

DATE: MAY 29, 1998
REVISED: AUGUST 18, 1998
REVISED: NOVEMBER 23, 1998
REVISED: SEPTEMBER 4, 2012
REVISED: MAY 14, 2014
REVISED: OCTOBER 1, 2016
REVISED: MARCH 12, 2021

DEVELOPMENT SUMMARY

DENSITY SUMMARIES:

LAND USE TRACT	GROSS ABOVE OCRM LINE (acres)	DWELLING UNITS (d.u.)
MAY RIVER TRACT (PHASE 1)	+/- 1,863	788
COOPER RIVER TRACT (PHASE 2)	+/- 1,547	1,043
BIGHOUSE TRACT (PHASE 2)	+/- 2,180	1,646
DUCK POND TRACT (UPLANDS)	+/- 1,732	523
PALMETTO BLUFF MANAGED FOREST ²	+/- 5,017	0
TOTALS	+/- 12,339	4,000

MAXIMUM ALLOWED DENSITY:¹

SINGLE FAMILY RESIDENTIAL 4 DU/AC
MULTI-FAMILY RESIDENTIAL 12 DU/AC

MAXIMUM DWELLING UNITS:

DU COUNT SHALL NOT EXCEED 4,000 DU

ACREAGE SUMMARIES:³

LAND USE TRACT	DEVELOPMENT (acres)	MANAGED FOREST (acres)	WETLANDS ⁴ (acres)	MARSH (acres)	TOTAL (acres)
MAY RIVER TRACT (PHASE 1)	+/- 1,770	-	+/- 93	+/- 1,584	+/- 3,447
COOPER RIVER TRACT (PHASE 2)	+/- 1,370	-	+/- 177	+/- 781	+/- 2,328
BIGHOUSE TRACT (PHASE 2)	+/- 1,920	-	+/- 260	+/- 2,763	+/- 4,943
DUCK POND TRACT (PHASE 2)	+/- 1,554	-	+/- 179	+/- 24	+/- 1,757
PALMETTO BLUFF FOREST	-	+/- 5,017	n/a	+/- 1,725	+/- 6,742
TOTAL ACRES	+/- 6,614	+/- 5,017	+/- 709	+/- 6,877	+/- 19,217

MAX. ALLOWABLE ACRES BY LAND USE:⁵

GENERAL & NEIGHBORHOOD COMMERCIAL 180 AC
Contiguous or abutting commercial uses in any one planning area shall not exceed 80 acres. Commercial uses on the borders of separate planning tracts shall not exceed 160 acres.

NOTES FOR DEVELOPMENT SUMMARY:

- REVISED 10/01/2016:** The overall Palmetto Bluff single family density shall not exceed more than 4 units per acre or multi-family to more than 12 units per acre. At no time may the maximum density exceed 4,000 dwelling units.
Note 7 from 5/14/2014 plan: Dwelling units may be increased through assignment from Density Bank as outlined in this Concept Plan and the fourth amendment to the Palmetto Bluff Development Agreement. Such assignment shall not increase the overall Palmetto Bluff single family density to more than 4 units per acre and overall Palmetto Bluff density for multi-family to more than 12 units per acre. At no time may the maximum density exceed 4,000 dwelling units.
- The Palmetto Bluff Managed Forest does not permit golf or residential or commercial uses as defined in the development agreement.
- 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 Palmetto Bluff Concept PUD Plan.
- Wetlands shown are derived from two sources: 1) Actual delineated, surveyed and U.S. Army Corps of Engineers certified wetlands and 2) National Wetlands Inventory estimated wetlands. Only two of the Land Use Tracts (May River Tract & Duck Pond Tract) have been completely delineated, the remaining tracts have a combination of field delineated and NWI estimated wetlands. These remaining tracts will reflect changing acreage as they are delineated. As phasing and development occur on the balance of the property will be delineated in accordance with Federal and State laws.
- The "Development Summary" is not the comprehensive listing of all allowable land uses allowed in the Palmetto Bluff Concept PUD Plan. See the Palmetto Bluff Concept PUD Plan document that accompanies this plan for a comprehensive listing of allowed land uses.
- Base information (rivers, creeks, topography, roads, etc.) was generated from the USGS Prichardville Quadrangle Sheet.
- REVISED 10/01/2016:** Dwelling units assigned to Planning Tracts are based on current information and subject to change. Shifting of dwelling units is allowed under the Palmetto Bluff Concept PUD Plan. The only limitation is that the total units within Palmetto Bluff shall not exceed 4,000 dwelling units. Shifting between Planning Tracts or transfer of units from the Density Bank shall not be deemed a change requiring Town approval; however Palmetto Bluff Development, LLC shall provide the Town of Bluffton with an updated Concept Plan reflecting the revised density summary table above should shifting occur within the Planning Tracts.
- Note 7 from 5/14/2014 plan:* Dwelling units assigned to Planning Tracts are based on current information and subject to change. Shifting of dwelling units is allowed under the Palmetto Bluff Concept PUD Plan. The only limitation is that the total units within Palmetto Bluff shall not exceed 4,000 dwelling units. Shifting between Planning Tracts or transfer of units from the Density Bank shall not be deemed a change requiring Town approval; however Palmetto Bluff Development, LLC shall provide the Town of Bluffton with an updated Concept Plan reflecting the revised density summary table above should shifting occur within the Planning Tracts or from the Density Bank.
- The Palmetto Bluff Concept PUD recognizes that the Managed Forest boundary may need to be modified from time to time in order to meet the future development needs of the other planning tracts. The Managed Forest boundary may be revised as long as it meets the minimum acreage requirements set forth in the Palmetto Bluff Concept PUD Plan through the Town of Bluffton's exempt plat approval process.
- ADDED 10/01/2016:** In accordance with the Fourth Amendment to the Palmetto Bluff Development Agreement and First Amendment to the Palmetto Bluff Concept Plan between Palmetto Bluff Development, LLC, and the Town of Bluffton, South Carolina, recorded January 29, 2013, in the RMC Office for Beaufort County, South Carolina in Book 3219 at Page 2850, 1080 residential dwelling units (RDUs) were administratively transferred from the Town of Bluffton Development Rights Bank as shown on the May River Headwaters Parcel 9 Density Reduction Concept Plan, a copy of which is attached hereto, and allocated to the Designated Land Use Tracts set forth on the Palmetto Bluff Land Use Concept Plan, which amounts to a grand total of 4000 RDUs in Palmetto Bluff.
- With the exception of existing water access locations, being Lodge Water Access, Moreland Water Access and Big House Water Access, locations shall remain flexible to accommodate surveyed river and creek locations, specific soil locations, environmental concerns and other constraints determined at the time of permit submittal.

EXHIBIT "C"
CONCEPT LAND USE PLAN
for:
PALMETTO BLUFF
PLANNED UNIT DEVELOPMENT
BLUFFTON, SOUTH CAROLINA
PALMETTO BLUFF DEVELOPMENT, LLC.
BLUFFTON, SOUTH CAROLINA

