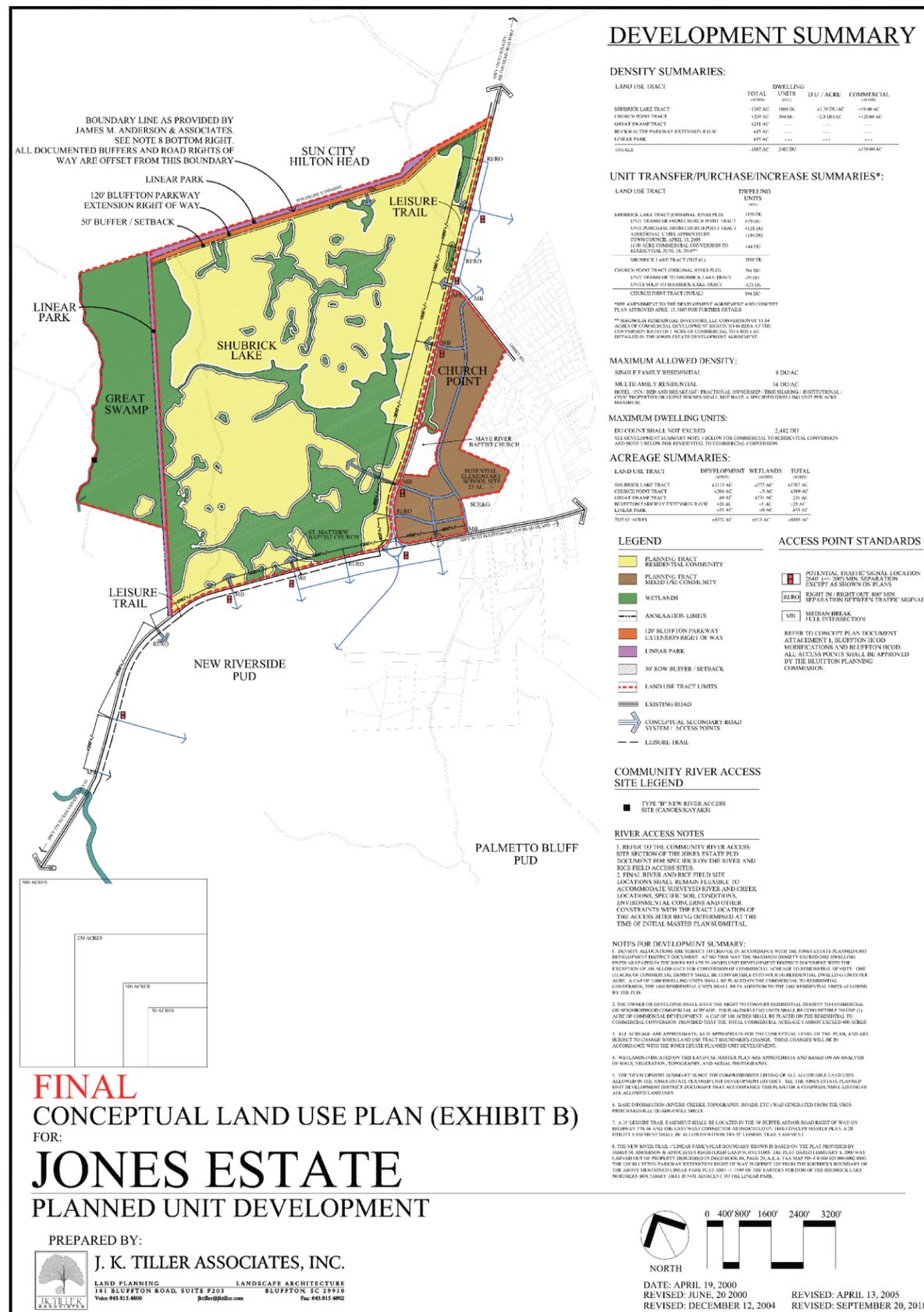
**Second Amendment:** Executed on October 18, 2004 and enabled by Ordinance 2004-10

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

**Fourth Amendment (Minor):** Executed October 23, 2018 Note: By-Right Conversion of 11 Acres of Commercial Development Rights to 44 Residential Dwelling Units Occurred October 23, 2018

### Additional Reference

New Riverside



# Palmetto Bluff

## Development Agreement Summary

**Initiating Town Ordinance:** 1998-02

**Execution and Anniversary Date:** November 23, 1998

**Term:** Thirty-five years with option for three five-year extensions plus a nine-year tolling period (per SC Act No. 297, 2010 & SC Act No. 112, 2013) for a total term of fifty-nine (59) years

