

ORDINANCE NO. 2025-__

TOWN OF BLUFFTON, SOUTH CAROLINA

AN ORDINANCE TO APPROVE THE ADOPTION OF CONSERVATION COVENANTS AND CONDITIONS ON TWO PARCELS OF REAL PROPERTY IN EXCHANGE FOR FINANCIAL CONTRIBUTIONS FROM THE BEAUFORT COUNTY GREEN SPACE PROGRAM AND THE SOUTH CAROLINA CONSERVATION BANK

WHEREAS, the Town of Bluffton Town Council has enacted a covenant stating, in part, that the Town bears a responsibility for the stewardship of preserving the natural and physical attributes of the Town, and many of the strategic goals were enacted with this covenant in mind;

WHEREAS, keeping these strategic objectives in mind, in May 2025, Town Council authorized by resolution the acquisition in fee simple by the Town of two parcels of real property located within the Buckwalter Planned Unit Development with the intent to enroll them in the Beaufort County Green Space Program for conservation purposes; and

WHEREAS, those two parcels, known as Parcel 5A and Parcel 5B, are assigned tax map numbers R610-030-000-0138-0000 and R610-030-000-1971-0000 and total approximately 240 acres; and

WHEREAS, the Town did successfully apply and win an award from the Beaufort County Green Space Program and from the South Carolina Conservation Bank to provide funds in exchange for permanent covenants of conservation placed on the parcels; and

WHEREAS, the South Carolina Conservation Bank approved a contribution of \$146,660 and Beaufort County authorized by resolution a contribution not to exceed \$2,143,678; and

WHEREAS, the terms and conditions of those contributions are documented in a grant agreement from the Conservation Bank, in the Beaufort County Code, Chapter 38, Article VII, also known as “the Green Space Ordinance”, and a grant agreement and a covenant agreement derived from the County Code; and

NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BLUFFTON, SOUTH CAROLINA, the Conservation Bank grant agreement, the Beaufort County grant agreement, and the Beaufort County covenants are approved and the Town Manager is authorized to execute those documents in substantial form to those attached as exhibits hereto.

THIS ENTIRE ORDINANCE SHALL TAKE FULL FORCE AND EFFECT UPON ADOPTION.

DONE, RATIFIED AND ENACTED this ____ day of November, 2025.

Larry C. Toomer, Mayor
Town of Bluffton, South Carolina

Marcia Hunter, Town Clerk
Town of Bluffton, South Carolina