



Green Space Advisory Committee

Chair

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LAWRENCE McELLYNN

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Green Space Advisory Committee Agenda

Friday, October 16, 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 SEPTEMBER 10, 2026 MEETING MINUTES

5. PUBLIC COMMENT

6. NEW APPLICATIONS

- A. **CORRIDOR PROTECTION APPLICATION:** RLC PROPERTIES TRACT, BEAUFORT; POLITICAL JURISDICTION – UNINCORPORATED BEAUFORT COUNTY; GEOGRAPHIC REGION – EASTERN (*deferred from the September 10, 2026, GSAC meeting*)

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



September 10, 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/400698>

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.

Chair McShane conducted a roll call and noted the Committee had a quorum.

COMMITTEE MEMBERS PRESENT:

Senator Tom Davis (by phone)

Michael McShane, Chair

Timothy Evans

Laurel Rhoten (virtual)

Alice Howard (proxy for Lawrence McElynn)

COMMITTEE MEMBERS ABSENT:

T. Peter Kristian

Carmen Avon Manning

STAFF MEMBERS PRESENT:

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

Brian Hulbert, County Attorney

Dylan Kidd, Assistant County Administrator, Beaufort County

Graeme Philp, Attorney, Graybill, Lansche & Vinzani

Rob Merchant, Director, Beaufort County Planning & Zoning Department

GUESTS PRESENT:

David Bishop, The Nature Conservancy

Bronco Bostick

Barbara Clark, V&R Investment

Michael Czymbor, The Forino Company

Jorge Guerrero, Mayor Pro Tempore, Town of Port Royal

Fred Hamilton, Jr., V&R Investment

Alex Hawley, Ward Edwards Engineering

Noah Krepps, Planning Director, Town of Port Royal

Liz O'Brien, Executive Director, Beaufort County Open Land Trust

Kevin Phillips, Mayor, Town of Port Royal

Justin Patel, V&R Investment

Caylor Romines, Director of Land Stewardship, Beaufort County Open Land Trust
Charlie Russo
Kate Schaefer, representing Beaufort County Open Land Trust
Eric Sowers, V&R Investment
Elvio Tropeano

APPROVAL OF AGENDA:

Tim Evans made a motion to approve the agenda. Alice Howard seconded. The vote to approve the motion was unanimous.

REVIEW OF MINUTES – July 17, 2026:

Tim Evans made a motion to adopt the minutes of the July 17, 2026 meeting. Alice Howard seconded. The vote to approve the motion was unanimous.

PUBLIC COMMENT:

There was no public comment.

NEW APPLICATIONS:

Corridor Protection Application: V&R Investment Tract, Town of Port Royal

Dylan Kidd used the conference room screen to give an overview of the application which had been deferred from the July meeting. Dylan said this is now a Corridor Protection Application.

Mayor Phillips thanked Senator Davis for his leadership in establishing the Green Space Program. The property has been rezoned to make it more appropriate for a Corridor Application. Development of the property could present issues such as traffic and access.

Noah Krepps confirmed the Town is the applicant and will take ownership of the property.

Chair McShane confirmed the applicant is requesting 100% Green Space funding for the project. Chair McShane said County Council has been very reticent about paying 100% for a municipality's project. Let's look at what other sources of funding may be there. By ordinance, this is a competitive process.

Noah Krepps said the new zoning of the property is T4NC-Open. This was finalized in August. The previous zoning was PUD.

Graeme Philp said if there was a zoning change since adoption of the Green Space Ordinance that increased the density/development rights, the property would not be eligible for Green Space funding. Chair McShane said that is not the case here.

Tim Evans asked about the Ellis Cemetery properties. Noah Krepps said these properties were not annexed into the Town and are in the unincorporated area of Beaufort County.

Laurel Rhoten asked if any developments along the SC 170 corridor would be interested in contributing funds or green space as they are developing. Noah Krepps said some developments do have open space requirements.

Chair McShane asked, for this project, if there are other opportunities to reach out for additional funding so it is not 100% on Green Space; this is a hurdle that may get some push-back.

