

COUNTY COUNCIL OF BEAUFORT COUNTY

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LADSON F. HOWELL
COUNTY ATTORNEY

SUZANNE M. RAINEY
CLERK TO COUNCIL

AGENDA NATURAL RESOURCES COMMITTEE

Monday, October 3, 2011
3:00 p.m.
Executive Conference Room
Administration Building

Committee Members:

Paul Sommerville, Chairman
Brian Flewelling, Vice-Chairman
Steven Baer
Gerald Dawson
William McBride
Jerry Stewart
Laura Von Harten

Staff Support: Tony Criscitiello

1. CALL TO ORDER – 3:00 p.m.
2. 2012 BOND REFERENDUM / RURAL AND CRITICAL LANDS PRESERVATION PROGRAM ([backup](#))
3. ANNUAL REPORT / RURAL AND CRITICAL LANDS PRESERVATION PROGRAM ([backup](#))
4. CONSIDERATION OF REAPPOINTMENTS AND APPOINTMENTS
 - A. Planning Commission ([backup](#))
 - B. Zoning Board of Appeals ([backup](#))
5. ADJOURNMENT

County TV Rebroadcast	
Wednesday	9:00 a.m.
Thursday	1:00 a.m.
Friday	10:00 p.m.

Natural Resources		
Date	Time	Location
November 7	2:00 p.m.	ECR
December 5	2:00 p.m.	ECR

A quorum of Council may be in attendance at all Committee meetings.
Please silence your cell phone during the meeting.





PLANNING DIVISION MEMORANDUM

TO: Natural Resources Committee of Beaufort County Council
FROM: Anthony Criscitiello, Planning Director
DATE: September 26, 2011
SUBJECT: **2012 BOND REFERENDUM FOR RURAL & CRITICAL LANDS PRESERVATION PROGRAM**

EXCERPT OF RURAL AND CRITICAL LAND PRESERVATION BOARD RECOMMENDATION from their meeting minutes of September 15, 2011:

After a lengthy discussion by Board members and Mr. Garrett Budd, the following motion was made by Mr. Steve Riley and it was seconded.

MOTION: I move that the Board recommend that County Council proceed with a land acquisition referendum on the November 2012 ballot for an amount that can be supported by a one mil increase in property taxes financed over a 20 to 25 year period. And that up to 20% of the proceeds may be used to improve properties acquired under the program; consistent with the program guidelines. County Council, working with County Staff, should identify a specific dollar amount for the referendum question based on the best available estimates of property values at the time they adopt the referendum ordinance.

The motion was carried unanimously (FOR: Malcolm Goodridge, Ed Pappas, Selena Brown, York Glover, Janice Johnson, George Johnston, Jacob Preston, Steve Riley, Ray Tudor, and Joseph Vercellotti).

Beaufort County
Rural and Critical Lands Program (Referendum-Voted) Detail
FY 2011 as of June 30, 2011 (Preliminary & Unaudited)

