

Attachment 6

ORDINANCE NO. 2024-_____

AN ORDINANCE PROVIDING FOR AMENDMENT OF THE BUCKWALTER DEVELOPMENT AGREEMENT TO INCORPORATE CERTAIN PROPERTIES OWNED BY GRANDE OAKS,LLC AND UNIVERSITY INVESTMENTS, LLC, THE SAME CONSISTING OF 65.592 ACRES, MORE OR LESS, LOCATED AT SOUTHWEST CORNER OF THE BUCKWALTER PARKWAY AND LAKE POINT DRIVE INTERSECTION AND TO THE WEST OF THE RETREAT AT GRANDE OAKS, AND BEARING BEAUFORT COUNTY TAX MAP NOS. R600-029-000-2484-0000, R600-029-000-2486-0000, R600-029-000-0014-0000, AND R600-029-000-2410-0000, DESIGNATE SUCH PROPERTIES AS THE NEW LAND USE TRACT TO BE KNOWN AS GRANDE OAKS COMMONS, INCREASE THE TOTAL PERMITTED DEVELOPMENT RIGHTS BY 32 ACRES OF GENERAL COMMERCIAL AND INCORPORATE CERTAIN TERMS TO THE BUCKWALTER DEVELOPMENT AGREEMENT.

WHEREAS, on April 19, 2000, the Town of Bluffton enacted Ordinance No. 2000-03 adopting the Buckwalter Development Agreement and Ordinance No. 2000-04 adopting the Buckwalter Concept Plan; and

WHEREAS, concurrent with the entering into the Development Agreement on April 19, 2000 the Town of Bluffton annexed the Buckwalter Tract into the town's corporate boundaries and approved Planned Unit Development zoning for the tract and the Buckwalter Concept Plan; and

WHEREAS, the Town has previously approved twelve amendments to the Buckwalter Tract Development Agreement and Concept Plan to add and/or reallocate additional property and density thereto; and

WHEREAS, on November 11, 2023, Grande Oaks II, LLC and University Investments, LLC ("Applicants") submitted a One Hundred Percent (100%) Annexation Petition to annex certain real properties contiguous to the Town of Bluffton's corporate boundaries consisting of 65.592 acres, more or less, located at southwest corner of the Buckwalter Parkway and Lake Point Drive Intersection and to the west of the Retreat at Grande Oaks, and bearing Beaufort County Tax Map Nos. R600-029-000-2484-0000, R600-029-000-2486-0000, R600-029-000-0014-0000, and R600-029-000-2410-0000 (the "Properties"); and

WHEREAS, On November 11, 2023, the Applicants submitted a Development Agreement Amendment application requesting to an amendment to the Buckwalter Development Agreement upon approval of the Annexation Petition thereby incorporating the real property into the Town of Bluffton's corporate boundaries; and

WHEREAS, the Applicants have requested the Properties be zoned as and incorporated into the Buckwalter Planned Unit Development Concept Plan and Development Agreement, and designated as the new land use Tract to be known as

Grande Oaks Commons; and

WHEREAS, in conjunction with the incorporation of the Properties into the Buckwalter Planned Unit Development Agreement, the addition of a new Land Use Tract to be known as Grande Oaks Commons, and designation of the Properties as part of the Grande Oaks Land Use Tract, the Applicants desire to increase the total allowed commercial development rights by 32 acres of general commercial as well as provide for certain terms; and

WHEREAS, on July 24, 2024, the Town of Bluffton Planning Commission held a Public Hearing and voted to forward Town Council a recommendation of approval for the Development Agreement Amendment request; and

WHEREAS, the Town Council of the Town of Bluffton concurs with Planning Commission's recommendation.

WHEREAS, the Town Council of the Town of Bluffton finds it to be in the Town's best interest to approve the Development Agreement Amendment.

NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BLUFFTON, SOUTH CAROLINA, in accordance with the foregoing, the Town hereby amends the Buckwalter Development Agreement in the following particulars:

1. The Buckwalter Development Agreement shall be amended in accordance with the terms and conditions of the Thirteenth Amendment to Development Agreement And Concept Plan - Buckwalter Tract – attached hereto as Exhibit A.
2. In the event of any conflict between the terms and conditions of the Buckwalter Development Agreement and this Amendment to the Buckwalter Development Agreement, the terms and conditions of this Amendment to the Buckwalter Development Agreement shall control and the Buckwalter Development Agreement shall be deemed amended to that extent.
3. All other terms and conditions of the Buckwalter Development Agreement, as amended, not changed or otherwise modified herein are reaffirmed and remain unchanged.
4. This Ordinance shall take full force and effect upon adoption.

DONE, RATIFIED AND ENACTED this _____ day of _____, 2024.

This Ordinance was read and passed at first reading on _____, 2024.

Larry Toomer, Mayor
Town of Bluffton, South Carolina

Marcia Hunter
Town of Bluffton, South Carolina

A public hearing was held on this Ordinance on _____, 2024.

Larry Toomer, Mayor
Town of Bluffton, South Carolina

Marcia Hunter, Town Clerk
Town of Bluffton, South Carolina

This Ordinance was passed at second reading held on _____, 2024.

Larry Toomer Sulka, Mayor
Town of Bluffton, South Carolina

Marcia Hunter, Town Clerk
Town of Bluffton, South Carolina

Exhibit A

Thirteenth Amendment To Development Agreement And Concept Plan - Buckwalter Tract

STATE OF SOUTH CAROLINA)	THIRTEENTH AMENDMENT TO
)	DEVELOPMENT AGREEMENT AND
COUNTY OF BEAUFORT)	CONCEPT PLAN
)	BUCKWALTER TRACT

This Thirteenth Amendment ("Thirteenth Amendment") to Development Agreement and Concept Plan is made and entered into this _____ day of _____, 2024 by and between the TOWN OF BLUFFTON, South Carolina ("Town"), Grande Oaks II, LLC. ("Grande Oaks II") a South Carolina Limited Liability Company, its successors and assigns, and University Investments, LLC. ("University Investments") a South Carolina Limited Liability Company, its successors and assigns.

WHEREAS, Town and The Branigar Organization, Inc. (Branigar) executed and approved a Development Agreement ("Development Agreement"), dated April 19, 2000, and recorded in the Office of the Register of Deeds ("ROD") for Beaufort County, South Carolina in Official Record Book 1288 at Page 1, which Development Agreement, as amended, governs the use and development of a tract of land known as the Buckwalter Tract, originally containing approximately 5,680 acres of land, more particularly described in the Development Agreement and amendments thereto; and,

WHEREAS, concurrently with the execution of the Development Agreement, the Town of Bluffton annexed the Buckwalter Tract into the Town boundaries and granted Concept Plan zoning to the Buckwalter Tract, all as more particularly described in the Annexation Petition and the Concept Plan ("Concept Plan") for Buckwalter Tract, adopted April 19, 2000; and,

WHEREAS, subsequent to the execution and approval of the original Development Agreement and Concept Plan, Town has approved Twelve(12) Amendments to the Buckwalter Development Agreement and Concept Plan as follows:

1. First Amendment, which added the 11.721 acre Robertson Tract and no additional Density to the Buckwalter Development Agreement and Concept Plan was executed on June 21, 2002 and recorded in the Beaufort County Office of the Register of Deeds in Book 1599 Page 1149; and

2. Second Amendment, which added the 43.48 acre Johnson Tracts as well as 55 Dwelling Units to the Buckwalter Development Agreement and Concept Plan was executed on February 4, 2003 and recorded in the Beaufort County Office of the Register of Deeds in Book 1709 Page 1440; and

3. Third Amendment, which added the 173.62 acre Cypress Lake Tract from the Jones Estate Development Agreement and Concept Plan as well as 600 Dwelling Units and 90 acres of General Commercial Density to the Buckwalter Development Agreement and

Concept Plan was executed on October 10, 2005 and recorded in the Beaufort County Office of the Register of Deeds in Book 2256 Page 189; and

