



## RURAL AND CRITICAL LAND PRESERVATION BOARD

Thursday, December 13, 2018

3:00 pm Executive Session

3:30 pm Regular Session

Beaufort Jasper Water and Sewer Authority

Conference Room

6 Snake Road, Beaufort, SC 29909

Phone: (843) 255-2140

### Members:

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

### 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 Proposed Mitchellville Exchange (Holmes)
3. MATTERS ARISING OUT OF EXECUTIVE SESSION
4. REVIEW OF AGENDA
5. REVIEW OF MINUTES FROM AUGUST 9 AND NOVEMBER 8, 2018 ([backup](#))
6. REGULAR SESSION
  - A. Review and Discussion of Ranking Sheets (Flake/Holmes)
  - B. Greenprint Discussion (Holmes)
7. OTHER
  - A. Next Meeting: January 10, 2019, 3:00 p.m. at Beaufort Jasper Water and Sewer Authority (BJWSA) Community Room, 6 Snake Road, Okatie, SC 29909

# **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.**

Beaufort County Rural and Critical Land Preservation Board meeting  
August 9, 2018

**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:**

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

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

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

The Beaufort County Rural and Critical Lands Preservation Board (hereafter known as the Board) was held on November 8, 2018, at the Beaufort Jasper Water and Sewer Authority Conference Room, 3:00 p.m.

### **MEMBERS PRESENT:**

Mr. Mike Mathews (Chairman)  
Mr. Bob Bender  
Mr. Terry Hill  
Mr. Beekman Webb

Ms. Gail O’Kane  
Ms. Dorothy Scanlin  
Mr. Richard Walls  
Mr. Douglas Koop

### **MEMBERS ABSENT:**

Ms. Susie Fripp-Gordon  
Mr. Walter Mack

### **STAFF PRESENT:**

Mr. Eric Greenway, Beaufort County Community Development Director  
Ms. Amanda Flake, Beaufort County Natural Resources Planner  
Ms. Barbara Holmes, Beaufort County Open Land Trust  
Ms. Diane McMaster, Beaufort County Community Development Admin Asst

### **GUESTS PRESENT:**

Ms. Stefanie Nagid, Beaufort County Passive Parks Manager  
Ms. Melissa Peagler, Beaufort County Long Range Planner  
Mr. Ed Pappas, Beaufort County Councilman  
Mr. Brian Flewelling, Beaufort County Councilman  
Mr. Mike Rahn, Wal/Cam Property Manager  
Mr. Stroh Morrison, Forestry Consultant  
Ms. Elaine \_\_\_\_\_, Member of the Public  
Ms. Kate Schaeffer, Coastal Conservation League  
Ms. Kristin Williams, Beaufort County Open Land Trust

### **CALL TO ORDER AND WELCOME**

Chairman Mike Mathews called the meeting to order at 3:00 p.m.

### **INTRODUCTION OF NEW BOARD MEMBERS**

Mr. Douglas Koop – recently moved to Beaufort County, Business Manager, Port Royal Veterinarian Hospital, 20+ years of land trust experience and 4 years as a county government planner

Mr. Beekman Webb – born in Beaufort County, retired general contractor - historical restoration work

### **EXECUTIVE SESSION**

Chairman Mathews entertained a motion by Douglas Koop, seconded by Richard Walls, to adjourn the Open Session at 3:12 p.m. and convene Executive Session. **The motion was carried unanimously to enter into Executive Session** (FOR: Mathews, Bender, Hill, O’Kane, Scanlin, Walls, Webb, Koop).

Chairman Mathews entertained a motion and Ms. Gail O’Kane seconded the motion to adjourn the Executive Session and reconvene the Open Session at 4:11 p.m. **The motion was carried unanimously to adjourn the Executive Session and reconvene the Open Session** (FOR: Mathews, Bender, Hill, O’Kane, Scanlin, Walls, Webb, Koop).

### **MATTERS ARISING OUT OF EXECUTIVE SESSION**

Chairman Mathews made a motion; seconded by Ms. Dorothy Scanlin, to recommend to the Natural Resources Committee of County Council to pursue Project 2018E under the terms and conditions as recommended by Beaufort County Open Land Trust, as discussed in Executive Session. **The motion was carried to recommend to the Natural Resources Committee of County Council to pursue Project 2018E under the terms and conditions as recommended by Beaufort County Open Land Trust, as discussed in Executive Session.** (FOR: Mathews, Bender, Hill, Scanlin, Walls, Webb, Koop and ONE OPPOSED: O’Kane).

