

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 August 13, 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. Pete Dawson
Mr. York Glover
Mr. Ed Pappas
Mr. Jacob Preston
Mr. Ray Tudor
Mr. Joseph Vercellotti

MEMBERS ABSENT:

Mr. Malcolm Goodridge
Ms. Janice Johnson

STAFF PRESENT:

Ms. Amanda Flake, Natural Resources Planner
Mr. Glenn Stanford, Mr. Raleigh West, Mr. Russ Marane, CCC
Mr. Jerry Stewart, Beaufort County Council
Mr. Paul Sommerville, Beaufort County Council
Ms. Billie Lindsay, Beaufort County Planning Department

GUEST PRESENT:

Mr. Garrett Budds, Coastal Conservation League
Mr. Joe Croley

CALL TO ORDER

Chairman Steve Riley called the meeting to order at 3:02 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 July 9, 2009 Board meeting. Hearing none, Ms. Cartwright made a motion and Mr. Tudor seconded the motion to accept the Minutes from the July 9, 2009 Board meeting. **Motion carried.**

GENERAL DISCUSSION

Chairman Riley introduced some members of the audience: County Councilman Jerry Stewart, County Councilman Paul Sommerville, and Mr. Garrett Budds with Coastal Conservation League. He also mentioned that this would be the last meeting for Mr. Raleigh West who will be starting Law School next week. The Board expressed their gratitude towards Mr. West's services. Ms. Flake also recognized Ms. Billie Lindsay of the Beaufort County Planning Department.

Mr. Garrett Budds filled in for Ms. Andrea Malloy on the Coastal Conservation League's (CCL) presentation about the protection of the Okatie River. Mr. Budds stated that CCL has been following development in the Bluffton area for a while, specifically focusing on the May and Okatie Rivers. They are concerned about the amount of development occurring, especially around the headwaters of the Okatie River. CCL wanted to inform the Board of what is going on around the Okatie headwaters area. According to DHEC, the Okatie River is impaired and DHEC is currently in the process of developing a TMDL (Total Maximum Daily Load) for this waterbody for two pollutants; fecal coliform and sediment. This is a list of the current and proposed developments within the Okatie headwaters: Pinckney Point, Sembler Project, Okatie Village, Graves Property, Buckwalter Commons, and the Village at Barrell Landing. Buckwalter Commons is slated to have a Harris Teeter grocery store, retail and restaurant space, 60-70% impervious surface, and storm water that would discharge directly into the Okatie headwaters. The Village at Barrell Landing is slated to have a major hotel, 70% impervious surface, and storm water that would discharge into the Okatie headwaters. So not only is storm water going into an impaired river, it is going into the headwaters, which is the most sensitive area of the river. CCL's issue is that things are still being looked at on a parcel by parcel basis and not as a big picture. CCL has opposed both projects at the Town of Bluffton meetings. CCL is also working on a watershed plan and wanted the Board to have a glimpse of it. This plan will be unveiled on August 24th at 6:00 p.m. at the Bluffton Library. The plan breaks Beaufort County into three watersheds that include both current and proposed developments. From this information, CCL calculated impervious surface and storm water runoff and then came up with a calculation to restructure development to make storm water flow better. The Town of Bluffton already has a TDR (Transfer of Development Rights) program that could help with this restructure.

Mr. Vercellotti mentioned that he did not see a retention pond shown on the Buckwalter Commons project and wondered where would the storm water be stored on that site? Mr. Budds said the developers have proposed to use the existing freshwater wetland on site as a storage area for the storm water with a set of ditches leading from the wetland to the headwaters of the Okatie. Mr. Pappas asked if CCL feels that there are no existing storm water ordinances that would be adequate for these sites around the Okatie headwaters. Mr. Budds said that once you cross the 10% impervious surface threshold within a watershed, the aquatic life starts to decline. That said it is important to have storm water regulations. However, these regulations will not fix the problem alone.

EXECUTIVE SESSION

Chairman Riley entertained a motion by Mr. Tudor, seconded by Mr. Pappas, to adjourn the Open Session at 3:32 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 4:25 p.m.

Mr. Tudor left the meeting before the Board re-entered Open Session. There was still a quorum.

The following to be presented to Natural Resources Committee:

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

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

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

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

Mr. Pappas made a motion; seconded by Mr. Vercellotti, to recommend to the Natural Resources Committee of County Council to pursue Parcel F 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 4:33 p.m. from Mr. Pappas, seconded by Ms. Cartwright, 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: _____