4. Fourth Amendment, which added the 59.91 acre Rose Dhu Creek Phase III Tract as well as 18 Dwelling Units to the Buckwalter Development Agreement and Concept Plan was executed on October 10, 2005 and recorded in the Beaufort County Office of the Register of Deeds in Book 2256 Page 204; and

5. Fifth Amendment, which added the 58.85 acre Graves Tract as well as 58.85 acres of General Commercial Density to the Buckwalter Development Agreement and Concept Plan was executed on November 2, 2005 and recorded in the Beaufort County Office of the Register of Deeds in Book 2305 Page 410; and

6. Sixth Amendment, which added the 2.687 acre Jacoby Tract and no additional Density to the Buckwalter Development Agreement and Concept Plan was executed on May 10, 2006 and recorded in the Beaufort County Office of the Register of Deeds in Book 2816 Page 1746; and

7. Seventh Amendment, which added the 6.5 acre University Investments Tract and no additional Density to the Buckwalter Development Agreement and Concept Plan was executed on January 7, 2008 and recorded in the Beaufort County Office of the Register of Deeds in Book 2671 Page 2250; and

8. Eighth Amendment, which added 324 Dwelling Units through Transfer of Development Rights Permit for Buckwalter Place Initial Master Plan to the Buckwalter Development Agreement and Concept Plan was executed on November 6, 2007 and recorded in the Beaufort County Office of the Register of Deeds in Book 2823 Page 384; and

9. Ninth Amendment, which added the 163 acre Willow Run Tract, the reallocation of Land Uses for the Northern Tract, as well as 260 Dwelling Units and 162 acres of General Commercial Density to the Buckwalter Development Agreement and Concept Plan was executed on February 25, 2008 and recorded in the Beaufort County Office of the Register of Deeds in Book 2724 Page 1787; and

10. Tenth Amendment, which approved certain changes in use to the 9.18 acre Robertson Site, and related conditions, was executed on February 10, 2012 and recorded in the Beaufort County Register of Deeds in Book 3119 at page 2458; and

11. Eleventh Amendment, which changed the land use designation of a 70± acre tract within Buckwalter PUD from Sandhill Tract to Buckwalter Commons, and included certain requirements for connectivity, executed on April 10, 2013, and recorded in the Beaufort County Register of Deeds in Book 3231 at Page 3176; and

12. Twelfth Amendment, which added a certain 61.093 acre tract, on the north side of U.S. Highway 278 to the Buckwalter PUD and Development Agreement, said tract being owned by The Bishop of Charleston, with the terms and conditions of the Amendment being executed on _____, 14, and recorded in the ROD in Book _____ at Page _____;

WHEREAS, University Investments is the owner of a certain 12.348 acre tract, located adjacent to the current Buckwalter Concept Plan, and currently a part of the adjacent Grande Oaks PUD within Beaufort County, South Carolina, said tract being designated hereunder as Parcel 12D, containing 12.348 acres, and said tract being more particularly described in Exhibit A hereto; and

WHEREAS, Grande Oaks II is the owner of certain parcels of property, located adjacent to the current Buckwalter Concept Plan, and currently a part of the adjacent Grande Oaks PUD within Beaufort County, South Carolina, said tracts being designated as Parcels 14A, 14, and 16, containing a total of 53.244 acres, being more particularly described in Exhibit A hereto; and,

WHEREAS, the Exhibit A Parcels were originally designated to have allowed uses and densities as provided for the Grande Oaks PUD, under the land use designation VCI, which allows a broad range of commercial uses as well as single family and multifamily uses, all as shown in the current Beaufort County PUD approval, and

WHEREAS, it is now the desire and intention of Town, University Investments, and Grande Oaks II to effectuate this Thirteenth (13th) Amendment to the Development Agreement and Concept Plan to provide for the designation of the Exhibit A Parcels as a part of the Buckwalter PUD, as a newly defined land use area known as Grande Oaks Commons, concurrently with the annexation of said Parcels into the Town; and

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, Town, University Investments, and Grande Oaks II agree as follows:

1. **Recitals.** The above recitals are hereby incorporated herein by reference.
2. **Amendment of Development Agreement.** That certain Development Agreement, dated April 19, 2000, and recorded in Official Records Book 1288 at Page 1 in the Office of the Register of Deeds for Beaufort County, South Carolina, as previously amended, is hereby further amended, so that the Additional Property described more fully in Exhibits A hereto is included in the Legal Description of the Buckwalter Tract, and Exhibit B to the Development Agreement is hereby so amended. The effect of this Amendment is to add the Additional Property described in Exhibit A hereto, as depicted on the plat attached as Exhibit "B" hereto, to the terms and coverage of the Development Agreement, as previously amended, as fully and completely as if said property had been originally included under Exhibits A and B to the Development Agreement, including subsequent Amendments thereto, and further, to approve the Amended Concept Plan attached hereto as Exhibit "C", under the terms set forth below.

3. Amendment To Concept Plan. The Buckwalter Concept Plan, as amended, is hereby further amended to provide:

- i. Land Use Designation and Development Standards. All of the additional Property is hereby added to the Buckwalter Concept Plan, and designated as a new Land Use Area to be known as Grande Oaks Commons, as depicted on the Amended Concept Plan for Buckwalter PUD, said Amended Concept Plan being attached hereto as Exhibit C and made a part hereof. Development within the 65.592 acres of the newly designated Grande Oaks Commons Land Use Tract shall be governed by the Zoning Regulations (as defined in the Development Agreement) and by the Amended Concept Plan. Specifically, the land uses and development standards applicable to the Grande Oaks Commons Land Use Tract shall control the development within the Property with the same effect as if included in the original Concept Plan and Development Agreement.
- ii. Section 2 of the Concept Plan is further hereby amended as follows:
 1. Section 2.A. Introduction. Add as a new Eleventh (11th) Planning Area the Grande Oaks Commons Land Use Tract.

2. Section 2.B. Allowed Land Uses. Add Grande Oaks Commons Land Use Tract as a new sub-section II, with the allowed land uses and definitions as provided herein. The Property being added to the Buckwalter Concept Plan and Development Agreement is adjacent and immediately to the south of the land within Buckwalter PUD, presently owned by University Investments, which is zoned for a broad range of uses as Buckwalter Commons Land Use Tract. To facilitate joint planning and development of the new Property and the adjacent Buckwalter Commons property, the new Land Use Tract of Grande Oaks Commons is hereby created. This Land Use Tract allows all uses and densities presently allowed under Buckwalter Commons Land Use Tract, with the following restrictions and modifications to use and density standards of Buckwalter Commons. Therefore, the Property is hereby designated as Grande Oaks Commons, with the land uses and standards of the existing Buckwalter Commons, with the following modifications.

The following uses, which are allowed within Buckwalter Commons, are hereby prohibited within Grande Oaks Commons Land Use Tract:

- Big Box Logistics Warehouse facilities – over 100,000 SF

- Bulk Storage of petroleum or other flammable, volatile or hazardous materials
- Manufacture of Concrete, cement, brick, plaster, gypsum, asphalt, tar or other paving or plastering materials – batch plants
- Production of food distribution
- Junk yards, auto salvage yards, and outdoor storage of vehicles
- Automobile Service Station
- Recreation Vehicle Parks
- Solid Waste transfer facility, including recycling center
- Cemeteries which do not include funeral home or crematorium
- Campgrounds
- Amusement Parks
- Farm or establishment for the growing, care & harvesting of field crops
- Outdoor Go-Cart Racing Facilities
- Sexually oriented businesses

iii. Density. The Property is hereby added to the Buckwalter Concept Plan and designated as Grande Oaks Commons Land Use Tract, as depicted in the Amended Concept Plan, attached hereto as Exhibit C and incorporated herein. All 65.592 acres of the Grande Oaks Commons Land Use Tract may be utilized for all allowed uses of the Grande Oaks Commons Land Use Tract, as described and restricted above, with General Commercial uses limited to 32 acres. These 32 additional acres of General Commercial are added to the total allowed General Commercial within Buckwalter PUD, but the 32 acres of additional General Commercial must be utilized within the Grande Oaks Commons Land Use Tract only, and are not transferable to other areas of Buckwalter PUD. These rights are vested for the property subject to this Amendment only. Regarding Residential density, no new density shall be added to the Buckwalter PUD. The result is that no new Residential density is added to the present vested density of Buckwalter PUD.

