MINUTES

Green Space Advisory Committee

October 16, 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/404221

CALL TO ORDER:

Chair McShane called the meeting to order at 9:59 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:

Timothy Evans
T. Peter Kristian
Carmen Avon Manning (virtual)
Lawrence McElynn, Vice Chair
Michael McShane, Chair
Laurel Rhoten

COMMITTEE MEMBERS ABSENT:

Senator Tom Davis

STAFF MEMBERS PRESENT:

Samatha Blumling, Deputy County Attorney, Beaufort County
Christina Bryant, Green Space Program Planner, Beaufort County Planning & Zoning Department
Mark Davis, Green Space Program Manager, Beaufort County Planning & Zoning Department
Jared Fralix, Assistant County Administrator, Beaufort County
Brian Hulbert, County Attorney, Beaufort County
Graeme Philp, Attorney, Graybill, Lansche & Vinzani (virtual)
Jeff Vinzani, Attorney, Graybill, Lansche & Vinzani (virtual)
Juliana Zadik, Deputy Director, Beaufort County Planning & Zoning Department

GUESTS PRESENT:

Alice Howard, Chair, Beaufort County Council
Robert New
Caylor Romines, Director of Land Stewardship, Beaufort County Open Land Trust
Kate Schaefer, representing Beaufort County Open Land Trust
Matt Trumps, Tideland Realty

APPROVAL OF AGENDA:

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

REVIEW OF MINUTES – September 10, 2026:
Laurel Rhoten made a motion to adopt the minutes of the September 10, 2026 meeting. Tim Evans seconded. The vote to approve the motion was unanimous. Peter Kristian abstained from the voting as he was not present at the meeting. Chair McShane said the Committee missed Mr. Kristian at the September meeting.

PUBLIC COMMENT:
There was no public comment.

NEW APPLICATIONS:
Corridor Protection Application: RLC Properties Tract, Unincorporated Beaufort County
Mark Davis said this application had been deferred from the September meeting. Mark used the conference room screen to give an overview of the application. The site has frontage on Lady's Island Drive and backs up to the marsh. The site is a little over 4 acres. There is protected land (easement) north of the property. This application could expand on that corridor protection. A Corridor Application does not require public access.

Matt Trumps, applicant, said this is a highly developable commercial property. It is the first property seen coming over the McTeer Bridge onto Lady's Island. It was originally slated to house the Keyserling Cancer Center. Matt said he is not the owner of the property; he is the real estate agent. Matt said they were approached by a number of Lady's Island residents about the potential to protect the property.

Mark Davis said the zoning is commercial/institutional - a "serving the community" type of zoning. The Committee must balance development needs and corridor protection and determine if the County is interested in owning it.

Chair McShane asked if the owner has any interest in an easement on the tract. Matt Trumps said he can't speak for the owner; however, the property was purchased over 20 years ago as an investment property. Chair McShane said, then we need to hear from the County that this is a priority acquisition for using Green Space money.

Matt Trumps said the property is listed for $1.65 million.

Peter Kristian asked if there is a residential development component on the property. Mark Davis said it is more zoned for institutional/commercial/office, so basically 6% tax revenue.

Chair McShane confirmed that the Committee has not heard whether the County wants to own the property.

Mark Davis said the application meets the criteria for a Corridor Application.

Tim Evans made a motion to move the application forward to County Council with a recommendation to conduct due diligence/negotiate terms. This would answer the questions the Committee has about whether this would be a priority moving forward. The motion was seconded by Laurel Rhoten. The vote to approve the motion was unanimous. Chair McShane said this does not commit the County to do anything beyond just the due diligence.

Chair McShane said the cost of the due diligence should not exceed $15,000.

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

Laurel Rhoten seconded the motion. The vote to approve the motion was unanimous.

The Committee was in Executive Session from 10:18 AM to 11:07 AM.

MATTERS ARISING OUT OF EXECUTIVE SESSION:
Chair McShane said in Executive Session, there was discussion on the Pine Grove Plantation Tracts, but there is no action to take.

Chair McShane said on the Grangers Retreat Tract, there will be a statement made by the Committee's representative from the Eastern Region.

Laurel Rhoten said the Committee received an update and looks forward to collaborating with Public Works and the County Administrator moving forward.

PROJECT UPDATES
Chair McShane reviewed the Green Space Project Update spreadsheet.

Caylor Romines representing the Open Land Trust provided updates on their applications in the Northern Region.

Mark Davis said in the Eastern Region, regarding the Messick tract, staff are still waiting to hear back from the City of Beaufort.

In the Southern Region, Mark Davis said the Green Space Program has closed on the Simmons Tract and Broad Creek Marina. Mark said the Broad Creek Marina acquisition was funded 50% by Green Space and 50% by the Town of Hilton Head, and the Town will be cleaning up the site. Jeff Vinzani provided an update on the New River Forest.

In the Western Region, regarding the Victoria Bluff Tracts, Caylor Romines said the survey is underway.

Kate Schaefer said there will be a dedication of the Pocotaligo Station State Forest on October 23.

Chair McShane reviewed the Funding Breakdown handout.

The Committee agreed to hold a special meeting on November 13.

ADJOURNMENT:
The meeting was adjourned at 11:31 AM.

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