**Expiration Date:** November 22, 2057

**Acreage:** 19,217 acres

### Density:

- 4,000 Dwelling Units
- 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

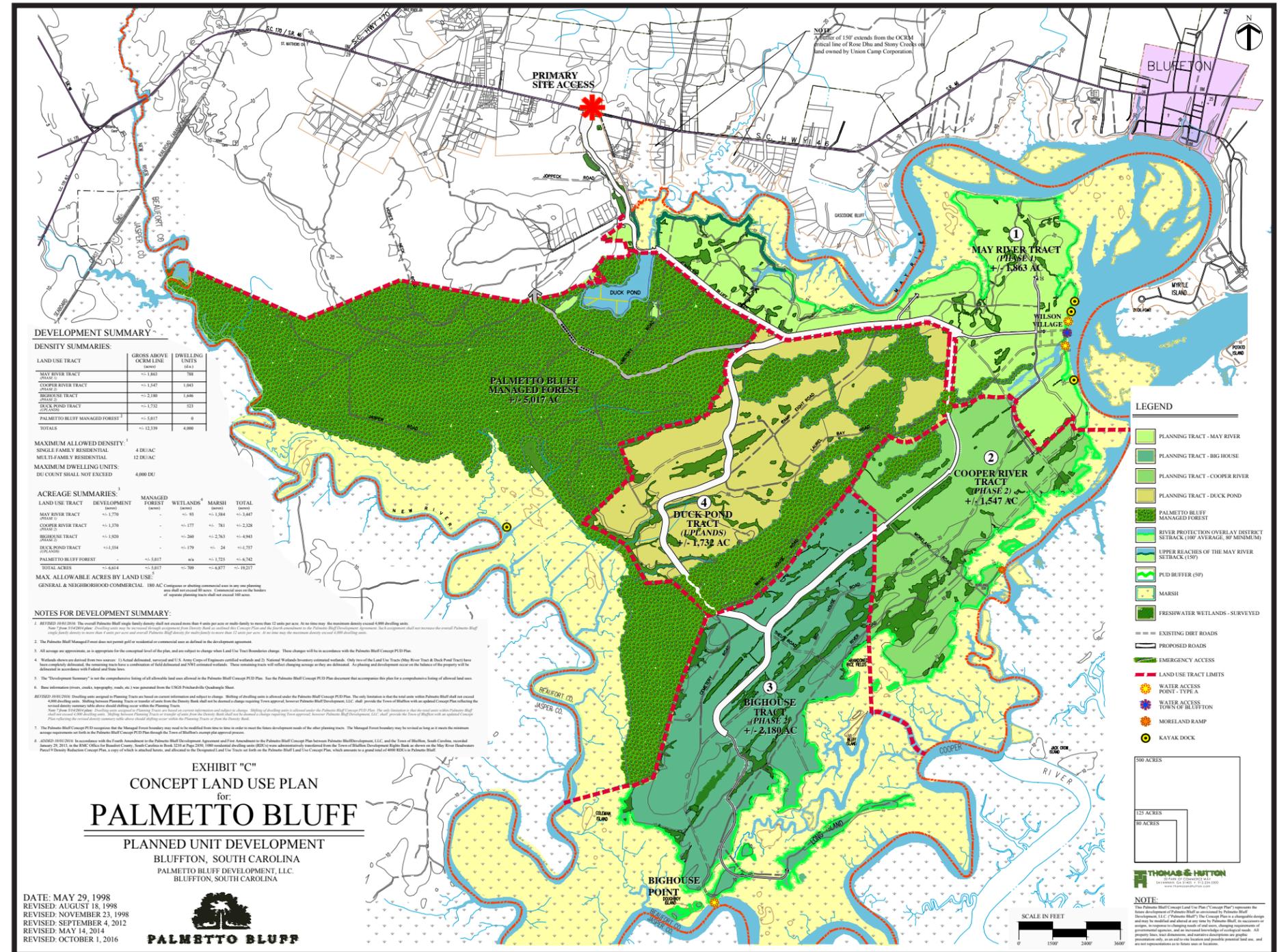
**First Amendment to the Second Amendment:** Executed on April 25, 2012 by an Administrative Amendment

