

**Town of Bluffton**  
**Approved/Entitled Development Rights Summary**  
**Fiscal Years 2024-2025 Strategic Planning**

DEVELOPMENT TRACT	PROJECT INFORMATION
Bluffton Old Town Historic District - 640 Acres	600 Parcels (Approximately)
Calhoun Street Promenade - 7.84 Acres	Mixed Use - 82,176 Sq. Feet (Maximum Building Footprint); 64 DU (Maximum)
Legacy Commons - 1.239 Acres	14,600 Sq. Feet Commercial
Magnolia Village - 3.45 Acres	36,400 Sq. Feet Commercial
May River/Goethe Road Subdivision - 2.316 Acres	12 Mixed-Use Lots, 2 Commercial Lots
Old Village Square - 1.73 Acres	19,100 Sq. Feet Commercial
Stock Farm - 20 Acres	Mixed Use - 51 DU (Maximum)
Tabby Roads - 13.51 Acres	Mixed Use - 52 DU (Maximum)
Bluffton Village PUD - 29.31 Acres	38 DU; 212,750 Sq. Feet Commercial/Civic/Multi-Family
Bluffton Library	25,000 Sq. Feet Civic
Bluffton Post Office	18,650 Sq. Feet Civic
Commercial/Office/MF	169,100 Sq. Feet
The Residence at Bluffton Village	38 DU
Buck Island/Simmons ville Annexation - 1,142 Acres	473 Parcels (Approximately)
Beaufort County Drop Off Site - 10.02 Acres	10.02 Acres Civic
Belfair Towne Village PUD - 35.484 Acres	35.484 Acres Commercial
Bible Missionary Baptist Church - 5 Acres	5 Acres Religious
Bluffton Commons - 48.53 Acres	48.53 Acres Commercial
Bluffton Eagles Community Ballfield - 14.01 Acres	14.01 Acres Civic
Bright Commercial Subdivision - 7.6 Acres	7.6 Acres Commercial
Corporate Plaza at Belfair - 9.38 Acres	9.38 Acres Commercial

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Buck Island/Simmons ville Annexation Continued	
Island Packet - 7.93 Acres	7.93 Acres Commercial
New Hope Village - 4.093 Acres	14 DU
Old Carolina Golf Course PUD - 171 Acres	254 DU
Plantation Business Park - 34.45 Acres	34.45 Acres Commercial
Resort Services - 20.24 Acres	20.24 Acres Light Industrial
Sheridan Park - 77.46 Acres	77.46 Acres Commercial
Southeastern Property Development PUD - 6.88 Acres	87,800 Sq. Feet Commercial
Hallmark Vista View Apartments - 49.3 Acres	88 DU
Walgreen's Office Community - 5.97 Acres	5.97 Acres Commercial
Westbury Park Commercial - 24.808 Acres	24.808 Acres Commercial
Buckwalter PUD - 6,269 Acres	8,792 DU; 823.641 Acres Commercial; 300 Hotel Units
Baynard Park - 200.49 Acres	310 DU
Beaufort Memorial Micro Hospital - 12.852 Acres	12.852 Acres General Commercial
Boys and Girls Club - 2.18 Acres	2.18 Acres Civic Use
Brightwater at Hampton Lake - 104.4 Acres	600 DU; 10 Acres Neighborhood Commercial
One Hampton Lake Apartments - 63.8 Acres	306 DU
Benton House of Bluffton Assisted Living - 7.5 Acres	59 Beds/Institutional Use
Buckwalter Commons Phase 1 Master Plan - 472.56 Acres	---
Berkley Place (Parcel C3) - 22.86 Acres	16.53 Acres General Commercial
Lord of Life Lutheran Church (Parcel C6A) - 8.486 Acres	8.486 Acres Religious Use
Parker's Gas Station (Parcel 11A) - 1.8 Acres	1.8 Acres General Commercial

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<b>Buckwalter PUD Continued</b>	
Pinellas Drive (Parcels C2A & C2B) - 24.417 Acres	16.797 Acres General Commercial
Stockade Self Storage Facility (Parcel 11B) - 10.123 Acres	10.123 Acres General Commercial
Buckwalter Commons Phase 1 Master Plan Continued	---
Townes At Buckwalter (Parcel C7) - 26.89 Acres	209 DU
Vineyard Bluffton Assisted Living (Parcel C1A) - 10.123 Acres	96 Beds/Institutional Use
Washington Square (Parcel C4) - 34.8 Acres	138 DU; 14.1 Acres General Commercial
Weniger Plastic Surgery (Parcel C1) - 2.03 Acres	2.03 Acres General Commercial
Buckwalter Crossroads - 99.2 Acres	70.6 Acres General Commercial
Buckwalter Business Park - 20 Acres	20 Acres General Commercial
Buckwalter Place - 94 Acres	716 DU; 67.08 Acres General Commercial
Crosland-Reed - 58.88 Acres	58.85 Acres General Commercial
Cross Outreach Ministries - 78 Acres	105 DU; 78 Acres Civic/Institutional Use
Hampton Hall - 1,019 Acres	1,024 DU
Hampton Lake - 1,329 Acres	1,815 DU; 20 Acres Neighborhood Commercial
Hilton Head Christian Academy - 27.78 Acres	27.78 Acres Civic/Institutional Use
Lawton Station - 275 Acres	500 DU
Lowcountry Community Church - 17.09 Acres	17.09 Acres Religious Use
Mystic Bluff Apartments - 43.63 Acres	248 DU
Parcel B-1 - 21.922 Acres	150 DU; 5.9 Acres General Commercial
Parcel 10B - 45.065 Acres	Memory Care Assisted Living Facility
Parkside - 57.47 Acres	108 DU
Pine Ridge - 136.6 Acres	311 DU
Pinecrest - 429 Acres	489 DU

