

MINUTES

Green Space Advisory Committee

January 30, 2025, 1:00 PM, Executive Conference Room, Beaufort County Administration Building

CALL TO ORDER:

Chair McShane called the meeting to order at 1:00 PM.

COMMITTEE MEMBERS PRESENT:

Timothy Evans
T. Peter Kristian
Carmen Avon Manning
Larry McElynn
Michael McShane, Chair (virtual)

COMMITTEE MEMBERS ABSENT:

Senator Tom Davis
Laurel Rhoten

STAFF MEMBERS PRESENT:

Chuck Atkinson, Assistant County Administrator, Development/Recreation
Mark Davis, Green Space Program Manager, Beaufort County Planning and Zoning Department
Brian Hulbert, Deputy County Attorney
Juliana Smith, Long Range Planner, Beaufort County Planning and Zoning Department
Graeme Philp, Graybill, Lansche & Vinzani (virtual)
Jeff Vinzani, Attorney, Graybill, Lansche & Vinzani (virtual)

GUESTS PRESENT:

Mary Ryan Krieger, Deputy Community Plans and Liaison Officer, MCAS
Kate Schaefer, Director of Land Protection, Beaufort County Open Land Trust

ROLL CALL:

Chair McShane asked for a roll call of the committee members. A quorum of the committee was present.

Chair McShane welcomed Council Member Larry McElynn to the committee. Mr. McElynn is replacing Alice Howard as the County Council committee member. Chair McShane said he appreciated the support Council Member McElynn has provided to the program since its inception.

Chair McShane said that public notification of the meeting was published, posted, and distributed in compliance with the SC Freedom of Information Act.

APPROVAL OF AGENDA:

Chair McShane asked for an amendment to the agenda regarding item 5, Election of Vice Chair. Chair McShane asked that this item be postponed until the next meeting when all members should be present. The committee members agreed to the amendment. Peter Kristian made a motion to approve the amended agenda. Tim Evans seconded. The vote to approve the motion was unanimous.

APPROVAL OF MINUTES – DECEMBER 6, 2024:

Peter Kristian made a motion to approve the minutes of the December 6 meeting. Larry McElynn seconded. The vote to approve the motion was unanimous.

ADOPTION OF 2025 GREEN SPACE ADVISORY COMMITTEE MEETING SCHEDULE:

Chair McShane introduced a draft meeting schedule for the calendar year. The March 14 meeting was changed to March 7. Peter Kristian made a motion to approve the amended meeting schedule. Larry McElynn seconded. The vote to approve the motion was unanimous.

EXECUTIVE SESSION:

Tim Evans 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: farmland preservation application, Essex Farms; fee simple application, Beach City Road; fee simple application, Mitchelville Road. Peter Kristian seconded. The vote to approve the motion was unanimous.

The Committee was in Executive Session from 1:08 PM to 2:15 PM.

MATTERS ARISING OUT OF EXECUTIVE SESSION:

Farmland Preservation Application: Essex Farms

Tim Evans made a motion that the Green Space Advisory Committee recommend to County Council approval to fund the Essex Farms farmland preservation application not to exceed the requested amount of \$560,000. Peter Kristian seconded. The vote to approve the motion was unanimous.

Fee Simple Application: Beach City Road

Peter Kristian made a motion that the Green Space Advisory Committee recommend to County Council approval to fund the Beach City Road tract fee simple application not to exceed the requested amount of \$250,000. Tim Evans seconded. The vote to approve the motion was unanimous.

Fee Simple Application: Mitchelville Road

Chair McShane said there was discussion on review of Council's approval to do a third appraisal for the Mitchelville Road tract. Peter Kristian asked what the differential was between the two

appraisals. Tim Evans said it was 993 (\$993,000). Peter Kristian made a motion for the County Council to consider reimbursing the Town of Hilton Head Island for the difference in the two appraisals (the original Green Space appraisal and the third/recent appraisal) which is \$993,000. Tim Evans said he would second that motion with the addendum that the typos and other errors in the current appraisal be corrected before being officially submitted. Peter Kristian accepted the amendment to his motion. Chair McShane asked for Graeme Philp and Jeff Vinzani take responsibility for having the document edited for grammar.

Carmen Avon Manning asked that her comments be addressed by the appraiser; specifically:

- The 10 % Annual Increase - The annual percent change varies from a high of plus 45% to negative 6% in recent years, yet the text adopts 10% per year for updating all the sales. The adjustment multipliers range from 18 to 30% for sales 2-3 years ago when the table notes annual change ranging from negative 6% to plus 1%. The multipliers for site numbers 5 and 6 (more than 5 years ago) are over 50%. These adjustments are then used to adjust further, thus amplifying the impact. The text concludes: "The sales in Mitchelville are the most similar overall. They indicate a range from about \$27,620 per potential unit to about \$44,700 per potential unit. The least adjusted is sale 2 at -5% and it indicates a value of about \$41,900 per potential unit. Based upon this analysis, a reasonable value is \$42,000 per potential unit."
- The report ignores the Mitchelville average which is \$38,200 @261 units =\$9,972,000 which is directly in line with the previous County Green Space appraisal (\$9,877,000).
- Sale 2 is only 6.2 acres and 68 units, neither comparable to the Mitchelville site. The least adjusted site is sale 3 at \$33,465 and sale 3 is the only comparison sale of similar acres and units. If you round to \$34,000 and 261 units = \$8,874,000.

Larry McElynn asked if this matter was scheduled for the Natural Resources Committee meeting on Monday. Chair McShane said it was.

Jeff Vinzani asked that Ms. Manning's comments be emailed to him. Chair McShane asked Ms. Manning to forward her comments to the Committee (the comments outlined above).

Chair McShane asked for a vote on the motion, understanding that Ms. Manning's questions be addressed. The vote to approve the motion was unanimous.

OTHER BUSINESS:

Chair McShane said we still need a discussion on how to handle project reimbursements which can be included on the March meeting agenda.

ADJOURNMENT:

The meeting was adjourned at 2:22 PM.

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