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

**Note:** Addendum to Palmetto Bluff PUD Concept Plan Development Agreement, December 5, 2016.

### Additional Reference:

New Riverside



CREATED APRIL 2012  
 UPDATED JUNE 2019

# Schultz Tract

## Development Agreement Summary

**Initiating Town Ordinance:** 1998-02

**Execution and Anniversary Date:** November 23, 1998

**Term:** Thirty-five years with option for three five-year extensions plus a nine-year tolling period (per SC Act No. 297, 2010 & SC Act No. 112, 2013) for a total term of fifty-nine (59) years

**Expiration Date:** November 22, 2057

**Acreage:** 620 acres

### Density:

- 1,263 Dwelling Units
- 30 acres Commercial
- 200 acres Business Park

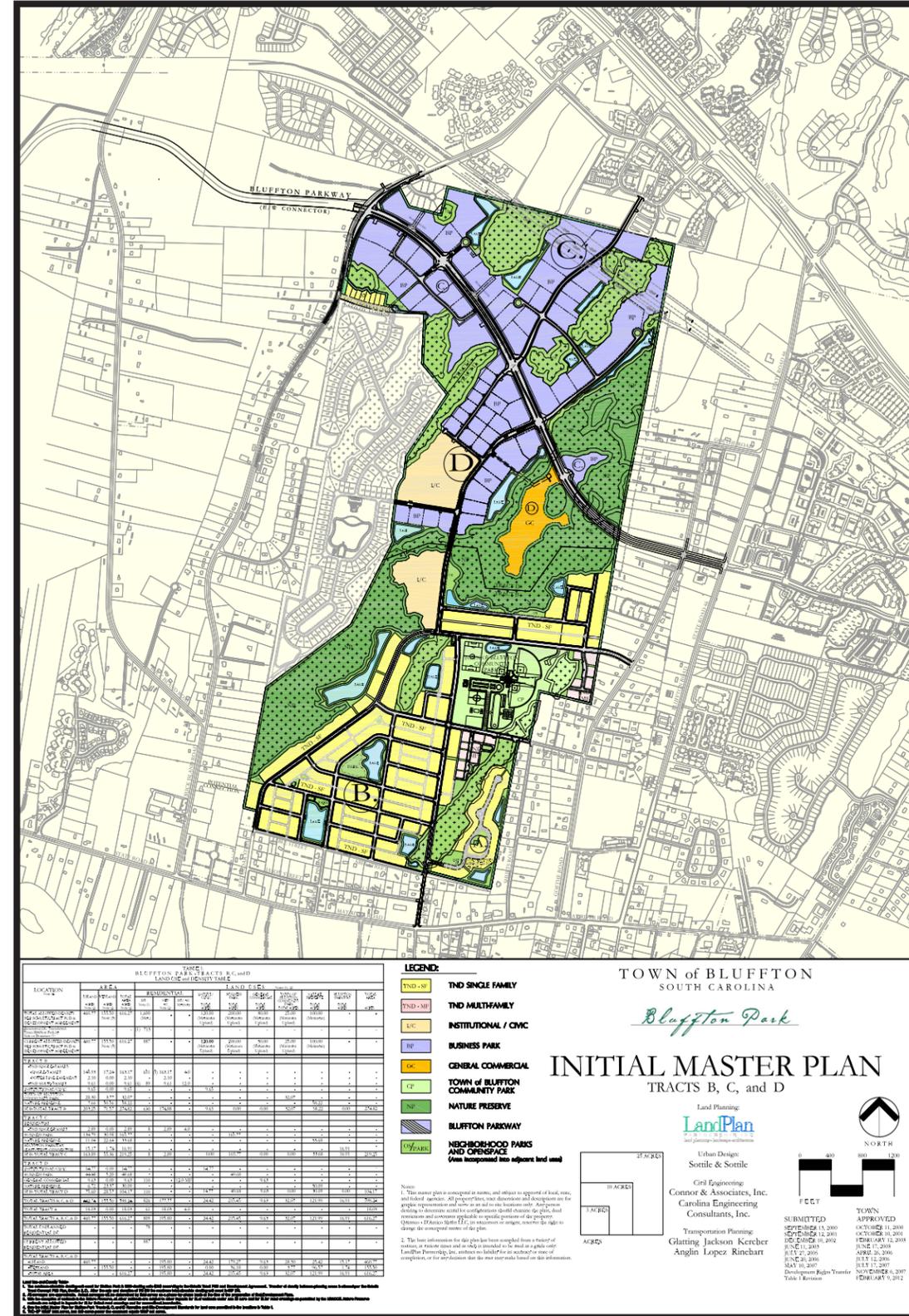
### Public Dedications:

- 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

**Note:** 324 Residential Dwelling Units Transferred to the Buckwalter Development Agreement per Transfer of Development Rights Permit No. TD.07.10.001 on November 6, 2007.



