
AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Department of Natural Resources – Final Land Acquisitions

The Authority is asked to approve the following permanent improvement project establishment requests and budget revisions as requested by the Department of Administration, Facilities Management and Property Services as noted herein. These items were reviewed favorably by the Joint Bond Review Committee (JBRC).

- (a) Project: JBRC Item 43: Department of Natural Resources
P24.6065: Greenville-Cedar Mountain HP/WMA Land Acquisition (Bramlett-NLT)
- Request: Establish Final Land Acquisition to purchase +/- 435-acres and two buildings in Greenville County.
- Included in CPIP: Yes – 2025 CPIP Priority 25 of 60 in FY26 (estimated at \$1,520,000)
Phase I Approval: June 2024 (estimated at \$1,520,000) (SFAA)

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	295,298	315,298
Federal, USDA Forest Legacy Program				1,500,000	1,500,000
All Sources	<u>20,000</u>		<u>20,000</u>	<u>1,795,298</u>	<u>1,815,298</u>

Rationale: Acquisition of the property would create a new SCDNR Heritage Preserve-Wildlife Management Area (WMA) and protect the second tallest peak overlooking the North Saluda River Valley. It will be used by the public for outdoor recreational activities.

Characteristics: The property is located approximately six miles northeast of the Town of Cleveland in Greenville County. It is located on the north and south sides of Old Highway 25 and harbors a peak of 1,765 feet. The property is characterized by a cove and oak hickory forest, geologic formations and a tributary of the North Saluda River that provides habitat for rare plant and animal species. Cedar Mountain is the tallest peak in the North Saluda River Valley outside of the Greenville Watershed. The property includes two abandoned and uninhabitable houses each approximately 1,250 square feet.

Financial Impact: The property consists of 4 parcels and is offered by Naturaland Trust of Greenville, SC for \$1,760,298. The acquisition will be funded from Federal, Forest Legacy Funds (uncommitted balance \$1.5 million at August 24, 2026) and Other, Heritage Land Trust Funds (uncommitted balance \$47.32 million at June 30, 2026). The USDA Forest Legacy Grant funds were awarded to protect certain habitat specified in the grant application which includes Cedar Mountain. Heritage Land Trust funds

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Department of Natural Resources – Final Land Acquisitions

are 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. An appraisal completed in July 2026 valued the property at \$4,130,000. A Phase I Environmental Site Assessment was completed in February 2026 and found no evidence of recognized environmental conditions in connection with the property. A Building Condition Assessment is not required because the two buildings located on the property are abandoned and uninhabitable and will not be occupied. Letters of support are not required authorizing the removal of the property from the tax rolls because the property is owned by a non-profit entity. A letter of support was received from the Greenville County Legislative Delegation approving the acquisition and permanent protection of the tract of land as a Heritage Preserve. No construction or renovation will be completed on the property. The acquisition is expected to result in an increase of \$3,000 (year 1), \$1,500 (year 2), and \$1,000 (year 3), in annual operating expenditures.

Full Project Estimate: \$1,815,298 funded from USDA Forest Legacy Program, and Heritage Land Trust Funds. The Final Land Acquisition request includes additional funds to remove debris and the dilapidated structures.

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

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Department of Natural Resources – Final Land Acquisitions

- (b) Project: JBRC Item 49: Department of Natural Resources
P24.6138: Horry – Waccamaw River HP-WMA Land Acquisition (East Edge)
- Request: Establish Final Land Acquisition to purchase +/- 524 acres in Horry County.
- Included in CPIP: Yes – 2025 CPIP Priority 40 of 60 in FY26 (estimated at \$20,000 for due diligence activities)
- Phase I Approval: February 2026 (estimated at \$1,845,000) (SFAA)

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Heritage Land Trust	50,000		50,000	1,825,000	1,875,000
All Sources	<u>50,000</u>		<u>50,000</u>	<u>1,825,000</u>	<u>1,875,000</u>

Rationale: Acquisition of this property would build on the corridor of protected lands along the Waccamaw River and would significantly increase the size of the Heritage Preserve. The S.C. Rivers Assessment attributes superior values to the Waccamaw River for recreational fishing, boating, fisheries habitat, and wildlife habitat. The site will provide opportunities for public use, especially hunting, and will be added to the abutting WMA to increase the size for primitive access for hunting and bird watching.

