



## Green Space Advisory Committee

### Chair

MICHAEL McSHANE

### Vice Chair

LAWRENCE McELLYNN

### Committee Members

TOM DAVIS

LAUREL RHOTEN

CARMEN AVON MANNING

TIMOTHY EVANS

T. PETER KRISTIAN

### County Administrator

MICHAEL MOORE

### Administration Building

Beaufort County Government  
Robert Smalls Complex  
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# Green Space Advisory Committee Agenda

Friday, September 12, 2025 at 10:00 AM

2nd Floor Meeting Room

Arthur Horne Building, 104 Ribaut Road, Beaufort, SC

1. CALL TO ORDER
2. 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. REVIEW OF MINUTES
  - A. ADOPTION OF MINUTES FROM AUGUST 8, 2025 MEETING
5. NEW APPLICATIONS
  - A. **CONSERVATION EASEMENT APPLICATION:** COTTON HOPE TRACTS, SHELDON; POLITICAL JURISDICTION - UNINCORPORATED BEAUFORT COUNTY; GEOGRAPHIC REGION – NORTHERN
  - B. **FEE SIMPLE APPLICATION:** BUCKWALTER PUD PARCEL 5C, BLUFFTON; POLITICAL JURISDICTION – TOWN OF BLUFFTON; GEOGRAPHIC REGION – WESTERN
  - C. **FEE SIMPLE APPLICATION:** PINE GROVE PLANTATION TRACTS, SAINT HELENA ISLAND; POLITICAL JURISDICTION – UNINCORPORATED BEAUFORT COUNTY; GEOGRAPHIC REGION – EASTERN
6. OTHER BUSINESS
  - A. UPDATE ON GREEN SPACE PROJECTS FROM THE SEPTEMBER 2, 2025 NATURAL RESOURCES COMMITTEE MEETING
7. ADJOURNMENT

# MINUTES

## Green Space Advisory Committee

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*August 8, 2025, 10:00 AM, 2<sup>nd</sup> Floor Meeting Room, Arthur Horne Building, 104 Ribaut Road*

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### **CALL TO ORDER:**

Chair McShane called the meeting to order at 10:00 AM. Chair McShane said that public notification of the meeting was published, posted, and distributed in compliance with the SC Freedom of Information Act.

### **COMMITTEE MEMBERS PRESENT:**

Senator Tom Davis

Timothy Evans

T. Peter Kristian

Carmen Avon Manning

Larry McElynn, Vice Chair

Michael McShane, Chair

Laurel Rhoten (virtual)

### **COMMITTEE MEMBERS ABSENT:**

None

### **STAFF MEMBERS PRESENT:**

Chuck Atkinson, Assistant County Administrator, Development/Recreation

Christina Bryant, Green Space Program Planner, Beaufort County Planning & Zoning Department

Brian Hulbert, County Attorney

Graeme Philp, Attorney, Graybill, Lansche & Vinzani

Jeff Vinzani, Attorney, Graybill, Lansche & Vinzani (virtual)

Juliana Zadik, Long Range Planner, Beaufort County Planning & Zoning Department

Libby Anderson, Planner, Beaufort County Planning & Zoning Department

### **GUESTS PRESENT:**

Joy Coe, Rosehill resident

Ed King, Indigo Farms

Caylor Romines, Director of Land Stewardship, Beaufort County Open Land Trust

Felicia Roth, Director of Compliance and Contracts, Town of Bluffton

Kate Schaefer, Director of Land Protection, Beaufort County Open Land Trust

### **APPROVAL OF AGENDA:**

Vice Chair McElynn made a motion to approve the agenda. Peter Kristian seconded. The vote to approve the motion was unanimous.

***ADOPTION OF MINUTES – JULY 18, 2025:***

Senator Davis made a motion to adopt the minutes of the July 18 meeting. Peter Kristian seconded. The vote to approve the motion was unanimous.

***EXECUTIVE SESSION:***

Peter Kristian 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, Buckfield Tracts, Yemassee
- Update and Discussion on Buckwalter PUD Tracts, Bluffton

Senator Davis seconded. The vote to approve the motion was unanimous.

The Committee was in Executive Session from 10:02 AM to 11:25 AM.

***MATTERS ARISING OUT OF EXECUTIVE SESSION:***

***Fee Simple Application: Buckfield Tracts, Yemassee***

Tim Evans made a motion to recommend approval of the application to the Natural Resources Committee for Phase 1 of the Buckfield Tracts while continuing with the necessary due diligence, capping the grant at \$7 million, which is the amount requested in the grant application. The motion was seconded by Peter Kristian. The vote to approve the motion was unanimous.

***Update and Discussion: Buckwalter PUD Tracts, Bluffton***

Senator Davis said the Town of Bluffton and an entity known as Inland Bluffton, LLC have entered into a nonbinding letter of intent in regard to a 55-acre tract known as 5C which is adjacent to parcels 5A and 5B which the Green Space Committee recommended approval at their last meeting. Senator Davis said the Town of Bluffton intends to submit a Green Space application for this property. Senator Davis made a motion that when the Town of Bluffton submits the Green Space application for Parcel 5C, which will likely be next week, staff be authorized to receive it and process it outside of the usual quarterly deadlines so that the Green Space Advisory Committee can consider the application at their September 12 meeting. Vice Chair McElynn seconded. The vote to approve the motion was unanimous.

***OTHER BUSINESS:***

There was no other business discussed.

***ADJOURNMENT:***

The meeting was adjourned at 11:29 AM.

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