



## RURAL AND CRITICAL LAND PRESERVATION BOARD

Thursday, January 8, 2015

3:00 pm

Beaufort Jasper Water and Sewer Authority (BJWSA)

Conference Room

6 Snake Rd., Okatie, SC 29909

Phone: (843) 255-2140

### Members:

Bob Bender, District 4  
Selena Brown, District 10  
York L. Glover, District 3  
James Livingston, District 7  
Michael Mathews, District 9  
Ed Pappas, District 5 (Chair)  
Stephen G. Riley, District 8  
Norma G. Stewart, District 6  
Denise Sullivan, District 2  
William H. Ladson, District 1  
Vacant, 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 NOVEMBER 13, 2014 MEETING ([backup](#))

### 4. GENERAL DISCUSSION

- A. 2014 Year End Report (Driggers/Lord)
- B. 2014 Financial Update (Eisenman)
- C. New Member Orientation Package (Driggers/Lord)
- D. February 19, 2015 Retreat Discussion (Pappas/Driggers/Lord)

### 5. EXECUTIVE SESSION

- A. Contractual Matters Relating to Land Acquisition:  
Review of Specific Parcels (Driggers/Lord)

### 6. OTHER BUSINESS

- A. Next Meeting: RETREAT February 19, 2015, from 9:30 A.M. to 5:00 P.M. at Beaufort Jasper Water and Sewer Authority (BJWSA), Training 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 November 13, 2014, 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. York Glover  
Ms. Norma Stewart

### **MEMBERS ABSENT:**

Mr. Bill Ladson  
Mr. Jim Livingston

Mr. Steve Riley  
Ms. Denise Sullivan

### **STAFF PRESENT:**

Mr. Tony Criscitiello, Planning Director  
Ms. Amanda Flake, Natural Resources Planner  
Mr. Ken Driggers, Beaufort County Open Land Trust Attorney  
Ms. Lisa Lord, Beaufort County Open Land Trust

### **GUESTS PRESENT:**

Mr. Paul Sommerville, Beaufort County Council Chairman  
Ms. Cynthia Bensch, Beaufort County Council  
Mr. Reed Armstrong, Coastal Conservation League  
Mr. Joe Croley, Hilton Head Chamber of Commerce  
Mr. Alan Eisenman, Beaufort County Finance Department  
Mr. Michael Mathews, Future R&C Board Member  
Ms. Colleen Barrett, MCAS Community Plans and Liaison Office

### **CALL TO ORDER**

Chairman Ed Pappas called the meeting to order at 3:10 p.m.

### **REVIEW OF AGENDA**

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

### **REVIEW OF MINUTES**

Chairman Pappas asked if there were any changes to the Minutes from the August 14, 2014 Board meeting. Hearing none, Ms. Stewart made a motion and Mr. Glover seconded the motion to accept the Minutes as written from the August 14, 2014 Board meeting. **The motion was carried unanimously to accept the minutes as written from the August 14, 2014, Board meeting** (FOR: Pappas, Brown, Bender, Glover, Stewart).

## **GENERAL DISCUSSION**

Chairman Ed Pappas stated that the 2014 bond referendum for twenty million dollars was approved in November. Thanks are extended to Mr. Ken Driggers and Ms. Lisa Lord with Beaufort County Open Land Trust (BCOLT) on promoting the referendum. Mr. Driggers said that this was the highest percentage vote on record for any of the referendums.

Chairman Pappas introduced a future R&C Board Member Mr. Michael Mathews. Mr. Mathews will represent Tabor Vaux, District 9. Chairman Pappas stated there was still a vacancy for District 11.

Mr. Driggers gave a property closings update. At this time Campbell (Garden's Corner), Harvey (partnership with MCAS), and Dopson (between Coosaw Plantation and Chisolm Plantation) have closed. Properties that have been voted for approval but have not yet closed are 4P (partnership with Port Royal Sound Foundation), Bindon (fee simple piece within conservation easement near Point South), and Charles King/Triston Trask (two farm pieces on St. Helena).

Ms. Lord gave an update on the property classification system. Out of the R&C Board Retreat last year came a recommendation to form a Passive Park Task Force to help manage the passive parks. Mr. Garrett Budds took the first crack at classifying all the fee simple properties, Ms. Patty Kennedy refined it, and then Ms. Lord and Ms. Amanda Flake further refined it. Out of all this work came four descriptive classifications:

### **1. Passive Parks**

Description: Wilderness preserves, Passive outdoor recreation

These properties are intended to preserve and conserve the ecological, historical, and cultural resources of the property while also providing a variety of outdoor recreation opportunities. The primary resources and purpose for purchasing the property shape the type and intensity of use

Management: Passive parks are intended to be open in part or in full for public use and enjoyment. With measures taken to protect the resources, these properties can accept a moderate level of infrastructure development to facilitate public use.

### **2. Recreational Properties**

Description: These are properties with limited development opportunities or availability for increased usage by the public. Negative impacts to the property are limited by increased public and may allow for varied uses including daily public access to the water, group use, bike trails, etc.

Management: The property is intended for frequent use by the public and more intense forms of infrastructure including boat docks and buildings.

### **3. Special Resources Sites**

Description: These properties have resources of significance to the natural and cultural integrity of Beaufort County. These sites were purchased with the intention of keeping use to a minimum with an extremely low tolerance for development.

Management: Natural or cultural resources are the primary focus of management activities. Management practices will reflect a high level of sustainability and sensitivity to the fragile environments. Visitor traffic on these preserves will be managed in a way

that protects the resources. Structured education and research are allowed on a limited basis, only if they do not hinder the role of the resource.

**4. Green/Open Space**

Description: Viewsheds, open space

Properties that were purchased to protect the scenic character of the County or are open spaces not intended to be developed into parks (too small for infrastructure, not properly located to be developed into a park (poor access, close to another park, etc.))

Management: Low intensity or no management required on these sites.

Maps with these classifications were rolled out on the table for the Board members to review. The next steps will be to share these classifications with the Natural Resources Committee and get direction from them on how to proceed.

Mr. Alan Eisenman, Beaufort County Finance Department, gave a financial update for the R&C Program. As of September 2014 the R&C Program had 13.2 million dollars total, with 11.86 million being unrestricted and 1.37 million being restricted. These numbers do not include the 20 million dollar referendum that was just approved.

Chairman Pappas brought up the idea of developing an orientation training package for new Board members. Beaufort County staff, BCOLT staff, and R&C Chairman are going to work on putting together a package to give to new Board members, new County Council members, and also as a refresher for seasoned Board members. The package should be ready by the first quarter of next year for distribution.

Chairman Pappas would like to have an R&C Board Retreat for 2015. Ms. Norma Stewart volunteered to help with the subcommittee (Chairman Pappas, Ms. Lord, Mr. Driggers, and Ms. Flake) to develop the Retreat. Chairman Pappas suggested it be held during the February meeting. The Board members will be updated at the January Board meeting about the time and date of the Retreat.

**EXECUTIVE SESSION**

Chairman Pappas entertained a motion by Ms. Stewart, seconded by Vice-Chairman Brown, to adjourn the Open Session at 3:55 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, Stewart).

**Chairman Pappas adjourned Executive Session and convened Open Session at 4:42 p.m.**

Mr. Glover made a motion; seconded by Mr. Bender, 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, Stewart).

**ADJOURNMENT**

With no further business, Chairman Pappas entertained a motion at 4:42 p.m. from Mr. Glover, seconded by Vice-Chairman Brown, to adjourn the meeting. **The motion was approved unanimously** (FOR: Pappas, Brown, Bender, Glover, Stewart).

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

**Approved:**

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

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