Chairman Mathews made a motion; seconded by Ms. Gail O’Kane, to recommend to the Natural Resources Committee of County Council to pursue the New Riverside/WalCam land swap proposal under the terms and conditions as recommended by the Beaufort County Passive Parks Manager, as discussed in Executive Session. **The motion was carried to recommend to the Natural Resources Committee of County Council to pursue the New Riverside/WalCam land swap proposal under the terms and conditions as recommended by the Beaufort County Passive Parks Manager, discussed in Executive Session.** (FOR: Mathews, Bender, Hill, O’Kane, Scanlin, Webb, Koop and ONE ABSTAINED: Walls).

### **REVIEW OF AGENDA**

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

### **REVIEW OF FINANCIALS**

Stefanie Nagid, Beaufort County Passive Parks Manager, presented the R&C financial information noting that she had not received updated financials from the Beaufort County Finance Department. Therefore, current projects and next steps discussion were estimates at best. Chairman Mathews suggested that quarterly R&C financial updates would be acceptable in the future.

## REVIEW OF MINUTES

Chairman Mathews asked if there were any changes to the Minutes from the August 9, 2018, Board meeting. Ms. Gail O’Kane requested a revision to the Adjournment paragraph wording which states, “Due to a board member leaving the meeting early which made for an insufficient quorum, the meeting was adjourned at 5:02 p.m.” Ms. O’Kane does not agree with the time reported in the minutes and feels like her departure time was closer to 5:05 p.m. She proposes a revision to the wording as follows:

“ After two motions relating to the business from the Executive Session failed due to a lack of a second, and the time being after the usual 5:00 p.m. ending time, a Board member left which made for an insufficient quorum so the meeting was adjourned.”

Amanda Flake was directed to check with the County Legal Department regarding the required wording and reference to the time adjourned. Therefore, Chairman Mathews stated that the approval of the August 9, 2018, minutes would be postponed until the next scheduled Board meeting. Those Board members not in attendance at the August 9, 2018, Board meeting will abstain when the vote to approve said minutes does occur.

## REGULAR MEETING

Ms. Kate Schaeffer, Coastal Conservation League, commented on the November election results in general and the \$25M Rural & Critical bond referendum and 1% sales tax in particular. She pointed out the positive, widespread voter support and defined primary voter focus as the threat of growth and traffic concerns. The small number of precincts showing less support is primarily located in the middle of protected lands, making the threat of growth not as strong.

Chairman Mathews noted the need to appoint an interim Board Vice Chair to serve until February 2019. Ms. Gail O’Kane nominated Mr. Richard Walls and there was unanimous support for Mr. Walls’ Vice Chair nomination.

The Board members were tasked with approving the R&C Policies and Guidelines as presented and then forward to Beaufort County Council for their review and approval. **Chairman Mathews made a motion to approve said Policies and Guidelines document and forward to County Council for review and approval; Mr. Terry Hill seconded the motion.** (FOR: Mathews, Bender, Hill, O’Kane, Scanlin, Walls ABSTAINED: Beekman and Koop).

The 2019 R&C Board Meeting Schedule was presented and approved. There was discussion regarding possible changes to date, time, and/or location. There was unanimous agreement to continue meeting at the Beaufort Jasper Water and Sewer Authority Conference Room, 2<sup>nd</sup> Thursday of each month, 3:00 p.m.-5:00 p.m., for 2019.

## ADJOURNMENT

With no further business, Chairman Mathews entertained a motion at 4:45 p.m.; seconded by Ms. Dorothy Scanlin, to adjourn the meeting. **The motion was approved unanimously** (FOR: Mathews, Bender, Hill, O’Kane, Scanlin, Walls, Webb, Koop).

**Submitted by:** Diane McMaster, Beaufort County Community Development Adm Asst

**Approved:**

\_\_\_\_\_  
Mike Mathews, Chairman,  
Beaufort County Rural and Critical Lands Preservation Board

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

Draft