



## **Green Space Advisory Committee**

### **Chair**

MICHAEL McSHANE

### **Vice Chair**

ALICE HOWARD

### **Committee Members**

TOM DAVIS

LAUREL RHOTEN

CARMEN AVON MANNING

TIMOTHY EVANS

T. PETER KRISTIAN

### **Interim County Administrator**

JOHN ROBINSON

### **Administration Building**

Beaufort County Government

Robert Smalls Complex

100 Ribaut Road

### **Contact**

Post Office Drawer 1228

Beaufort, South Carolina 29901-1228

(843) 255-2140

[www.beaufortcountysc.gov](http://www.beaufortcountysc.gov)

# **Green Space Advisory Committee Agenda**

**Monday, September 18, 2023 at 10:00 AM**

**Executive Conference Room**

**County Administration Building, 100 Ribaut Road, Beaufort, SC**

1. CALL TO ORDER
2. FOIA – PUBLIC NOTIFICATION OF THIS MEETING HAS BEEN PUBLISHED, POSTED, AND DISTRIBUTED IN COMPLIANCE WITH THE SOUTH CAROLINA FREEDOM OF INFORMATION ACT
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES – AUGUST 14, 2023
5. COMMITTEE DISCUSSION AND ADOPTION OF A FINAL APPLICATION TYPE BASED ON THE ADOPTED APPLICATION FRAMEWORK
6. DISCUSSION OF PROGRAM IMPLEMENTATION AND FUTURE MEETING DATES
7. OTHER BUSINESS
8. ADJOURNMENT

# MINUTES

## Green Space Advisory Committee

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*August 14, 2023, 2:00 AM, Executive Conference Room, Beaufort County Administration Building*

### **CALL TO ORDER:**

Chair McShane called the meeting to order at 2:04 PM. Chair McShane stated that public notification of the meeting had been published, posted, and distributed in compliance with the SC Freedom of Information Act.

Chair McShane said the goal is to have the first application cycle open for the October 31 deadline. Chair McShane said that would send a good message to the voters that within a year of approval of the Green Space referendum, the program is under implementation.

### **MEMBERS PRESENT:**

Senator Tom Davis  
Timothy Evans  
Alice Howard, Vice-Chair  
T. Peter Kristian  
Carmen Avon Manning (joined meeting virtually)  
Michael McShane, Chair  
Laurel Rhoten

### **STAFF PRESENT:**

Chuck Atkinson, Assistant County Administrator, Development/Recreation  
Mark Davis, Deputy Director, Beaufort County Planning and Zoning Department  
Robert Merchant, Director, Beaufort County Planning and Zoning Department

### **GUESTS PRESENT:**

York Glover, District 3 County Council Member; Grant McClure, South Coast Project Director, Coastal Conservation League; Kristin Williams, Executive Director, Beaufort County Open Land Trust; Kate Schaefer, Director of Land Protection, Beaufort County Open Land Trust; Major David Trail, Director, Government & External Relations, MCAS.

### **APPROVAL OF AGENDA:**

Tim Evans made a motion to approve the agenda for the meeting. Peter Kristian seconded. The vote to approve the agenda was unanimous.

***APPROVAL OF MINUTES – August 4, 2023:***

Peter Kristian made a motion to approve the minutes of the August 4 meeting. Tim Evans seconded. The vote to approve the minutes was unanimous.

***DISCUSSION OF FEEDBACK RECEIVED FROM LAND CONSERVATION GROUPS REGARDING THE DRAFT CONSERVATION EASEMENT APPLICATION TYPE:***

Chair McShane said the draft application had been submitted to partner conservation organizations for their feedback and the Committee had the responses in front of them. Chair McShane said the Beaufort County Open Land Trust had done a very comprehensive review. Kristin Williams thanked the Committee for offering the opportunity to comment on the draft application.

***DISCUSSION OF ADDITIONAL APPLICATION TYPES:***

Mark Davis said the conservation easement and fee simple applications will be very similar. The buy-down application will introduce different issues; for example, there is proposed to be a question regarding how many dwelling units are allowed by the existing entitlement and how many have been platted to date.

Vice-Chair Howard asked how public access will be defined. Mark Davis said public access should mean being open to the public. Chair McShane said what constitutes public access will be determined when the Committee reviews the application. Chair McShane gave an example that a property might be located in a gated community but be open to the public between 8 to 5.

Senator Davis said he would like to amend the statute to define what type of public uses are permitted, as the statute is relatively silent on that right now. Senator Davis said he would be interested in staff's recommendation on this. Senator Davis would like to clarify what portion of the monies being raised could be used to improve a property.

Peter Kristian asked if applications for property behind gates could be accepted. Mark Davis said it would not preclude the acquisition, but it would have a higher threshold standard; it would need a minimum of 200% match. Chair McShane said location in a gated community might weigh into the Committee's recommendation as to how much to pay for the property. Peter Kristian said we don't want to lose sight of the fact that reducing the number of homes and of people is of real value.

Carmen Manning suggested instead of separate applications for each type of acquisition, that there be a common cover sheet for all applications with different attachments for various types of acquisitions.

Senator Davis asked if Beaufort County could be proactive and submit applications for procurements. Vice-Chair Howard said the County has the Greenprint Plan and the

Comprehensive Plan that would guide acquisition requests. Mark Davis said the program that was adopted would allow the County to be an applicant if they so choose.

Laurel Rhoten asked if the Committee will get all applications or only those vetted by staff. Mark Davis said the only applications that will not be presented to the Committee are those that are incomplete or do not meet the minimum requirements.

Carmen Manning said she felt the Fundamental Green Space Benefits should be worth more than 20 points. Chair McShane asked Carmen for her recommendation on scoring. Carmen said the Fundamental Green Space Benefits should be worth 40 points.

Mark Davis said he will refine the conservation easement application and then use that as a template for the other applications.

***OTHER BUSINESS:***

The Committee agreed the next meeting would be Monday, September 18 at 10:00 AM. The Committee agreed to wait on setting the subsequent meeting dates until get the program gets through the Council process and DOR review.

Chair McShane thanked the staff for all the work they had done in a short period of time.

***ADJOURMENT:***

The meeting adjourned at 2:53 PM.

Minutes compiled by Libby Anderson, Beaufort County Planning and Zoning Department