iv. Required Road Connector and Access to Bluffton Parkway. The requirement to provide connector road access in three locations from Grande Oaks Common to Bluffton Parkway is set forth in the August 2011 Agreement between the Town, University Investments, LLC., and Doug Robertson. University Investments, LLC agrees to abide by the terms of that Agreement. University Investments, LLC also commits to a connector road from Lake Point Drive to Grande Oaks Commons and to Bluffton Parkway. The

location and design of all connectors shall be determined as planning and engineering proceed. University Investments, LLC commits to complying with the Bluffton Parkway Access Management Plan regarding all access to Bluffton Parkway. University Investments, LLC also commits to a connector road system within the property owned by University Investments, LLC to the north of Grande Oaks Commons. This system will be built as development progresses, consistent with the guidelines and requirements previously established for the Connector tract under the 11th Amendment to Buckwalter DA and PUD.

- v. Previously approved variances granted by Beaufort County for the Grande Oaks Commons Land Use Area, if any, shall be void. The provisions of the Buckwalter PUD and Development Agreement, as amended, shall govern development within Grande Oaks Commons.

4. **Consistency With Comprehensive Plan.** The Town of Bluffton confirms that the matters contained herein are consistent with the Comprehensive Plan of the Town, and consistent with long-range traffic planning for the Town, wetland protection and other planning goals.
5. **Miscellaneous.** Except as expressly modified hereby, and as previously modified of record, the Development Agreement and Concept Plan for the Buckwalter Tract shall continue in full force and effect. By their signatures below, the parties hereto consent to this Amendment to the Development Agreement and to the amendment of the Concept Plan to include the Exhibit A properties, as designated in Exhibit "C" hereto.
6. **Binding Effect.** This Thirteenth Amendment to the Buckwalter Development Agreement and Concept Plan shall inure to the benefit of and be binding upon the respective parties hereto, their successors and assigns.

In Witness Whereof, the parties hereto, in and through their authorized representatives, have caused these instruments to be executed on their behalf effective the date first above written.

WITNESSES:	TOWN OF BLUFFTON, SOUTH CAROLINA
_____	By: _____
_____	Its: _____
	Attest: _____

STATE OF SOUTH CAROLINA)	
)	ACKNOWLEDGMENT
COUNTY OF BEAUFORT)	

I, _____, Notary Public for South Carolina do hereby certify that _____ on behalf of Town of Bluffton, South Carolina, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this the ____ day of _____, 2024.

Notary Public for South Carolina
My Commission Expires: _____

WITNESSES:

UNIVERSITY INVESTMENTS, LLC., a
South Carolina Limited Liability Company

By: _____

Its: _____

STATE OF SOUTH CAROLINA

)

ACKNOWLEDGMENT

)

COUNTY OF BEAUFORT

)

I, _____, Notary Public for South
Carolina do hereby certify that _____ on behalf of
University Investments, LLC., personally appeared before me this day and
acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this the ___ day of _____, 2024.

Notary Public for South Carolina

My Commission Expires: _____

By:_____

Its: _____

)

)

)

I, _____, Notary Public for South

Witness my hand and seal this the ____ day of _____, 2024.

Notary Public for South Carolina
My Commission Expires:_____

EXHIBIT A TO THE THIRTEENTH AMENDMENT

Property Description - Parcel 12D and _____

All that certain property shown and described as Parcel 12D, containing 12.348 acres, more or less, on a plat prepared by Atlas Surveying, Inc., executed by Jeremy W. Reeder, S.C.P.L.S. No. 28139, said plat being dated March 9, 2020, and recorded in Book 153 at Page 176 on March 31, 2020, in the Register of Deeds Office of Beaufort County, South Carolina.

