

TOWN OF BLUFFTON, SOUTH CAROLINA DEVELOPMENT AGREEMENT SUMMARY

CREATED APRIL 2012
UPDATED DECEMBER 2022



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	6,268.93 Acres	8,792 Dwelling Units	• 823.641 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
Jones Estate	1,885 Acres	2,516 Dwelling Units	• 130.5 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
Palmetto Bluff	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
Schultz Tract	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
Village at Verdier	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
New Riverside	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
TOTALS	32,151.75 Acres	20,718 Dwelling Units	• 1,754.141 Acres Commercial / Neighborhood Commercial / Business Park • 508,750 Square Feet Commercial / Non-Residential / Civic / Multi-Family • 300 Hotel Units • 30,000 Square Feet Civic	

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:

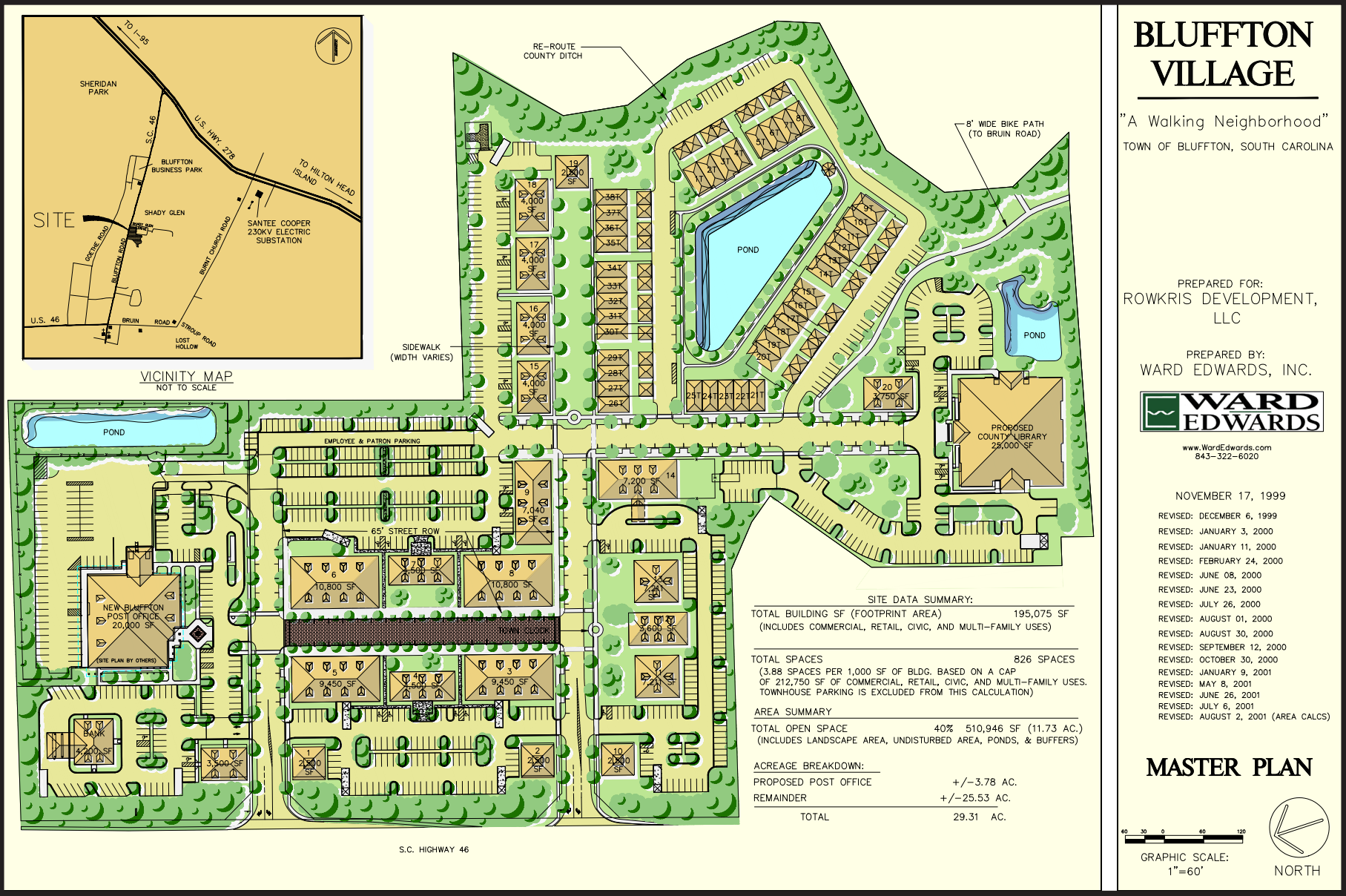
- 38 attached Townhouse Units, plus one (1) Dependency Unit per Townhouse Unit (not to exceed 800 square feet)
- 212,750 square feet Commercial/ Retail/ Civic/ Multifamily

