



South Carolina Department of Natural Resources

Robert H. Boyles, Jr.
Director

Lorianne Riggan, Director
Office of Environmental Programs

February 25, 2023

Horry County Council
PO Box 1236
Conway, SC 29528

Electronic submittal

Councilmen and Councilwoman,

It has come to my attention that there is a question regarding the South Carolina Department of Natural Resources' (SCDNR) interest and ability to purchase Horry County parcel 39600000001 on International Drive near Lewis Ocean Bay Heritage Preserve (LOBHP) that is slated for rezoning.

The SCDNR would be interested in purchasing the property, if the landowner were willing to sell, to protect the agency's ability to close the gates on International Drive and apply prescribed fire to send smoke to the west across International Drive from LOBHP, as well as to protect the wetlands and ecological values of the tract.

On May 12, 2022, the SCDNR reached out to the current landowner of the parcel requesting that if they chose not to develop would they give the agency the first right of refusal to purchase it at appraised fair market value¹. The response from the landowner and this correspondence is enclosed.

Additionally, please note that SCDNR frequently acquires land for conservation purposes. In 2021, the agency acquired seven properties totaling 975 acres and in 2022, five properties totaling 3,656 acres. The agency has the means to purchase property and are not concerned regarding the potential fair market value of the parcel in question.

However, please note that the agency does have a process² by which to expend funds for land acquisition that requires approvals both internally from agency boards and externally with entities such as the Department of Administration, the Joint Bond Review Committee, and the State Fiscal Accountability Authority before acquisition can occur.

With all of that said, the agency is committed to conserving this parcel and would move forward with acquisition if the landowner were willing. Should you have any further questions, please let me know.

Sincerely,

A handwritten signature in cursive script that reads "Lorianne Riggan".

Lorianne Riggan
803-734-4199
rigginl@dnr.sc.gov

enclosure

¹ The SCDNR cannot purchase property that exceeds appraised fair market value as defined by an appraisal obtained by the agency.

² <https://www.dnr.sc.gov/environmental/ExternalGuidanceonDNRLandAcquisition.pdf>

Live Life Outdoors

Email Correspondence with the landowner of Horry County Parcel 3960000001

Live Life Outdoors

From: [Lorianne Riggin](#)
To: [Bret Barr](#); [Brian Argo](#)
Subject: RE: Horry County Parcel 39600000001 on International Drive near Lewis Ocean Bay Heritage Preserve
Date: Friday, May 13, 2022 5:04:00 PM
Attachments: [image001.png](#)
[image002.png](#)

Appreciate the consideration.

Thanks again,
Lorianne

Lorianne Riggin
Director, Office of Environmental Programs
South Carolina Department of Natural Resources
1000 Assembly Street, PO Box 167
Columbia, SC 29202
Office 803-734-4199
Cell 803-667-2488
www.dnr.sc.gov/environmental



From: Bret Barr <BBarr@cmc-sc.com>
Sent: Friday, May 13, 2022 3:20 PM
To: Lorianne Riggin <RigginL@dnr.sc.gov>; Brian Argo <Brian.Argo@cmc-sc.com>
Subject: RE: Horry County Parcel 39600000001 on International Drive near Lewis Ocean Bay Heritage Preserve

Hi Lorianne,

Thanks for checking in. Our planning for that area has not changed but we will sincerely keep in mind your wishes if for some reason our direction should change.

We're hanging in there and greatly appreciate the small break from COVID. Stay well!

Bret

From: Lorianne Riggin <RigginL@dnr.sc.gov>
Sent: Thursday, May 12, 2022 2:21 PM
To: Bret Barr <BBarr@cmc-sc.com>; Brian Argo <Brian.Argo@cmc-sc.com>
Subject: Horry County Parcel 39600000001 on International Drive near Lewis Ocean Bay Heritage Preserve

*** This is from an EXTERNAL source *** Please exercise caution and do not click on any links or open any attachments unless you are confident the email is from a trusted source.

Good afternoon Brian and Brett,

Hope you are both doing well!

It's my understanding that Conway Medical Center (CMC) closed on Horry County Parcel 39600000001 on International Drive near Lewis Ocean Bay Heritage Preserve (LOBHP) on July 13, 2021. Additionally, I understand the process is still underway, but yet incomplete, for the potential development of this site due to the need for a third reading for the rezoning while awaiting the DHEC Certificate of Need.

As you know, the South Carolina Department of Natural Resources (SCDNR) has a strong interest in conserving this parcel from future development to protect the agency's ability to close the gates at International Drive and apply prescribed fire to send smoke to the west across International Drive from LOBHP, as well as protect the wetlands and ecological value of the tract. Since the process to develop the tract has seemed to lag, we wondered if CMC intended to still develop the tract. You certainly don't have to share details of that, but we hope that you will consider the following. The SCDNR would like to ask that CMC consider giving the SCDNR the first right of refusal to purchase the parcel if the current site proposal is abandoned.

In transparency, please note that under state processes, the SCDNR cannot purchase property that exceeds the appraised fair market value as defined by an appraisal obtained by the Department and that there are approval processes that the SCDNR would have to proceed through to acquire the property.

We hope that you will consider this request to allow the first right of refusal should CMC decide to abandon the current site.

Please don't hesitate to contact me with any questions.

Thanks,
Lorianne

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