Date	Action/Purchase	District	Income to Date	Spent to Date		Balance
				Admin Costs	Land Purchases	
May-01	Bonds Issued	All	10,000,000	-	-	10,000,000
May-01	Cost of Bond Issue	All	-	47,673	-	9,952,327
May-01	Barrell Landing Property	10	-	-	1,200,000	8,752,327
June-01	Interest Earned	All	112,230	-	-	8,864,557
May-02	North Williman Island	6	-	-	1,000,000	7,864,557
June-02	Interest Earned	All	102,171	-	-	7,966,728
July-02	Buzzard Island	6	-	-	150,000	7,816,728
January-03	Bluffton Oyster Factory	4	-	-	2,407,670	5,409,058
March-03	Bluffton Oyster Factory	4	-	21,269	-	5,387,789
May-03	Shell Ring Property	1	-	-	1,975,015	3,412,774
June-03	Bonds Issued	All	10,000,000	-	-	13,412,774
June-03	Cost of Bond Issue	All	-	17,694	-	13,395,080
June-03	Interest Earned	All	131,201	-	-	13,526,281
July-03	Cost of Bond Issue	All	-	16,761	-	13,509,520
December-03	Buckwalter	4	-	-	4,951,000	8,558,520
April-04	Penn Center Easement	5	419,000	-	838,000	8,139,520
June-04	Colony Properties Tract	10	-	-	3,249,868	4,889,652
June-04	Bluffton Oyster Factory	4	-	39,529	-	4,850,123
June-04	Interest Earned	All	80,292	-	-	4,930,415
September-04	Hazel Point / Altamaha	10	-	-	3,100,000	1,830,415
October-04	Bonds Issued	All	20,000,000	-	-	21,830,415
October-04	Cost of Bond Issue	All	-	51,306	-	21,779,109
October-04	Winn Property	8	155,625	-	312,250	21,622,484
October-04	Butler Marine Property	7	-	2,405	1,250,000	20,370,079
October-04	Fort Freemont Property	5	-	-	1,400,000	18,970,079
December-04	Fort Freemont Property	5	-	-	4,000,000	14,970,079
November-04	Calhoun Point	10	-	-	849,900	14,120,179
December-04	Barrenger Property	5	-	-	375,000	13,745,179
December-04	Buckwalter South Property	4	-	3,740	2,150,000	11,591,439
January-05	Aranda Tract	1	-	1,874	625,000	10,964,565
January-05	North Tract	7	-	1,050	300,000	10,663,515
June-05	Bluffton Oyster Factory	4	-	29,892	-	10,633,623
June-05	Crystal Lake Property	7	-	642	-	10,632,981
June-05	Interest Earned	All	155,737	-	-	10,788,718
July-05	DuPriest Property	7	-	2,266	1,000,000	9,786,452
July-05	Batthey / Wilson Property	7	469,125	7,274	1,250,000	8,998,303

July-05 Bluffton Oyster Factory	4	-	23,822	-	8,974,481
August-05 Keyserling Property	11	-	3,500	325,000	8,645,981
November-05 Bluffton Oyster Factory	4	-	49,407	-	8,596,574
December-05 Luckey Property	8	232,875	-	750,000	8,079,449
December-05 Rathbun Property	8	1,200,000	-	1,900,000	7,379,449
March-06 Machette Flats/ Johnson Creek	5	-	-	350,000	7,029,449
March-06 Baxter Property	10	-	-	1,250,000	5,779,449
April-06 Alan Ulmer Property	4	-	-	1,550,000	4,229,449
June-06 Interest Earned	All	93,318	-	-	4,322,767
July-06 Aiford / Wilkins Property	1	-	259	225,000	4,097,508
September-06 Robinson Property	7	-	-	200,000	3,897,508
December-06 New Riverside / Bluffton	10	1,250,000	-	2,500,000	2,647,508
February-07 Minor Property	1	-	-	750,000	1,897,508
February-07 Buckingham Plantation	4	-	-	1,925,000	(27,492)
June-07 Buckingham Plantation	4	-	-	989,185	(1,016,677)
June-07 Sanders Property	5	-	-	420,000	(1,436,677)
June-07 Scott Hill	5	-	-	360,000	(1,796,677)
June-07 Interest Earned	All	337,525	-	-	(1,459,152)
July-07 Eastern Part of Lemon Island	10	-	-	3,500,000	(4,959,152)
October-07 Bonds Issued	All	20,000,000	-	-	15,040,848
October-07 Cost of Bond Issue	All	-	88,819	-	14,952,029
October-07 Bluffton Park Tract	4	-	-	1,750,000	13,202,029
October-07 Hazel Farm / Ladys Island Tract	7	-	-	30,000	13,172,029
October-07 Station Creek Tract	5	-	-	1,070,000	12,102,029
October-07 McLeod Property	8	4,000,000	-	8,000,000	8,102,029
December-07 Chechessee Beach Tract	10	-	-	520,000	7,582,029
January-08 Chisolm Plantation	6	500,000	-	1,500,000	6,582,029
March-08 New Riverside / Bluffton	10	-	-	2,250,000	4,332,029
May-08 Crosby / Pepper Hall	10	300,000	-	1,700,000	2,932,029
June-08 Interest Earned	All	488,149	-	-	3,420,178
June-08 Miscellaneous	All	7	-	-	3,420,185
July-08 Pulaski and Adams Tract	8	210,000	-	650,000	2,980,185
December-08 Oak Mulligan Tract	8	-	5,915	1,100,000	1,874,270
December-08 Alan Ulmer / Hugh Ulmer Tract	4	-	6,987	3,012,500	(1,145,217)
January-09 Oak Mulligan Tract	8	-	3,500	-	(1,148,717)
January-09 Colleton River Tract Appraisal	10	-	603	-	(1,149,320)
February-09 Weckhorst Tract Appraisal	1	-	2,000	-	(1,151,320)
February-09 Heirs Parcel Appraisal	1	-	1,750	-	(1,153,070)
February-09 Sisters Parcels Appraisal	1	-	1,850	-	(1,154,920)
February-09 Wallstar Parcels Appraisal	1	-	1,950	-	(1,156,870)
February-09 Weckhorst Tract Appraisal	1	-	2,000	-	(1,158,870)
February-09 Wallstar Parcels Appraisal	1	-	1,950	-	(1,160,820)