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



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 CALCS)

MASTER PLAN

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

Acreage: 6,268.93 acres

Density:

- 8,792 Dwelling Units
- 823.641 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

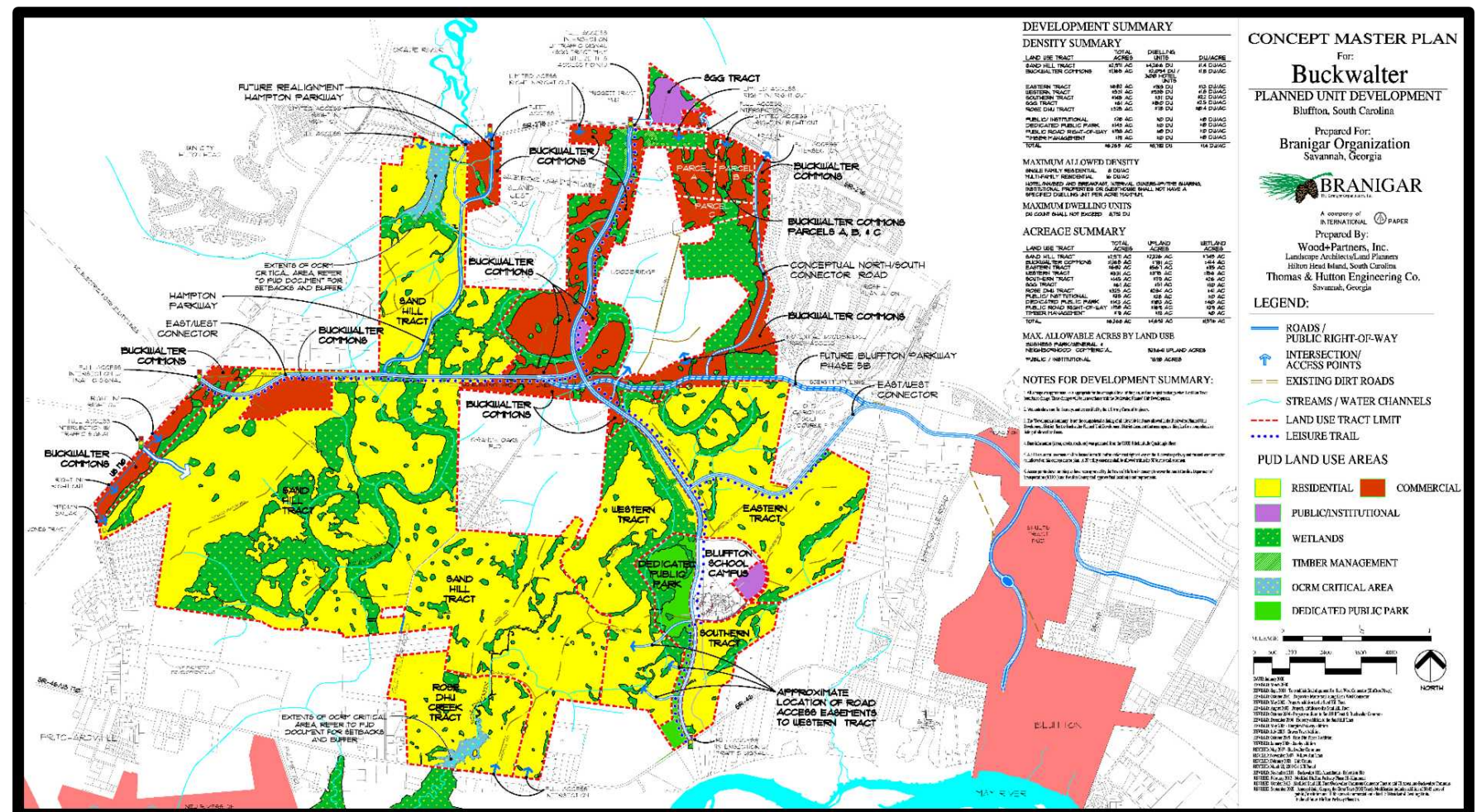
Fourth Amendment: Executed on October 10, 2005 by an Administrative Amendment

