



Special Called Meeting of the Community Services and Land Use Committee

Beaufort County, SC

Council Chambers, Administration Building Beaufort County Government Robert Smalls Complex 100 Ribaut Road, Beaufort

Monday, December 11, 2023
3:30 PM

AGENDA

COMMITTEE MEMBERS:

ALICE HOWARD, CHAIR
GERALD DAWSON
THOMAS REITZ

YORK GLOVER, VICE-CHAIRMAN
PAULA BROWN
JOSEPH PASSIMENT, EX-OFFICIO

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. PUBLIC NOTIFICATION OF THIS MEETING HAS BEEN PUBLISHED, POSTED, AND DISTRIBUTED IN COMPLIANCE WITH THE SOUTH CAROLINA FREEDOM OF INFORMATION ACT
4. APPROVAL OF AGENDA
5. CITIZEN COMMENT PERIOD- 15 MINUTES TOTAL

Anyone who wishes to speak during the Citizen Comment portion of the meeting will limit their comments and speak no longer than three (3) minutes. Speakers will address Council in a respectful manner appropriate to the decorum of the meeting, refraining from the use of profane, abusive, or obscene language. In accordance with Beaufort County's Rules and Procedures, giving of a speaker's time to another is not allowed.

AGENDA ITEMS

6. RECOMMEND APPROVAL TO FUND DUE DILIGENCE AND NEGOTIATE TERMS OF ACQUISITIONS FOR THE FOLLOWING PROPOSED GREEN SPACE APPLICATIONS:
 - A. CONSERVATION EASEMENT APPLICATION: HALF MOON ISLAND ROAD, LOBECO; POLITICAL JURISDICTION - UNINCORPORATED BEAUFORT COUNTY; GEOGRAPHIC REGION – NORTHERN
 - B. CONSERVATION EASEMENT APPLICATION: GREGORIE NECK ROAD, YEMASSEE; POLITICAL JURISDICTION - UNINCORPORATED JASPER COUNTY; GEOGRAPHIC REGION – OUTSIDE OF COUNTY

C. FEE SIMPLE APPLICATION: ULMER ROAD, BLUFFTON; POLITICAL JURISDICTION - UNINCORPORATED BEAUFORT COUNTY; GEOGRAPHIC REGION – SOUTHERN

D. FEE SIMPLE APPLICATION: MITCHELVILLE ROAD, HILTON HEAD ISLAND; POLITICAL JURISDICTION - TOWN OF HILTON HEAD; GEOGRAPHIC REGION - SOUTHERN

EXECUTIVE SESSION

7. PURSUANT TO S.C. CODE SECTION 30-4-70 (A) (2): DISCUSSION OF NEGOTIATIONS INCIDENT TO PROPOSED CONTRACTUAL ARRANGEMENTS AND PROPOSED SALE OR PURCHASE OF REAL PROPERTY (76 May River Rd.)
8. MATTERS ARISING OUT OF EXECUTIVE SESSION
9. ADJOURNMENT

TO WATCH COMMITTEE OR COUNTY COUNCIL MEETINGS OR FOR A COMPLETE LIST OF AGENDAS AND BACKUP PACKAGES, PLEASE VISIT:

<https://beaufortcountysc.gov/council/council-committee-meetings/index.html>



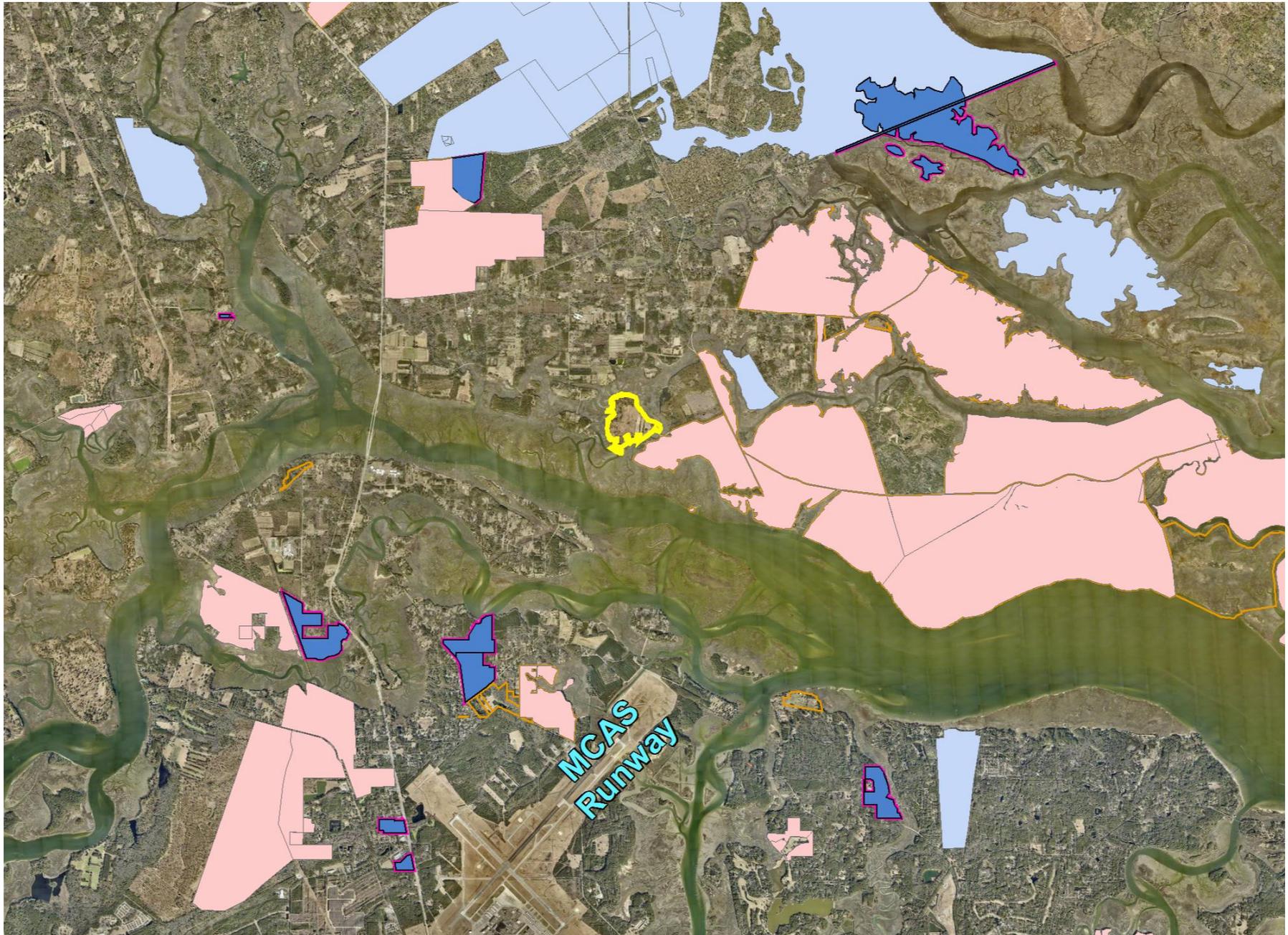
BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

ITEM TITLE:
RECOMMEND APPROVAL TO FUND DUE DILIGENCE AND NEGOTIATE TERMS OF ACQUISITIONS FOR THE FOLLOWING PROPOSED GREEN SPACE APPLICATIONS:
MEETING NAME AND DATE:
Community Services and Land Use Committee, December 11, 2023
PRESENTER INFORMATION:
Mr. Mike McShane, Chair of Green Space Advisory Committee & Mr. Mark Davis, Deputy Director of Planning and Zoning (15 minutes)
ITEM BACKGROUND:
During their December 6, 2023 meeting, the Green Space Advisory Committee (GSAC) reviewed four applications. At this meeting, the GSAC recommended further consideration of the applications by conducting due diligence and to begin negotiating the terms of potential acquisitions/procurements with the applicants.
PROJECT / ITEM NARRATIVE:
The four applications recommended for due diligence and to begin negotiating the terms of potential acquisitions/procurements are: (1) CONSERVATION EASEMENT APPLICATION: HALF MOON ISLAND ROAD, LOBECO; POLITICAL JURISDICTION - UNINCORPORATED BEAUFORT COUNTY; GEOGRAPHIC REGION – NORTHERN (2) CONSERVATION EASEMENT APPLICATION: GREGORIE NECK ROAD, YEMASSEE; POLITICAL JURISDICTION - UNINCORPORATED JASPER COUNTY; GEOGRAPHIC REGION – OUTSIDE OF COUNTY (3) FEE SIMPLE APPLICATION: ULMER ROAD, BLUFFTON; POLITICAL JURISDICTION - UNINCORPORATED BEAUFORT COUNTY; GEOGRAPHIC REGION – SOUTHERN (4) FEE SIMPLE APPLICATION: MITCHELVILLE ROAD, HILTON HEAD ISLAND; POLITICAL JURISDICTION TOWN OF HILTON HEAD; GEOGRAPHIC REGION - SOUTHERN
FISCAL IMPACT:
For Half Moon Island - Up to \$35,000 due diligence expenditure from Green Space Program Sales Tax For Gregorie Neck – N/A (due diligence expenditure is applicant’s responsibility) For Ulmer Road – Up to \$10,000 due diligence expenditure from Green Space Program Sales Tax For Mitchelville Road – Up to \$35,000 due diligence expenditure from Green Space Program Sales Tax
OPTIONS FOR COUNCIL MOTION:
Motion to approve due diligence and negotiate the terms of acquisitions/procurements for all or some applications Motion to modify due diligence and negotiate the terms of acquisitions/procurements for all or some applications Motion to deny due diligence and negotiate the terms of acquisitions/procurements for all or some applications

