

# Palmetto Bluff

## Related Professionals

Laurence A. Cobb  
919.755.1800  
lcobb@nexsenpruet.com

Edward M. Hughes  
843.689.6277  
ehughes@nexsenpruet.com

## Practices

Land Use and Zoning

Real Estate Law

Resort Development

## Industries

Hospitality & Tourism

Real Estate

## There is a place in the lowcountry of South Carolina where the wilds still rule.

The tidal creeks are for the herons, the live oaks garner more respect than dwellings, and the people who choose to live here choose to tread lightly upon the land. Palmetto Bluff is a community whose core value is conservancy - an unusual outlook for a planned resort development, and one that has brought them great recognition and national attention.

The site of Palmetto Bluff consists of 20,000 acres and is part of a historic peninsula, bordering the May River, the Cooper River, and the New River. The area was once used as a hunting retreat and was the site of Richard T. Wilson's mansion, described as "...the gathering place of many prominent South Carolinians during its heyday." The mansion burned in 1926, and the remains are preserved on the green at Palmetto Bluff's Wilson Village.

Nexsen Pruet's Ed Hughes, Chair of our Resort Development Group, was one of the original professionals attached to the project. The first area to be developed at Palmetto Bluff is called the Headwaters and consists of approximately ten 30-acre family compounds. In subsequent years other areas grew to 730 lots or homes and includes an extensive nature preserve, walking trails, a vibrant Village center complete with river access, boat storage and canoe club, restaurants, the AAA Five Diamond Inn at Palmetto Bluff and a Jack Nicklaus Signature Golf Course.

Ed drafted all of the community covenants and restrictions for Headwaters and worked with the North American Land Trust for the conservation easement. From there, Ed's involvement in the project progressed to include overall community governance documents, club documents, amenity management agreements, and a management agreement for the storied "Inn at Palmetto Bluffs." Over the years, Ed has assisted the owner/developer, Crescent Communities, with developing multiple sets of land use covenants, plating, subdivisions, and closings.

Understandably proud of his involvement in Palmetto Bluffs, Ed said "I've been involved in resort development work for several decades, and I can't think of a better project. Palmetto Bluff is widely recognized as one of the premier residential developments in the East, and maybe in the country. I

have been delighted to be associated with Palmetto Bluff, and to think that I contributed to a place that so graciously balances the need for conservation and the need for recreation and beauty for the property owners."

## **"It is truly one of the great places to be."**

The Inn at Palmetto Bluff is a 2013 Conde Nast Traveler's Readers Choice Award winner for best hotel and resort in the U.S. with a No. 1 ranking in the "Top 10 Hotels & Resorts in the United States," No. 1 in the "Top 20 Resorts in the South" and No. 11 on the "Top 100 Hotels & Resorts in the World" list.