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Buckwalter PUD Continued	
Rose Dhu Creek Plantation - 294 acres	118 DU
Saint Gregory the Great - 61.093 Acres	150 DU; 10.65 Acres Neighborhood Commercial
Shell Hall - 120.7 Acres	251 DU
The Elle Apartments - 45.07 Acres	252 DU
The Farm at Buckwalter - 187.02 Acres	555 DU
Hidden Lakes PUD - 111.69 Acres	190 DU
Jones Tract PUD - 2,149 Acres	2,482 DU; 139 Acres Commercial
Cypress Ridge - 1,412.19 Acres	1,888 DU; 19 Acres Commercial
Palmetto Point Commercial - 37.95 Acres	37.95 Acres Commercial
Palmetto Pointe Townes - 16.747 Acres	107 DU
May River Crossing - 32.47 Acres	32.47 Acres Commercial
Villages at Palmetto Pointe - 102.91 Acres	312 DU
Kent Estates PUD - 111.69 Acres	69,000 Sq. Feet Non-Residential
NHC Healthcare (3035 Okatie Highway) - 19.75 Acres	315 Beds (Utilizing 69,000 Sq. Feet Non-Residential)

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<b>New Riverside PUD - 3,806 Acres</b>	3,651 DU; 190 Acres Commercial; 200 Acres Business Park
Alston Park - 112 Acres	270 DU
Beaufort County School District May River High School - 224.51 Acres	224.51 Acres Civic/Institutional
Heritage at New Riverside - 365.85 Acres	905 DU
Lakes at New Riverside - 244.2 Acres	509 DU
Midpoint at New Riverside - 253.45 Acres	567 DU
New River Forest - 79.87 Acres	113 DU
New Riverside Village - 35.5 Acres	25 Acres Commercial; 345 DU; right to convert 7.29 Commercial Acres to 29 DU
Southern Oaks at New Riverside - 181 Acres	343 DU
The Haven at New Riverside - 349 Acres	500 DU
The Landings - 98.75 Acres	240 DU
<b>Other Areas</b>	
121, 127, & 129 Burnt Church Road - 2.49 Acres	2 DU; 1,136 Sq. Feet Commercial
163 Bluffton Road - 2 Acres	18,000 Sq. Feet Commercial
Beaufort County School District Campus at Buckwalter - 95.84 Acres	95.84 Acres Civic/Institutional
Bluffton Towne Center (27 Dr Mellichamp Road) - 1.22 Acres	15,271 Sq. Feet Commercial
Cahill's Market - 27.35 Acres	1,788 Sq. Feet Commercial; 26.35 Acres Agricultural
Giddy-Up Subdivision (Ulmer Road) - 1.67 Acres	5 DU
JC's Cove - 18.79 Acres	6 DU; 5,150 Sq. Feet Commercial
Kirk's Bluff Townhomes (Goethe Road) - 4.62 Acres	38 DU
Pinewood (Drayson Circle) - 18.4 Acres	33 DU
SCE&G Laydown Yard (81 May River Road) - 14.32 Acres	14.32 Acres Utility
The Walk (129 Burnt Church Road) - 20 Acres	50 DU

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<b>Palmetto Bluff PUD - 19,170 Acres</b>	4,000 DU; 180 Acres Commercial
Campell Compound - 10 Acres	3 DU
Phase 1 - 3,126 Acres	732 DU; 40 Acres Commercial
Phase 2 - 7,339 Acres	2035 DU; 110 Acres Commercial
Uplands Tract - 1,750 Acres	150 DU; 30 Acres Commercial
<b>Shults Tract PUD - 616.278 Acres</b>	887 DU; 30 Acres General Commercial; 200 Acres Business Park
Bluffton Park - 598.378 Acres	826 DU; 30 Acres General Commercial; 200 Acres Business Park
Brendan Woods - 17.9 Acres	61 DU
<b>Tulifinny PUD - 43.31 Acres</b>	1 DU per Acre; 6,000 Sq. Feet Non-Residential per Acre
<b>Village at Verdier PUD - 125.512 Acres</b>	458 DU; 296,000 Sq. Feet Non-Residential; 30,000 Sq. Feet Civic
Encompass Health - 5.923 Acres	45,000 Sq. Feet Non-Residential
25 Pearce Road Office - 0.576 Acre	4,900 Sq. Feet Non-Residential
39 Pearce Road Office - 0.58 Acre	4,900 Sq. Feet Non-Residential
Extended Stay America - 3.496 Acres	120 Rooms (Utilizing 60 DU)
Seagrass Station - 55 Acres	139 DU
Crowne at 170 Apartments - 20.929 Acres	250 DU
<b>Wellstone PUD - 42.28 Acres</b>	206 DU