**CREATED APRIL 2012**  
**UPDATED JUNE 2019**

# Village at Verdier

## Development Agreement Summary

**Initiating Town Ordinance:** 2002-12

**Execution and Anniversary Date:** December 18, 2002

**Term:** Five years with two five-year automatic extensions plus a nine-year tolling period (per SC Act No. 297, 2010 & SC Act No. 112, 2013) for a total term of twenty-four (24) years

**Expiration Date:** December 17, 2026

**Acres:** 125.512 acres

### Density:

- 458 Dwelling Units
- 296,000 square feet Non-Residential
- 30,000 square feet Civic

### Public Dedications:

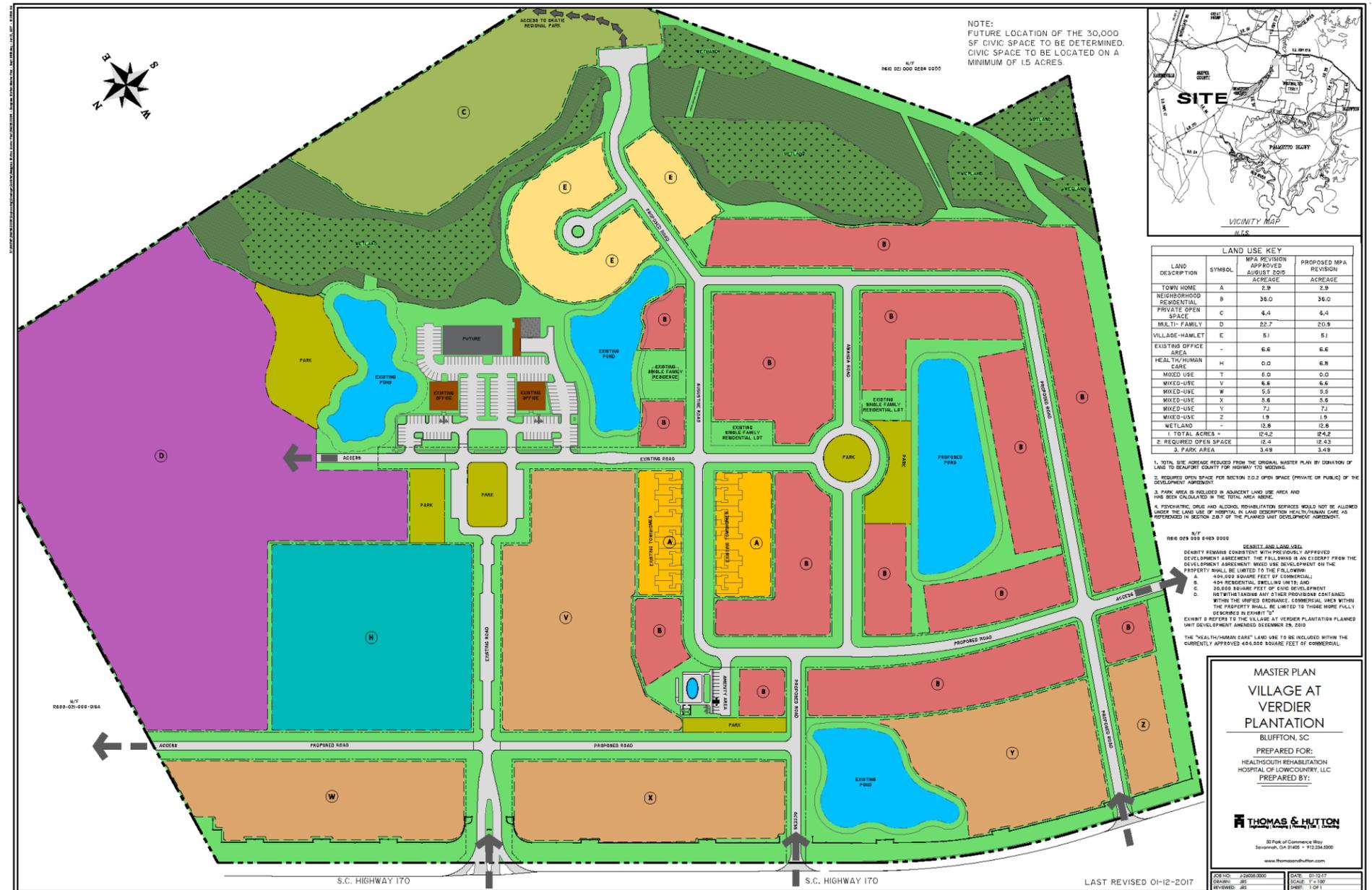
- 1.5 acres for Civic Use
- 2.99 acres of Right-of-Way for SC Highway 170 Improvements
- 10 Foot Easement Adjacent to SC Highway 170 for Leisure Trail
- Non-Vehicular Public Access Easement to Okatie Regional Park

