

GEORGIA DESIGN

THE MAGAZINE FOR FINE INTERIOR DESIGN, ARCHITECTURE, AND BUILDING THROUGHOUT THE STATE

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LOWCOUNTRY LIVING

Resort community Palmetto Bluff is a haven surrounded by nature
BY FRAN WORRALL

Nestled in the heart of South Carolina's Lowcountry between Hilton Head Island and Savannah is the idyllic resort community of Palmetto Bluff. At its very heart is conservation, says Bryan Byrne, broker-in-charge at Palmetto Bluff Real Estate Company. "About three-fourths of the community is a protected nature preserve. We have rivers, tidal estuaries, marshlands, and maritime forests as well as lots of wildlife," including deer, turtles, bald eagles, river otters, and a variety of wading and migratory birds.

The community spans 20,000 acres and more than 30 miles of riverfront,

with plans for approximately 3,800 home sites, of which only 40 percent have been developed to date. "Half of our homeowners live here year round," he says. "Some full-time residents started out as second homeowners; and the second homeowners are here a lot." Bryan himself owns a home in the Bluff.

The community is divided into three village centers, each with a distinct personality, but all with similar architecture—raised foundations, wide verandas, large windows, open floor plans, high ceilings, and coastal accents. The style, which evolved from

the practical needs of the region's early settlers, marries climate-conscious design with Southern charm. The hub of Palmetto Bluff is Wilson Village, a social and commercial center that features boutique retail shops, a gourmet market, restaurants, and green spaces. The award-winning Montage Palmetto Bluff hotel is also located there.

To ensure a regionally authentic look and feel, every new build must receive approval from the Palmetto Bluff Design Review Board. "This allows us to maintain consistency and high design standards," Bryan says, noting that the community has a curated list of builders who can guide homeowners through the design and building process. Vacation rentals are allowed in some areas, but with strict caveats.

Membership in the Palmetto Bluff



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Club gives homeowners access to a host of amenities, including tennis and pickleball courts, swimming pools, fitness centers, restaurants, an equestrian center, and marina facilities. Optional club memberships for golf, boating, and shooting are also available. Golf members enjoy two world-class courses, with a third opening soon. Boating members can take advantage of wet slips, dry storage, and guided excursions. And sporting shooters can hone their skills at the shooting club, which features a professionally designed 13-station sporting clays course.

The Palmetto Bluff Conservancy, a nonprofit group, manages the community’s natural resources and hosts more than 200 events each year, such as workshops, walking tours, and classroom lectures. “Lifelong learning is a common thread here,” Bryan says, adding that it’s one more thing that makes this community unique.

“Anyone who has visited Palmetto Bluff recognizes that it’s unlike any other place in the world,” he says. “It really renews the spirit.”