HALF MOON ISLAND – CONSERVATION EASEMENT

APPLICANT – OPEN LAND TRUST

80 – 102 +/- Acres



HALF MOON ISLAND - CONSERVATION EASEMENT

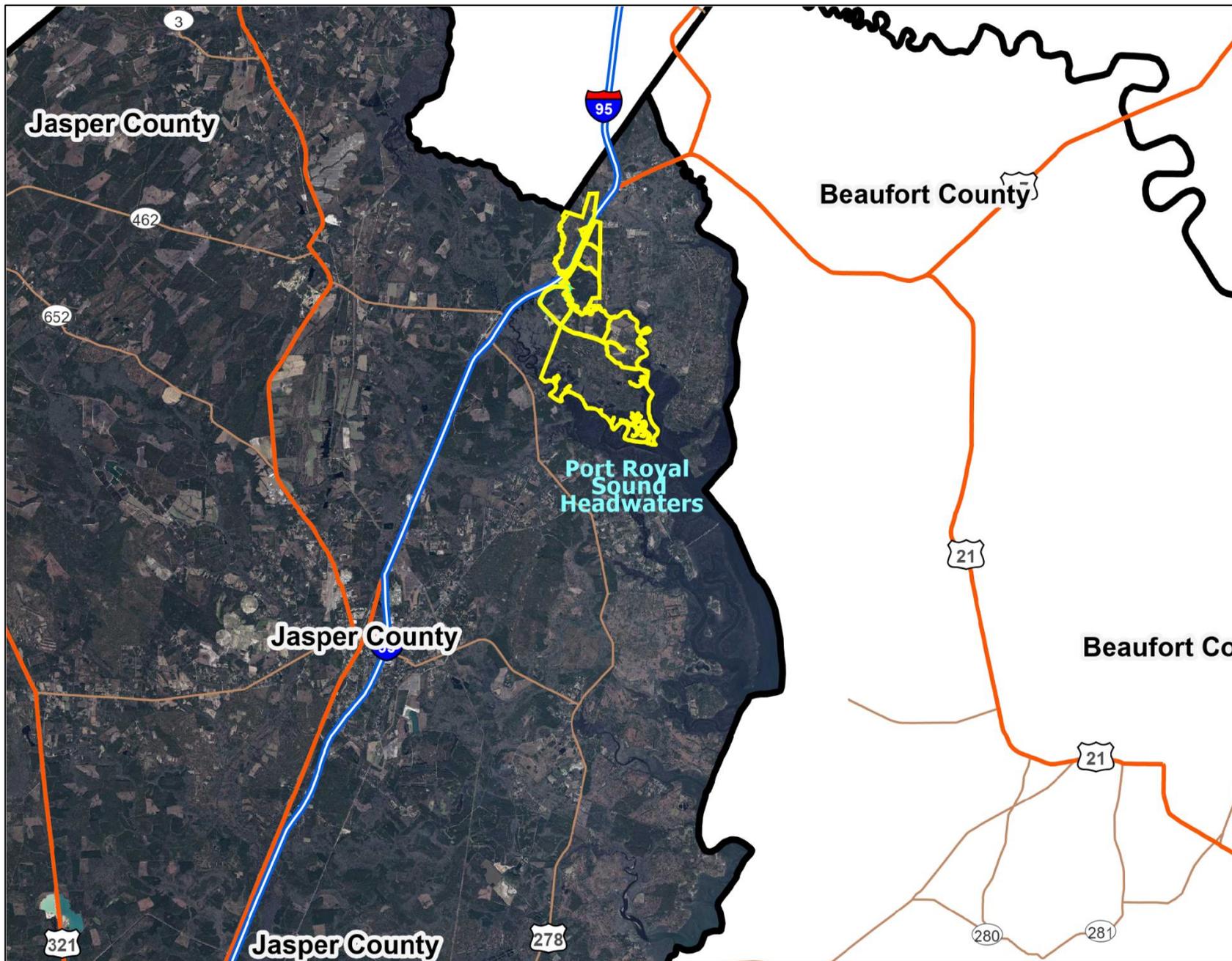
Item 6.