February-09 Heirs Parcel Appraisal	1	-	1,750	-	(1,162,570)
March-09 Bonds Issued	All	20,000,000	-	-	18,837,430
April-09 Crystal Lake Parcel	7	-	1,250	-	18,836,180
June-09 Interest Earned	All	174,922	-	-	19,011,102
September-09 Boulware / Trumps Property Appraisal	7	-	5,673	-	19,005,429
September-09 Jarvis Creek	1	-	462	-	19,004,967
October-09 Boulware / Trumps Property Appraisal	7	-	300	-	19,004,667
October-09 Jarvis Creek	1	-	50	-	19,004,617
October-09 Burch Tract	10	50,000	-	1,500,000	17,554,617
October-09 Crystal Lake Parcel	7	-	-	450,000	17,104,617
November-09 Jarvis Creek	1	-	150	-	17,104,467
December-09 Jarvis Creek	1	-	1,121	-	17,103,346
January-10 Jarvis Creek	1	-	337	-	17,103,009
February-10 Braniger Tract	10	-	-	600,000	16,503,009
February-10 Faulkner Tract	4	-	-	1,786,500	14,716,509
March-10 Jarvis Creek	1	-	-	1,267,005	13,449,504
April-10 Geddes Dowling Tract	5	-	2,526	-	13,446,978
April-10 Sandres Property	10	-	2,332	-	13,444,646
April-10 Palmer Tract	10	-	2,241	-	13,442,405
May-10 Fort Freemont Property	5	-	-	530,000	12,912,405
May-10 Restricted Donation	Restricted	1,562,111	-	-	14,474,516
June-10 Palmer Tract	10	-	-	502,163	13,972,353
June-10 Okatie Tracts	10	-	-	1,823,900	12,148,453
June-10 Geddes Dowling Tract	5	-	2,834	-	12,145,619
June-10 Karr-Palmetto State Tract	11	-	1,705	-	12,143,914
June-10 Karr Tract	11	-	666	-	12,143,248
June-10 Barrell Landing Property	10	-	2,698	-	12,140,550
June-10 Restricted Donation	Restricted	75,000	-	-	12,215,550
June-10 Interest Earned	All	4,693	-	-	12,220,243
June-10 Restricted Interest Earned	Restricted	1,459	-	-	12,221,702
July-10 Karr-Palmetto State Tract	11	-	167	-	12,221,535
July-10 Barrell Landing Property	10	-	250	-	12,221,285
August-10 Barrell Landing Property	10	-	137	-	12,221,148
August-10 Palmer Tract	10	-	1,380	-	12,219,768
August-10 Sanders Property	10	-	506	-	12,219,262
August-10 Karr Tract	11	-	213	-	12,219,049
August-10 Karr-Palmetto State Tract	11	-	700	-	12,218,349
August-10 Green Tract	11	-	-	342,500	11,875,849
September-10 Ihly Farm	6	-	-	1,000,000	10,875,849
September-10 Reeder Tract	10	-	5,102	-	10,870,747
September-10 Reeder Tract	10	-	37	-	10,870,710
September-10 Ihly Farm	6	-	8,757	-	10,861,953

