



Nearby Planned Urban Developments

Three additional significant PUD developments are under construction or planned within a four mile radius of Cane Bay Plantation. These include:

- Carnes Crossroads. This 2,500 acre project is under construction at U.S. Hwy. 176 and U.S. Hwy. 17-A. The developer is the Daniel Island Company.
- Parks of Berkeley. This Mead Westvaco owned land is directly across U.S. Hwy. 176 from Cane Bay. The 4,500 acres extends from U.S. Hwy. 176 to I-26.
- Wildcat Tract. Crescent Resources formed a joint venture with the owner of this 2,000 acre parcel adjacent to Cane Bay. It has a PUD and development agreement in place.

Berkeley County worked with these developments (30,000+ homes at build out) to obtain PUDs and Development Agreements because the officials designated this area as the “development corridor” for the county. To enhance this designation, Berkeley County has been coordinating with S.C. DOT and the Federal Government to construct a new interchange on I-26 with a major connector road adjacent to the Parks of Berkeley then utilize Cane Bay Boulevard to extend from U.S. Hwy. 176 to U.S. Hwy. 17-A. This provides a new clear, landscaped, four-lane access to the “heart of Berkeley County”.

The proposed interchange (Exit 197) has a high priority for funding by all involved due to the existing and proposed industrial development at that exit. These include:

- Johnson Development. This 192 acre project already has two major tenants . . . American LaFrance and Continental Terminals (for Starbucks).
- Trammel Crow Company has purchased 310 acres to develop 3 million square feet of warehouse and industrial space.
- Hillwood Properties (a Ross Perot Company). This 760 acre parcel has been purchased and will house 9 million square feet of space.
- Rockefeller Group. This company has a contract on 400 acres directly across I-26 from Hillwood Properties.

It should be mentioned that Google recently opened a \$600 million “server farm” on U.S. Hwy. 52 approximately six miles from Cane Bay.