



Green Space Advisory Committee

Chair

MICHAEL McSHANE

Vice Chair

LAWRENCE McELLYNN

Committee Members

TOM DAVIS

LAUREL RHOTEN

CARMEN AVON MANNING

TIMOTHY EVANS

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Green Space Advisory Committee Agenda

Thursday, September 10, 2026 at 10:00 AM

Executive Conference Room

County Administration Building, 100 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 THE JULY 17, 2026 MEETING MINUTES

5. PUBLIC COMMENT

6. NEW APPLICATIONS

- A. **CORRIDOR PROTECTION APPLICATION:** V&R INVESTMENT TRACT, BEAUFORT; POLITICAL JURISDICTION – TOWN OF PORT ROYAL; GEOGRAPHIC REGION – NORTHERN (*deferred from the July 17, 2026, GSAC meeting*)
- B. **CORRIDOR PROTECTION APPLICATION:** RLC PROPERTIES TRACT, BEAUFORT; POLITICAL JURISDICTION – UNINCORPORATED BEAUFORT COUNTY; GEOGRAPHIC REGION – EASTERN
- C. **FARMLAND PRESERVATION APPLICATION:** SEASIDE OAKS TRACTS, SAINT HELENA ISLAND; POLITICAL JURISDICTION – UNINCORPORATED BEAUFORT COUNTY; GEOGRAPHIC REGION – EASTERN
- D. **CONSERVATION EASEMENT APPLICATION:** OKATIE BLUFF ROAD TRACTS, OKATIE; POLITICAL JURISDICTION – UNINCORPORATED BEAUFORT COUNTY; GEOGRAPHIC REGION – WESTERN

7. EXECUTIVE SESSION

PURSUANT TO S.C. CODE SECTION 30-4-70 (A) (2): DISCUSSION OF NEGOTIATIONS INCIDENT TO PROPOSED CONTRACTUAL ARRANGEMENTS FOR THE FOLLOWING GREEN SPACE PROGRAM APPLICATIONS:

- A. **FARMLAND PRESERVATION APPLICATION:** PINE GROVE PLANTATION TRACTS, SAINT HELENA ISLAND; POLITICAL JURISDICTION – UNINCORPORATED BEAUFORT COUNTY; GEOGRAPHIC REGION – EASTERN
- B. **CORRIDOR PROTECTION APPLICATION:** GRANGERS RETREAT TRACTS, SAINT HELENA ISLAND; POLITICAL JURISDICTION – UNINCORPORATED BEAUFORT COUNTY; GEOGRAPHIC REGION – EASTERN

8. MATTERS ARISING OUT OF EXECUTIVE SESSION

9. PROJECT UPDATES

10. ADJOURNMENT



MINUTES

Green Space Advisory Committee



July 17, 2026, 10:00 AM, Executive Conference Room, 100 Ribaut Road

Video of the complete meeting is available for viewing on the Beaufort County website

<https://beaufortcountysc.new.swagit.com/videos/393853>

CALL TO ORDER:

Chair McShane called the meeting to order at 9:58 AM.

Chair McShane said this is the first time the Green Space meeting is being live-streamed. Chair McShane said that Carmen Avon Manning was attending virtually. Chair McShane tested the audio to make sure Ms. Manning could hear and vice versa.

Chair McShane asked the Committee members and Green Space staff to introduce themselves.

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 (virtual)

Larry McElynn, Vice Chair

Michael McShane, Chair

Laurel Rhoten

COMMITTEE MEMBERS ABSENT:

None

STAFF MEMBERS PRESENT:

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

Mark Davis, Green Space Program Manager, Beaufort County Planning & Zoning Department

Brian Hulbert, County Attorney

Dylan Kidd, Assistant County Administrator, Beaufort County

Graeme Philp, Attorney, Graybill, Lansche & Vinzani

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

GUESTS PRESENT:

David Bishop, The Nature Conservancy

Michael Czymbor, The Forino Company

Tom DeMint

Bryce Donaghue, Land Stewardship Manager, Beaufort County Open Land Trust

Alex Hawley, Ward Edwards Engineering

Alice Howard, Chair, Beaufort County Council
Noah Krepps, Planning Director, Town of Port Royal
Justin Patel, V&R Investment
Caylor Romines, Director of Land Stewardship, Beaufort County Open Land Trust
Kate Schaefer, representing Beaufort County Open Land Trust
Elvio Tropeano

APPROVAL OF AGENDA:

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

REVIEW OF MINUTES – June 12, 2026:

Senator Davis made a motion to adopt the minutes of the June 12, 2026 meeting. Laurel Rhoten seconded. The vote to approve the motion was unanimous.

PUBLIC COMMENT:

There was no public comment.

ANNUAL ELECTION OF OFFICERS:

Tim Evans made a motion that the existing sitting board of officers remain in place for the next cycle. Senator Davis seconded. The vote to approve the motion was unanimous.

NEW APPLICATIONS:

Planned Development Buydown Application: V&R Investment Tract, Town of Port Royal

Mark Davis used the conference room screen to give an overview of the application which had been deferred from the June meeting. Noah Krepps with the Town of Port Royal, applicant, updated the Committee on the Town's actions since the last meeting. The Town thought the best path forward was to rezone the whole PUD to T4. The Town has had first reading on the rezoning ordinance. Noah said the Town would take ownership of the property. The Town would like to complete the rezoning and amend the application to a Corridor Application. Noah requested that the application be moved forward for due diligence.

Tim Evans made a motion to defer the application back to the Town and if they want to come back with a Corridor Application, the Green Space Committee can discuss it. The motion was seconded by Senator Davis. 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 Green Space Program application: Fee Simple Application – Pine Grove Plantation Tracts, St. Helena Island. Senator Davis seconded the motion. The vote to approve the motion was unanimous.

The Committee was in Executive Session from approximately 10:26 AM to 10:52 AM.

MATTERS ARISING OUT OF EXECUTIVE SESSION:

Senator Davis moved with regard to the Pine Grove Plantation Tracts, for due diligence to be done in regard to pending lawsuits, and a summary of the implications, if any, those lawsuits may have in regard to the Pine Grove Plantation Tracts, and also encourage the owner to work with staff on the application to be one for the preservation of farmland or “other,” instead of having it be obligated to be a passive park. In regard to both of those things, that this be done in time for consideration by the Green Space Committee at the September 10 meeting. Tim Evans seconded the motion. The vote to approve the motion was unanimous.

OTHER BUSINESS

Project Updates

Caylor Romines and Kate Schaefer gave an update on applications the Open Land Trust have submitted. Mark Davis gave updates on other applications. Chair McShane reviewed the Funding Status handout.

After hearing the update on the Chelsea application, Senator Davis made a motion that the Green Space Committee recommend to Beaufort County Council that it communicate with Jasper County Council and urge it to look at issuance of bonds and defeating those bonds with its penny sales tax over time, so that Jasper County could cooperate more fully with Beaufort County in regard to some of these conservation efforts. Tim Evans seconded the motion. Chair McShane said the idea is that Green Space Committee would take that recommendation to County Council on August 10. The vote to approve the motion was unanimous.

ADJOURNMENT:

The meeting was adjourned at 11:17 AM.

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