Characteristics: The property is a timber-management tract on the floodplain of the Waccamaw River. Roughly half of the property is mapped as NWI palustrine wetlands. The parcel contains habitat for several rare plant species, including at least 12 rare plant species. The property has a variety of wildlife which was noted on the site visit: Prothonotary Warbler, Northern Parula, Blue-gray Gnatcatcher, Louisiana Heron, Brown-headed Nuthatch, Eastern Kingbird, Barn Swallow, Blue Grosbeak, Eastern Bluebird, Eastern Wild Turkey (including a poult), deer, variety of dragonfly species, Plymouth Gentian, sphagnum moss (good for salamanders), Yellow Hedge Hyssop, Pygmy Spider Lily, Musk Turtle, and likely has Spotted Turtles and Black Bear. This network of protected riverfront lands extends from the North Carolina line and ends at Winyah Bay with important preserves such as Waccamaw National Wildlife Refuge and the Yawkey Center, which are of critical importance to wildlife.

Financial Impact: The property consists of 1 parcel and is currently under negotiation with FD Timber LLC C/O Bank of America, NA to transfer ownership to Open Space Institute (OSI). Open Space Institute is offering the Department of Natural Resources the property for \$1,825,000. The acquisition will be funded from Other, Heritage Trust Funds (uncommitted balance \$47.32 million at June 30, 2026) SC Code 51-17-115 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. An appraisal completed in July 2025 valued the property at \$1,825,000. A Phase I Environmental Site Assessment was completed in July 2026 and found no evidence

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Department of Natural Resources – Final Land Acquisitions

of recognized environmental conditions in connection with the property. Letters of support were received from Horry County Council and Horry County School District authorizing the removal of the property from the tax rolls. A Building Condition Assessment is not required because there are no buildings located on the property. No construction or renovation will be completed on the property. The acquisition is expected to result in an increase of \$25,000 (year 1) and \$5,000 (years 2 thru 3) in annual operating expenditures.

Full Project Estimate: \$1,875,000 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 that the proposed conservation land acquisition of this property is an appropriate conservation purchase and will maximize the most cost-effective use of funds appropriated or authorized by the General Assembly in the proposed purchase.

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Department of Natural Resources – Final Land Acquisitions

- (c) Project: JBRC Item 50: Department of Natural Resources
P24.6139: Horry – Waccamaw River HP-WMA Land Acquisition (West Edge)
- Request: Establish Final Land Acquisition to purchase +/- 1,761 acres in Horry County.
- Included in CPIP: Yes – 2025 CPIP Priority 40 of 60 in FY26 (estimated at \$20,000 for due diligence activities)
- Phase I Approval: February 2026 (estimated at \$4,975,000) (SFAA)

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Heritage Land Trust	50,000		50,000	4,925,000	4,975,000
All Sources	<u>50,000</u>		<u>50,000</u>	<u>4,925,000</u>	<u>4,975,000</u>

Rationale: Acquisition of this parcel would build on the corridor of protected lands along the Waccamaw River and would add to Waccamaw River HP-WMA, supplemented by lands under conservation easements held by Ducks Unlimited and The Nature Conservancy. This network of protected riverfront lands extends from the North Carolina line and ends at Winyah Bay with important preserves such as Waccamaw National Wildlife Refuge and the Yawkey Center. This network is of critical importance to wildlife. The S.C. Rivers Assessment attributes superior values to the Waccamaw River for recreational fishing, boating, fisheries habitat, and wildlife habitat.

