

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	
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	

CREATED APRIL 2012
UPDATED JANUARY 2022

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:

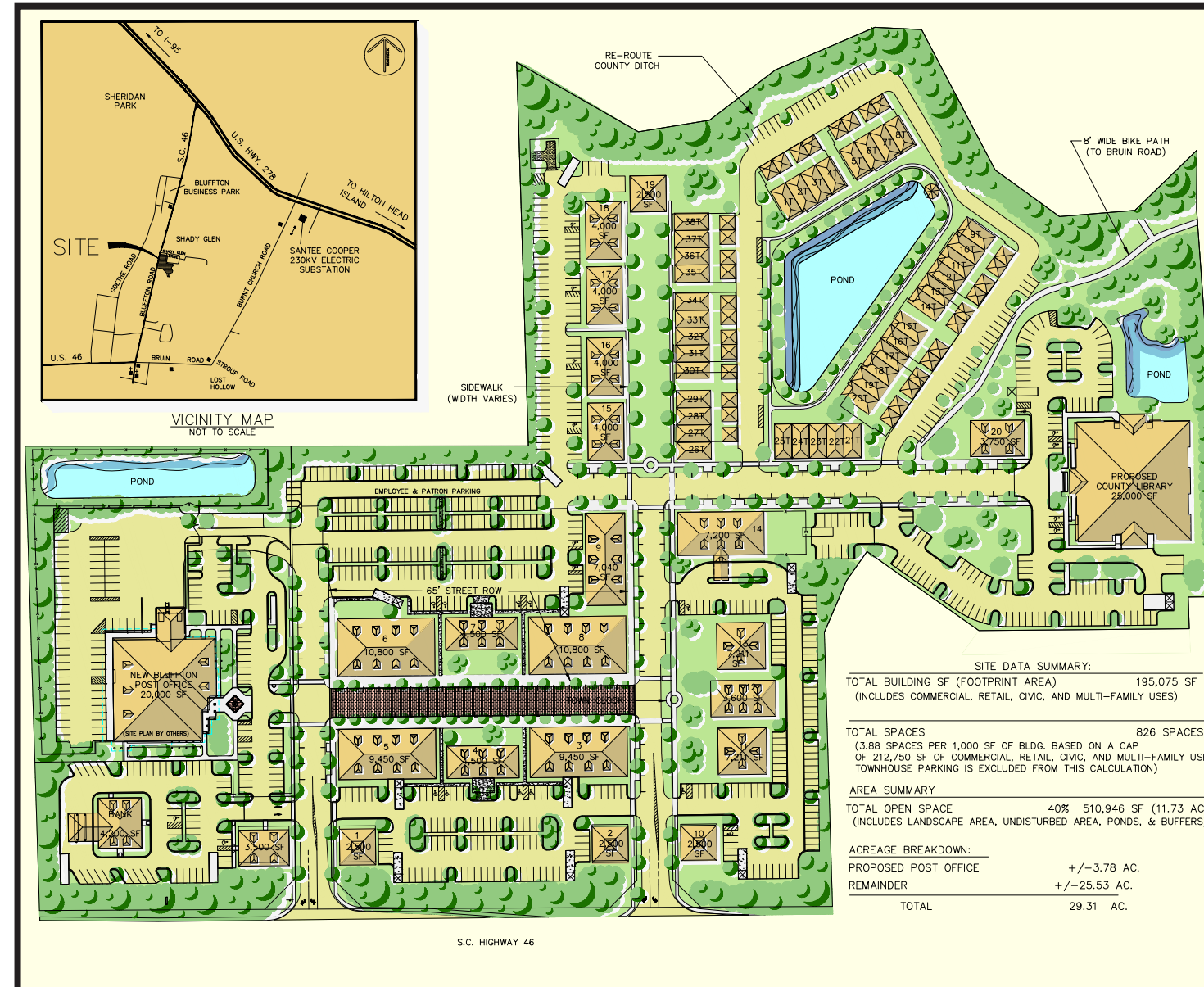
- 38 attached Townhouse Units, plus one (1) Dependency Unit per Townhouse Unit (not to exceed 800 square feet)
- 212,750 square feet Commercial/ Retail/ Civic/ Multifamily

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.

