

# TOWN COUNCIL

## STAFF REPORT

### Executive Department



<b>MEETING DATE:</b>	June 9, 2026
<b>PROJECT:</b>	Consideration to Authorize the Town Manager to Negotiate an Amendment to the Purchase and Sale Agreement for An Approximately 55 Acre Parcel in the Buckwalter PUD
<b>PROJECT MANAGER:</b>	Stephen Steese, Town Manager

**REQUEST:** The Town Manager requests the authorization from Town Council to negotiate an amendment to the purchase and sale agreement for a 55.18-acre parcel, TMS No. R610-030-000-1970-0000, located in the Buckwalter Planned Unit Development (PUD) to extend the time to conduct due diligence for an additional six months, through December 10, 2026.

**BACKGROUND:** In 2024, Town Council authorized Staff to pursue acquisition of parcels in the Buckwalter PUD with funding from the Beaufort County Green Space fund for the purposes of conservation and potentially park planning. On August 14, 2025, the Town signed a purchase and sale agreement with Inland Bluffton, LLC, the owner of the 55-acre parcel in the Buckwalter Planned Unit Development. That 55-acre parcel is located between the two Foothills Land parcels that was purchased by the Town in December 2026. The total acreage of the three contiguous parcels is 294.555.

The Town has been conducting its required due diligence on the 55-acre parcel and that time is set to expire on June 10, 2026. In the process of taking the Foothills Land parcels through the County Green Space conservation process, the County expressed interest in potentially partnering with the Town to place a conservation easement on the 55-acre parcel. In order to fully explore that possibility, it is necessary to request an extension to the time to conduct due diligence. A six month extension should be a reasonable enough time.

**NEXT STEPS:** Approve Resolution for the Town Manager to negotiate.

**SUMMARY:** Authorize the Town Manager to negotiate a six month extension to the due diligence period in the purchase and sale agreement with Inland Bluffton, LLC to explore the possibility of placing a County conservation easement on the parcel in exchange for consideration from the County.

**ATTACHMENTS:**

1. Resolution
2. Recommended Motion