



## RURAL AND CRITICAL LANDS PRESERVATION BOARD

Thursday, February 14, 2019, 3:00 p.m.

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  
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, Districts 1 and 8

### Staff:

Eric Greenway, Planning Director  
Amanda Flake, Natural Resources Planner

## AGENDA

1. CALL TO ORDER AND WELCOME
2. REVIEW OF AGENDA
3. PUBLIC COMMENTS
4. REVIEW OF MINUTES FROM AUGUST 9, 2018, AND JANUARY 10, 2019 ([backup](#))
5. REGULAR SESSION
  - A. Public Input for Recommendations on Transparency and Processes of the Rural and Critical Lands Preservation Program (Greenway)
  - B. Robert's Rules and Meeting Procedures Work Session (Inglese)
  - C. Election of 2019 R&C Board Chairman and Vice Chairman
  - D. Discussion - March 8, 2019, R&C Board Retreat
6. OTHER
  - A. Next Meeting: RETREAT Friday, March 8, 2019, 10:00 a.m. until 2:00 p.m., Bluffton Library Large Meeting Room, 120 Palmetto Way, Bluffton, SC 29910

# **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**

After two motions relating to the business from the Executive Session failed due to a lack of a second, and the time being after the usual 5:00 p.m. ending time, a board member left which made for an insufficient quorum so 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) was held on Thursday, January 10, 2019, at the Beaufort Jasper Water and Sewer Authority Conference Room, 3:00 p.m.

### **MEMBERS PRESENT:**

Mr. Mike Mathews (Chairman)	Ms. Gail O’Kane
Mr. Richard Walls (Vice Chairman)	Mr. Walter Mack
Mr. Terry Hill	Mr. Bob Bender
Mr. Beekman Webb	Mr. Douglas Koop

### **MEMBERS ABSENT:**

Ms. Dorothy Scanlin  
Ms. Susie Fripp-Gordon – Resigned effective January 2019

### **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. Stefanie Nagid, Beaufort County Passive Parks Manager  
Ms. Melissa Peagler, Beaufort County Long Range Planner  
Mr. Noah Krepps, Beaufort County Zoning Analyst  
Mr. Steve Riley, Hilton Head Island Town Manager  
Mr. Tom Keaveny, Beaufort County Attorney  
Ms. Alice Howard, Beaufort County Councilwoman  
Mr. Ahmad Ward, Executive Director Mitchelville Freedom Park  
Ms. Kim Fleming, USMC  
Ms. Kate Schaefer, Coastal Conservation League  
Ms. Kristin Williams, Beaufort County Open Land Trust

### **CALL TO ORDER AND WELCOME GUESTS**

Chairman Mike Mathews called the meeting to order at 3:03 p.m.

### **EXECUTIVE SESSION**

Chairman Mathews entertained a motion by Ms. Gail O’Kane, seconded by Mr. Beekman Webb, to adjourn the Open Session at 3:05 p.m. and convene Executive Session. **The motion carried unanimously to enter into Executive Session** (FOR: Mathews, Walls, Hill, Webb, O’Kane, Mack, Bender, Koop). The Executive Session was called for the purpose of discussing

contractual matters between the Rural and Critical Lands Preservation Board / Beaufort County Land Exchange.

Chairman Mathews entertained a motion to adjourn the Executive Session and reconvene the Open Session at 3:52 p.m. **There were no matters arising out of Executive Session.**

### **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 August 9, 2018, R&C Board meeting. Ms. Gail O’Kane requested that the Adjournment section be revised as follows:

“After two motions relating to the business from the Executive Session failed due to a lack of a second, and the time being after the usual 5:00 p.m. ending time, a board member left which made for an insufficient quorum so the meeting was adjourned at 5:02 p.m.”

Ms. O’Kane also stated for the record that she never asked for a change to the August 9, 2018, minutes without a vote.