### Amendment Summary:

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

**Second Amendment:** Ratified December 12, 2018 and enabled by Ordinance 2017-08

**Note:** By-Right Conversion of 108,000 Square Feet of Non-Residential to 54 Residential Dwelling Units Occurred on November 29, 2018



**CREATED APRIL 2012  
UPDATED JUNE 2019**

# New Riverside

## Concept Plan Summary

### Initiating Town Ordinances:

**Jones Estate Development Agreement First Amendment:**  
Executed on August 24, 2004 and enabled by Ordinance 2004-09

**Palmetto Bluff Development Agreement First Amendment:**  
Executed on August 24, 2004 and enabled by Ordinance 2004-09

**Total Acreage:** 4,006 acres

### Total Density:

- 190 acres Commercial
- 200 acres Business Park

**Note:** Addendum to the New Riverside PUD Concept Plan Development Agreement, December 5, 2016

### Applicable Development Agreement Summary:

#### Jones Estate:

**Acreage:** 2,316 acres (Former Garvey Hall and Pritchard Station Tracts)

#### Density:

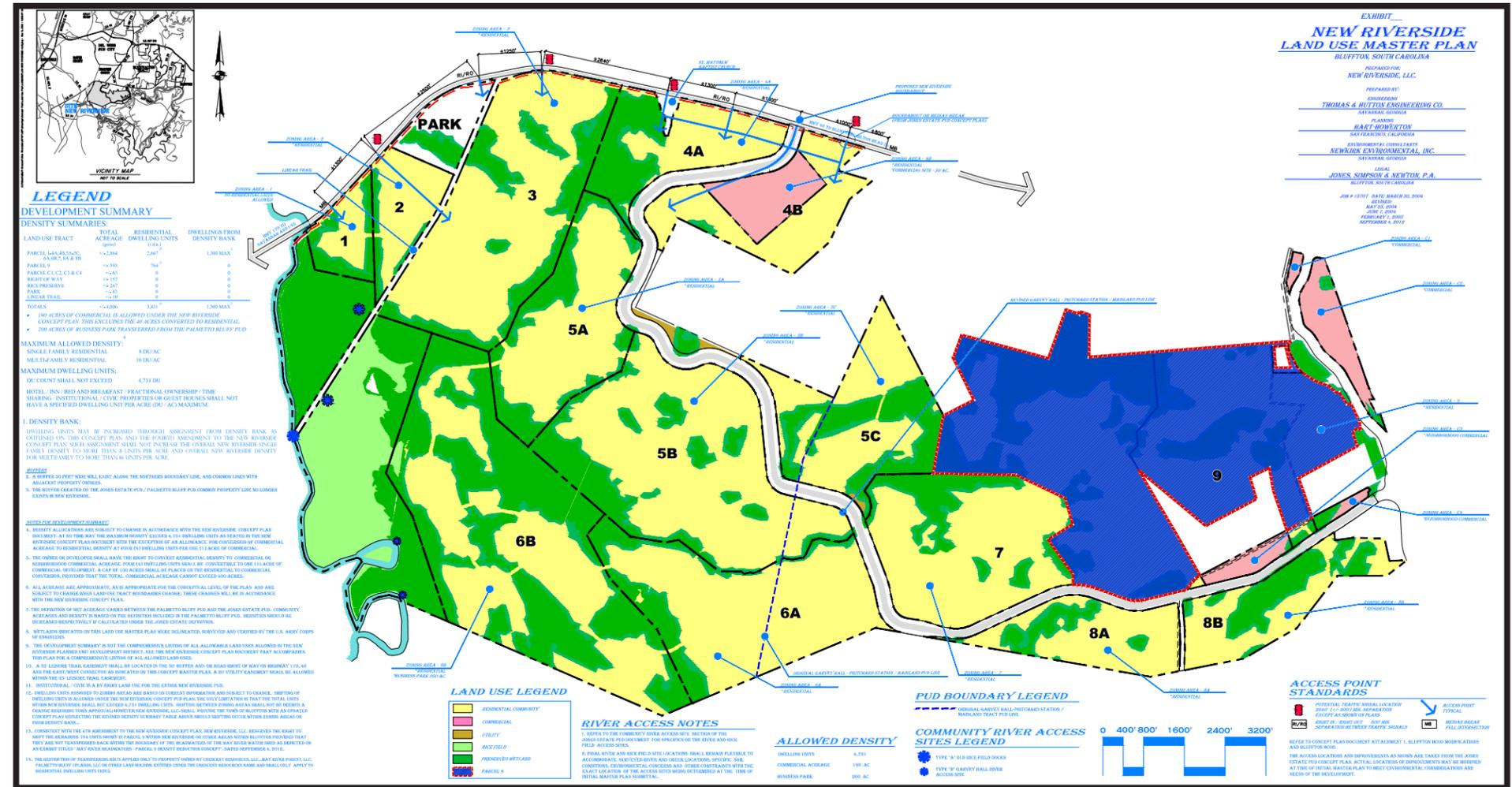
- 2,731 Dwelling Units
- 70 acres Commercial

