



Natural Resources Committee Beaufort County, SC

This meeting was held in person at the County Council Chambers, 100 Ribaut Road, Beaufort, and virtually through Zoom.

Tuesday, September 06, 2022
2:00 PM

MINUTES

Watch the video stream available on the County's website to hear the complete discussion or presentation on a specific topic or the entire meeting. <https://beaufortcountysc.new.swagit.com/videos/179899>

1. CALL TO ORDER

Committee Chair Howard called the meeting to order at 2:00 PM.

PRESENT

Committee Chair Alice Howard
Council Member Joseph F. Passiment
Council Member D. Paul Sommerville
Council Member York Glover
Council Member Lawrence McElynn

ABSENT

Committee Vice-Chair Gerald Dawson
Council Member Brian Flewelling
Council Member Stu Rodman
Council Member Chris Hervochon
Council Member Mark Lawson
Council Member Logan Cunningham

2. PLEDGE OF ALLEGIANCE

Committee Chair Howard led the Pledge of Allegiance.

3. FOIA

Committee Chair Howard noted that the Public Notification of this meeting had been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act.

4. APPROVAL OF AGENDA

Motion: It was moved by Council Member Passiment, Seconded by Council Member McElynn, to approve the agenda.

The Vote - The motion was approved without objection.

5. **APPROVAL OF MINUTES**

Motion: It was moved by Council Member Passiment, Seconded by Council Member McElynn, to approve the minutes from August 15, 2022.

The Vote - The motion was approved without objection.

6. **CITIZEN COMMENTS**

Please watch the video stream available on the County's website to view the complete discussion.

<https://beaufortcountysc.new.swagit.com/videos/179899?ts=90>

Kate Schaefer (Open Land Trust) commented on agenda item seven, which included her recommendations for application deadlines and conservation easement negotiations.

7. **RECOMMEND APPROVAL OF AN ORDINANCE TO ESTABLISH THE BEAUFORT COUNTY GREEN SPACE PROGRAM ORDINANCE SUBJECT TO A REFERENDUM WITHIN BEAUFORT COUNTY PURSUANT TO SECTION 4-10-1010 ET SEQ. OF THE CODE OF LAWS OF SOUTH CAROLINA, 1976 AS AMENDED**

Please watch the video stream available on the County's website to view the complete discussion.

<https://beaufortcountysc.new.swagit.com/videos/179899?ts=413>

Rob Merchant, Planning and Zoning Department Director, provided a detailed run-through of the draft ordinance, which covered the Green Space Advisory Committee, steps to launch and implement the program, and procurement methods and criteria.

Council Member Passiment commented on the opportunity to raise awareness about the purpose and scope of the green space program and encouraged the development of multimedia educational materials.

Council Member Sommerville raised concerns about the ambiguity of Section 5.b.1's language on transparent and equal distribution of funds. County Attorney Keaveny discussed the reason behind the language's inclusion. Merchant added that the Advisory Committee could address the ambiguity when developing the program criteria.

Council Member McElynn commented on addressing possible misconceptions about the transportation referendum.

Council and County Administrator Greenway discussed the end date of the Advisory Committee.

Council, Merchant, and Greenway discussed adding stronger language to ensure consistency with adopted plans.

Committee Chair Howard and Mr. Merchant discussed a possible traffic study requirement for applications focused on reductions of vehicle miles.

Committee Chair Howard and Mr. Greenway discussed using funds for staff support and due diligence.

Council and Mr. Greenway discussed the potential for the Green Space Program to replace the Rural and Critical Lands Program.

Council and Mr. Merchant discussed the State's involvement in the program and the opportunity for the program developed by Beaufort County to serve as a roadmap for other counties.

Council Member McElynn asked about the Rural and Critical Lands Program's remaining funds and suggested that the two programs work collaboratively to preserve the expertise of the Rural and Critical Lands Program.

Motion: It was moved by Council Member Passiment, Seconded by Council Member Glover, to recommend approval of an ordinance to establish the Beaufort County Green Space Program Ordinance

subject to a referendum within Beaufort County pursuant to section 4-10-1010 et seq. of the code of laws of South Carolina, 1976 as amended.

The Vote - The motion was approved without objection.

Status: The item was moved forward to full Council.

8. RECOMMEND APPROVAL OF THE APPOINTMENT OF GLENN MILLER TO THE PLANNING COMMISSION FOR A PARTIAL-TERM APPOINTMENT WITH AN EXPIRATION DATE OF FEBRUARY 2023

Please watch the video stream available on the County's website to view the entire discussion.