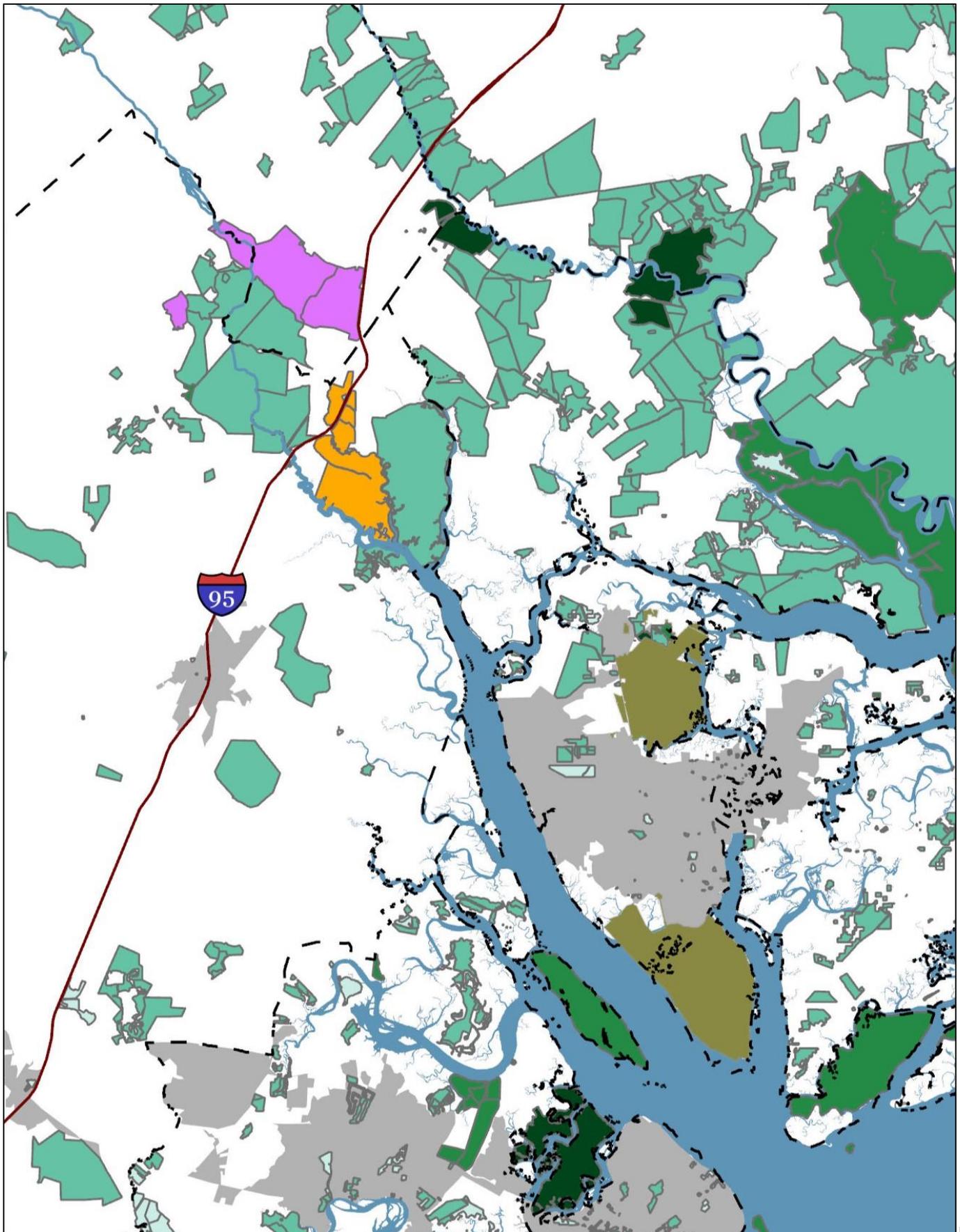
GREGORIE NECK TRACT – CONSERVATION EASEMENT

APPLICANT – OPEN LAND TRUST

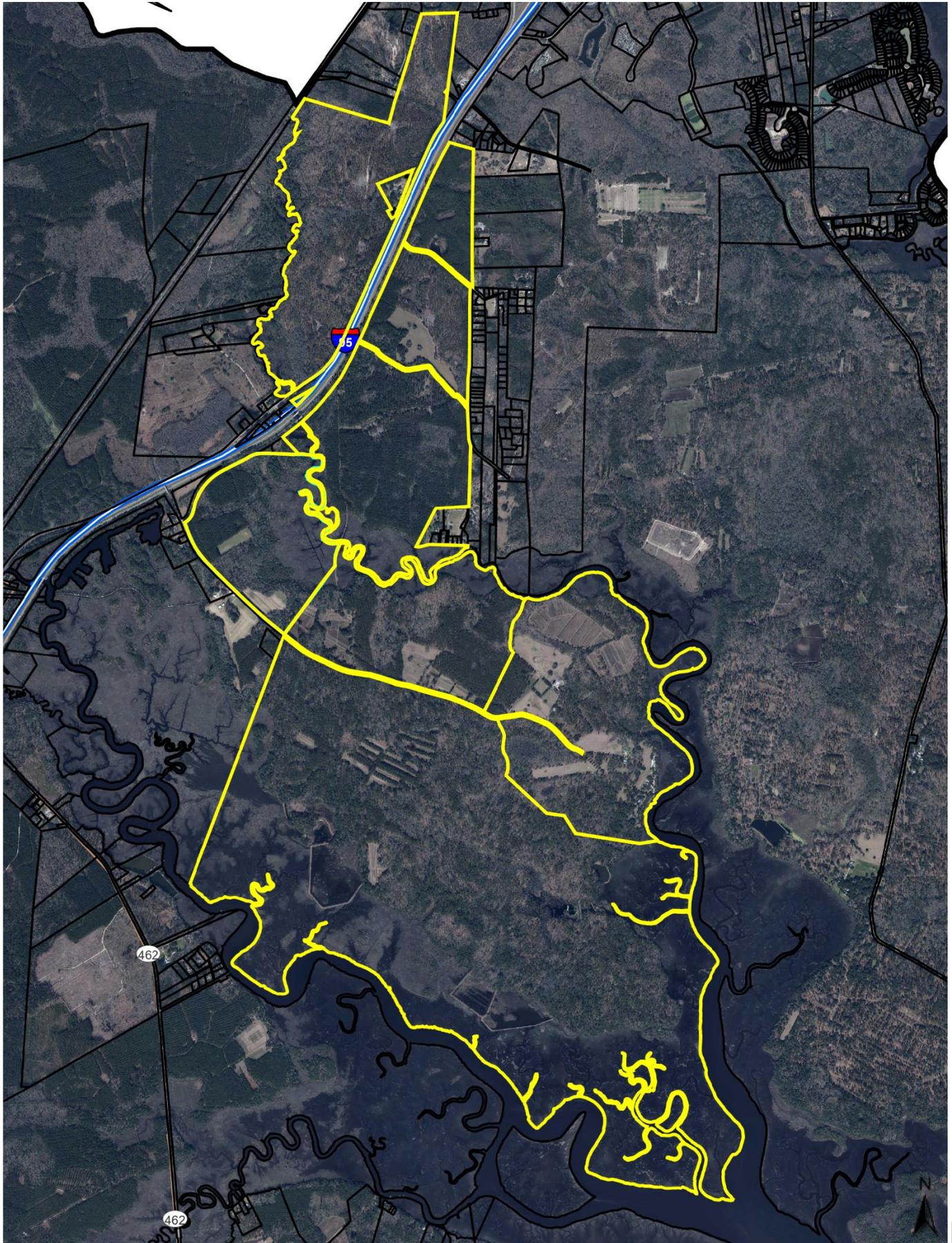