#### Palmetto Bluff:

**Acreage:** 1,490 acres (Former Portions of the Mainland and Managed Forest Tracts)

#### Density:

- 2,000 Dwelling Units
- 120 acres Commercial
- 200 acres Business Park





## Town of Bluffton Annual Development Agreement Update July 1, 2018 Through June 30, 2019

Development Agreement			New Construction Statistics July 1, 2018 Through June 30, 2019			Cumulative Statistics				Remaining for Development Transferred/ Held in Town's Development Rights Bank
Name	Acres	Permitted Development Rights <sup>1</sup>	Building Permits	Value of Construction	Certificate of Occupancy	Building Permits Issued	Permitted Development Rights			
							Utilized <sup>6</sup>	Purchased by the Beaufort County Rural and Critical Lands Program	Remaining for Development <small>(Permitted Development Rights - Utilized - Purchased by RCLP)</small>	
Bluffton Village	29	38 Residential DU	0 Residential DU	0 Residential DU	0 Residential DU	32 Residential DU	36 Residential DU	0 Residential DU	2 Residential DU	0 Residential DU
		212,750 SF Commercial/ Civic/ Multi-Family	11,073 SF Commercial/ Civic/ Multi-Family	\$ 1,373,042 Commercial/ Civic/ Multi-Family	0 Commercial/ Civic/ Multi-Family	141,690 SF Commercial/ Civic/ Multi-Family	141,690 SF Commercial/ Civic/ Multi-Family	0 SF Commercial/ Civic/ Multi-Family	71,060 SF Commercial/ Civic/ Multi-Family	0 SF Commercial/ Civic/ Multi-Family
Buckwalter	6,201	8,642 Residential DU	198 Residential DU	\$ 86,256,631 Residential DU	489 Residential DU	4,988 Residential DU	5,222 Residential DU	613 Residential DU <sup>3</sup>	2,807 Residential DU	115 Residential DU <sup>7</sup>
		300 Hotel Units	0 Hotel Units	0 Hotel Units	0 Hotel Units	0 Hotel Units	0 Hotel Units	0 Hotel Units	300 Hotel Units	0 Hotel Units
		758.361 Acres Commercial	90,039 SF Commercial	\$ 20,770,980 Commercial	2 Commercial	687,772 SF Commercial	128 Acres Commercial	31.18 Acres Commercial <sup>3</sup>	599.15 Acres Commercial	1.21 Acres Commercial <sup>7</sup>
Jones Estate	1,885	2,482 Residential DU	163 Residential DU	\$ 47,206,790 Residential DU	129 Residential DU	1,361 Residential DU	1,440 Residential DU	0 Residential DU	1,042 Residential DU	0 Residential DU
		139 Acres Commercial	0 SF Commercial	\$ - Commercial	0 Commercial	121,277 SF Commercial	26 Acres Commercial	0 Acres Commercial	113 Acres Commercial	0 Acres Commercial
New Riverside	4,006	3,651 Residential DU <sup>2</sup>	187 Residential DU	\$ 58,720,210 Residential DU	180 Residential DU	1,599 Residential DU	1,873 Residential DU	0 Residential DU	1,778 Residential DU <sup>2</sup>	107 Residential DU <sup>2</sup>
		190 Acres Commercial	0 SF Commercial	0 Commercial	0 Commercial	0 SF Commercial	0 Acres Commercial	0 Acres Commercial	190 Acres Commercial	0 Acres Commercial
		200 Acres Business Park <sup>4</sup>	0 SF Business Park	0 Business Park	0 Business Park	0 SF Business Park	0 Acres Business Park	200 Acres Business Park <sup>3</sup>	0 Acres Business Park <sup>4</sup>	0 Acres Business Park
