



## Green Space Advisory Committee

### Chair

MICHAEL McSHANE

### Vice Chair

ALICE HOWARD

### Committee Members

TOM DAVIS

LAUREL RHOTEN

CARMEN AVON MANNING

TIMOTHY EVANS

T. PETER KRISTIAN

### Interim County Administrator

JOHN ROBINSON

### Administration Building

Beaufort County Government

Robert Smalls Complex

100 Ribaut Road

### Contact

Post Office Drawer 1228

Beaufort, South Carolina 29901-1228

(843) 255-2140

[www.beaufortcountysc.gov](http://www.beaufortcountysc.gov)

# Green Space Advisory Committee Agenda

Monday, June 3, 2024 at 10:00 AM

Executive Conference Room

County Administration Building, 100 Ribaut Road, Beaufort, SC

1. CALL TO ORDER
2. FOIA – PUBLIC NOTIFICATION OF THIS MEETING HAS BEEN PUBLISHED, POSTED, AND DISTRIBUTED IN COMPLIANCE WITH THE SOUTH CAROLINA FREEDOM OF INFORMATION ACT
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES – APRIL 26, 2024

### ACTION ITEMS

5. **FARMLAND PRESERVATION APPLICATION:** ESSEX FARMS TRACTS, SEABROOK; POLITICAL JURISDICTION - UNINCORPORATED BEAUFORT COUNTY; GEOGRAPHIC REGION – NORTHERN
6. **CONSERVATION EASEMENT APPLICATION:** TROTTER’S LOOP TRACTS, BEAUFORT; POLITICAL JURISDICTION – UNINCORPORATED BEAUFORT COUNTY; GEOGRAPHIC REGION – EASTERN
7. **CONSERVATION EASEMENT APPLICATION:** VICTORIA BLUFF TRACTS, BLUFFTON; POLITICAL JURISDICTION – UNINCORPORATED BEAUFORT COUNTY; GEOGRAPHIC REGION – WESTERN
8. **FEE SIMPLE APPLICATION:** BROAD CREEK MARINA TRACTS, HILTON HEAD ISLAND; POLITICAL JURISDICTION – TOWN OF HILTON HEAD; GEOGRAPHIC REGION – SOUTHERN

### EXECUTIVE SESSION

9. PURSUANT TO S.C. CODE SECTION 30-4-70 (A) (2): DISCUSSION OF NEGOTIATIONS INCIDENT TO PROPOSED CONTRACTUAL ARRANGEMENTS FOR THE FOLLOWING PROPOSED GREEN SPACE APPLICATIONS: FEE SIMPLE APPLICATION, ULMER ROAD

### DISCUSSION ITEMS

10. OTHER BUSINESS
11. ADJOURNMENT

# MINUTES

## Green Space Advisory Committee

---

*April 26, 2024, 10:30 AM, Executive Conference Room, Beaufort County Administration Building*

### **CALL TO ORDER:**

Chair McShane called the meeting to order at 10:37 AM. Chair McShane stated that public notification of the meeting had been published, posted, and distributed in compliance with the SC Freedom of Information Act.

Chair McShane noted Senator Davis was in attendance earlier but had to excuse himself to attend another government function. Chair McShane asked the Committee members and guests to introduce themselves.

### **MEMBERS PRESENT:**

Timothy Evans  
Alice Howard, Vice-Chair  
T. Peter Kristian  
Carmen Avon Manning  
Michael McShane, Chair  
Laurel Rhoten

### **MEMBERS ABSENT:**

Senator Tom Davis

### **STAFF PRESENT:**

Chuck Atkinson, Assistant County Administrator, Development/Recreation  
Mark Davis, Deputy Director, Beaufort County Planning and Zoning Department  
Brian Hulbert, Deputy County Attorney  
Thomas Keaveny, County Attorney Elected Officials (remote)  
Robert Merchant, Director, Beaufort County Planning and Zoning Department  
Juliana Smith, Long-Range Planner, Beaufort County Planning and Zoning Department

### **GUESTS PRESENT:**

Curtis Coltrane, attorney for the Town of Hilton Head; Josh Gruber, Deputy Town Manager, Town of Hilton Head; Mary Ryan Krieger, Deputy Community Plans and Liaison Officer, MCAS; Graeme Philp, Graybill, Lansche & Vinzani; Kate Schaefer, Director of Land Protection, Beaufort County Open Land Trust; Jeff Vinzani, Graybill, Lansche & Vinzani; Andre White, Mitchelville Landowners; Kristen Williams, Executive Director, Beaufort County Open Land Trust.

**APPROVAL OF AGENDA:**

Peter Kristian made a motion to approve the agenda. Tim Evans seconded. The vote to approve the motion was unanimous.

**APPROVAL OF MINUTES – MARCH 4, 2024:**

Vice Chair Howard made a motion to approve the minutes of the March 4 meeting. Peter Kristian seconded. The vote to approve the motion was unanimous.

**EXECUTIVE SESSION:**

Vice Chair Howard made a motion to go into Executive Session pursuant to S.C. Code Section 30-4-70 (A) (2): discussion of negotiations incident to proposed contractual arrangements for the following proposed Green Space Applications: fee simple application, Mitchelville Road; fee simple application, Ulmer Road; fee simple application, William Hilton Parkway; and fee simple application, Jonesville Road. Carmen Avon Manning seconded. The vote to approve the motion was unanimous.

The Committee was in Executive Session from 10:40 AM to 11:54 AM.

**MATTERS ARISING OUT OF EXECUTIVE SESSION:**

Chair McShane said the Committee is in open session now and has an item they would like to take action on.

Peter Kristian made a motion that the Committee recommend proceeding with purchase of the Mitchelville tract to the Community Services and Land Use Committee, not to exceed new appraisal on the property after completion of an updated plat, contingent on full legal description, and that any funds received from grant, private, federal, or state would be reimbursed to the Green Space fund. Vice Chair Howard seconded. The vote to approve the motion was unanimous.

Josh Gruber thanked the Committee for their support.

**EXECUTIVE SESSION:**

Vice Chair Howard made a motion to go back into Executive Session pursuant to S.C. Code Section 30-4-70 (A) (2): discussion of negotiations incident to proposed contractual arrangements for the following proposed Green Space Applications: fee simple application, Ulmer Road; fee simple application, William Hilton Parkway; and fee simple application, Jonesville Road. Peter Kristian seconded. The vote to approve the motion was unanimous.

The Committee was in Executive Session from 11:56 AM to 12:30 PM.

**MATTERS ARISING OUT OF EXECUTIVE SESSION:**

No matters arising out of Executive Session to report. No action was taken.

***OTHER BUSINESS:***

Mark Davis gave an update on Green Space fund collection. Mark said the most recent reporting showed just over \$54 million collected. If that was projected out, collections are ahead of schedule. Mark said the penny may hit its mark by the end of the year or in January; it's performing.

Chair McShane noted there is an application deadline on Tuesday (April 30).

Mark Davis said we have already conducted the pre-application meetings on the upcoming application cycle. We anticipate from those meetings that three applications will be submitted to the Committee; the other two may land in the next application cycle. Chair McShane asked if there were any anticipated applications from the Town of Hilton Head. Mark said there was one application from Hilton Head anticipated for the upcoming application cycle.

The Committee set the next meeting date for Monday, June 3 at 10:00 AM.

***ADJOURNMENT:***

The meeting was adjourned at 12:38 PM.

Minutes compiled by Libby Anderson, Beaufort County Planning and Zoning Department