4,445 +/- 50 Acres



GREGORIE NECK TRACT – CONSERVATION EASEMENT



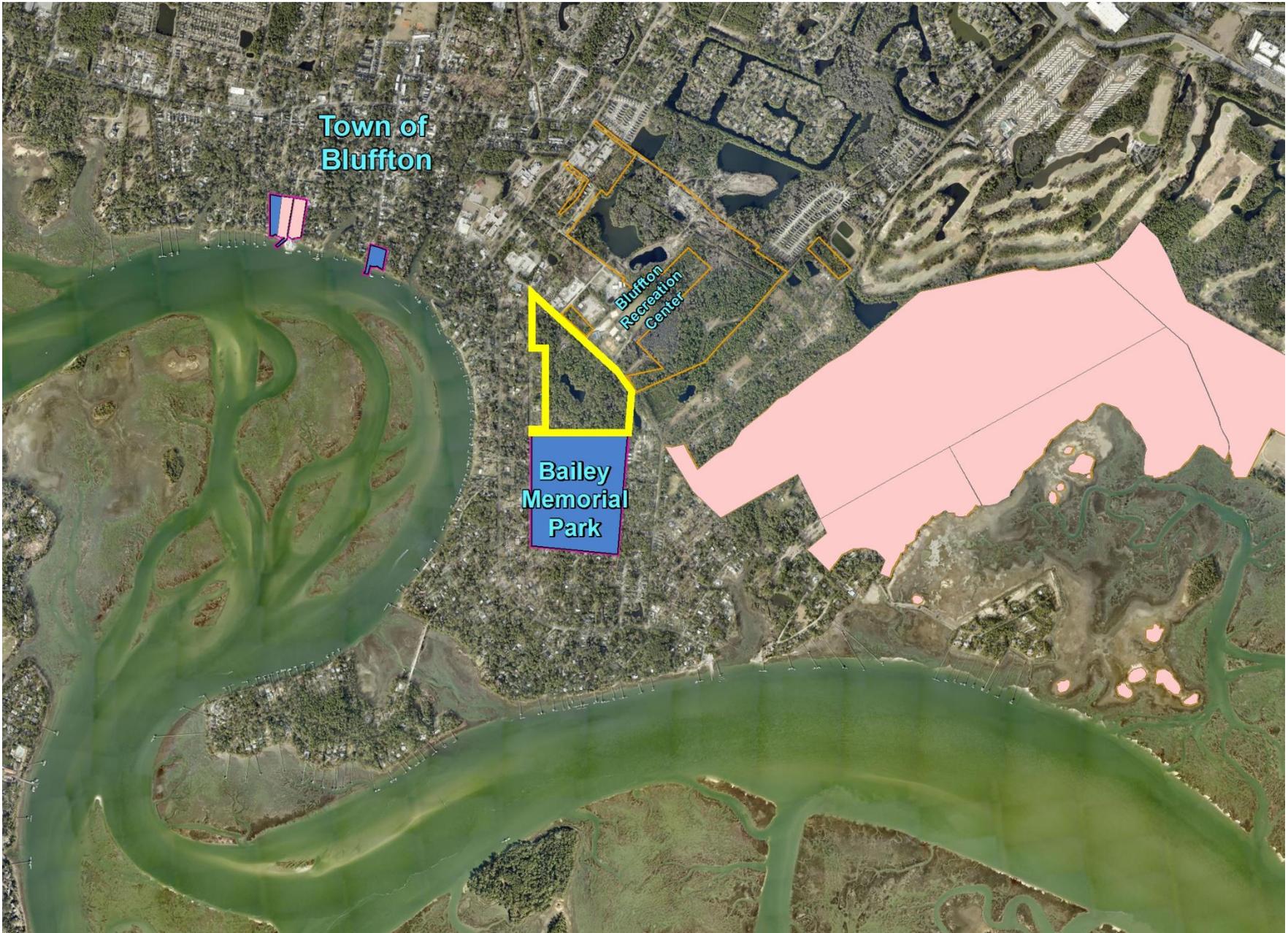
GREGORIE NECK TRACT – CONSERVATION EASEMENT



