

RESOLUTION NO. 2025-XX
TOWN OF BLUFFTON, SOUTH CAROLINA

A RESOLUTION OF THE TOWN OF BLUFFTON TOWN COUNCIL TO APPROVE AN AGREEMENT FOR SERVICES AND DONATION OF REAL PROPERTY WITH BEAUFORT COUNTY AND SOUTHEASTERN PROPERTY DEVELOPMENT, LLC (SEDA) FOR THE CONSTRUCTION OF THE BUCKWALTER CONNECTOR ROAD AND THE CONVEYANCE OF RIGHT-OF-WAY TO THE TOWN OF BLUFFTON

WHEREAS, the Buckwalter Place Master Plan, initially approved by Town Council on July 17, 2007, and last amended in April 2019, identifies the need for a Connector Road to link Innovation Drive and Discovery Drive to Washington Square; and

WHEREAS, Southeastern Property Development, LLC (SEDA), through its subsidiary Buckwalter Place Association, Inc., owns the real property consisting of approximately 25.36 acres, more or less, identified as the Parent Parcel, which includes the proposed right-of-way for the Connector Road; and

WHEREAS, Beaufort County has adopted and implemented Transportation Impact Fees to fund infrastructure improvements and designated the Connector Road as an eligible Capital Improvement Project in the Buckwalter Parkway Access Management Plan; and

WHEREAS, SEDA has obtained a Development Permit from the Town of Bluffton for the construction of the Connector Road and has agreed to construct the remaining segment of the road within Buckwalter Place to connect to the existing portion constructed by the Washington Square developer; and

WHEREAS, the Agreement for Services and Donation of Real Property establishes the roles and responsibilities of SEDA, the Town, and the County with respect to funding, construction, and ownership of the Connector Road, including each party contributing one-third (1/3) of the total estimated \$1.2 million Project Cost and the transfer of road right-of-way to the Town; and

WHEREAS, the Agreement also provides for the conveyance of approximately 3 acres of existing rights-of-way known as Innovation Drive and Discovery Drive to the Town, thereby establishing the Connector Road and intersecting roads as public infrastructure; and

WHEREAS, Town Council finds it in the public interest to formalize this partnership and to authorize the Town Manager to execute all documents necessary to implement the Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF BLUFFTON, SOUTH CAROLINA, AS FOLLOWS:

The Town Council hereby approves the Agreement for Services and Donation of Real Property between the Town of Bluffton, Beaufort County, and Southeastern Property Development, LLC (including its subsidiaries BC Buckwalter, LLC and Buckwalter Place Association, Inc.), a copy of which is attached hereto as Exhibit "A".

The Town Manager is hereby authorized to execute the Agreement and any associated documents, including acceptance of the deed of conveyance, plat approvals, and other administrative actions necessary to complete the Project and accept the donated right-of-way.

The Town Council acknowledges that the Connector Road will serve the public by improving connectivity, reducing congestion on Buckwalter Parkway, and enabling the use of Transportation Impact Fee funding in accordance with Beaufort County ordinances.

This Resolution shall become effective immediately upon its adoption.

ADOPTED this ____ day of _____, 2025 by the Town Council of the Town of Bluffton, South Carolina.

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

Marcia Hunter, Town Clerk
Town of Bluffton, South Carolina