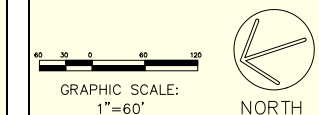


www.WardEdwards.com
843-322-6020

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



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

Acreage: 6,268.93 acres

Density:

- 8,792 Dwelling Units
- 823.641 acres Commercial/ Neighborhood Commercial
- 300 Hotel Units

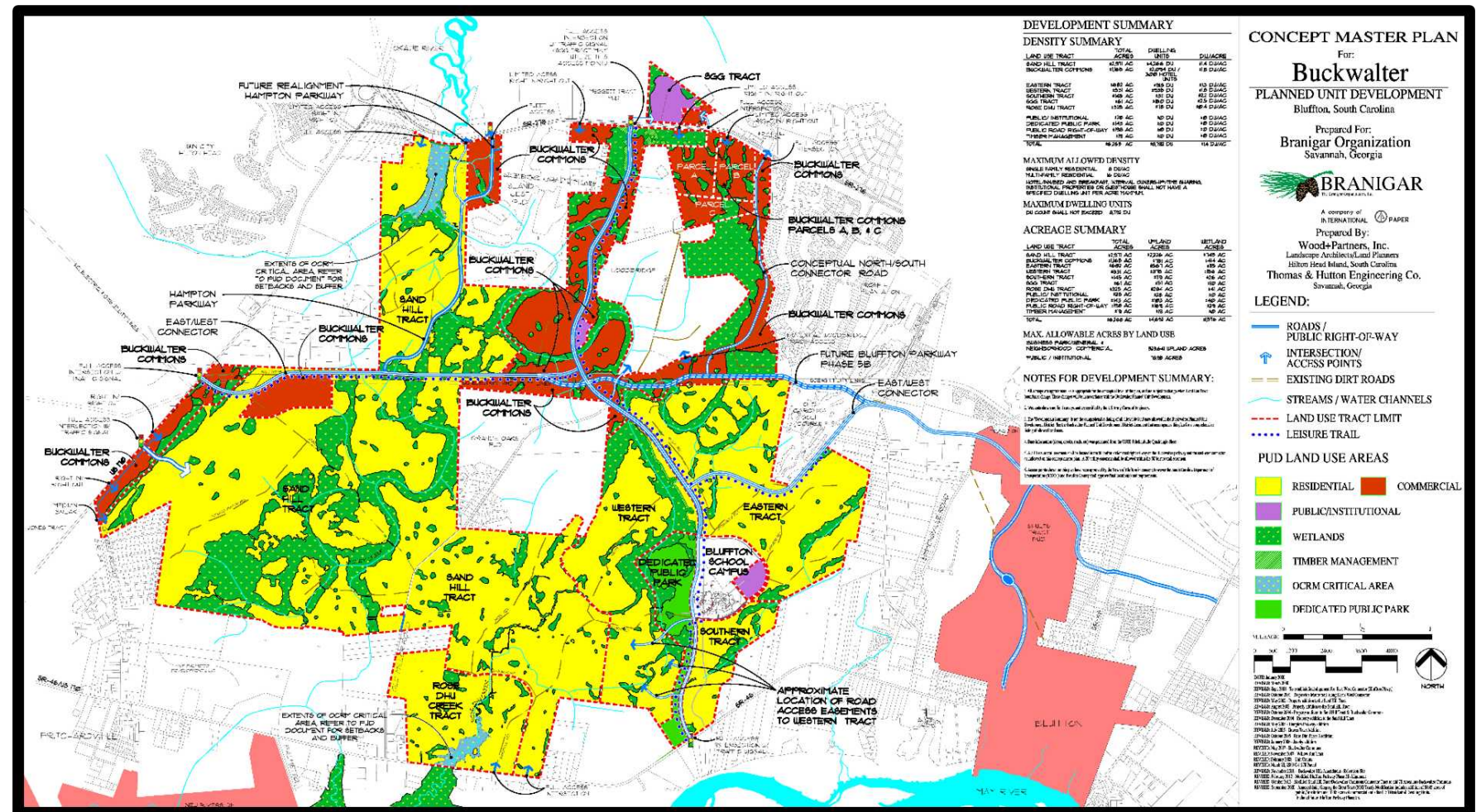
Public Dedications:

- 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 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
- Twelfth Amendment:** Ordinance approved July 20, 2021



CREATED APRIL 2012
UPDATED JANUARY 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