[ADD DESCRIPTIONS OF OTHER PARCELS]

EXHIBIT B TO THE THIRTEENTH AMENDMENT

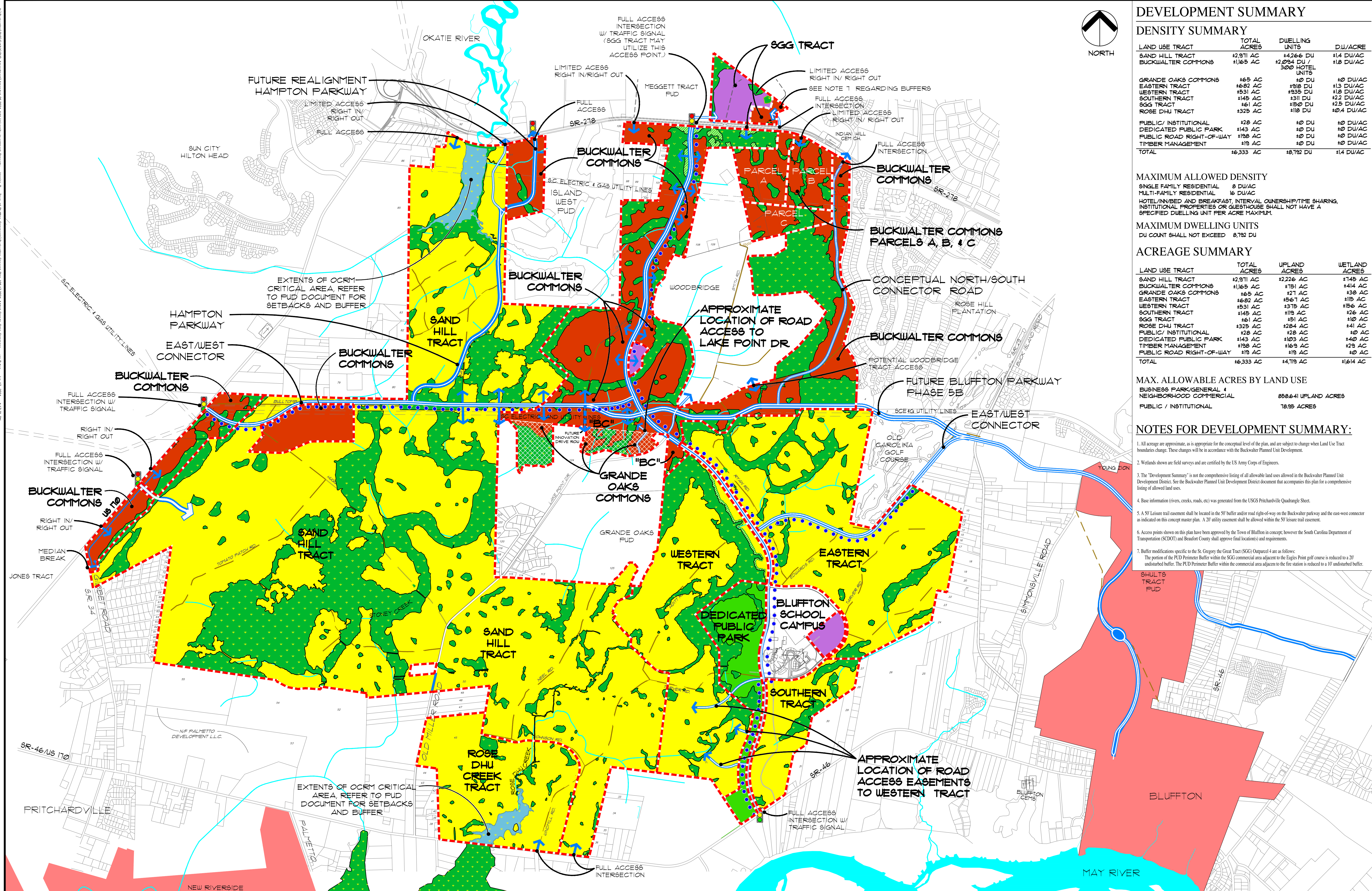
Copy of Plat of Annexed Property

Attached hereto for convenient reference is a copy of that certain plat more particularly described in Exhibit A hereto.