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



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

Twelfth Amendment: Executed June 14, 2022 and enabled by Ordinance 2021-19

CREATED APRIL 2012
UPDATED DECEMBER 2022

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:

- 2,516 Dwelling Units
- 130.5 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 August 24, 2004 and enabled by Ordinance 2004-09

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

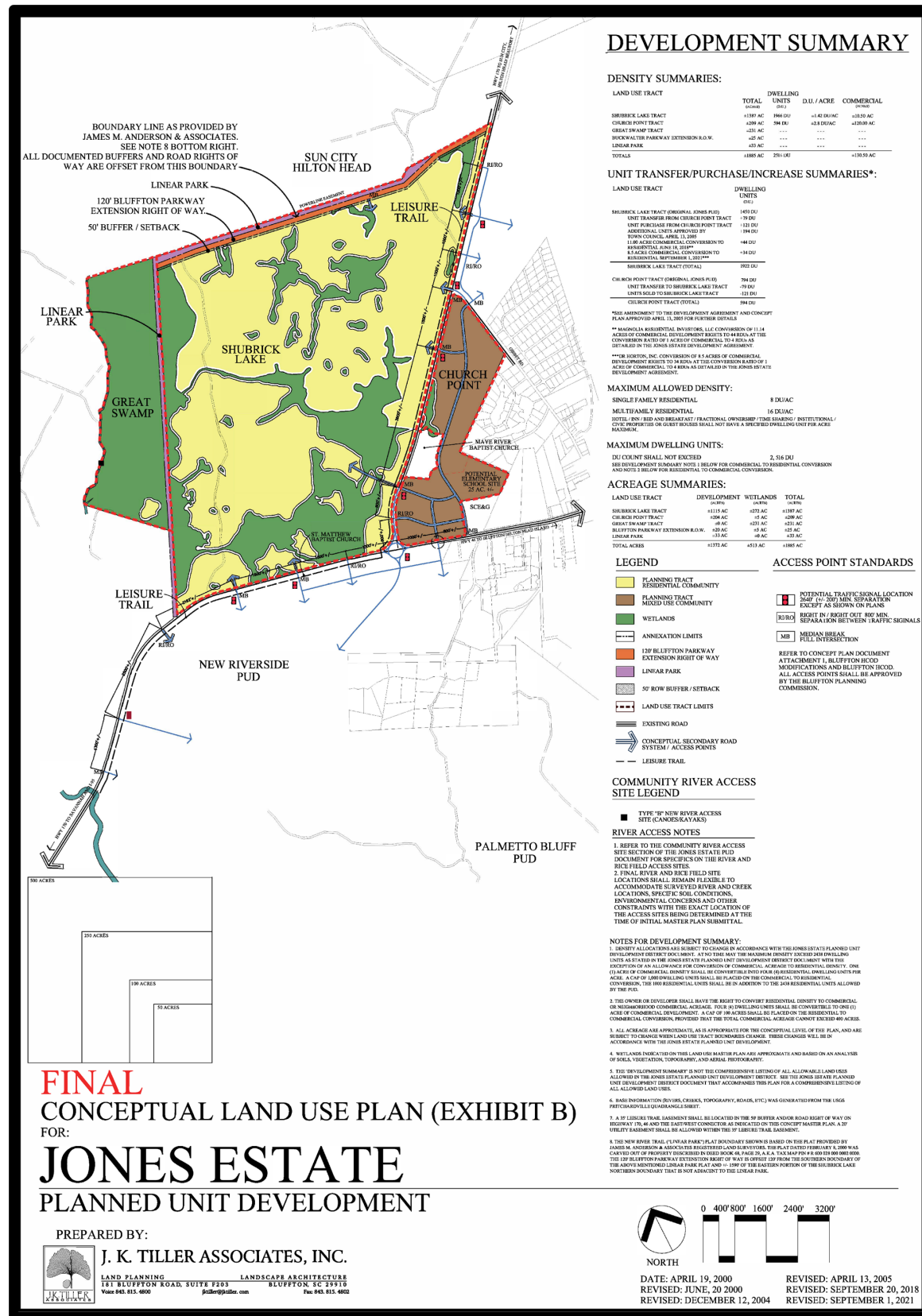
Third Amendment: Executed July 20, 2005 and enabled by Ordinance 2005-10

