



## RURAL AND CRITICAL LAND PRESERVATION BOARD

Thursday, October 10, 2018

3:00 pm Executive Session

4:00 pm Regular Session

Executive Conference Room

100 Ribaut Rd., Beaufort, SC 29901

Phone: (843) 255-2152

### Members:

Michael Mathews, District 9 (Chair)  
Bob Bender, District 4  
Susie Fripp-Gordon, District 1  
Terry Hill, District 6  
Robert Hutton, District 8  
Walter Mack, District 3  
Gail O'Kane, District 11  
Dorothy Scanlin, District 10  
Richard Walls, District 7  
Beekman Webb, District 2  
Vacant, District 5

### Staff:

Eric Greenway, Planning Director  
Amanda Flake, Natural Resources Planner

## AGENDA

1. CALL TO ORDER AND WELCOME
2. EXECUTIVE SESSION
  - A. Contractual Matters Relating to Land Acquisition:  
Parcel 2018E (Holmes)
  - B. Legal Interpretation of Appropriate Board Roles in Association  
with the Bond Referendum (Inglese)
3. INTRODUCTION OF NEW BOARD MEMBERS, BEEKMAN WEBB AND  
ROBERT HUTTON
4. REVIEW OF AGENDA AND FINANCIAL REPORT
5. REVIEW OF MINUTES FROM AUGUST 9, 2018 (Backup)
6. MATTERS ARISING OUT OF EXECUTIVE SESSION
7. REGULAR SESSION
  - A. Election of Vice-Chair (Mathews)
  - B. RCLP Program Policies and Guidelines Resolution Revisions Approval (Flake/Holmes)
  - C. Discussion of meeting location change for 2019 (Flake)
8. OTHER
  - A. Next Meeting: November 8, 2018, 3:00 P.M. at Beaufort Jasper Water and Sewer  
Authority (BJWSA) Community Room, 6 Snake Road, Okatie, SC 29909
9. ADJOURNMENT

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

The Beaufort County Rural and Critical Land Preservation Board (hereafter known as the Board) was held on August 9, 2018, at the Beaufort Jasper Water and Sewer Authority Conference Room at 3:00 p.m.

## **MEMBERS PRESENT:**

Mr. Mike Mathews (Chairman)  
Ms. Susie Fripp-Gordon  
Mr. Walter Mack

Ms. Gail O’Kane  
Ms. Dorothy Scanlin

## **MEMBERS ABSENT:**

Mr. Bob Bender  
Mr. Terry Hill  
Mr. Richard Walls

## **STAFF PRESENT:**

Mr. Eric Greenway, Beaufort County Community Development Deputy Director  
Ms. Amanda Flake, Beaufort County Natural Resources Planner  
Ms. Stefanie Nagid, Beaufort County Passive Park Manager

## **GUESTS PRESENT:**

Ms. Alice Howard, Beaufort County Councilwoman  
Ms. Kate Schaeffer, Coastal Conservation League  
Mr. Chris Inglese, Beaufort County Assistant Attorney  
Ms. Melissa Peagler, Beaufort County Community Development Department  
Mr. Joe Lee, Lowcountry Inside Track  
Mr. Bob Semmler, Beaufort County Planning Commission  
Mr. Paul Butare, Friends of Whitehall  
Mr. Tom Gardo, Denarius Group  
Ms. Kristin Williams, Beaufort County Open Land Trust  
Ms. Barbara Holmes, Beaufort County Open Land Trust  
Ms. Kim Fleming, MCAS Beaufort Community Liaison  
Mr. Sam Connor

## **CALL TO ORDER**

Chairman Mike Mathews called the meeting to order at 2:59 p.m.

## **REVIEW OF AGENDA**

Chairman Mathews asked if there were any changes to the Agenda and there were none.

## **REVIEW OF MINUTES**

Chairman Mathews asked if there were any changes to the Minutes from the May 10, 2018 Board meeting. Hearing none, Ms. O’Kane made a motion and Mr. Mack seconded the motion to accept

the Minutes as written from the May 10, 2018 Board meeting. **The motion was carried unanimously to accept the minutes as written from the May 10, 2018, Board meeting** (FOR: Mathews, Fripp-Gordon, Mack, O’Kane, Scanlin).

## **GENERAL DISCUSSION**

### **Miscellaneous**

Chairman Mike Mathews stated that there are currently three board vacancies. Recently Vice-Chairman Mark Baker and Ms. Denise Sullivan resigned from the board.

### **2018 Bond Referendum Campaign Discussion**

Mr. Tom Gardo with The Denarius Group gave an update on the campaign for the 2018 Bond Referendum that will be voted on this November.

### **TDR (Transfer of Development Rights)**

Mr. Eric Greenway stated that the only sending area for the TDR is within the AICUZ (Air Installation Compatibility Use Zone). However a receiving area has yet to be identified. Mr. Greenway felt that this program would not be useful to the Rural and Critical Land Preservation Program.

### **South Carolina Conservation Bank**

Ms. Barbara Holmes stated that the South Carolina Conservation Bank has been around since 2002 as an alternative funding source. It was decommissioned for a while but came up for reauthorization this year. A new feature is the ability for counties and municipalities to request funding from the bank.

### **Passive Parks Comprehensive Plan/Ordinance**

Ms. Stefanie Nagid presented her passive parks comprehensive plan and ordinance to the board members. She requested any comments or feedback to be sent to her email account. She presented these plans to the Planning Commission and will be sending it to the Natural Resources Committee and County Council for approval.

### **RCLP Program Policies and Guidelines Resolution Revisions**

Ms. Nagid and Ms. Holmes met and reviewed the 2006 RCLP Program Policies and Guidelines Resolution for board members and decided that it needed to be updated. The board requested to have more time to review the revisions. This item will be on next month’s agenda.

## **EXECUTIVE SESSION**

Chairman Mathews entertained a motion by Mr. Mack, seconded by Ms. Fripp-Gordon, to adjourn the Open Session at 4:11 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: Mathews, Fripp-Gordon, Mack, O’Kane, Scanlin).

**Chairman Mathews adjourned Executive Session and convened Open Session at 5:00 p.m.**

**ADJOURNMENT**

Due to a board member leaving the meeting early which made for an insufficient quorum, the meeting was adjourned at 5:02 p.m.

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

**Approved:**

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Mike Mathews, Chairman,  
Beaufort County Rural and Critical Land Preservation Board

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

DRAFT