Five (5) R&C Board members were present at the August 9, 2018, meeting, Mathews, Fripp-Gordon, Mack, O’Kane, Scanlin. Three (3) of the five (5) Board members are present today to vote on the requested change to the Adjournment section of the August 9, 2018, meeting minutes, Mathews, Mack, O’Kane. Therefore, Ms. Gail O’Kane made a motion and Chairman Michael Mathews seconded the motion to revise the Adjournment section of the August 9, 2018, meeting minutes to read as noted above. The motion carried unanimously (FOR: Mathews, O’Kane, Mack).

Chairman Mathews asked if there were any changes to the Minutes from the December 13, 2018, Board meeting. Hearing none, Mr. Beekman Webb made a motion and Mr. Douglas Koop seconded the motion to accept the minutes as written. The motion carried unanimously (FOR: Mathews, Walls, Hill, Webb, O’Kane, Mack, Bender, Koop).

### **2018 ANNUAL REPORT**

Ms. Barbara Holmes presented the 2018 Annual Report to the Board members. She discussed the Economic Benefits Report, \$25M Bond Referendum, cumulative program statistics, and status of Rural and Critical Lands Preservation protected properties. In 2018, forty-seven (47) properties were considered for acquisition. Of those forty-seven parcels, four (4) were brought before the Board for consideration, and three were recommended by the R&C Board. Two of the four approved property acquisitions closed in 2018, 4.16 acre Okatie Highway Island, part of the Greenway Corridor, and 9.72 acre Whitehall Tract, Lady’s Island/City of Beaufort. The other two properties are scheduled to close in 2019. Note: The Whitehall Tract acquisition was not recommended by R&C but was presented at the Natural Resources Committee meeting and approved by Beaufort County Council.

There was a general consensus amongst the R&C Board members to submit the 2018 Annual Report, as written with no revisions, to the Natural Resources Committee for review at their upcoming 2019 meeting before being presented to Beaufort County Council.

### **RURAL AND CRITICAL LANDS PRESERVATION BOARD PROGRAM OVERVIEW**

Ms. Barbara Holmes distributed and discussed the R&C Program Manual, referencing the following sections:

- 2019 R&C Meeting Schedule
- 2018 Annual Report
- History and Program Highlights
- Feasibility Study, Supplemental Bond Table
- Board information – current member bios, current vacancies – Districts 1 and 8
- R&C Ordinance and 2006 Resolution-providing additional guidelines
- Economic Benefits Report
- Land Conservation Partnerships
- Transaction history through 2018
- Beaufort County Greenprint (last update 2014)
- Frequently asked questions
- Meeting agendas, handouts, notes

Chairman Mathews stated that updates to the R&C financials would be presented to the Board on a quarterly basis.

Ms. Holmes reminded all meeting attendees about the interactive protected land maps managed by the Open Land Trust and available to the public for viewing purposes. Ms. Stefanie Nagid stated that all R&C lands can also be accessed at the Beaufort County web site, Home page, GIS Map.

### **GREENPRINT DISCUSSION**

Chairman Mathews stated that the Greenprint map will be updated in 2019. Ms. Holmes feels that revisions to the R&C Lands Criteria should occur first in order to become more informed when updating the Greenprint, and she feels it could take up to one year to complete the necessary revisions before presenting to Beaufort County Council. Both Chairman Mathews and Ms. Holmes stressed the importance of future public stakeholder meetings in order to encourage more public involvement regarding planning and Greenprint updates for each district.

### **RURAL AND CRITICAL LANDS PRESERVATION RETREAT**

A Board Retreat / Workshop has been tentatively scheduled for March 7 or March 21, 2019, 9:00 a.m. – 2:00 p.m. Ms. Amanda Flake is checking venue availability and will report back via email to Board members regarding meeting date, time, and location.

**ADJOURNMENT**

With no further business, Chairman Mathews entertained a motion at 4:48 p.m. from Ms. Gail O’Kane, seconded by Mr. Terry Hill, to adjourn the meeting. **The motion was approved unanimously** (FOR: Mathews, Walls, Hill, Webb, O’Kane, Mack, Bender, Koop).

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

**Approved:** \_\_\_\_\_  
Mike Mathews, Chairman,  
Beaufort County Rural and Critical Lands Preservation Board

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