September-10 Palmer Tract	10	-	271	-	10,861,682
September-10 Sanders Property	10	-	600	-	10,861,082
September-10 Karr Tract	11	-	775	-	10,860,307
September-10 Geddes Dowling Tract	5	-	341	-	10,859,966
October-10 Ihly Farm	6	-	(174)	-	10,860,140
October-10 Sanders Property	10	-	-	2,500,000	8,360,140
October-10 Reeder Tract	10	-	75	-	8,360,065
October-10 Ihly Farm	6	-	367	-	8,359,698
October-10 Sanders Property	10	-	7,232	-	8,352,466
November-10 Sanders Property	10	-	(4,000)	-	8,356,466
November-10 Karr Tract	11	-	401	-	8,356,065
November-10 Sanders Property	10	-	278	-	8,355,787
December-10 Ihly Farm	6	-	-	(11,730)	8,367,517
December-10 Henry Farms	5	-	-	1,500,000	6,867,517
December-10 Karr Tract	11	-	-	350,000	6,517,517
December-10 Ihly Farm	6	-	452	-	6,517,065
December-10 Karr Tract	11	-	3,718	-	6,513,347
December-10 Reeder Tract	10	-	156	-	6,513,191
December-10 Fort Freemont Property	Restricted	-	10,200	-	6,502,991
January-11 Mitchelville - Sperry Ness Tract	2	-	10,000	-	6,492,991
January-11 Ihly Farm	6	-	50	-	6,492,941
March-11 Sanders Property	10	-	180	-	6,492,761
March-11 Karr Tract	11	-	1,401	-	6,491,360
April-11 Mitchelville - Sperry Ness Tract	2	-	-	700,000	5,791,360
June-11 Sanders Property	10	-	5,278	-	5,786,082
June-11 Sanders Property	10	-	163	-	5,785,919
June-11 Interest Earned	All	4,171	-	-	5,790,090
		92,109,611	518,795	85,800,726	5,790,090

Total Amount Available	5,790,090
Total Reconciled Unrestricted Bank Balance at 6/30/2011	4,161,721
Total Reconciled Restricted Bank Balance at 6/30/2011	1,628,370
Difference (Rounding)	(1)

**Summary by Districts
Spent to Date**

District	Income to Date	Admin Costs	Land Purchases	Total Expenditures
All	81,684,416	222,253	-	222,253
Restricted	1,638,570	10,200	-	10,200
1	-	17,503	4,842,020	4,859,523
2	-	10,000	700,000	710,000
3	-	-	-	-
4	-	174,646	20,521,855	20,696,501
5	419,000	5,701	10,843,000	10,848,701
6	500,000	9,452	3,638,270	3,647,722
7	469,125	20,860	4,480,000	4,500,860
8	5,798,500	9,415	12,712,250	12,721,665
9	-	-	-	-
10	1,600,000	25,519	27,045,831	27,071,350
11	-	13,246	1,017,500	1,030,746
	92,109,611	518,795	85,800,726	86,319,521