EXHIBIT C TO THE THIRTEENTH AMENDMENT

Amended PUD Concept Plan

Attached hereto is the Amended Buckwalter PUD Concept Plan, with changes as adopted under this Thirteenth Amendment.



DEVELOPMENT SUMMARY

DENSITY SUMMARY

LAND USE TRACT	TOTAL ACRES	DWELLING UNITS	DU/ACRE
SAND HILL TRACT	2,971 AC	4,266 DU	14.34 DU/AC
BUCKWALTER COMMONS	1,165 AC	2,294 DU / 300 HOTEL UNITS	19.69 DU/AC
GRANDE OAKS COMMONS	165 AC	10 DU	0.06 DU/AC
EASTERN TRACT	162 AC	198 DU	1.22 DU/AC
WESTERN TRACT	145 AC	131 DU	0.90 DU/AC
SOUTHERN TRACT	145 AC	131 DU	0.90 DU/AC
SGG TRACT	161 AC	180 DU	1.12 DU/AC
ROSE DHU TRACT	1325 AC	118 DU	0.09 DU/AC
PUBLIC/ INSTITUTIONAL	128 AC	10 DU	0.08 DU/AC
DEDICATED PUBLIC PARK	143 AC	10 DU	0.07 DU/AC
PUBLIC ROAD RIGHT-OF-WAY	190 AC	10 DU	0.05 DU/AC
TIMBER MANAGEMENT	119 AC	10 DU	0.08 DU/AC
TOTAL	16,333 AC	18,792 DU	1.14 DU/AC

MAXIMUM ALLOWED DENSITY
SINGLE FAMILY RESIDENTIAL 8 DU/AC
MULTI-FAMILY RESIDENTIAL 16 DU/AC
HOTEL/INN/BED AND BREAKFAST, INTERVAL OWNERSHIP/TIME SHARING, INSTITUTIONAL PROPERTIES OR GUESTHOUSE SHALL NOT HAVE A SPECIFIED DWELLING UNIT PER ACRE MAXIMUM.

MAXIMUM DWELLING UNITS
DU COUNT SHALL NOT EXCEED 8,792 DU

ACREAGE SUMMARY

LAND USE TRACT	TOTAL ACRES	UPLAND ACRES	WETLAND ACRES
SAND HILL TRACT	2,971 AC	2,226 AC	745 AC
BUCKWALTER COMMONS	1,165 AC	1,161 AC	4 AC
GRANDE OAKS COMMONS	165 AC	161 AC	4 AC
EASTERN TRACT	162 AC	156.7 AC	5.3 AC
WESTERN TRACT	145 AC	137.5 AC	7.5 AC
SOUTHERN TRACT	145 AC	119 AC	26 AC
SGG TRACT	161 AC	151 AC	10 AC
ROSE DHU TRACT	1325 AC	1284 AC	41 AC
PUBLIC/ INSTITUTIONAL	128 AC	128 AC	0 AC
DEDICATED PUBLIC PARK	143 AC	143 AC	0 AC
TIMBER MANAGEMENT	119 AC	116.9 AC	2.1 AC
PUBLIC ROAD RIGHT-OF-WAY	19 AC	19 AC	0 AC
TOTAL	16,333 AC	14,719 AC	1,614 AC

MAX. ALLOWABLE ACRES BY LAND USE	
BUSINESS PARK/GENERAL & NEIGHBORHOOD COMMERCIAL	250.641 UPLAND ACRES
PUBLIC / INSTITUTIONAL	78.95 ACRES

NOTES FOR DEVELOPMENT SUMMARY:

- All acreage are approximate, as is appropriate for the conceptual level of the plan, and are subject to change when Land Use Tract boundaries change. These changes will be in accordance with the Buckwalter Planned Unit Development.
- Wetlands shown are field surveys and are certified by the US Army Corps of Engineers.
- The "Development Summary" is not the comprehensive listing of all allowable land uses allowed in the Buckwalter Planned Unit Development District. See the Buckwalter Planned Unit Development District document that accompanies this plan for a comprehensive listing of allowed land uses.
- Base information (rivers, creeks, roads, etc) was generated from the USGS Pritchardville Quadrangle Sheet.
- A 50' Leisure trail easement shall be located in the 50' buffer and/or road right-of-way on the Buckwalter parkway and the east-west connector as indicated on this concept master plan. A 20' utility easement shall be allowed within the 50' leisure trail easement.
- Access points shown on this plan have been approved by the Town of Bluffton in concept; however the South Carolina Department of Transportation (SCDOT) and Beaufort County shall approve final location(s) and requirements.
- Buffer modifications specific to the St. Gregory the Great Tract (SGG) Outparcel 4 are as follows:
The portion of the PUD Perimeter Buffer within the SGG commercial area adjacent to the Eagles Point golf course is reduced to a 20' undisturbed buffer. The PUD Perimeter Buffer within the commercial area adjacent to the fire station is reduced to a 10' undisturbed buffer.

CONCEPT MASTER PLAN

For:
Buckwalter
PLANNED UNIT DEVELOPMENT
Bluffton, South Carolina

Prepared For:
Branigar Organization
Savannah, Georgia



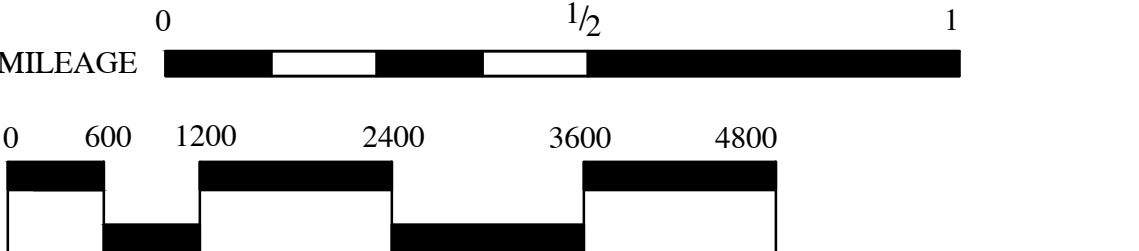
A company of
INTERNATIONAL PAPER
Prepared By:
Wood+Partners, Inc.
Landscape Architects/Land Planners
Hilton Head Island, South Carolina
Thomas & Hutton Engineering Co.
Savannah, Georgia

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
- GRANDE OAKS COMMONS
- WETLANDS
- TIMBER MANAGEMENT
- OCRM CRITICAL AREA
- DEDICATED PUBLIC PARK



DATE: January 2000
REVISED: March 2000
REVISED: Sept. 2001 - To establish final alignment for East-West Connector (Bluffton Pkwy.)
REVISED: October 2001 - To provide leisure trail along East / West Connector
REVISED: May 2002 - Property addition to the Sand Hill Tract
REVISED: August 2002 - Property addition to the Sand Hill Tract
REVISED: October 2004 - Property addition to Sand Hill Tract & Buckwalter Commons
REVISED: December 2004 - Property addition to the Sand Hill Tract
REVISED: May 2005 - Hampton Parkway addition
REVISED: July 2005 - Graves Tract Addition
REVISED: October 2005 - Rose Dhu Phase 3 addition
REVISED: January 2006 - Jacoby addition
REVISED: May 2007 - Buckwalter Commons
REVISED: November 2007 - Willow Run Tract
REVISED: February 2008 - Unit Counts
REVISED: March 23, 2009 C-1 170 Parcel
REVISED: November 2011 - Robertson Site (10th Amendment)
REVISED: February 2012 - Modified Bluffton Parkway Phase 5B Alignment
REVISED: October 2012 - Modified Sand Hill Tract/Buckwalter Commons Connector Tract to add 70 Ac. into Buckwalter Commons (11th Amend.)
REVISED: September 2020 - Amended Saint Gregory the Great Tract (SGG) Tract. Modification includes addition of 50.45 acres of public / institutional and 0.65 acres of commercial, added 150 Residential Dwelling Units and modifications to the PUD perimeter buffer requirements. Included future Bluffton Parkway Phase 5b. (12th Amendment)
REVISED: October 2023 - Added 32 acres to Grande Oaks Commons. (13th Amendment)
REVISED: June 2024 - Added access points requested by Planning Commission (13th Amendment)