Characteristics: The property is a timber-management tract on the floodplain of the Waccamaw River but does not directly border the river. Roughly 75% of the property is mapped as NWI palustrine wetlands and aerial photos show a two-mile stream section of Jones Swamp within the property and other riparian areas of the swamp. The property is entirely within the floodplain of the Waccamaw River and is located approximately 0.33 miles away, separated by a privately owned parcel on which Ducks Unlimited holds a conservation easement. This property is 0.33 miles to the southwest of a portion of Waccamaw River HP-WMA. The dominant natural habitat is Blackwater Floodplain, specifically hardwood swamp forest. The community is variable and includes areas with extended hydroperiods on old river channels. The parcel contains habitat for several rare plant species.

Financial Impact: The property consists of 1 parcel and is currently under negotiation with FD Timber LLC C/O Bank of America, NA to transfer ownership to Open Space Institute (OSI). Open Space Institute is offering the Department of Natural Resources the property for \$4,925,000. The acquisition will be funded from Other, Heritage Trust Funds (uncommitted balance \$47.32 million at June 30, 2026). SC Code 51-17-115 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. An appraisal completed in July 2025 valued the property at \$4,925,000. A Phase I

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Department of Natural Resources – Final Land Acquisitions

Environmental Site Assessment was completed in July 2026 and found no evidence of recognized environmental conditions in connection with the property. Letters of support were received from Horry County Council and Horry County School District authorizing the removal of the property from the tax rolls. A Building Condition Assessment is not required because there are no buildings located on the property. No construction or renovation will be completed on the property. The acquisition is expected to result in an increase of \$10,000 (year 1) and \$5,000 (years 2 thru 3) in annual operating expenditures.

Full Project Estimate: \$4,975,000 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 that the proposed conservation land acquisition of this property is an appropriate conservation purchase and 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 Projects for the referenced Final Land Acquisitions; and as requested by DNR approve the project expenditures from the Heritage Land Trust Fund pursuant to Section 51-17-115 toward the acquisition of land described in each of the referenced Permanent Improvement Projects.

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 – Final Land Acquisitions

3. Summary Background Information:

- (a) Project: JBRC Item 43: Department of Natural Resources
P24.6065: Greenville-Cedar Mountain HP/WMA Land Acquisition (Bramlett-NLT)
- Request: Establish Final Land Acquisition to purchase +/- 435-acres and two buildings in Greenville County.
- Included in CPIP: Yes – 2025 CPIP Priority 25 of 60 in FY26 (estimated at \$1,520,000)
Phase I Approval: June 2024 (estimated at \$1,520,000) (SFAA)

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	295,298	315,298
Federal, USDA Forest Legacy Program				1,500,000	1,500,000
All Sources	<u>20,000</u>		<u>20,000</u>	<u>1,795,298</u>	<u>1,815,298</u>

Rationale: Acquisition of the property would create a new SCDNR Heritage Preserve-Wildlife Management Area (WMA) and protect the second tallest peak overlooking the North Saluda River Valley. It will be used by the public for outdoor recreational activities.

Characteristics: The property is located approximately six miles northeast of the Town of Cleveland in Greenville County. It is located on the north and south sides of Old Highway 25 and harbors a peak of 1,765 feet. The property is characterized by a cove and oak hickory forest, geologic formations and a tributary of the North Saluda River that provides habitat for rare plant and animal species. Cedar Mountain is the tallest peak in the North Saluda River Valley outside of the Greenville Watershed. The property includes two abandoned and uninhabitable houses each approximately 1,250 square feet.