Palmetto Bluff	19,217	4,000 Residential DU <sup>2,4</sup>	65 Residential DU	\$ 66,580,557 Residential DU	67 Residential DU	805 Residential DU	1,333 Residential DU <sup>2,4</sup>	0 Residential DU	2,667 Residential DU <sup>2,4</sup>	0 Residential DU
		180 Acres Commercial	0 SF Commercial	\$ - Commercial	2 Commercial	32,784 SF Commercial	5 Acres Commercial	0 Acres Commercial	175 Acres Commercial	0 Acres Commercial
Schults Tract	620	1,263 Residential DU <sup>5</sup>	110 Residential DU	\$ 16,533,049 Residential DU	0 Residential DU	786 Residential DU	786 Residential DU	187 Residential DU <sup>3,5</sup>	290 Residential DU <sup>5</sup>	189 Residential DU <sup>7</sup>
		230 Acres Commercial	37,417 SF Commercial	\$ 3,431,756 Commercial	2 Commercial	781,793 SF Commercial	134 Acres Commercial	0 Acres Commercial	96 Acres Commercial	0 Acres Commercial
Village at Verdier	126	458 Residential DU	177 Residential DU	\$ 28,881,476 Residential DU	15 Residential DU	315 Residential DU	316 Residential DU	0 Residential DU	142 Residential DU	0 Residential DU
		296,000 SF Commercial	0 SF Commercial	\$ - Commercial	0 Commercial	54,353 SF Commercial	54,353 SF Commercial	0 SF Commercial	241,647 SF Commercial	0 SF Commercial
		30,000 SF Civic	0 SF Civic	0 Civic	0 Civic	0 SF Civic	0 SF Civic	0 SF Civic	30,000 SF Civic	0 SF Civic
TOTALS	32,084	20,534 Residential DU	900 Residential DU	\$ 304,178,713.00 Residential DU	880 Residential DU	9,886 Residential DU	11,006 Residential DU	800 Residential DU	8,728 Residential DU	411 Residential DU
		212,750 SF Commercial/ Civic/ Multi-Family	11,073 SF Commercial/ Civic/ Multi-Family	\$ 1,373,042 Commercial/ Civic/ Multi-Family	0 Commercial/ Civic/ Multi-Family	141,690 SF Commercial/ Civic/ Multi-Family	141,690 SF Commercial/ Civic/ Multi-Family	0 SF Commercial/ Civic/ Multi-Family	71,060 SF Commercial/ Civic/ Multi-Family	0 SF Commercial/ Civic/ Multi-Family
		300 Hotel Units	0 Hotel Units	0 Hotel Units	0 Hotel Units	0 Hotel Units	0 Hotel Units	0 Hotel Units	300 Hotel Units	0 Hotel Units
		1,497 Acres Commercial	127,456 SF Commercial	\$ 24,202,736 Commercial	6 Commercial	1,677,979 SF Commercial	293 Acres Commercial	31.18 Acres Commercial	1,173.49 Acres Commercial	1.21 Acres Commercial
		200 Acres Business Park	0 SF Business Park	0 Business Park	0 Business Park	0 SF Business Park	0 Acres Business Park	200 Acres Business Park	0 Acres Business Park	0 Acres Business Park
		296,000 SF Commercial	0 SF Civic	0 Civic	0 Civic	0 SF Civic	54,353 SF Commercial	0 SF Commercial	241,647 SF Commercial	0 SF Commercial
		30,000 SF Civic					0 SF Civic	0 SF Civic	30,000 SF Civic	0 SF Civic



## Town of Bluffton Annual Development Agreement Update July 1, 2018 Through June 30, 2019

### NOTES:

<sup>1</sup> Community amenities such as clubhouses, equestrian facilities, pro shops, etc. as well as civic, institutional, church, and assisted living facilities with a Certificate of Need do not count against residential or commercial development rights.