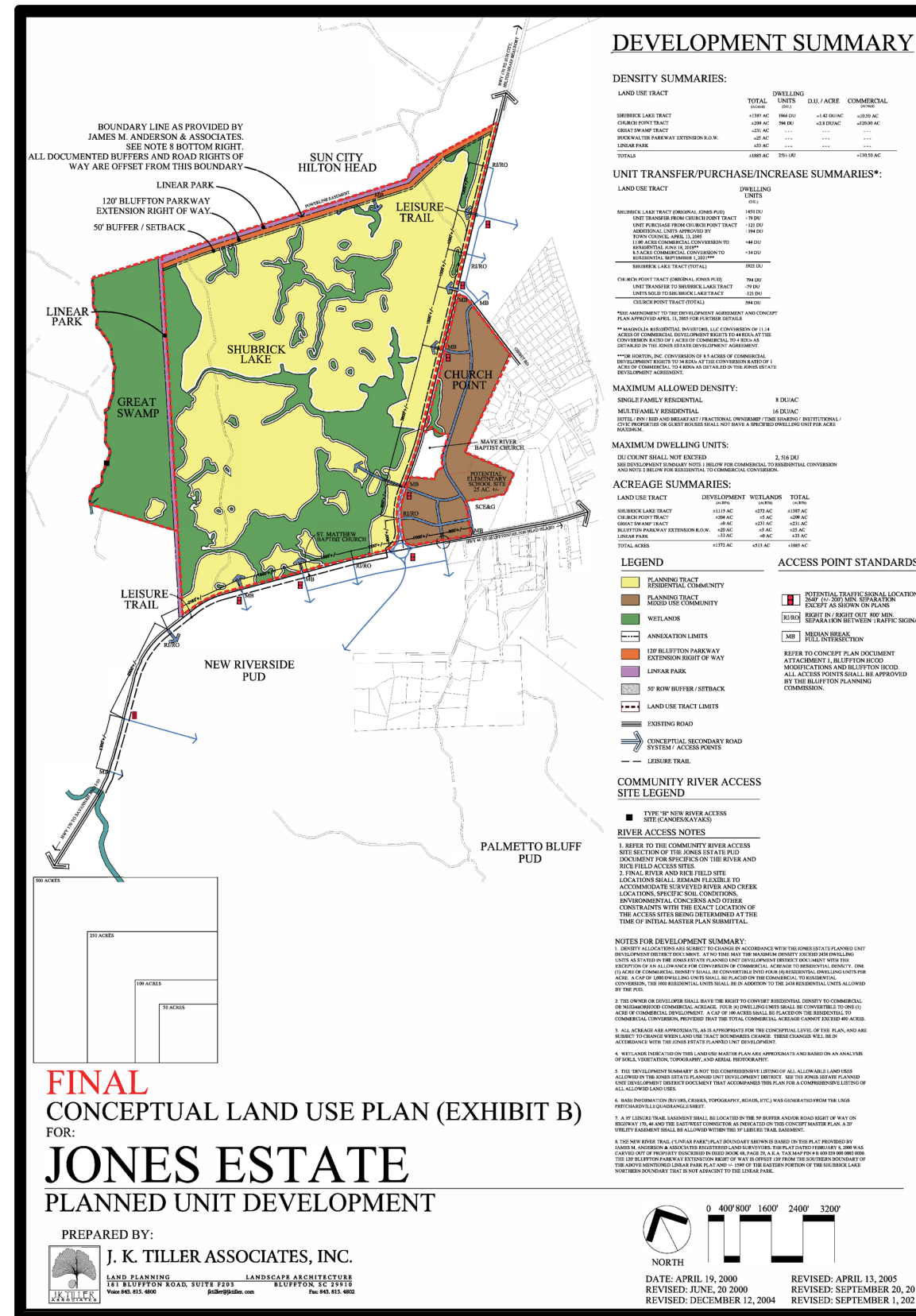
Third Amendment: Executed July 20, 2005 and enabled by Ordinance 2005-10

