



RURAL AND CRITICAL LAND PRESERVATION BOARD

Thursday, November 14, 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

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 OCTOBER 10, 2013, MEETING ([backup](#))

4. GENERAL DISCUSSION

- A. Subcommittee Progress Presentation – Ed Pappas, RCLPB Chairman and Patty Kennedy, Beaufort County Open Land Trust
- B. Greenprint Timeline/Referendum Timeline – 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 – Patty Kennedy, Beaufort County Open Land Trust

6. OTHER BUSINESS

- A. Next Meeting: December 12, 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 October 10, 2013, at the Beaufort Jasper Water and Sewer Authority Conference Room at 3:00 p.m.

MEMBERS PRESENT:

Mr. Ed Pappas (Chairman)
Ms. Selena Brown (Vice-Chairman)
Mr. Bob Bender
Mr. Jim Livingston

Mr. York Glover
Mr. Jacob Preston
Ms. Norma Stewart
Mr. Joe Vercellotti

MEMBERS ABSENT:

Ms. Janice Johnson
Mr. Steve Riley
Ms. Denise Sullivan

STAFF PRESENT:

Mr. Tony Criscitiello, Planning Director
Ms. Amanda Flake, Natural Resources Planner
Ms. Patty Kennedy, Beaufort County Open Land Trust

GUESTS PRESENT:

Mr. Brian Flewelling, County Council Chairman
Ms. Cynthia Bensch, County Councilman
Mr. Jason Mann, MCAS Community Plans and Liaison Office
Mr. Joe Croley, Hilton Head/Bluffton Chamber of Commerce

CALL TO ORDER

Chairman Ed Pappas called the meeting to order at 3:06 p.m.

REVIEW OF AGENDA

Chairman Pappas asked if there were any changes to the Agenda and there was one. Mr. Jacob Preston wanted to add a constituent question.

REVIEW OF MINUTES

Chairman Pappas asked if there were any changes to the Minutes from the September 12, 2013 Board meeting. Hearing none, Ms. Stewart made a motion and Vice-Chairman Brown seconded the motion to accept the Minutes from the September 12, 2013 Board meeting. **The motion was**

carried unanimously to accept the minutes from the September 12, 2013, Board meeting. (FOR: Pappas, Brown, Bender, Glover, Livingston, Preston, Stewart, Vercellotti).

GENERAL DISCUSSION

Mr. Preston had a question about properties with conservation easements. A person who has a conservation easement on their property through the Rural and Critical Land Preservation Program got a tax assessment that increased the value of his property. Ms. Patty Kennedy stated that the issue at hand is whether or not the Beaufort County Tax Assessor realizes that conservation easements diminish the value of property due to restrictions on allowed development. So some people that are getting these notices have to go to the Beaufort County Tax Assessor and argue this point.

Chairman Pappas announced the Mr. Joe Vercellotti is leaving the Board for personal issues. Mr. Vercellotti has been a member since 2007. The Board members as well as Beaufort County Planning Department and Beaufort County Open Land Trust staff will miss him very much. Good luck in your future endeavors Mr. Vercellotti!

Ms. Patty Kennedy reviewed the white paper that was developed from the discussions at the February Board Retreat. This paper framed the challenges of opening passive parks and keeping them maintained. This paper outlined three options to alleviate these issues:

1. Create a passive park commission (i.e., Charleston County Parks Commission)
2. Restructure Beaufort County PALS (Parks and Leisure Services) to include passive parks
3. Outsource passive parks to a contractor (i.e., Beaufort County Open Land Trust)

The next step would be to bring this paper forward to the Natural Resources Committee with these three options. An idea would be to bring representatives for each solution to the committee to discuss each option. Chairman Pappas suggested that a subcommittee be formed to interview representatives from each option and bring this information back to the Board at the next meeting. Mr. Vercellotti made a motion and Vice-Chairman Brown seconded the motion to create a subcommittee to interview representatives from Charleston County Parks Commission, Beaufort County PALS, and Beaufort County Open Land Trust and bring the resulting information back to the Rural and Critical Land Preservation Board meeting in November. **The motion carried unanimously to create a subcommittee to interview representatives from Charleston County Parks Commission, Beaufort County PALS, and Beaufort County Open Land Trust and bring the resulting information back to the Rural and Critical Land Preservation Board meeting in November.** (FOR: Pappas, Brown, Bender, Glover, Livingston, Preston, Stewart, Vercellotti).

Ms. Kennedy gave a financial update for the Rural and Critical Land Preservation (RCLP) Program. To date the program has \$18,800,000. This includes \$5,000,000 earmarked for infrastructure development as well as \$1,600,000 in gift money. This leaves around \$12,200,000 left for purchases within the program.

Ms. Kennedy said the Mr. Gary Kubic, Beaufort County Administrator, had mentioned setting up a tour of purchased Rural and Critical Land Preservation Program properties for County Council members as well as elected officials. The Board also mentioned trying to get tours for

each Board member in their district. At this time Beaufort County Planning Department and Beaufort County Open Land Trust staff is working out the details on trying to accomplish these tours.

EXECUTIVE SESSION

Chairman Pappas entertained a motion by Mr. Vercellotti, seconded by Mr. Livingston, to adjourn the Open Session at 4:15 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, Bender, Glover, Livingston, Preston, Stewart, Vercellotti).

Chairman Pappas adjourned Executive Session and convened Open Session at 4:53 p.m.

The following to be presented to Natural Resources Committee:

Mr. York Glover made a motion; seconded by Mr. Vercellotti, to recommend to the Natural Resources Committee of County Council to pursue Parcel A 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 Parcel A under the terms and conditions as recommended by Beaufort County Open Land Trust, as discussed in Executive Session.** (FOR: Pappas, Brown, Bender, Glover, Livingston, Preston, Stewart, Vercellotti).

Mr. Glover made a motion; seconded by Ms. Stewart, to recommend to the Natural Resources Committee of County Council to pursue Parcel B 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 Parcel B under the terms and conditions as recommended by Beaufort County Open Land Trust, as discussed in Executive Session.** (FOR: Pappas, Brown, Bender, Glover, Livingston, Preston, Stewart, Vercellotti).

Mr. Glover made a motion; seconded by Mr. Vercellotti, to recommend to the Natural Resources Committee of County Council to pursue Parcel C 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 Parcel C under the terms and conditions as recommended by Beaufort County Open Land Trust, as discussed in Executive Session.** (FOR: Pappas, Brown, Bender, Glover, Livingston, Preston, Stewart, Vercellotti).

ADJOURNMENT

With no further business, Chairman Pappas entertained a motion at 4:57 p.m. from Mr. Vercellotti, seconded by Vice-Chairman Brown, to adjourn the meeting. **The motion was approved unanimously.** (FOR: Pappas, Brown, Bender, Glover, Livingston, Preston, Stewart, Vercellotti).

Submitted by: Amanda Flake, Natural Resources Planner

Approved:

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

Date: _____