



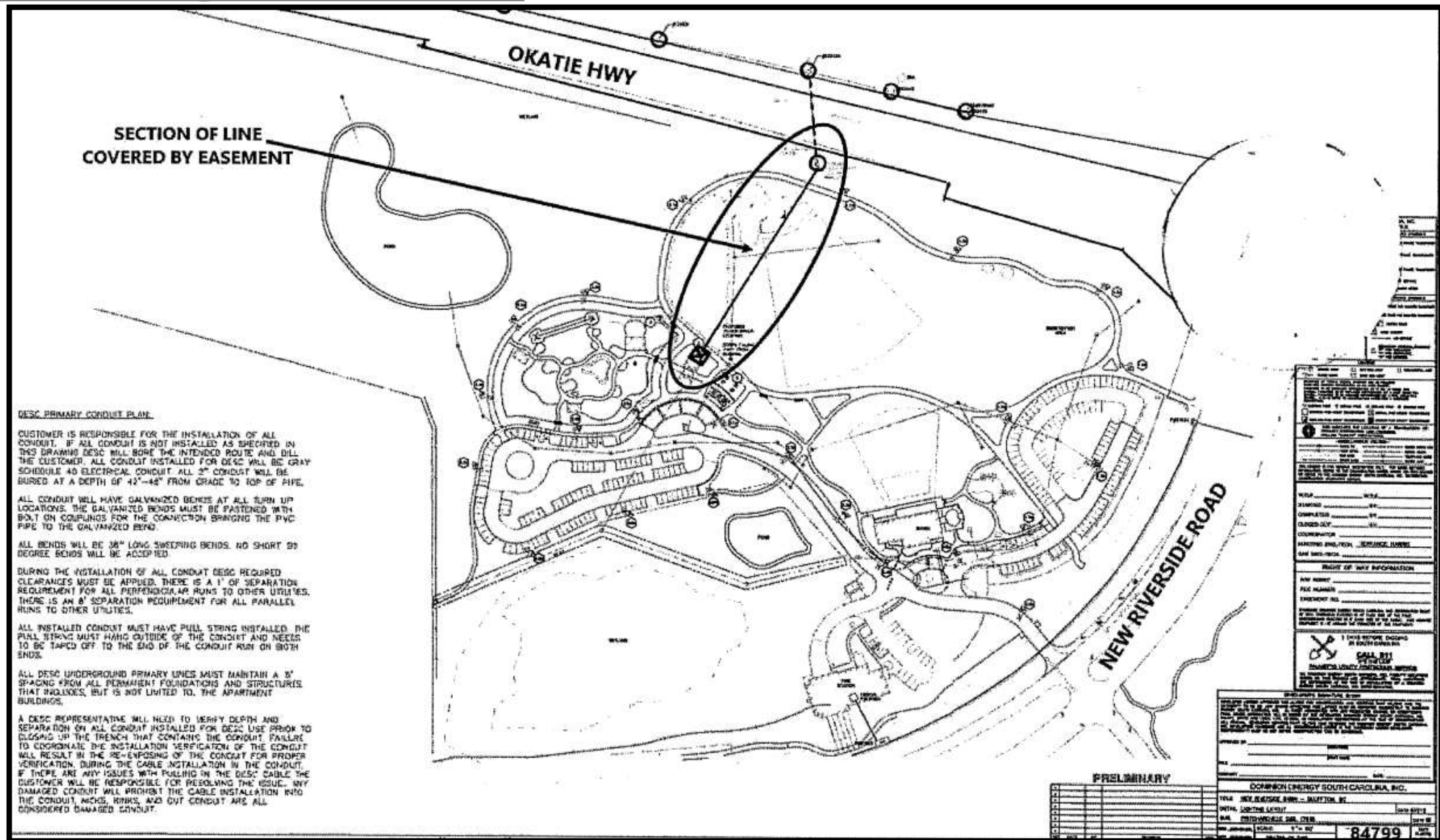
Consideration of an Ordinance and Ratification of a Non-Exclusive  
Easement Over Certain Real Property Owned by the Town of  
Bluffton Consisting of Parcel R610 036 000 1319 0000 in favor of  
Dominion Energy of South Carolina Inc. for the New Riverside  
Barn Park – First Reading

**Presentation to Town Council**  
**February 14, 2023**  
**Department of Projects & Watershed Resilience**  
**Kimberly Washok-Jones**

# *Background –*



- The 37-acre New Riverside Barn property was purchased in December 2018 for the purpose of creating a community open space for civic gatherings and passive recreation.
- With the approval of the FY 21-22 Strategic Plan, Town Council authorized Town Staff to proceed with Phase 1 Site Development Plans for construction of necessary infrastructure.
- Extending electrical services is necessary to provide power for Phase 1 and all future development.
- An electrical utility location has been identified and an easement over certain real property owned by the Town of Bluffton in favor of Dominion Energy of South Carolina, Inc. is proposed to supply power to New Riverside Barn Park.



# Background –



The easement allows Dominion the right to:

1. Construct, extend, replace, relocate, perpetually maintain and operate an overhead or underground electric line or lines;
2. The right, but not the obligation, to trim, cut or remove trees, underbrush and other obstructions that are within, over, under or through a strip of land (“Easement Space”) extending fifteen (15) feet on each side of any pole lines and five (5) feet on each side of any underground wires and within, over, under or through a section of land extending twelve (12) feet from the door side(s) of any pad mounted transformers, elbow cabinets, switchgears or other devices as they are installed; and
3. Any damage to the property of Town other than that caused by trimming, cutting or removing caused by Dominion in maintaining or repairing said lines, shall be borne by Dominion.

The easement states the Town agrees to the following:

1. Not to build or allow any structure to be placed on the premises in such a manner that any part thereof will exist within the specified Easement Space;
2. In case such structure is built, then the Town will promptly remove the same upon demand of Dominion;
3. The Town further agrees to maintain minimum ground coverage of thirty six (36) inches and maximum ground coverage of fifty four (54) inches over all underground primary electric lines; and
4. The Town grants right of entry upon easement area for all of the above listed purposes.

# Recommendation



- Town Staff requests approval of the First Reading of Ordinance 2023-XX authorizing the granting and transfer of a limited permanent utility easement to Dominion Energy South Carolina Inc. (“Dominion”) over a portion of real property owned by the Town of Bluffton, commonly known as the New Riverside Barn Parcel, at 30 Red Barn Drive (Tax Map No. R610-036-000-1319-00001).

# *Next Steps*



1. Town Council approves the Second Reading of the proposed Ordinance.
2. Record Easement with Beaufort County.
3. Town pays Aid to Construction Cost to Dominion Energy.
4. Dominion Energy completes all design and construction activities within 12 months.



# ***QUESTIONS & DISCUSSION***



# *Recommended Motion*



“I move to approve the First Reading of Ordinance 2023 – XX to execute and ratify all prior actions related to the Easement Agreement involving Town Property located at 30 Red Barn Drive based on Documents and Exhibits provided by Dominion Energy of South Carolina, Inc.”