

Town of Bluffton

Development Rights Bank Summary of Holdings

Attachment 2

Method of Acquisition / Sale / Deposit / Withdrawal	Assignor/ Depositor	Assignee/ Authorized Deposit Withdrawal Entity(s)	Development Rights Transferred/ Deposited in Bank	Date of Assignment/ Deposit/ Withdrawal	Associated Development Agreement	Notes
Purchase of Bluffton Park Tract B-11	Trust for Public Land	Beaufort County/ Town of Bluffton	87 DU	December 4, 2007	Shultz Tract	Purchase of Bluffton Park Parcel B-11: Quinnco-D'Amico Shults, LLC assigned 87 DU for Parcel B-11 to the Trust for Public Land through an Assignment of Rights dated December 4, 2007 and recorded in Book 2660 Page 555. The Trust for Public Land then transferred Parcel B-11 and the 87 DU to Beaufort County and the Town of Bluffton. The 87 DU plus 100 DU Quinnco-D'Amico Shults, LLC assigned to the County were then extinguished by an Extinguishment, Termination, and Release of Development Rights on 12/11/2007 and recorded in Book 2660 Page 568.
Extinguishment of Density from Purchase of Bluffton Park Tract B-11	Beaufort County / Town of Bluffton	Beaufort County/ Town of Bluffton	(87) DU	December 5, 2007	Shultz Tract	Purchase of Bluffton Park Parcel B-11: Quinnco-D'Amico Shults, LLC assigned 87 DU for Parcel B-11 to the Trust for Public Land through an Assignment of Rights dated December 4, 2007 and recorded in Book 2660 Page 555. The Trust for Public Land then transferred Parcel B-11 and the 87 DU to Beaufort County and the Town of Bluffton. The 87 DU plus 100 DU Quinnco-D'Amico Shults, LLC assigned to the County were then extinguished by an Extinguishment, Termination, and Release of Development Rights on 12/11/2007 and recorded in Book 2660 Page 568.
Donation per Transfer of Development Rights Permit & Buckwalter Development Agreement 8th Amendment	Quinnco-D'Amico Shults, LLC	Town of Bluffton	81 DU	December 10, 2007	Shultz Tract	Donation per Transfer of Development Rights Permit & Buckwalter Development Agreement 8th Amendment: Quinnco-D'Amico Shults, LLC assigned 81 DU to the Town of Bluffton per the conditions of their Transfer of Development Rights Permit # TD.07.10.001 and the corresponding Buckwalter Development Agreement 8th Amendment which transferred density from the Shultz Tract PUD to the Buckwalter PUD.
Donation through Buckwalter Development Agreement 9th Amendment	Indian Hill Associates, LLC	Town of Bluffton	240 DU	February 25, 2008	None	Buckwalter Development Agreement 9th Amendment: The former Willow Run PUD Development Agreement allowed for 500 DUs with 260 transferring to Buckwalter upon approval of the Buckwalter Development Agreement 9th Amendment. The residual 240 Dus from the Willow Run DA were donated to the Town and are no longer associated with Buckwalter, Willow Run, or any other Town Development Agreement.
Donation through Buckwalter Development Agreement 9th Amendment	University Investments, LLC	Town of Bluffton	90 DU	February 25, 2008	Buckwalter	Buckwalter Development Agreement 9th Amendment: University Investments, LLC donated 90 DU to the Town's Density Bank per the terms of the Buckwalter Development Agreement 9th Amendment.
Donation per Transfer of Development Rights Permit & Buckwalter Development Agreement 8th Amendment	Quinnco-D'Amico Shults, LLC	Town of Bluffton	108 DU	October 21, 2008	Shultz Tract	Donation per Transfer of Development Rights Permit & Buckwalter Development Agreement 8th Amendment: Quinnco-D'Amico Shults, LLC assigned 108 DU to the Town of Bluffton per the conditions of their Transfer of Development Rights Permit # TD.07.10.001 and the corresponding Buckwalter Development Agreement 8th Amendment which transferred density from the Shultz Tract PUD to the Buckwalter PUD.
Donation through the Village at Verdier Development Agreement 1st Amendment	Security Bank of Kansas City	Town of Bluffton	83 DU	April 12, 2011	None	Village at Verdier Development Agreement 1st Amendment: The original Village at Verdier Development Agreement allowed 510 Dus which was reduced to 404 Dus as part of the 1st Amendment. Security Bank of Kansas City donated 83 Dus from the original DA to the Town's Development Rights Bank as part of the 1st Amendment. These Dus are no longer associated with the Village at Verdier or any other Town Development Agreement.
Donation per the Buckwalter Development Agreement 10th Amendment	Grandee Oaks, LLC	Town of Bluffton	12 DU	February 10, 2012	Buckwalter	Buckwalter Development Agreement 10th Amendment: Upon approval, execution and recording of the Buckwalter Development Agreement 10th Amendment, 12 DU will be transferred to the Density Bank per the terms of the Agreement.
Deposit Agreement with the Town of Bluffton	New Riverside, LLC	New Riverside, LLC / Palmetto Bluff, LLC	1,300 DU	January 16, 2013	New Riverside	Deposit Agreement with the Town of Bluffton: Allows for the transfer, deposit and withdrawal of 1,300 residential development units into the Town of Bluffton Development Rights Bank for future allocation to any areas within the New Riverside Land Use Master Plan most recently revised on September 4, 2012, the Concept Land Use Plan for Palmetto Bluff most recently revised on September 4, 2012, or in any other areas of the Town of Bluffton provided they are not transferred back into the Restricted Area, and such transfers are consistent with any other zoning or concept plan for such areas, if applicable.
