



## RURAL AND CRITICAL LAND PRESERVATION BOARD

Thursday, October 10, 2013

3:00 pm

Beaufort Jasper Water and Sewer Authority (BJWSA)

Office Conference Room

6 Snake Road, Okatie, SC 29909

Phone: (843) 255-2140

### Members:

Bob Bender, District 4  
Selena Brown, District 10  
York L. Glover, District 3  
George Johnson, District 2  
James Livingston, District 7  
Ed Pappas, District 5 (Chair)  
Jacob W. Preston, District 9  
Stephen G. Riley, District 8  
Norma G. Stewart, District 6  
Denise Sullivan, District 1  
Joseph F. Vercellotti, District 11

### 1. CALL TO ORDER AND WELCOME

### 2. REVIEW OF AGENDA

### 3. REVIEW OF MINUTES FROM SEPTEMBER 12, 2013, MEETING ([backup](#))

### 4. GENERAL DISCUSSION

- A. Park Plan Update - Patty Kennedy, Beaufort County Open Land Trust
- B. Financial Update – Patty Kennedy, Beaufort County Open Land Trust and Amanda Flake, Beaufort County Planning Department
- C. Preserved Property Tours - Patty Kennedy, Beaufort County Open Land Trust and Amanda Flake, Beaufort County Planning Department

### 5. EXECUTIVE SESSION

- A. Contractual Matters Relating to Land Acquisition: Review of Specific Parcels – Beaufort County Open Land Trust

### 6. OTHER BUSINESS

- A. Next Meeting: November 14, 2013, at 3:00 P.M. at Beaufort Jasper Water and Sewer Authority (BJWSA), Office 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 (hereafter known as the Board) was held on September 12, 2013, at the Beaufort Jasper Water and Sewer Authority Conference Room at 3:00 p.m.

### **MEMBERS PRESENT:**

Mr. Ed Pappas (Chairman)  
Mr. Bob Bender  
Mr. York Glover  
Mr. Jim Livingston

Mr. Steve Riley  
Ms. Norma Stewart  
Ms. Denise Sullivan

### **MEMBERS ABSENT:**

Ms. Selena Brown (Vice-Chairman)  
Ms. Janice Johnson

Mr. Jacob Preston  
Mr. Joseph Vercellotti

### **STAFF PRESENT:**

Ms. Amanda Flake, Natural Resources Planner  
Ms. Patty Kennedy, Beaufort County Open Land Trust

### **GUESTS PRESENT:**

Mr. Brian Flewelling, County Councilman  
Mr. Reed Armstrong, Coastal Conservation League  
Ms. Colleen Barrett, MCAS Planning Department

### **CALL TO ORDER**

Chairman Ed Pappas called the meeting to order at 3:05 p.m.

### **REVIEW OF AGENDA**

Chairman Pappas asked if there were any changes to the Agenda and there was one. County Councilman Brian Flewelling will give an update on the Graves property in Bluffton.

### **REVIEW OF MINUTES**

Chairman Pappas asked if there were any changes to the Minutes from the June 13, 2013, Board meeting. Hearing none, Ms. Norma Stewart made a motion and Mr. Steve Riley seconded the motion to accept the Minutes from the June 13, 2013 Board meeting. **The motion was carried unanimously to accept the minutes from the June 13, 2013, Board meeting** (FOR: Pappas, Bender, Glover, Livingston, Riley, Stewart, and Sullivan).

## GENERAL DISCUSSION

Chairman Pappas introduced the newest Rural and Critical Land Preservation Board member, Ms. Denise Sullivan.

Ms. Amanda Flake asked that the Board members approve the meeting schedule for 2014. There was one change. Mr. Steve Riley made a motion to move the July 2014 date from July 10<sup>th</sup> to July 17<sup>th</sup>. Ms. Norma Stewart seconded the motion. **The motion was carried unanimously to accept the 2014 meeting schedule with one change to move the July 2014 date from July 10<sup>th</sup> to July 17<sup>th</sup>** (FOR: Pappas, Bender, Glover, Livingston, Riley, Stewart, and Sullivan).

County Councilman Flewelling stated that the Graves property in Bluffton has come under consideration for the Rural and Critical Land Preservation Program in the past. However, negotiations to purchase this property were unsuccessful. The Graves family then tried to rezone their property which also failed. Currently the Graves family is trying to get approval for a development agreement. Councilman Flewelling does not think that a development agreement will be reached. This means that the property will probably return to the Natural Resources Committee for another rezoning request. If the rezoning request is denied, this property could possibly come back to this program for consideration. Councilman Flewelling asked that the Board members determine whether or not this property might be valuable to this program and discuss it at the next meeting in Executive Session.

Ms. Flake stated that the Sheriff's Office has formed an Environmental Crimes Unit that will help monitor and patrol the Rural and Critical Land Preservation fee simple properties. This unit will patrol by land and water.

Ms. Patty Kennedy gave an update on the Greenprint process. As she stated before there was some previous work done with stakeholder groups in 2008 and 2009. This information is currently being put onto maps. At this point Ms. Kennedy is considering analyzing this information with stakeholder groups from each area that consist of the County Council representative, Rural and Critical Land Preservation Board representative, and key people in that community. Once these groups meet, the resulting information will be included and refined on final maps. Ms. Kennedy already performed a pilot project area on Daufuskie Island. She walked through the specifics of this project and the resulting map. After Ms. Kennedy's presentation it was decided that once each Greenprint area was finalized these areas would come before the Board for approval and then be sent to County Council for approval.

At the Board Retreat in February one of the items discussed at length was how to utilize the planned passive parks on properties and get them open to the public. Out of this discussion, Ms. Kennedy developed a white paper to present to Natural Resources Committee and County Council outlining these issues. She will talk to Josh Gruber, County Attorney, on how to proceed with brining this forward to County Council with some possible solutions.

Ms. Kennedy gave a financial update of properties that were purchased in 2013.

**EXECUTIVE SESSION**

Chairman Pappas entertained a motion by Mr. Riley, and seconded by Ms. Sullivan, to adjourn the Open Session at 4:00 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, Bender, Glover, Livingston, Riley, Stewart, and Sullivan).

**Chairman Pappas adjourned Executive Session and reconvened Open Session at 4:20 p.m.**

**ADJOURNMENT**

**With no further business, Chairman Pappas entertained a motion at 4:21 p.m. from Ms. Sullivan, and seconded by Mr. Riley, to adjourn the meeting. The motion was approved unanimously** (FOR: Pappas, Bender, Glover, Livingston, Riley, Stewart, and Sullivan).

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

**Approved:**

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Ed Pappas, Chairman,  
Beaufort County Rural and Critical Land Preservation Board

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