Alice Howard made a motion to move the application forward to County Council with a recommendation to conduct due diligence/negotiate terms. The motion was seconded by Tim Evans. The vote to approve the motion was unanimous by the Committee members present.

Graeme Philp said the County will do its own appraisal on the property.

Corridor Protection Application: RLC Properties Tract, Unincorporated Beaufort County

Dylan Kidd used the conference room screen to give an overview of the application. The applicant was not present. Christina Bryant confirmed the application is for fee-simple purchase by the County.

Chair McShane and Tim Evans agreed that the Committee needs feedback from the County on whether it wants to be the owner of the property. Brian Hulbert said staff will not have that answer until staff takes it to County Council to see what Council's preference is.

Tim Evans made a motion to defer the application until the October Green Space meeting to see if the County wants to be the owner of the property. The motion was seconded by Alice Howard. The vote to approve the motion was unanimous by the Committee members present.

Farmland Preservation Application: Seaside Oaks Tracts, St. Helena Island

Caylor Romines, with the Open Land Trust, the applicant, used the conference room screen to give an overview of the application. The property is currently three tracts totaling 121 acres located on the Harbor River. There are former farm fields, mature live oaks, forest, tidal marsh and freshwater wetlands. Majority of the land contains Prime Farmland soil. This would be a conservation easement held by the Open Land Trust. The current terms are keeping this as zero subdivision and one residential structure. The property owner would like to maintain ownership of the property. The application is for 50% of the easement value; however the owner recently said they would like to go down to a 40% ask because he believes in this program. Caylor said they are also asking for 20% from the SC Conservation Bank.

Matt Trumps, applicant for RLC Properties Tract application, joined the meeting virtually.

Laurel Rhoten noted that at 1 dwelling unit per 3 acres, this would save 40 dwelling units. Caylor Romines said the property is zoned T2R.

Tim Evans made a motion to move the application forward to County Council with a recommendation to conduct due diligence/negotiate terms. The motion was seconded by Alice Howard. The vote to approve the motion was unanimous by the Committee members present.

Chair McShane told Mr. Trumps that his application had been deferred to the October 16 Green Space meeting so that the Committee could hear from the County if they are interested in taking ownership of the tract.

Matt Trumps left the meeting.

Conservation Easement Application: Okatie Bluff Rd Tracts, Unincorporated Beaufort County
Caylor Romines, with the Open Land Trust, the applicant, used the conference room screen to give an overview of the application. The property is two parcels totaling 106 acres. It is across the road from Camp St. Mary's, a County-owned property that is being developed for a passive park. The subject property has frontage on the Okatie River. There are two existing structures. The property owner would be looking at one additional structure. The property is zoned T2R. Chair McShane said it could be developed for 30+ units. Caylor said the application is for 50% of the easement value. They will also be requesting funding from the State Conservation Bank. The owner is willing to offer as a bargain sale.

Laurel Rhoten made a motion to move the application forward to County Council with a recommendation to conduct due diligence/negotiate terms. The motion was seconded by Alice Howard. The vote to approve the motion was unanimous by the Committee members present.

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 applications:

- Farmland Preservation Application – Pine Grove Plantation Tracts, St. Helena Island
- Corridor Protection Application - Grangers Retreat Tracts, St. Helena Island

Alice Howard seconded the motion. The vote to approve the motion was unanimous by the Committee members present.

The Committee was in Executive Session from 10:47 AM to 11:19 AM.

MATTERS ARISING OUT OF EXECUTIVE SESSION:

Tim Evans moved that both the Pine Grove Plantation Tracts application and Grangers Retreat Tracts application be deferred to the October 16 Green Space meeting. Alice Howard seconded the motion. The vote to approve the motion was unanimous by the Committee members present.

OTHER BUSINESS**Project Updates**

Chair McShane reviewed the Project Update spreadsheet. Kate Schaefer reminded the Committee that with easement due diligence, the appraiser practice is always to mark an appraisal “draft” until the final recorded easement is the exhibit. This committee may never see an easement appraisal that says “final.” The last draft is the Committee’s version of a final report.

Chair McShane reviewed the new Funding Breakdown handout.

ADJOURNMENT:

The meeting was adjourned at 11:26 AM.

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