<sup>2</sup> New Riverside, LLC deposited 1,300 residential dwelling units on January 16, 2013, and may deposit an additional 764 residential dwelling units at its own discretion at a later date, into the Town's Development Rights Bank for future allocation outside of the critical areas of the May River Watershed Headwaters Restricted Area. Of the 1,300 residential dwelling units deposited, 1,080 may be withdrawn and transferred to the Palmetto Bluff Concept Land Use Plan which would increase Palmetto Bluff's allocated residential development rights from 2,920 to 4,000 residential dwelling units. The withdrawal and transfer to Palmetto Bluff occurred in December 2016.

<sup>3</sup> These development rights were sold to Beaufort County as part of their Rural and Critical Lands Program. Therefore, it is most likely that these development rights will be preserved and reduce the remaining available.

<sup>4</sup> The Palmetto Bluff Concept Plan provides that inns, hotels, bed & breakfasts, and associated ancillary uses such as conference centers, spas, restaurants, etc. count against residential development rights at a ratio of 1 room = 1/2 residential dwelling unit.

<sup>5</sup> The Schults Tract Development Agreement initially established development rights for 1,600 residential dwelling units. The available residential development rights were reduced through 1) The extinguishment of 187 residential dwelling units as part of the transaction for Town of Bluffton and Beaufort County's co-purchase of Tract B-11; and 2) The transfer of 337 residential dwelling units to the Buckwalter Development Agreement, specifically Buckwalter Place, through a Transfer of Development Rights Permit.

<sup>6</sup> Residential development rights are considered utilized upon the platting of a new single family lot or upon the issuance of a building permit for structures with multiple dwelling units such as condominiums, multi-family/apartment complexes, hotels, inns, bed & breakfasts, or dormitories. Commercial development rights are considered utilized upon the issuance of a building permit for a commercial structure.

<sup>7</sup> These development rights are owned by the Town of Bluffton.

**Town of Bluffton**  
**Development Agreement Built-Out Summary as of June 30, 2019**

Development Agreement	Acres	Allowed Development Rights	Development Rights Utilized Based Upon Building Permits Issued fo New Construction	Development Rights Purchased by the Beaufort County Rural and Critical Lands Program <small>(Assumed preserved and included in Percentage Built-Out)</small>	Development Rights Percentage Built-Out	Development Agreement Percentage Built-Out	TOTAL All Development Agreements Percentage Built-Out
Bluffton Village	29.31 Acres	38 Residential DU	32 Residential DU	0 Residential DU	84%	75%	44%
		212,750 Square Feet Commercial/ Civic/ Multi-Family	141,690 Square Feet Commercial/ Civic/ Multi-Family	0 Square Feet Commercial/ Civic/ Multi-Family	67%		
Buckwalter	6,201.41 Acres	8,642 Residential DU	4,988 Residential DU	613 Residential DU	65%	29%	
		300 Hotel Units	0 Hotel Units	0 Hotel Units	0%		
		758.36 Acres Commercial	128 Acres Commercial	31.18 Acres Commercial	21%		
Jones Estate	1,885 Acres	2,482 Residential DU	1,361 Residential DU	0 Residential DU	55%	37%	
		139 Acres Commercial	26 Acres Commercial	0 Acres Commercial	19%		
New Riverside	4,006 Acres	3,651 Residential DU	1,599 Residential DU	0 Residential DU	44%	48%	
		390 Acres Commercial	0 Acres Commercial	200 Acres Commercial	51%		
Palmetto Bluff	19,217 Acres	4,000 Residential DU	805 Residential DU	0 Residential DU	20%	11%	
		180 Acres Commercial	5 Acres Commercial	0 Acres Commercial	3%		
Schults Tract	620 Acres	1,263 Residential DU	786 Residential DU	187 Residential DU	77%	68%	
		230 Acres Commercial	134 Acres Commercial	0 Acres Commercial	58%		
Village at Verdier	125.51 Acres	458 Residential DU	315 Residential DU	0 Residential DU	69%	44%	
		296,000 Square Feet Commercial	54,353 Square Feet Commercial	0 Square Feet Commercial	18%		
TOTAL	32,084.23 Acres	20,534 Residential DU	9,886 Residential DU	800 Residential DU			
		300 Hotel Units	- Hotel Units	- Hotel Units			
		1,697.36 Acres Commercial	293.00 Acres Commercial	231.18 Acres Commercial			
		212,750 Square Feet Commercial/ Civic/ Multi-Family	141,690 Square Feet Commercial/ Civic/ Multi-Family	- Square Feet Commercial/ Civic/ Multi-Family			
		296,000 Square Feet Commercial	54,353 Square Feet Commercial	- Square Feet Commercial			