Motion: It was moved by Council Member Passiment, Seconded by Council Member Glover, to recommend approval of the appointment of Glenn Miller to the Planning Commission for a partial term appointment with an expiration date of February 2023.

The Vote - The motion was approved without objection.

Status: The item was moved forward to full Council.

8. EXECUTIVE SESSION

PURSUANT TO S.C. CODE SECTION 30-4-70(A)(2): DISCUSSION OF NEGOTIATIONS INCIDENT TO PROPOSED CONTRACTUAL ARRANGEMENTS AND PROPOSED SALE OR PURCHASE OF DEVELOPMENT RIGHTS ON REAL PROPERTY (LUCY CREEK, DUE DILIGENCE)

PURSUANT TO S.C. CODE SECTION 30-4-70(A)(2): DISCUSSION OF NEGOTIATIONS INCIDENT TO PROPOSED CONTRACTUAL ARRANGEMENTS AND PROPOSED SALE OR PURCHASE OF DEVELOPMENT RIGHTS ON REAL PROPERTY (DAVIS ROAD, DUE DILIGENCE)

PURSUANT TO S.C. CODE SECTION 30-4-70(A)(2): DISCUSSION OF NEGOTIATIONS INCIDENT TO PROPOSED CONTRACTUAL ARRANGEMENTS AND PROPOSED SALE OR PURCHASE OF DEVELOPMENT RIGHTS ON REAL PROPERTY (HWY 278, DUE DILIGENCE)

PURSUANT TO S.C. CODE SECTION 30-4-70(A)(2): DISCUSSION OF NEGOTIATIONS INCIDENT TO PROPOSED CONTRACTUAL ARRANGEMENTS AND PROPOSED SALE OR PURCHASE OF DEVELOPMENT RIGHTS ON REAL PROPERTY (GREAT SWAMP, DUE DILIGENCE)

Motion: It was moved by Council Member Passiment, Seconded by Council Member Glover, to go into Executive Session to discuss items 9-12 at 2:55 PM.

The Vote - The motion was approved without objection.

9. MATTERS ARISING OUT OF EXECUTIVE SESSION

PURSUANT TO S.C. CODE SECTION 30-4-70(A)(2): DISCUSSION OF NEGOTIATIONS INCIDENT TO PROPOSED CONTRACTUAL ARRANGEMENTS AND PROPOSED SALE OR PURCHASE OF DEVELOPMENT RIGHTS ON REAL PROPERTY (LUCY CREEK, DUE DILIGENCE)

Motion: It was moved by Council Member Sommerville, Seconded by Council Member Glover, to move forward with due diligence on the possible purchase of development rights on the Lucy Creek Property.

The Vote – The motion was approved without objection.

PURSUANT TO S.C. CODE SECTION 30-4-70(A)(2): DISCUSSION OF NEGOTIATIONS INCIDENT TO PROPOSED CONTRACTUAL ARRANGEMENTS AND PROPOSED SALE OR PURCHASE OF DEVELOPMENT RIGHTS ON REAL PROPERTY (DAVIS ROAD, DUE DILIGENCE)

Motion: It was moved by Council Member Glover, Seconded by Council Member Passiment, to pursue due diligence on the property known as Davis Road, as recommended by the staff.

The Vote – The motion was approved without objection.

PURSUANT TO S.C. CODE SECTION 30-4-70(A)(2): DISCUSSION OF NEGOTIATIONS INCIDENT TO PROPOSED CONTRACTUAL ARRANGEMENTS AND PROPOSED SALE OR PURCHASE OF DEVELOPMENT RIGHTS ON REAL PROPERTY (HWY 278, DUE DILIGENCE)

Motion: It was moved by Council Member Passiment, Seconded by Council Member Glover, to take the recommendation of the Rural and Critical Lands Board to not move forward with due diligence on the property at Highway 278.

The Vote – The motion was approved without objection.

PURSUANT TO S.C. CODE SECTION 30-4-70(A)(2): DISCUSSION OF NEGOTIATIONS INCIDENT TO PROPOSED CONTRACTUAL ARRANGEMENTS AND PROPOSED SALE OR PURCHASE OF DEVELOPMENT RIGHTS ON REAL PROPERTY (GREAT SWAMP, DUE DILIGENCE)

Motion: It was moved by Council Member Glover, Seconded by Council Member Passiment, to approve the recommendation of staff and the Rural and Critical Lands Program that denied the due diligence of the property named Great Swamp.

The Vote – The motion was approved without objection.

10. ADJOURNMENT

Council Member Passiment commented on Council Member Gerald Dawson's absence.

Adjournment: 3:32 PM

Ratified: October 10, 2022