Financial Impact: The property consists of 4 parcels and is offered by Naturaland Trust of Greenville, SC for \$1,760,298. The acquisition will be funded from Federal, Forest Legacy Funds (uncommitted balance \$1.5 million at August 24, 2026) and Other, Heritage Land Trust Funds (uncommitted balance \$47.32 million at June 30, 2026). The USDA Forest Legacy Grant funds were awarded to protect certain habitat specified in the grant application which includes Cedar Mountain. Heritage Land Trust funds are 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. An appraisal completed in July 2026 valued the property at \$4,130,000. A Phase I Environmental Site Assessment was completed in February 2026 and found no evidence of recognized environmental conditions in connection with the property. A Building Condition Assessment is not required because the two buildings located on the property are abandoned and uninhabitable and will not be occupied. Letters of support are not required authorizing the removal of the property from the tax rolls because the property is owned by a non-profit entity. A letter of support was received from the Greenville County Legislative Delegation approving the acquisition and permanent protection of the tract of land as a Heritage Preserve. No construction or renovation will be completed on the property. The acquisition is expected to result in an increase of \$3,000 (year 1), \$1,500 (year 2), and \$1,000 (year 3), in annual operating expenditures.

Full Project Estimate: \$1,815,298 funded from USDA Forest Legacy Program, and Heritage Land Trust Funds. The Final Land Acquisition request includes additional funds to remove debris and the dilapidated structures.

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

(b) Project: JBRC Item 49: Department of Natural Resources
P24.6138: Horry – Waccamaw River HP-WMA Land Acquisition (East Edge)

Request: Establish Final Land Acquisition to purchase +/- 524 acres in Horry County.

Included in CPIP: Yes – 2025 CPIP Priority 40 of 60 in FY26 (estimated at \$20,000 for due diligence activities)

Phase I Approval: February 2026 (estimated at \$1,845,000) (SFAA)

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Heritage Land Trust	50,000		50,000	1,825,000	1,875,000
All Sources	<u>50,000</u>		<u>50,000</u>	<u>1,825,000</u>	<u>1,875,000</u>

Rationale: Acquisition of this property would build on the corridor of protected lands along the Waccamaw River and would significantly increase the size of the Heritage Preserve. The S.C. Rivers Assessment attributes superior values to the Waccamaw River for recreational fishing, boating, fisheries habitat, and wildlife habitat. The site will provide opportunities for public use, especially hunting, and will be added to the abutting WMA to increase the size for primitive access for hunting and bird watching.

Characteristics: The property is a timber-management tract on the floodplain of the Waccamaw River. Roughly half of the property is mapped as NWI palustrine wetlands. The parcel contains habitat for several rare plant species, including at least 12 rare plant species. The property has a variety of wildlife which was noted on the site visit: Prothonotary Warbler, Northern Parula, Blue-gray Gnatcatcher, Louisiana Heron, Brown-headed Nuthatch, Eastern Kingbird, Barn Swallow, Blue Grosbeak, Eastern Bluebird, Eastern Wild Turkey (including a poult), deer, variety of dragonfly species, Plymouth Gentian, sphagnum moss (good for salamanders), Yellow Hedge Hyssop, Pygmy Spider Lily, Musk Turtle, and likely has Spotted Turtles and Black Bear. This network of protected riverfront lands extends from the North Carolina line and ends at Winyah Bay with important preserves such as Waccamaw National Wildlife Refuge and the Yawkey Center, which are of critical importance to wildlife.

Financial Impact: The property consists of 1 parcel and is currently under negotiation with FD Timber LLC C/O Bank of America, NA to transfer ownership to Open Space Institute (OSI). Open Space Institute is offering the Department of Natural Resources the property for \$1,825,000. The acquisition will be funded from Other, Heritage Trust Funds (uncommitted balance \$47.32 million at June 30, 2026) SC Code 51-17-115 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. An appraisal completed in July 2025 valued the property at \$1,825,000. A Phase I Environmental Site Assessment was completed in July 2026 and found no evidence of recognized environmental conditions in connection with the property. Letters of support were received from Horry County Council and Horry County School District authorizing the removal of the property from the tax rolls. A Building Condition Assessment is not required because there are no buildings located on the property. No construction or renovation will be completed on the property. The acquisition is expected to result in an increase of \$25,000 (year 1) and \$5,000 (years 2 thru 3) in annual operating expenditures.