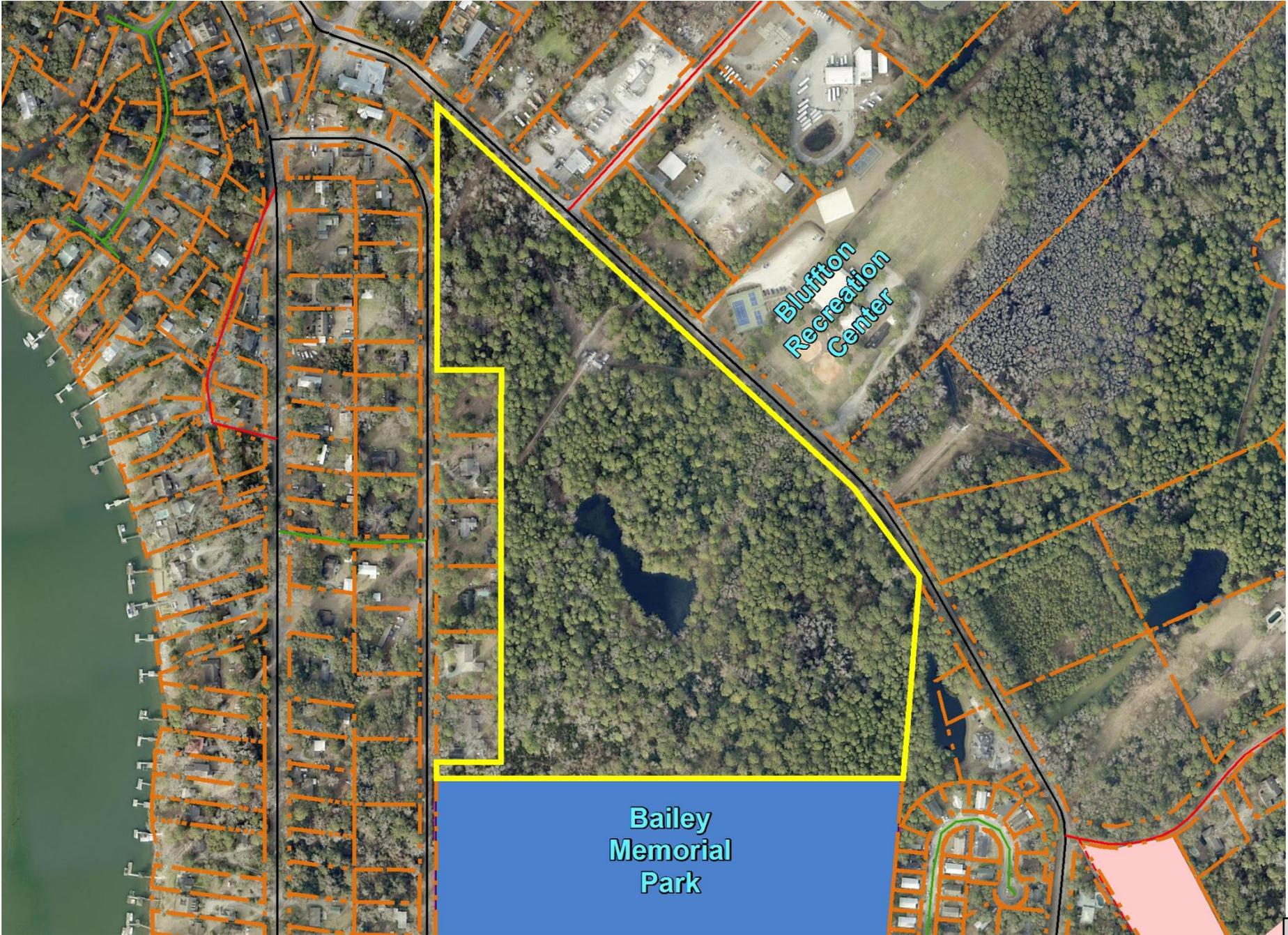
ULMER ROAD - FEE SIMPLE

APPLICANT - ARMADA ACQUISITIONS, LLC

41.16 +/- Acres



ULMER ROAD - FEE SIMPLE



MITCHELVILLE ROAD - FEE SIMPLE

APPLICANT - TOWN OF HILTON HEAD ISLAND

25 +/- 2 Acres

Item 6.



MITCHELVILLE ROAD - FEE SIMPLE

