

**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 September 10, 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  
Ms. Janice Johnson  
Mr. Ed Pappas  
Mr. Joseph Vercellotti

**MEMBERS ABSENT:**

Mr. Malcolm Goodridge  
Mr. Jacob Preston  
Mr. Ray Tudor

**STAFF PRESENT:**

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

**GUEST PRESENT:**

Mr. Richard Brooks, Bluffton Today  
Mr. Paul Sommerville, Beaufort County Council

## **CALL TO ORDER**

Chairman Steve Riley called the meeting to order at 3:03 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 August 13, 2009 Board meeting and there was one item; Mr. Cartwright should be Ms. Cartwright. With the addition of this item, Mr. Vercellotti made a motion and Mr. Pappas seconded the motion to accept the Minutes from the August 13, 2009 Board meeting. **Motion carried.**

## **GENERAL DISCUSSION**

Chairman Riley welcomed Mr. Richard Brooks with Bluffton Today to the meeting.

## **EXECUTIVE SESSION**

Chairman Riley entertained a motion by Ms. Brown, seconded by Mr. Dawson, to adjourn the Open Session at 3:05 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 4:09 p.m.**

Chairman Riley initiated discussion of a potential future bond referendum for the RCLP program. Mr. Stanford stated that the program's funding is low and that it would be advisable to work toward a referendum during the next year. He would need a recommendation from the Board to County Council for a new bond. The Board agreed to move forward and place the item on the agenda for the next meeting.

Mr. Pappas mentioned that the Board should also consider reviewing the charter to see if any changes need to be made. Mr. Stanford responded that there were some issues with the current rules. For example, the charter rules do not budget funds for maintenance and development of properties acquired through the program. Mr. Marane added that there was a review of the ordinance before the bond referendum was approved in 2006. At that time, funding for maintenance and development was discussed and turned down by County Council because they believed the program would lose support from the public. Mr. Dawson agreed that the money should be used to purchase land, but not for maintenance. Chairman Riley asked if an endowment for maintenance and development could be created from the bond instead of funding

the bond from another source. Mr. Marane said that these matters should be further discussed in the upcoming RCLP Board meetings.

Mr. Marane also stated that this program was originally intended for purchase of development rights only, not for purchase of fee simple properties. He added that it was time to look at the stewardship of these properties. Mr. Criscitiello said that he has been receiving proposals to do a TDR (transfer of development rights) program around the Marine Corps Air Station. The RCLP program may have some interest in the progress of this TDR Program. Mr. Vercellotti asked if there were any areas that already have a TDR program set up and Mr. Glover conveyed that there is one in Fulton County Georgia.

## **ADJOURNMENT**

With no further business, Chairman Riley entertained a motion at 4:27 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:**

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Steve Riley, Chairman, Beaufort County Rural and Critical Land  
Preservation Board

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