Natural Resources Committee Meeting
Beaufort County, SC

Council Chambers
100 Ribaut Road,
Beaufort, SC 29902

Tuesday, February 3, 2026
4:00 PM

AGENDA

COMMITTEE MEMBERS:

York Glover, Chair
Gerald Dawson
Anna Maria Tabernik
Lawrence McElynn, Vice-Chairman
Joseph Passiment
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 November 3, 2025
6. PUBLIC COMMENT PERIOD – 15 MINUTES TOTAL
7. ASSISTANT COUNTY ADMINISTRATOR REPORT
8. PRESENTATION AND DISCUSSION ITEMS
   a. Discussion of Funding to allow for Subsidies of Impact Fees for Qualified Affordable Housing pursuant to Ordinance 2015/28 and Chapter 82 Section 33 of the Beaufort County General Code of Ordinances.

      The vote at County Council on January 12, 2026 - 7:4
      Council referred this item back to the Natural Resource Committee during the liaison and committee report at the County Council meeting on January 12, 2026
9. AGENDA ITEMS
   a. Approval to fund due diligence and negotiate terms of acquisitions for the following proposed Green Space Program applications: Pine Grove Plantation Tracts, Harper Tracts, Palmetto Bluff-Pioneer Land & Timber Tracts, Broad Creek Marina Tract **(FISCAL IMPACT: Green Space Program Fund Account #4706 (fund balance as of January 9, 2026 - $$95,862,062):**
      1. **Pine Grove Plantation Tracts - $25,000**
      2. **Harper Tracts - $25,000**

3. **Palmetto Bluff – Pioneer Land & Timber Tracts - $50,000**
4. **Broad Creek Marina Tract - $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 contribute to the procurement by the applicant, the Open Land Trust, for a conservation easement on property located in the Town of Hilton Head Island known as the Simmons Tracts (pin# R510 010 000 0008 0000, R510 010 000 0647 0000), not to exceed ($1,545,000). **(FISCAL IMPACT: Up to $1,545,000 from the Green Space Program Fund Account #4706-10-0000-54400. Fund account balance as of January 9, 2026 - $95,862,062)** - Mr. Mike McShane, Chair of the Green Space Advisory Committee

c. An ordinance amending the Zoning map for 5 acres (R300 016 000 0063 0000, R300 016 000 0064 0000, R300 016 000 0065 0000) from T3HN to T4VC **(FISCAL IMPACT:)** - Rob Merchant, Planning and Zoning Department Director

10. ADJOURNMENT

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