



RURAL AND CRITICAL LANDS PRESERVATION BOARD

Thursday, January 10, 2019

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 related to proposed RCLPB/Beaufort County Land Exchange
3. MATTERS ARISING OUT OF EXECUTIVE SESSION
4. REVIEW OF AGENDA
5. REVIEW OF MINUTES FROM AUGUST 9, 2018, AND DECEMBER 13, 2018.
([backup](#))
6. REGULAR SESSION
 - A. 2018 Rural and Critical Lands Preservation Annual Report (Holmes)
 - B. Distribution of RCLPB Program Overview (Holmes)
 - C. Greenprint Discussion (Holmes)
 - D. Discussion of proposed Rural and Critical Lands Preservation Retreat (Holmes/Flake)
7. OTHER
 - A. Next Meeting: February 14, 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.

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 Lands 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) Meeting was held Thursday, December 13, 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

Mr. Richard Walls (Vice Chairman)
Mr. Douglas Koop

MEMBERS ABSENT:

Ms. Susie Fripp-Gordon
Mr. Walter Mack

Ms. Gail O’Kane
Ms. Dorothy Scanlin

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. Kristin Williams, Beaufort County Open Land Trust
Mr. Amad Ward, Executive Director, Mitchelville Preservation Project
Ms. Alice Howard, Beaufort County Council Member
Ms. Rikki Parker, Coastal Conservation League

CALL TO ORDER AND WELCOME

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

REVIEW OF AGENDA

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

EXECUTIVE SESSION

Chairman Mike Mathews entertained a motion by Mr. Terry Hill, seconded by Vice Chairman Richard Walls, to adjourn the Regular Session at 3:02 p.m. and convene Executive Session. **The motion carried unanimously to enter into Executive Session** (FOR: Mathews, Bender, Hill, Walls, Webb, Koop).

Chairman Mathews entertained a motion and Mr. Richard Walls seconded the motion to adjourn the Executive Session and reconvene the Regular Session at 3:48 p.m. **The Motion carried unanimously (FOR: Mathews, Bender, Hill, Walls, Webb, Koop ABSENT: Fripp-Gordon, Mack, O’Kane, Scanlin).**

MATTERS ARISING OUT OF EXECUTIVE SESSION

Chairman Mathews stated for the record there were no matters arising from Executive Session to be voted on today.

REVIEW OF MINUTES

Chairman Mathews stated that review and approval of the August 9, 2018, Minutes would be placed on hold for a second time due to Ms. Gail O’Kane’s absence from today’s meeting. Ms. Amanda Flake explained the directive from the Beaufort County Legal Department regarding Ms. O’Kane’s requested revision to the August 9 minutes as follows: Ms. O’Kane should request to amend the August 9, 2018, minutes per her prior statement. The Board members present at the August 9, 2018, meeting would then vote on Ms. O’Kane’s requested revision.

Chairman Mathews asked if there were any changes to the November 8, 2018, meeting Minutes. There being no changes requested, Mr. Douglas Koop made a Motion and Mr. Richard Walls seconded the Motion to accept said Minutes as written. **The Motion carried unanimously (FOR: Mathews, Bender, Hill, Walls, Webb, Koop ABSENT: Fripp-Gordon, Mack, O’Kane, Scanlin).**

REGULAR MEETING

Chairman Mathews requested all visitors introduce themselves to the group.

Chairman Mathews asked Ms. Barbara Holmes, Beaufort County Open Land Trust, to explain the two (2) separate Ranking Sheets used in the evaluation process for Critical Lands and Rural Lands Criteria.

The Critical Lands Criteria ranking is divided into the following four (4) areas of evaluation with more detailed, weighted criteria under each listed area:

- Property Characteristics 35% segment weighting
- Financial Considerations 20% segment weighting
- Public Benefits 20% segment weighting
- Environmental Issues 25% segment weighting

The Rural Lands Criteria ranking is divided into the following eight (8) areas of evaluation with more detailed criteria scoring under each listed area:

- Quality of Rural Land 20% segment weighting
- Threat of Conversion 20% segment weighting
- Sufficient Size 20% segment weighting
- Ecological Benefits 20% segment weighting
- Historic or Scenic Benefits 5% segment weighting

Beaufort County Rural and Critical Lands Preservation Board meeting
December 13, 2018

- Proximity to Other Protected Lands 5% segment weighting
- Stewardship 5% segment weighting
- Price of Easement 5% segment weighting

There was discussion and overall agreement regarding the need to revise both ranking sheets to better meet the County's current land requirements / areas of environmental importance as set out in the County's Comprehensive Plan. Chairman Mathews noted the following as starting points for this endeavor: gain a better understanding for modifications; gain a better interpretation of segments; and adjust the weighted percentages to produce a more updated, final evaluation.

Chairman Mathews proposed continued discussion and revisions to the Critical Lands Criteria ranking sheet during the January 2019 R&C Board meeting. Continued discussion and revisions regarding the Rural Lands Criteria ranking sheet should be scheduled to occur during the February – March R&C Board meetings. The Board is asking for ranking sheet revision recommendations from both Ms. Barbara Holmes and Community Development Department staff and for Ms. Holmes and Ms. Flake to share their individual ranking sheets in the future with the Board as an additional learning tool.

Ms. Barbara Holmes explained that the last update to the Greenprint document (parcel data) to the Beaufort County Natural Resources Committee and Beaufort County Council occurred in 2014 and therefore, an updated parcel data presentation is due in 2019. Ms. Holmes stressed the importance to first update the ranking sheets prior to the 2019 Greenprint parcel data submission.

Chairman Mathews also proposed to list the Greenprint Discussion as the first Agenda item for the January 2019 R&C Board meeting.

ADJOURNMENT

With no further business, at 5:05 p.m., Chairman Mathews entertained a motion by Mr. Terry Hill and seconded by Mr. Bob Bender, to adjourn the meeting. **The motion carried unanimously (FOR: Mathews, Bender, Hill, Walls, Webb, Koop ABSENT: Fripp-Gordon, Mack, O'Kane, Scanlin).**

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

Approved:

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

Date: _____