

TOWN COUNCIL

STAFF REPORT Executive Department



MEETING DATE:	April 8, 2025
PROJECT:	Consideration of an Ordinance and Ratification of an Easement Over Certain Real Property owned by the Town of Bluffton, Identified as Beaufort County Tax Map No. R610 039 000 0498 0000, in favor of Dominion Energy South Carolina, Inc. to Provide Service to 1095 May River Road.
PROJECT MANAGER:	Heather Colin, Assistant Town Manager

REQUEST:

Town Council approve Second and Final Reading of an Ordinance authorizing the granting and transfer of a permanent utility easement (Attachment 1) to Dominion Energy of South Carolina Inc. over a portion of real property owned by the Town of Bluffton at 1095 May River Road (Tax Map No. R610 039 000 0498 0000). First reading was approved with no changes by a unanimous vote at the March 11 meeting.

BACKGROUND:

On April 10, 2018, Town Council approved a Resolution to acquire 1095 May River Road. In 2019 a Request for Proposals for the development of affordable housing on certain Town owned property, which included 1095 May River Road as a possible site, to further the Town's affordable housing initiatives in accordance with the Town's adopted Strategic Plan. A Master Agreement for the Development of Affordable Housing, as amended, was awarded to Workforce State of Mind, LCC and executed on August 4, 2022, with a subsequent Addendum executed on August 8, 2023, for the development of 1095 May River Road.

Dominion Energy has requested that the Town grant it a utility easement across a portion of the property for the purpose of installing utilities to serve the twelve planned townhomes.

Should Town Council desire to pursue the granting of the easement, formal action to authorize the easement via Ordinance is necessary. In accordance with Sections 5-7-40 and 5-7-260 of the South Carolina Code of Laws and Sections 2-13(a)(8) and 2-13(a)(4) of the Code of Ordinances for the Town of Bluffton, Town Council must act by Ordinance to convey, lease, or authorize the conveyance or lease of any Town owned lands as well as easements and public rights-of-way. Therefore, the proposed Ordinance for approval of the Easement is provided as Attachment 2.

NEXT STEPS:

Should Town Council desire to approve Second and Final Reading of the proposed Ordinance, the following next steps will be implemented:

1. Town Manager executes Easement
2. Recording of Easement

SUMMARY:

Consideration of a proposed Easement related to Town owned property at 1095 May River Road in favor of the Dominion Energy of South Carolina Inc.

ATTACHMENTS:

1. Ordinance with Draft Easement
2. Proposed Motion