

## **BEAUFORT COUNTY RURAL AND CRITICAL LAND PRESERVATION BOARD**

The regular meeting of the Beaufort County Rural and Critical Land Preservation Board (hereafter known as the Board) was held on July 9, 2009 in the Conference Room at Beaufort Jasper Water and Sewer Authority Building at 3:00 p.m.

### **MEMBERS PRESENT:**

Mr. Steve Riley (Chair)  
Ms. Gloria Cartwright (Vice-Chair)  
Ms. Selena Brown  
Mr. Ed Pappas  
Mr. Ray Tudor  
Mr. Joseph Vercellotti

### **MEMBERS ABSENT:**

Mr. Pete Dawson  
Mr. York Glover  
Mr. Malcolm Goodridge  
Ms. Janice Johnson  
Mr. Jacob Preston

### **STAFF PRESENT:**

Mr. Tony Criscitiello, Planning Director  
Ms. Amanda Flake, Natural Resources Planner  
Mr. Glenn Stanford, Mr. Russ Marane, Conservation Consulting Co.  
Jerry Stewart, Beaufort County Council

### **GUEST PRESENT:**

Mr. Richard Brooks, Bluffton Today  
Mr. Joe Croley  
Mr. Reed Armstrong, Coastal Conservation League

## **CALL TO ORDER**

Chairman Steve Riley called the meeting to order at 3:05 p.m.

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

Chairman Riley asked if there were any changes to the Minutes from the June 23, 2009 Board meeting. Hearing none, Mr. Pappas made a motion and Mr. Riley seconded the motion to accept the Minutes from the June 23, 2009 Board meeting. **Motion carried.**

## **GENERAL DISCUSSION**

Mr. Joe Croley discussed the proposed project on the headwaters of the Okatie River. He said that this is a huge development that will bring a large amount of impervious surface that will drain off into the headwaters of the Okatie River which will ultimately mean the end of the river. This project was going forward to the Town of Bluffton's Planning Commission, but was taken off the agenda. However, it will be back on the agenda soon. Mr. Croley would like to see some help from the RCLP Board, if possible, to stop this development from happening. Mr. Pappas asked when the project would be back on the Town's agenda. Mr. Croley said that there is some debate over the OCRM critical line designation and once that is resolved the project will be back on the agenda. Chairman Riley commented that the RCLP Board tried to acquire this piece of property a few years ago, but it was subject to a sales tax referendum that failed. Mr. Reed Armstrong stated that this project shows storm water coming straight off the land into the Okatie River with over 50% impervious pavement. He also said that the Sembler Project (Town of Hardeeville) has an outflow of storm water into the Okatie as well and they are also filling wetlands. Mr. Joe Vercellotti asked what the price of the property was a few years ago and Mr. Glenn Stanford stated it was under option for 4.5 million. Mr. Armstrong asked if the Board would consider some action to give to the County and Town of Bluffton about protecting the headwaters of the Okatie River. Mr. Vercellotti asked Mr. Stanford if we were looking at properties around the Okatie River for potential purchase. Mr. Stanford stated we were even though these areas are not on the greenprint focus area.

## **EXECUTIVE SESSION**

Chairman Riley entertained a motion by Mr. Vercellotti, seconded by Ms. Cartwright, to adjourn the Open Session at 3:22 p.m. and enter into Executive Session for the purpose of discussing matters associated with property acquisitions. **The vote was unanimous to enter into Executive Session.**

**The Board re-entered Open Session at 4:26 p.m.**

The following to be presented to Natural Resources Committee:

Ms. Cartwright made a motion; seconded by Mr. Vercellotti, to recommend to the Natural Resources Committee of County Council to pursue Parcel B under the terms and conditions as recommended by CCC, as discussed in Executive Session. **The motion carried.**

## **ADJOURNMENT**

With no further business, Chairman Riley entertained a motion at 4:27 p.m. from Ms. Cartwright, seconded by Mr. Vercellotti, to adjourn the meeting. **The motion was unanimously approved.**

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

**Approved:** \_\_\_\_\_  
Steve Riley, Chairman, Beaufort County Rural and Critical Land  
Preservation Board

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