Full Project Estimate: \$1,875,000 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 that the proposed conservation land acquisition of this property is an appropriate conservation purchase and will maximize the most cost-effective use of funds appropriated or authorized by the General Assembly in the proposed purchase.

(c) Project: JBRC Item 50: Department of Natural Resources
P24.6139: Horry – Waccamaw River HP-WMA Land Acquisition (West Edge)

Request: Establish Final Land Acquisition to purchase +/- 1,761 acres in Horry County.

Included in CPIP: Yes – 2025 CPIP Priority 40 of 60 in FY26 (estimated at \$20,000 for due diligence activities)

Phase I Approval: February 2026 (estimated at \$4,975,000) (SFAA)

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Heritage Land Trust	50,000		50,000	4,925,000	4,975,000
All Sources	<u>50,000</u>		<u>50,000</u>	<u>4,925,000</u>	<u>4,975,000</u>

Rationale: Acquisition of this parcel would build on the corridor of protected lands along the Waccamaw River and would add to Waccamaw River HP-WMA, supplemented by lands under conservation easements held by Ducks Unlimited and The Nature Conservancy. This network of protected riverfront lands extends from the North Carolina line and ends at Winyah Bay with important preserves such as Waccamaw National Wildlife Refuge and the Yawkey Center. This network is of critical importance to wildlife. The S.C. Rivers Assessment attributes superior values to the Waccamaw River for recreational fishing, boating, fisheries habitat, and wildlife habitat.

Characteristics: The property is a timber-management tract on the floodplain of the Waccamaw River but does not directly border the river. Roughly 75% of the property is mapped as NWI palustrine wetlands and aerial photos show a two-mile stream section of Jones Swamp within the property and other riparian areas of the swamp. The property is entirely within the floodplain of the Waccamaw River and is located approximately 0.33 miles away, separated by a privately owned parcel on which Ducks Unlimited holds a conservation easement. This property is 0.33 miles to the southwest of a portion of Waccamaw River HP-WMA. The dominant natural habitat is Blackwater Floodplain, specifically hardwood swamp forest. The community is variable and includes areas with extended hydroperiods on old river channels. The parcel contains habitat for several rare plant species.

Financial Impact: The property consists of 1 parcel and is currently under negotiation with FD Timber LLC C/O Bank of America, NA to transfer ownership to Open Space Institute (OSI). Open Space Institute is offering the Department of Natural Resources the property for \$4,925,000. The acquisition will be funded from Other, Heritage Trust Funds (uncommitted balance \$47.32 million at June 30, 2026). SC Code 51-17-115 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. An appraisal completed in July 2025 valued the property at \$4,925,000. A Phase I Environmental Site Assessment was completed in July 2026 and found no evidence of recognized environmental conditions in connection with the property. Letters of support were received from Horry County Council and Horry County School District authorizing the removal of the property from the tax rolls. A Building Condition Assessment is not required because there are no buildings located on the property. No construction or renovation will be completed on the property. The acquisition is expected to result in an increase of \$10,000 (year 1) and \$5,000 (years 2 thru 3) in annual operating expenditures.

Full Project Estimate: \$4,975,000 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 that the proposed conservation land acquisition of this property is an appropriate conservation purchase and will maximize the most cost-effective use of funds appropriated or authorized by the General Assembly in the proposed purchase.

4. What is the Authority asked to do? Consider approval of the Permanent Improvement Project Final Land Acquisition requests.

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:

- | |
|---|
| <ol style="list-style-type: none">1. Permanent Improvement Greenville-Cedar Mountain HP/WMA Land Acquisition (Bramlett-NLT)2. Permanent Improvement Horry – Waccamaw River HP-WMA Land Acquisition (East Edge)3. Permanent Improvement Horry – Waccamaw River HP-WMA Land Acquisition (West Edge) |
|---|

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.