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PLANNING BOARD

	<u>Telephone</u>	<u>Appointed</u>	<u>Reappointed</u>	<u>Term- Years</u>	<u>Term Expires</u>	<u>CC District</u>	<u>Ethnicity</u>	<u>North/ South</u>	<u>Gender</u>
1. Jim Hicks, Chairman (Comprehensive Plan Planning Area) (Lady's Island) 5 Lake Court Lady's Island, SC 29907 jbhicks@hargray.com	(H)522-3988 (F)379-3758	8/12/1996 (partial term)	2/24/1997 2/26/2001 2/14/2005 2/9/2009	4	2/13	7	Caucasian	North	Male
2. Vacant - Charles Brown (Comprehensive Plan Planning Area) (Sheldon Township)					2/13	6			
3. Diane J. Chmelik (At-Large) 7 South Oak Forest Drive Okatie, SC 29909 fchmelik@islc.net	(H)987-2425	3/8/2004	2/11/2008	4	2/12	10	Caucasian	South	Female
4. Mary Rivers LeGree (Comprehensive Plan Planning Area) (St. Helena Township) 144 Coffin Point Road St. Helena Island, SC 29920 mlegree@embarqmail.com	(H)838-4655 (C)592-4058	8/14/2006	2/22/2010	4	2/14	5	African American	North	Female
5. Ronald Petit ¹ (Comprehensive Plan Planning Area) (Port Royal Island) 25 Stuart Town Court Beaufort, SC 29902 petitr@charter.net	(H)525-0220 (O)812-5893	2/14/2005	2/9/2009	4	2/13	11	Caucasian	North	Male

PLANNING BOARD

	<u>Telephone</u>	<u>Appointed</u>	<u>Reappointed</u>	<u>Term- Years</u>	<u>Term Expires</u>	<u>CC District</u>	<u>Ethnicity</u>	<u>North/ South</u>	<u>Gender</u>
6. W. Edward Riley (Comprehensive Plan Planning Area) (Bluffton/Daufuskie Island) 74 Winding Oak Drive Okatie, SC 29909-4207 Riley4055@charter.net	(H)987-4055 (C)812-2875	12/10/2007		4	2/12	10	Caucasian	South	Male
7. Robert W. Semmler ^{1,2} (At-Large) 16 Dockside Lane St. Helena Island, SC 29920 semmlerrw@gmail.com	(C)263-3482	6/23/2008 (partial-term)	1/26/2009 2/28/2011	4	2/15	11	Caucasian	North	Male
8. E. Parker Sutler (At-Large) 71 Sutler Road Okatie, SC 29909 psutler@charter.net	(H)987-9134 (C)812-8930	2/11/2008 (partial-term)	2/28/2011	4	2/15	10	Caucasian	South	Male
9. John R. Thomas (At-Large) 59 White Oaks Circle Bluffton, SC 29910 bluffthomas@hargray.com	(H)815-4471 (O)338-6448	8/10/2009	2/28/2011	4	2/15	4	Caucasian	South	Male

Authorized Membership: 9
 (Five - Comprehensive Plan Planning Areas (exclusive of municipalities)
 Sheldon Township
 Port Royal Island
 Lady's Island
 St. Helena Township
 Bluffton/Daufuskie Township)
 (Four - At-Large (inside/outside municipalities))
Vacancies: 1
Terms Expired: 0

Historical Background:

S.C. Act 487 of 1967

Title 6, Chapter 7, *Code of Laws of South Carolina*, 1976, as amended

County Council's Minutes dated January 27, 1969

Joint Planning Commission Agreement dated February 7, 1969

Ordinance 99/18 dated April 26, 1999

Municipal Planning Commission created February 1, 2000

Ordinance 2000/20 dated April 24, 2000

¹ Council voted 05.09.11 to switch Rob Petit from At-large to representative Port Royal Island.

¹ Council voted 05.09.11 to switch Robert Semmler from representative Port Royal Island to At-Large.

² Council voted 012609 to move Robert Semmler from at-large to Comprehensive Plan Planning Area / Port Royal Island.

