
AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Department of Natural Resources – Horry-Little Pee Dee Land Acquisition
(Holliday)

The Authority is asked to approve the following permanent improvement project establishment request and budget revision as requested by the Department of Administration, Facilities Management and Property Services as noted herein. This item was reviewed favorably by the Joint Bond Review Committee (JBRC).

Project: JBRC Item 42: Department of Natural Resources
P24.6148: Horry-Little Pee Dee Land Acquisition (Holliday)

Request: Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/- 316 acres in Horry County.

Included in CPIP: No – The property was not available during the 2025 CPIP submission process.

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Heritage Land Trust				20,000	20,000
All Sources				<u>20,000</u>	<u>20,000</u>

Rationale: Acquisition of the property would expand the preexisting Little Pee Dee Heritage Preserve- Wildlife Management Area (WMA) and will eliminate a large inholding within SCDNR owned land. It will be used by the public for outdoor recreational activities, including hiking, wildlife viewing, and hunting.

Characteristics: The property is located within the Little Pee Dee Heritage Preserve (WMA), south of the Little Pee Dee River and north of Galivants Ferry. It contains floodplain forests and oxbow lakes that protect large tracts of forestland and the blackwater river scenery. Along the river you will find aquatic creatures such as nonpoisonous yellow rat snakes, and brown and red-bellied water snakes. Additionally, there are alligators, and Florida and River cooters (species of turtle) sunning along the riverbanks.

Financial Impact: The property consists of 1 parcel and is offered by Blackwater, LLC for not more than appraised value, which is anticipated to be \$920,000. The due diligence activities will be funded from Other, Heritage Land Trust Funds (uncommitted balance \$47.32 million at June 30, 2026). Revenue to this fund is authorized by SC Code 51-17-115 and provides for the department to use Heritage Land Trust Funds to acquire in fee simple or lesser interest in priority areas, legal fees, appraisals, surveys, or other costs involved in the acquisition of priority areas, and for the development of minimal facilities and management necessary for the protection of priority areas. If acquired, no construction or renovations will be completed on the

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property. The acquisition is expected to result in an increase of \$15,000 (year 1) in annual operating expenditures.

Full Project Estimate: \$940,000 (internal) funded from Heritage Land Trust Funds.

Other: The South Carolina Department of Natural Resources has coordinated and collaborated with the South Carolina Conservation Bank to confirm the proposed conservation land acquisition of this property is an appropriate conservation purchase, and it will maximize the most cost-effective use of funds appropriated or authorized by the General Assembly in the proposed purchase.

AUTHORITY ACTION REQUESTED:

As requested by the Department of Natural Resources (DNR) through the Department of Administration, Facilities Management and Property Services, approve the Permanent Improvement Project for the Horry-Little Pee Dee Land Acquisition (Holliday); and as requested by DNR approve total project expenditure of \$20,000 from the Heritage Land Trust Fund pursuant to Section 51-17-115 toward the acquisition of land described in Permanent Improvement Project 6148.

ATTACHMENTS:

Agenda item worksheet and attachment

**STATE FISCAL ACCOUNTABILITY AUTHORITY
AGENDA ITEM WORKSHEET**

Meeting Scheduled for: 10/13/2026

Regular Agenda

1. Submitted by:

(a) Agency: Department of Administration

(b) Authorized Official Signature:

Ashlie Lancaster

Ashlie Lancaster, FMPS Director

2. Subject: Department of Natural Resources – Horry-Little Pee Dee Land Acquisition (Holliday)

3. Summary Background Information:

Project: JBRC Item 42: Department of Natural Resources
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4. What is the Authority asked to do? Consider approval of the Permanent Improvement Project Preliminary Land Acquisition request.

5. What is recommendation of the submitting agency involved? This item is complete and ready for SFAA review.

6. Private Participant Disclosure – Check only one:

- ☐ No private participants will be known at the time the Authority considers this agenda item.
- ☒ A Private Participant Disclosure form has been attached for each private participant. As referenced on the Disclosure forms, a private participant is a natural person or non-governmental legal entity which may directly benefit from, and is participating in or directly associated with, the requested approval.

7. Recommendation of other office (as required)?

- (a) Authorized Signature: _____
- (b) Office Name: _____

8. List of Supporting Documents:

1. Permanent Improvement Horry-Little Pee Dee Land Acquisition (Holliday)

9. Upload Agenda Item Worksheet and supporting documentation in PDF and native format to the SFAA Authority File Drop. Supporting documentation should include all related agreements or approval requests (e.g., leases, contracts, permanent improvements, indebtedness, agenda items), either current or anticipated; or provide affirmation from the submitting agency that there are no related transactions.