Natural Resources Committee Meeting
Beaufort County, SC

2nd Floor Arthur Horne Courtroom
104 Ribaut Road
Beaufort, SC 29901

AT THE CONCLUSION OF THE COMMUNITY SERVICES COMMITTEE MEETING, NO SOONER THAN 3:00 PM

Tuesday, September 2, 2025
3:00 PM

AGENDA

COMMITTEE MEMBERS:

York Glover, Chair
Gerald Dawson
Anna Maria Tabernik
Paula Brown, Vice-Chairman
Lawrence McElynn
Alice Howard, Ex-Officio

1. CALL TO ORDER:
2. PLEDGE OF ALLEGIANCE:
3. STATEMENT OF COMPLIANCE WITH FOIA:
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
   - Minutes from June 2, 2025
6. PUBLIC COMMENT PERIOD – 15 MINUTES TOTAL
7. ASSISTANT COUNTY ADMINISTRATOR REPORT
8. AGENDA ITEMS
   a. Approval to fund due diligence and negotiate terms of acquisitions for the following proposed Green Space Program applications: Turner Tract, Campbell Tracts, Simmons Tracts **(FISCAL IMPACT: Green Space Program Fund Account #4706-10-0000-54400:**
      1. For Turner Tract - $25,000
      2. For Campbell Tracts - $25,000
      3. For Simmons Tracts - $25,000) - Mr. Mike McShane, Chair of Green Space Advisory Committee & Mr. Mark Davis, Green Space Program Manager (15 minutes)

   b. A Resolution authorizing the County Administrator to execute the documents necessary and to provide funds to the Town of Bluffton for their procurement of fee simple real property located in Bluffton, known as the Buckwalter PUD Tracts – Parcel 5A and Parcel 5B (PIN# R610 030 000 0138 0000, R610 030 000 1971 0000), not to exceed the requested amount ($2,143,678) **(FISCAL IMPACT: ($2,143,678) from the Green Space Program Fund Account #4706-10-0000-54400 (Land Acquisition))** - Mike McShane, Chairman of the Green Space Advisory Committee (10

minutes)

c. A Resolution authorizing the County Administrator to execute the documents necessary and to provide funds to contribute to the procurement by The Open Space Institute on behalf of the applicant, The Open Land Trust, for the acquisition of fee simple real property located in Beaufort County, known as the Buckfield Tracts - Phase I (Pin# R700-005-000-0004-0000, R700-005-000-0002-0000, R700-005-000-001C-0000, R700-005-000-0001-0004, R700-005-000-0005-0000, R700-001-000-0013-0000, R710-001-000-0020-0000, R710-001-000-0013-0000), not to exceed the requested amount ($7,000,000) **(FISCAL IMPACT: $7,000 from the Green Space Program Fund Account #4706 (fund balance as of August 25, 2025 - $108,091,063))** - Mike McShane, Chairman of the Green Space Advisory Committee (15 minutes)

d. Discussion on declaring the Corners Community of St. Helena Island **(FISCAL IMPACT: n/a)** -

e. A Resolution Authorizing the County Administrator to Accept a Historic Preservation Grant Award From The National Park Service (Cemetery Surveys) **(FISCAL IMPACT: Beaufort County received a grant of $75,000 to be applied to the Beaufort County Planning & Zoning Department Grants Revenue Fund. The grant match is $15,000 of in-kind administrative work completed by Kristen Forbus of Beaufort County and $15,000 of in-kind administrative work completed by Queen Quet Marquetta Goodwine (agreement included in packet). No request from the Council to appropriate or authorize any additional funds.)** - Kristen Forbus, Long Range Planner

f. Text Amendments To The Community Development Code (CDC): Division 5.10 (Historic Preservation), Section 7.2.120 (Certificate Of Appropriateness), Section 7.3.80 (Historic Designation), Section 7.4.50 (Public Hearing Scheduling And Notice), And Section 7.5.40 (Historic Preservation Review Board (HPRB)). **(FISCAL IMPACT: n/a)** - Kristen Forbus, Long Range Planner

g. Discussion of the Deferral of The Zoning Map Amendment Application for 437 Acres Located On Dulamo Road and St. Helenaville Road (R300 012 000 0254 0000; R300 012 000 0255 0000; R300 012 000 0001 0000; R300 007 000 0002 0000; R300 011 000 0275 0000) For The Removal of the Property From The Cultural Protection Overlay (CPO) District **(FISCAL IMPACT: n/a)** - Robert Merchant, Planning Director

9. PUBLIC COMMENT PERIOD – 45 MINUTES TOTAL

10. ADJOURNMENT

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