Town purchase of property within Buckwalter Place	Parcel 6, LLC	Town of Bluffton	10 Acres General Commercial	March 25, 2013	Buckwalter	Purchase of 7.12 Acres Within Buckwalter Place: Parcel 6, LLC assigned 10 acres of general commercial development rights to the Town of Bluffton in conjunction with the Town's purchase of 7.12 acres within Buckwalter Place. Deed reference: Recorded in Book 3225 at Page 1673. Plat reference: Recorded in Plat Book 136 at Page 106.
Assignment accompanying sale of Town owned property within Buckwalter Place	Town of Bluffton	CareCore National, LLC d/b/a eviCore healthcare	(2.35) Acres General Commercial	May 11, 2016	Buckwalter	Assignment of Development Rights: upon eviCore Healthcare's purchase of Town owned property, the Town executed an Assignment of Development Rights transferring 2.35 acres of General Commercial for the undeveloped portion of the purchase area.
Donation of Development Rights Agreement Under Kent Estates Development Agreement	Colony Bank	Town of Bluffton	50,000 Sq Feet Commercial	February 9, 2016	None	Termination of Kent Estates Development Agreement (Book 3465 Page 1300) & Donation of Development Rights Agreement (Book 3465 Page 1319): The Town of Bluffton, Colony Bank (successors of New Leaf, LLC & Lowcountry Evergreen, LLC), & National Healthcare agreed to terminate the Kent Estates Development Agreement. In lieu of New Leaf, LLC & Lowcountry Evergreen, LLC's outstanding fees, Colony Bank agreed to donate the Development Rights previously owned by the former owners. As the property National Healthcare owned did not meet the minimum requirements for a Development Agreement, they agreed to the termination and donation of their development rights to the Town of Bluffton.
	National Healthcare		457 DU			
			69,000 Sq Feet Commercial			
Donation of Development Rights per Master Plan Amendment Approval	Shell Hall Land Acquisition, LLC	Town of Bluffton	13 DU	July 19, 2016	Buckwalter	Shell Hall Master Plan Amendment: Per the Shell Hall Master Plan Amendment approved September 8, 2015 the owners agreed to donate the 13 DUs which will not be developed to the Town. These Development Rights
Withdrawal from Development Rights Bank by Palmetto Bluff, LLC for the Palmetto Bluff Concept Plan per the Deposit Agreement	Palmetto Bluff, LLC	New Riverside, LLC / Palmetto Bluff, LLC	(1,080) DU	December 20, 2016	Palmetto Bluff	Deposit Agreement with the Town of Bluffton, Palmetto Bluff Development Agreement 4th amendment, Palmetto Bluff Concept Plan 1st Amendment, Palmetto Bluff Concept Plan 2nd Amendment, New Riverside Concept Plan 5th Amendment, & Assignment of Development Rights and Obligations Under Concept Plan (Book 3538 Page 3257): Palmetto Bluff withdrew and transfered 1,080 DUs owned and deposited by New Riverside, LLC into the Town's Development Rights Bank into the Palmetto Bluff Concept Plan pursuant to the aforementioned documents.
Withdrawal from Development Rights Bank by New Riverside, LLC for Parcel 4A-1 of New Riverside	New Riverside, LLC	Pritchard Farm, LLC	(113) DU	December 20, 2018	New Riverside	New Riverside, LLC withdrew and assigned 113 RDUs to Pritchard Farms, LLC for New Riverside Parcel 4A-1 on April 23, 2018 which was recorded on May 3, 2018 in Book 3664 at Page 1505.
Assignment accompanying previous sale of Town owned property within Buckwalter Place	Town of Bluffton	CareCore Properties, LLC	(6.44) Acres General Commercial	TBD	Buckwalter	Reserved for future Assignment of Development Rights: As part of the sale of Town owned property to eviCore, an assignment of 6.44 acres of General Commercial to CareCore Properties, LLC for their previous purchase of property, which was developed, was approved by Town Council. The allocation of these development rights are Parcel 1B1 - 1.66 acres General Commercial and Parcel 2 - 4.78 acres of General Commercial.
Withdrawal from Development Rights Bank by New Riverside, LLC for Parcel 4B-2 of New Riverside	New Riverside, LLC	Pritchard Farm, LLC	(107) DU	December 20, 2018	New Riverside	New Riverside, LLC withdrew and assigned 107 RDUs to MFH Land, LLC for New Riverside Parcel 4B-2 on December 19, 2018 which was recorded on December 20, 2018 in Book 3723 at Page 676.
Town purchase of property within Buckwalter Place	eviCore healthcare MSI, LLC	Town of Bluffton	2.35 Acres General Commercial	September 28, 2022	Buckwalter	Reacquisition of property and development rights previously sold to eviCore Healthcare MSI, LLC May 11, 2016.
TOTAL Town of Bluffton Owned Residential Dwelling Units (DU) Available in the Town of Bluffton Development Rights Bank:			1,084 DU ¹			
TOTAL Residential Dwelling Units (DU) Deposited in the Town of Bluffton Development Rights Bank for future withdrawal by New Riverside, LLC:			- DU			
TOTAL Town of Bluffton Owned Commercial Acres/Square Feet (SF) Available in the Town of Bluffton Density Bank:			119,000 Square Feet ² 3.56 Acres General Commercial			

¹ The breakdown of these 1,084 DUs owned by the Town associated with Development Agreements are as follows: Shultz Tract Development Agreement - 189 DUs; and Buckwalter Development Agreement - 115 DUs. The remaining 780 DUs originated from a Development Agreement, but were removed from the respective Development Agreement's total approved development rights upon transfer to the Town.

² The 119,000 Square Feet originated from the Kent Estates Development Agreement which was later terminated and its associated development rights were donated to the Town.