

TOWN COUNCIL

STAFF REPORT

Projects and Watershed Resilience Department



MEETING DATE:	July 8, 2025
PROJECT:	Consideration of an Ordinance for a Non-Exclusive Easement over Certain Real Property Owned by the Town of Bluffton Consisting of Parcel R610-028-000-0018-0000 in Favor of K. Hovnanian's Four Seasons at Carolina Oaks to connect the Four Seasons' Boardwalk to the New River Trail, First Reading
PROJECT MANAGER:	Kimberly Washok-Jones, Director of Projects and Watershed Resilience

REQUEST: Town Council approve First Reading of an Ordinance (Attachment 1) authorizing the granting and transfer of a permanent easement (Attachment 2) to K. Hovnanian's Four Seasons at Carolina Oaks ("Four Seasons") over a portion of real property owned by the Town of Bluffton at 3829 Okatie Highway (Tax Map No. R610 028 000 0018 0000).

BACKGROUND: On 7/20/2005, the Jones Family and the Town of Bluffton entered into an Amendment to Development Agreement and Concept Plan for Jones Estate to govern the use and development of certain real property. This amendment provides for other improvements such as a boardwalk to be developed by the owner of the property, now Four Seasons. The easement to Four Seasons is necessary to assist with completing pedestrian connection from Four Season's existing boardwalk to the New River Linear Trail. Sample Easement is included as Attachment 2.

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 Attachments 1 and 2, respectively.

NEXT STEPS: Should Town Council desire to approve First Reading of the proposed Ordinance, the following next steps will be implemented:

1. Town Council approves Second and Final Reading of the proposed Ordinance.
2. Town Manager executes Easement.
3. Recording of Easement.

SUMMARY Consideration of granting a proposed Easement related to Town-owned property at 3829 Okatie Highway in favor of K. Hovnanian's Four Seasons at Carolina Oaks.

ATTACHMENTS:

1. Ordinance
2. Sample Easement
3. Proposed Motion