Fourth Amendment (Minor): Executed October 23, 2018 for a by-right conversion of 11 acres of commercial development rights to 44 residential dwelling units

Fifth Amendment (Minor): Executed January, 2022 for a by-right conversion of 8.5 acres of commercial development rights to 34 residential dwelling units

Additional Reference:

New Riverside



CREATED APRIL 2012
UPDATED JANUARY 2022



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

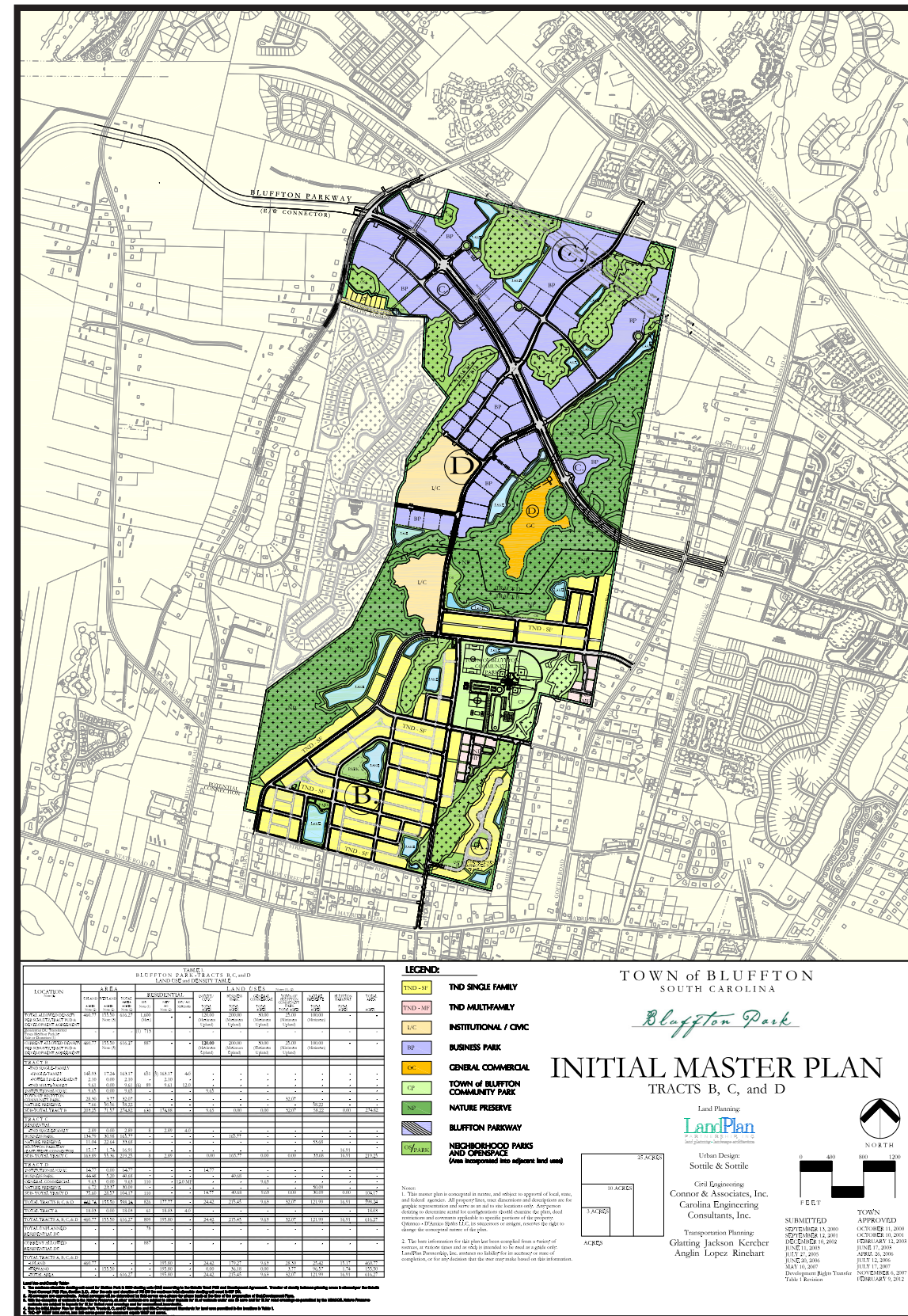
Public Dedications:

- 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

Acreage: 125.512 acres

Density:

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

Public Dedications:

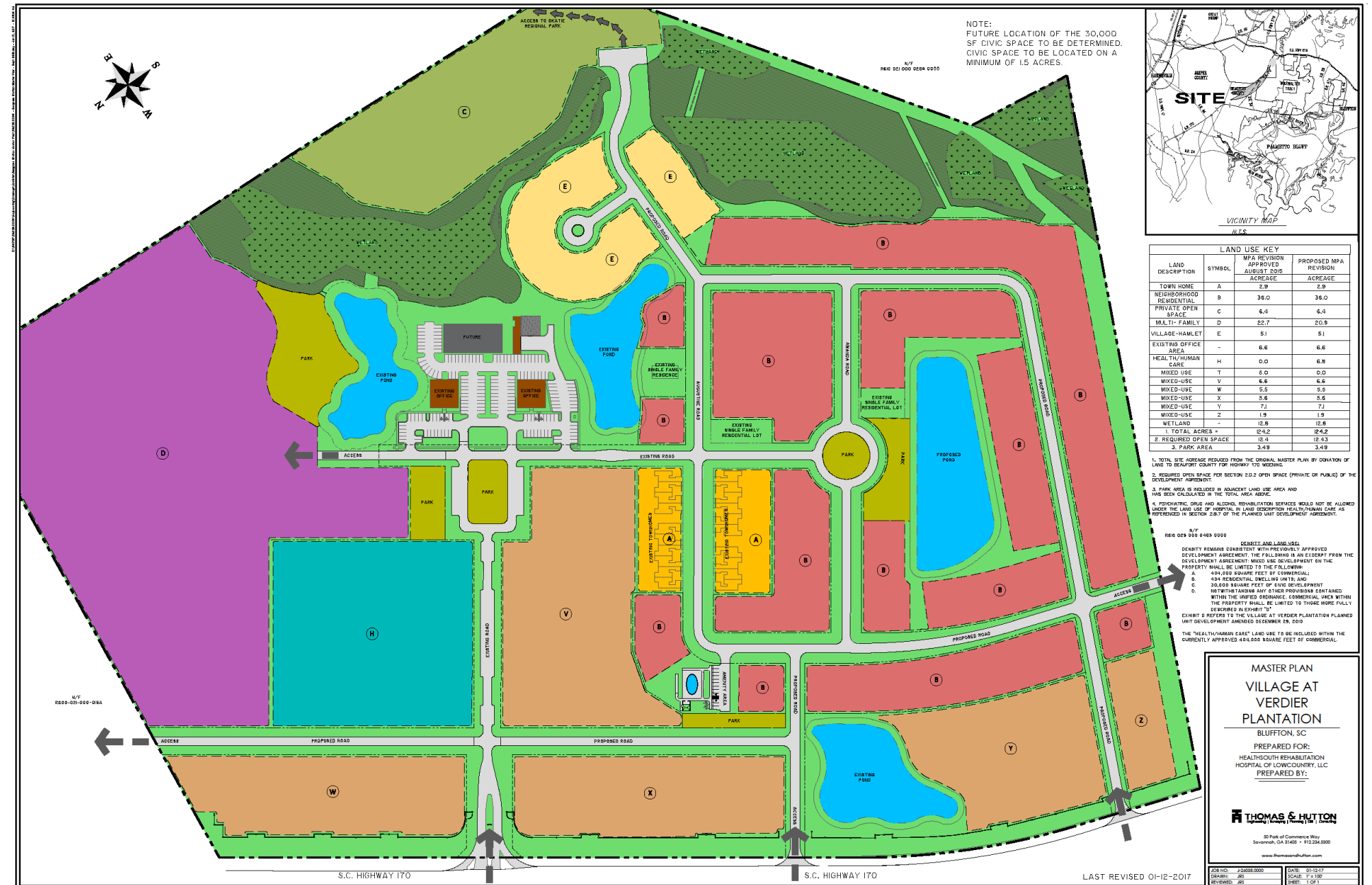
- 1.5 acres for Civic Use
- 2.99 acres of Right-of-Way for SC Highway 170 Improvements
- 10 Foot Easement Adjacent to SC Highway 170 for Leisure Trail
- Non-Vehicular Public Access Easement to Okatie Regional Park

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

CREATED APRIL 2012
UPDATED JUNE 2019