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

Fourth 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

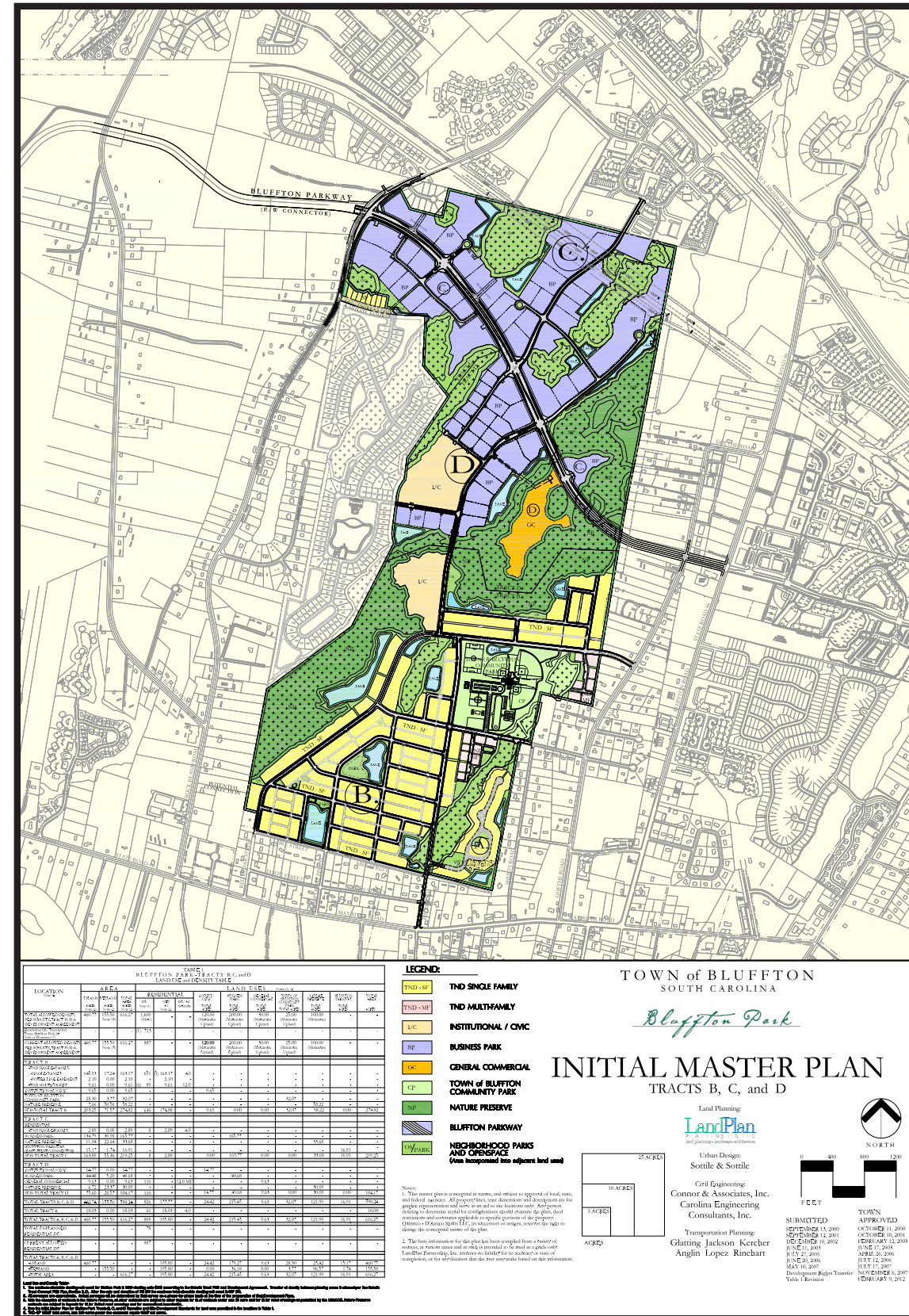
Public Dedications:

- 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

Acres: 125.512 acres

Density:

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

Public Dedications:

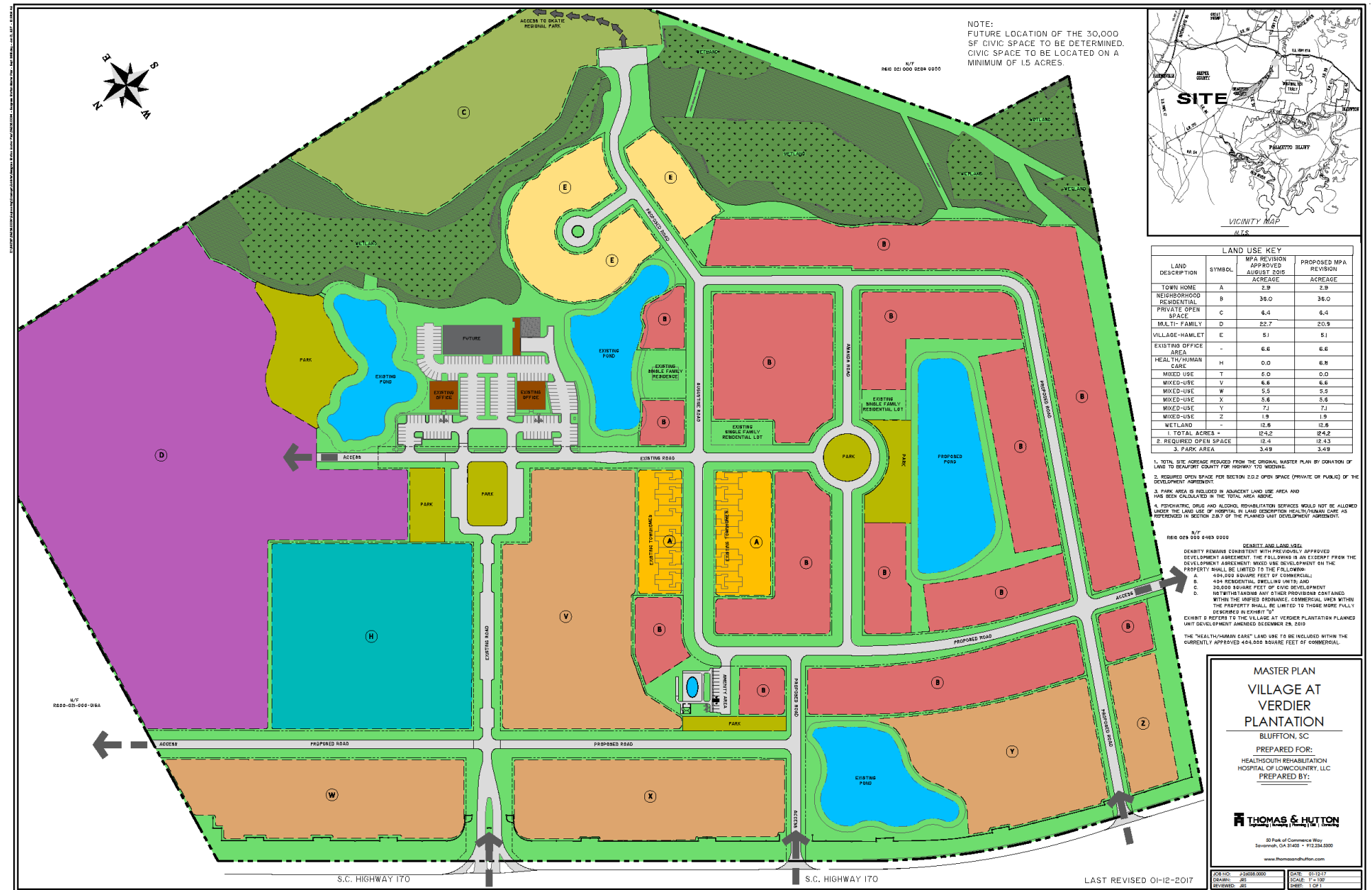
- 1.5 acres for Civic Use
- 2.99 acres of Right-of-Way for SC Highway 170 Improvements
- 10 Foot Easement Adjacent to SC Highway 170 for Leisure Trail
- Non-Vehicular Public Access Easement to Okatie Regional Park

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:

