

# MINUTES

## Green Space Advisory Committee

*August 16, 2024, 2:00 PM, Virtual Only Public Meeting*

### **CALL TO ORDER:**

Chair McShane called the virtual only public meeting to order at 2:00 PM. Chair McShane confirmed with Mark Davis that public notification of the meeting had been published, posted, and distributed in compliance with the SC Freedom of Information Act.

### **COMMITTEE MEMBERS PRESENT:**

Senator Tom Davis  
Timothy Evans  
Alice Howard, Vice-Chair  
T. Peter Kristian  
Carmen Avon Manning  
Michael McShane, Chair

### **COMMITTEE MEMBERS ABSENT:**

Laurel Rhoten

### **STAFF MEMBERS PRESENT:**

Chuck Atkinson, Assistant County Administrator, Development/Recreation  
Mark Davis, Deputy Director, Beaufort County Planning and Zoning Department  
Thomas Keaveny, County Attorney Elected Officials  
Graeme Philp, Graybill, Lansche & Vinzani  
Jeff Vinzani, Graybill, Lansche & Vinzani

### **GUESTS PRESENT:**

Lawrence McElynn, Council Member, District 10

### **APPROVAL OF AGENDA:**

The agenda was approved by acclamation.

### **FEE SIMPLE APPLICATION: MITCHELVILLE ROAD, HILTON HEAD ISLAND:**

Chair McShane said this application has been presented through County Council. Chair McShane reminded the Committee of their recommendation to Council on the application which was to pay no more than the new appraised value. Mark Davis said a new appraisal had been conducted and an updated plat has been prepared. That appraisal, which provides the

value through the Green Space program's evaluation and due diligence, came in at \$9,887,000.

Chair McShane said based on that information, our recommendation is that we apply \$9.887 million of Green Space funds to the Town of Hilton Head. On the shortfall for them, Senator Davis has commented that he may facilitate helping the Town at some point.

In response to a question by Chair McShane, Chuck Atkinson said he sent the appraisal to Josh Gruber, Deputy Town Manager, Town of Hilton Head, about 45 minutes before the meeting.

Chair McShane asked the Committee members if they had any comments. Vice-Chair Howard said the County Administrator had shared the appraisal with County Council about 20 minutes ago.

Council Member McElynn said he is happy you are making this kind of progress. This is going to be a very exciting time for us as it moves through the process; congratulations to all.

Graeme Philp reminded the group that the resolution passed by County Council provides that if any funds come from grants from the state, they are to come back to the Green Space program. Senator Davis said he confirms and agrees with this statement.

Chuck Atkinson said the next step is to complete the grant agreement and include the required deed restrictions. Once it is signed by the County and the Town of Hilton Head, we will work with the Finance Department and Treasurer's Office to wire funds to the closing attorney. This should happen in short order.

In response to a question from Senator Davis, Chuck Atkinson recapped the costs:

Appraised Value: \$9,887,000

Purchase Agreement Hilton Head has with the property owners: \$11,750,000

Difference to be paid by Hilton Head: \$1,863,000

Chair McShane said he would be attending Monday's Community Services and Land Use Committee meeting where he can give an update.

In response to a question from Peter Kristian, Mark Davis recommended for the purposes of safety that the closing be completed before the end of August. Tom Keaveny said he believes the contract deadline is September 2.

In response to a question by Peter Kristian, Chuck Atkinson confirmed there is no additional action needed from the Green Space Advisory Committee; the ball is in the Town's court.

Tim Evans said throughout this process, we have been concerned with getting quality projects, and this effort, along with Gregorie Neck, are really quality projects for this program. Tim said the Town of Hilton Head is getting a heck of a bargain given the amount of money and due diligence support the Green Space Committee has put into it.

Carmen Avon Manning said she echoed Tim's comments; this is a great project. We should take every opportunity to let our citizens know that we are working hard.

Senator Davis said he echoes Carmen's comments. Senator Davis said these first two acquisitions—Mitchelville and Gregorie Neck—are illustrative as to what the Green Space Program is all about. We ought to capitalize on that with the public so they can see how these tax dollars are being put to use.

Vice-Chair Howard said this is outstanding and I am glad this is all working out.

***ADJOURNMENT:***

The meeting was adjourned at 2:20 PM.

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