**Planning
(Candidates With Applications and Resumes on File)**

Name	Council District	Ethnicity	Primary Interest or Expertise	Other ABC Interest	Date Application Received
Butler, Richard	7	Caucasian	Retired - Former Navy Captain		November 2007
Clark, Gail	7	Caucasian	Lowcountry Estuarium Coordinator		January 2007
Coleman, William	1	Caucasian	Retired - Brokerage firms (domestic, and foreign)	Airports - 1	January 2009
Colvin, Andrew	4	Caucasian	Attorney	Southern - 2 PALS - 3	September 2008
Cyran, Anne	3	Caucasian	Current Planner, HHI		May 2008
Flewy, Christopher	4	Caucasian	Director of Food and Beverage	Atax - 1 Zoning - 3	June 2009
Gibson, Terry	7	Caucasian	Retired University Professor	Foster - 1 Alcohol - 2	August 2010
Hodges, Andrea	11	Caucasian	MS Horticulture/Ed. Specialist, USMC	Rural - 2 PALS - 3	January 2007
McDaniel, Curtis	9	Caucasian	General Manager First Vehicle Services	PALS - 2 Foster Care - 3	May 2011
Parker, Arthur M.	4	Caucasian	Financial Advisor/USMC pilot, retired	Airports - 1 Historic - 3	July 2008
Rymer, Russell	10	Caucasian	Retired - Management		November 2007
Starkey, Donald	9	Caucasian	Consultant - Orbital Sciences Corp.	Northern - 2 Airports - 3	November 2008
Stephens, D. Shannon	1	Caucasian	First Citizens Bank VP/Retail Sales Manager	Tax - 1 Construction - 3	July 2008

ZONING APPEALS BOARD

	<u>Telephone</u>	<u>Appointed</u>	<u>Reappointed</u>	<u>Term- Years</u>	<u>Term Expires</u>	<u>CC District</u>	<u>Ethnicity</u>	<u>North/ South</u>	<u>Gender</u>
1. Thomas A. Gasparini, Chairman (Southern Beaufort County) 4168 Spring Island Okatie, SC 29909	(H)987-1100 springranchhand@gmail.com	4/26/2004 (partial term)	2/14/2005 4/13/2009	4	2/13	10	Caucasian	South	Male
2. William Cecil Mitchell, III (Lady's Island) 4 Mises Drive Beaufort, SC 29907	(H)522-2181 (O)812-4204 cecil@mitchellbrothersinc.com	2/28/2011		4	2/15	7	Caucasian	North	Male
3. Vacant - Philip H. LeRoy (Beaufort/Port Royal)									
4. Kevin B. Mack (St. Helena Island) 1174 Seaside Road St. Helena Island, SC 29920	(H)838-2626 (O)597-2410 mlchauling@hotmail.com	10/28/2002 (partial term)	2/14/2005 4/13/2009	4	2/13	5	African American	North	Male
5. Tim L. Rentz (At-Large, northern Beaufort County) 1109 Beavers Den Beaufort, SC 29902	(H)522-3425 (O)524-3191 timr@coastalcontractors.net	8/10/2009 (partial term)	2/28/2011	4	2/15	9	Caucasian	North	Male
6. Chester Williams (At Large, southern Beaufort County) 17 McIntosh Road Hilton Head Island, SC 2996-2006	(H)342-7450 (O)842-5411 zboa@ccwlaw.net	4/26/2004 (partial term)	3/13/2006 4/12/2010	4	2/14	2	Caucasian	South	Male
7. Edgar Williams (Northern Beaufort County (north of Whale Branch River)) 231 Big Estate Road Yemassee, SC 29945	(H)846-8629 williru44@aol.com	3/11/2002	3/13/2006 2/22/2010	4	2/14	6	African American	North	Male
8. Vacant (Ex-officio)									

Authorized Membership: 7

Reference County Attorney letter dated July 27, 1998

(One - Beaufort/Port Royal Island

One - Lady's Island

One - St. Helena Island

One - Northern Beaufort County north of Whale Branch River

One - Southern Beaufort County

Two - At Large one north and one south of Broad River and
may include, to the extent practical, at least one attorney
and one design professional)

Vacancies: 1 (Beaufort/Port Royal)

Terms Expired: 0

Historical Background:

Ordinance 98/16

Ordinance 2000/6

Zoning Appeals
(Candidates With Applications and Resumes on File)

Name	Council District	Ethnicity	Primary Interest or Expertise	Other ABC Interest	Date Application Received
Bullen-Ennever, Jean	10	Unknown	Hotel Night Auditor	Atax - 1 Hospital - 3	April 2009
Flewy, Christopher	4	Caucasian	Director of Food and Beverage	Atax - 1 Planning - 2	June 2009
Swan, Charles A.	4	Caucasian	Retired	Construction - 1 Historic - 3	May 2010