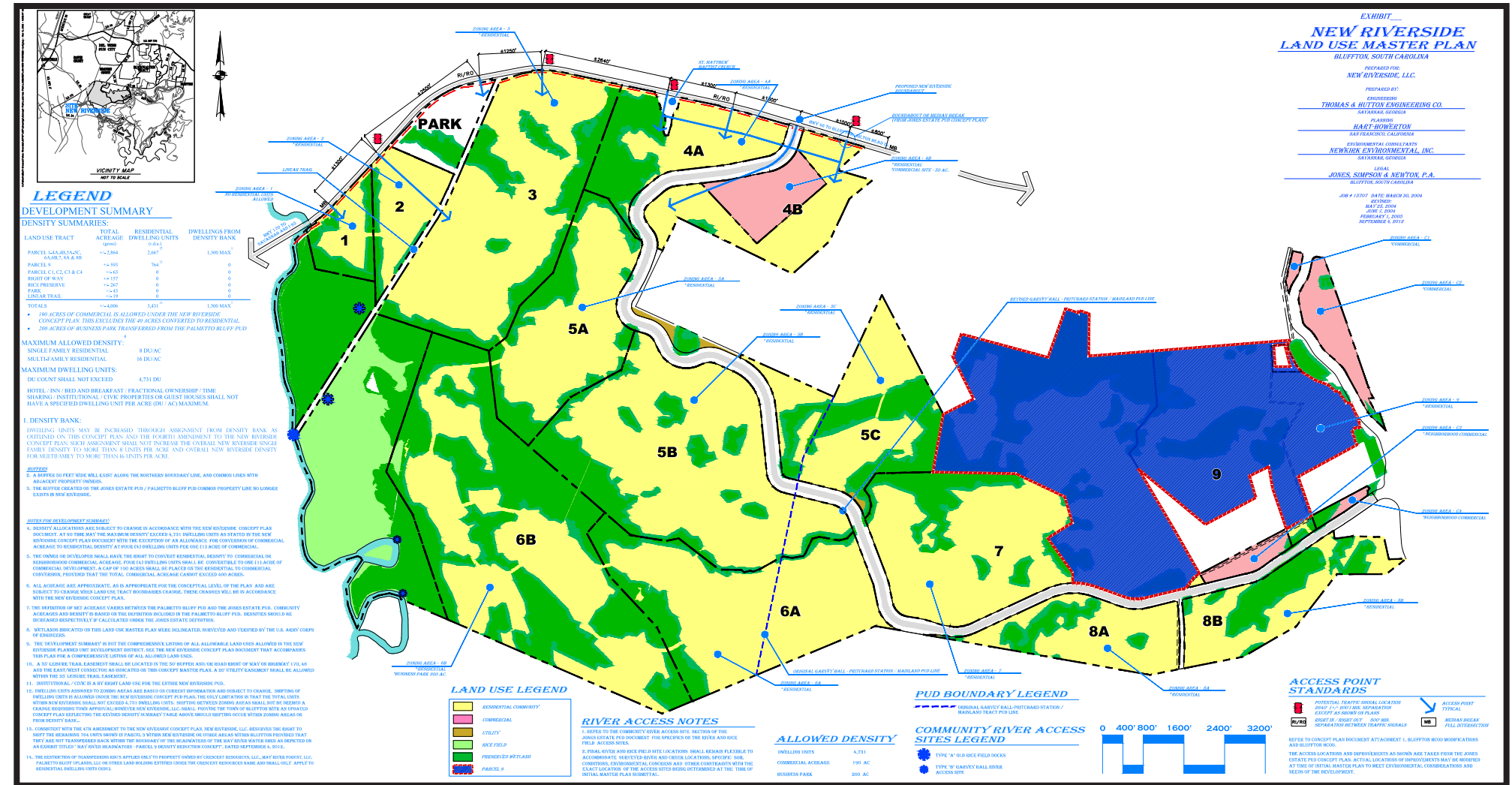
- 2,731 Dwelling Units
- 70 acres Commercial

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



Amendment Summary:

First Amendment: Executed on March 9, 2005 and Enabled by Ordinance 2005-07

Second Amendment: Executed on June 8, 2005 and Enabled by Ordinance 2005-11

Third Amendment (Minor): Executed on December 16, 2009

First Amendment to the First Amendment (Minor): Executed on April 25, 2012

First Amendment to the Second Amendment (Minor): Executed on April 25, 2012

Fourth Amendment: Executed on January 16, 2013 and Enabled by Ordinance 2012-15

Addendum: Executed on November 10, 2016

Fifth Amendment (Minor): Executed December 18, 2018

Note: As contemplated by the Fourth Amendment, 1,080 Dwelling Units from the New Riverside Concept Plan which were deposited in the Town of Bluffton Development Rights Bank were Withdrawn and Transferred Back into the Palmetto Bluff Concept Plan on November 10, 2016

**CREATED APRIL 2012
UPDATED JUNE 2019**