



## RURAL AND CRITICAL LAND PRESERVATION BOARD

Thursday, May 14, 2015

3:00 pm

Beaufort Jasper Water and Sewer Authority (BJWSA)

Conference Room

6 Snake Rd., Okatie, SC 29909

Phone: (843) 255-2140

### Members:

Mark Baker, District 8  
Bob Bender, District 4  
Selena Brown, District 10  
York L. Glover, District 3  
James Livingston, District 7  
Michael Mathews, District 9  
Ed Pappas, District 5 (Chair)  
Norma G. Stewart, District 6  
Denise Sullivan, District 2  
William H. Ladson, District 1  
Vacant, District 11

### Staff:

Anthony Criscitiello, Planning Director  
Amanda Flake, Natural Resource Planner

1. CALL TO ORDER AND WELCOME
2. REVIEW OF AGENDA
3. REVIEW OF MINUTES FROM MARCH 12, 2015 MEETING ([backup](#))
4. GENERAL DISCUSSION
  - A. Status on Infrastructure Planning and Development on Passive Park Properties (Criscitiello)
  - B. 2015 Financial Update (Eisenman)
  - C. Overview of Property Acquisition/Easement Process (Driggers/Lord)
5. EXECUTIVE SESSION
  - A. Contractual Matters Relating to Land Acquisition:  
Review of Specific Parcels (Driggers/Lord)
6. OTHER BUSINESS
  - A. Next Meeting: June 11, 2015, from 3:00 P.M. to 5:00 P.M. at Beaufort Jasper Water and Sewer Authority (BJWSA) Conference Room, 6 Snake Road, Okatie, SC 29909
7. ADJOURNMENT

**Note:** If you have any questions, please contact the County Planning Office at (843) 255-2140

**BEAUFORT COUNTY  
RURAL AND CRITICAL LAND PRESERVATION BOARD**

The Beaufort County Rural and Critical Land Preservation Board Retreat (hereafter known as the Board) was held on March 12, 2015, at the Beaufort Jasper Water and Sewer Authority Board Room at 3:00 p.m.

**MEMBERS PRESENT:**

Mr. Ed Pappas (Chairman)  
Ms. Selena Brown (Vice-Chairman)  
Mr. Mark Baker  
Mr. Bob Bender  
Mr. York Glover

Mr. Jim Livingston  
Mr. Michael Mathews  
Ms. Norma Stewart  
Ms. Denise Sullivan

**MEMBERS ABSENT:**

Mr. Bill Ladson

**STAFF PRESENT:**

Mr. Tony Criscitiello, Planning Director  
Ms. Amanda Flake, Natural Resources Planner  
Mr. Ken Driggers, Beaufort County Open Land Trust Attorney  
Ms. Lisa Lord, Beaufort County Open Land Trust

**GUESTS PRESENT:**

Ms. Allison Coppage, Beaufort County Assistant Attorney  
Mr. Brian Flewelling, County Council Chairman  
Ms. Alice Howard, County Councilwoman  
Mr. Eric Larson, Beaufort County Stormwater Utility Manager  
Mr. Alan Eisenman, Beaufort County Finance Department  
Ms. Kate Schaefer, Coastal Conservation League  
Mr. Reed Armstrong, Coastal Conservation League  
Ms. Sally McGarry, League of Women Voters

**CALL TO ORDER**

Chairman Ed Pappas called the meeting to order at 3:03 p.m.

**REVIEW OF AGENDA**

Chairman Pappas asked if there were any changes to the Agenda and there was one addition about renewal of Board member terms.

**REVIEW OF MINUTES**

Chairman Pappas asked if there were any changes to the Minutes from the February 19, 2015 Board meeting and there was one; Ms. Norma Stewart only reviewed the Orientation Manual. Ms. Stewart made a motion and Mr. Mathews seconded the motion to accept the Minutes with

the addition from the February 19, 2015 Board meeting. **The motion was carried unanimously to accept the minutes with the addition from the February 19, 2015, Board meeting** (FOR: Pappas, Brown, Baker, Bender, Glover, Livingston, Mathews, Stewart, Sullivan).

### **GENERAL DISCUSSION**

Chairman Ed Pappas introduced the newest Board member, Mr. Mark Baker, who is replacing Mr. Steve Riley from District 8. Mr. Baker is the President of Wood and Partners, Inc. which is a regional land planning and landscape architecture firm with an office in Hilton Head.

County Councilman Brian Flewelling discussed what happened at the last County Council meeting with the renewals of some Board member's terms. Chairman Pappas and Vice-Chairman Selena Brown did not receive enough votes to renew their Board positions. However, an interpretation from the Beaufort County Legal Department stated that Chairman Pappas and Vice-Chairman Brown could still sit on the Board and hold their offices until such time that someone is brought forth to replace them.

Mr. Eric Larson gave an overview of the Beaufort County Stormwater Utility Program. One of the main focuses of the program was water quality protection which goes hand in hand with the Rural and Critical Land Preservation Program. Beaufort County has been designated as an MS4 but is still waiting on the permit to be issued from South Carolina Department of Health and Environmental Control (SCDHEC). Mr. Larson went into detail about the six program elements required for the MS4 permit, some of which have already been implemented by Beaufort County.

Mr. Alan Eisenman gave a financial update of the Rural and Critical Land Preservation Program. As of January 31, 2015 there was a total amount of \$12.45 million in funds. Of that, \$11.1 million was unrestricted and \$1.35 million was restricted. These numbers do not include the \$20 million referendum that was approved in November 2014.

Mr. Reed Armstrong, with the Coastal Conservation League, told the Board that they may be asked by County Council to purchase some more of the Graves property, beyond the 300 foot buffer that the Program has already purchased, to extend the river buffer protection. He wanted the Board to keep in mind that the 2002 Beaufort County SAMP (Special Area Management Plan) included a recommendation that a 100 foot forested buffer would help protect the headwaters of an impaired waterway.

### **EXECUTIVE SESSION**

Chairman Pappas entertained a motion by Mr. Bender, seconded by Mr. Livingston, to adjourn the Open Session at 3:59 p.m. and convened Executive Session for the purpose of discussing matters associated with property acquisitions. **The motion was carried unanimously to enter into Executive Session** (FOR: Pappas, Brown, Baker, Bender, Glover, Livingston, Mathews, Stewart, Sullivan).

**Chairman Pappas adjourned Executive Session and convened Open Session at 4:55 p.m.**

Ms. Sullivan made a motion; seconded by Vice-Chairman Brown, to recommend to the Natural Resources Committee of County Council to pursue Option 2 under the terms and conditions as recommended by Beaufort County Open Land Trust, as discussed in Executive Session. **The motion was carried unanimously to recommend to the Natural Resources Committee of County Council to pursue Option 2 under the terms and conditions as recommended by Beaufort County Open Land Trust, as discussed in Executive Session.** (FOR: Pappas, Brown, Baker, Bender, Glover, Livingston, Mathews, Stewart, Sullivan).

**ADJOURNMENT**

**With no further business, Chairman Pappas entertained a motion at 4:56 p.m. from Vice-Chairman Brown, seconded by Ms. Sullivan, to adjourn the meeting.** The motion was approved unanimously (FOR: Pappas, Brown, Baker, Bender, Glover, Livingston, Mathews, Stewart, Sullivan).

**Submitted by:** Amanda Flake, Natural Resources Planner

**Approved:** \_\_\_\_\_  
Ed Pappas, Chairman,  
Beaufort County Rural and Critical Land Preservation Board

Date: \_\_\_\_\_