



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

Green Space Advisory Committee Agenda

Monday, October 16, 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 – SEPTEMBER 18, 2023
5. COMMITTEE DISCUSSION AND ADOPTION OF FINAL APPLICATION TYPES BASED ON THE ADOPTED APPLICATION FRAMEWORK
6. OTHER BUSINESS
7. ADJOURNMENT

MINUTES

Green Space Advisory Committee

September 18, 2023, 10:00 AM, Executive Conference Room, Beaufort County Administration Building

CALL TO ORDER:

Chair McShane called the meeting to order at 10:00 AM. Chair McShane stated that public notification of the meeting had been published, posted, and distributed in compliance with the SC Freedom of Information Act.

MEMBERS PRESENT:

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

STAFF PRESENT:

Chuck Atkinson, Assistant County Administrator, Development/Recreation
Mark Davis, Deputy Director, Beaufort County Planning and Zoning Department
Thomas Keaveny, Beaufort County Attorney
Robert Merchant, Director, Beaufort County Planning and Zoning Department
Stefanie Nagid, Passive Parks Director

GUESTS PRESENT:

Grant McClure, South Coast Project Director, Coastal Conservation League; Mary Ryan Krieger, Deputy Community Plans and Liaison Officer, MCAS; Kate Schaefer, Director of Land Protection, Beaufort County Open Land Trust.

APPROVAL OF AGENDA:

The agenda for the meeting was approved by acclamation.

APPROVAL OF MINUTES – August 14, 2023:

Peter Kristian made a motion to approve the minutes of the August 14 meeting. Laurel Rhoten seconded. The vote to approve the minutes was unanimous.

COMMITTEE DISCUSSION AND ADOPTION OF A FINAL APPLICATION TYPE BASED ON THE ADOPTED FRAMEWORK:

Chair McShane said County Council is scheduled to give 3rd and final reading to the Green Space program at their September 28 meeting. The Green Space Advisory Committee (GASC) has been working in parallel on the applications. Chair McShane said he would like to get the fee simple, easement, and farmland applications adopted prior to 3rd reading of the program. After today's meeting, the GSAC will still need to develop and adopt applications for corridor, existing planned development, and other, along with a process to manage outside of county applications.

Chair McShane thanked Attorney Keaveny for working with the Department of Revenue to obtain their review of the program as required by the statute.

Chair McShane said the next meeting of the Committee will be Monday, October 16 at 10:00 AM. Laurel Rhoten said she will be out of town but will try to join the meeting virtually.

Conservation Easement Application

Mark Davis reviewed the draft conservation easement application using the conference room computer screen. He said the application framework the Committee adopted at the last meeting has been formatted into an application.

Chair McShane said with regard to the "Notice to Applicant" section, we don't want to lose sight of the fact that the Committee had agreed that bargain sale would be considered match. Chair McShane said we want to incentivize landowners.

Kate Schaefer said that having bargain sales gives land trusts more leverage. She also said she thought the term "bargain sale" is the correct term.

Senator Davis asked if a landowner could claim a charitable donation for a bargain sale. Chair McShane said that he thought they could.

Tom Keaveney suggested that language be added that said bargain sales can qualify for matching requirements.

Tim Evans suggested that landowners acknowledge that they are not getting the full value of the property.

Senator Davis left the meeting at 10:30 AM.

The Committee discussed the issue of potential changes to a submitted application, for example as a result of due diligence. Chuck Atkinson said that a change in an application and how it gets handled depends on when it comes up in the application process. Mark Davis said

that if something comes up in due diligence, the application can come to the Committee for reexamination.

Kate Schaefer thanked the Committee for funding due diligence, as no one else does this.

Peter Kristian asked how do questions 1 and 2 differ. Chair McShane said question 2 gets to why it is worth spending money on due diligence. Carmen Manning noted it is a 2-step process—we recommend to County Council that due diligence be conducted. The Committee agreed to make minor edits to both questions #1 and #2.

The Committee agreed on several other changes to the application that Mark Davis noted in real time on the computer screen.

Peter Kristian made a motion to adopt the conservation easement application type and use it as a template for the other applications. Tim Edwards seconded. The vote to approve the motion was unanimous.

Fee Simple Application

Mark Davis reviewed the draft fee simple easement application using the conference room computer screen. Mark pointed out the differences between the conservation easement application and the fee simple application form.

The Committee made suggestions for several minor changes to the application.

Tim Evans made a motion to adopt the fee simple acquisition application. Peter Kristian seconded. The vote to approve the motion was unanimous.

Farmland Application

Mark Davis reviewed the farmland acquisition application using the conference room computer screen.

Under General Property Information, the Committee agreed to include a question regarding how the property is currently assessed for tax purposes.

Under General Procurement Questions, the Committee revised the language regarding use of BMPs.

The Committee revised the wording pertaining to maintaining the farmland in perpetuity. Tim Evans said we want to know the applicant's plan for the property. The group agreed they would generally be using a conservation easement and would not rule out deed restrictions.

The Committee agreed to add a new question #4 asking the applicant to describe how the project is achieving agricultural and silvicultural benefits.

On the Staff and Committee Only page, in item 2 regarding Land Use and Stormwater BMPs, the Committee reduced the minimum buffer width to 100’.

Carmen Manning said that the 20 points given to Fundamental Green Space Procurement Benefits is too little. She suggested this be changed to 30 points.

Tim Evans noted that if the applicant is not currently implementing BMPs, if accepted into program, they will be doing them.

Peter Kristian made a motion to adopt the farmland acquisition application. Laurel Rhoten seconded. The vote to approve was unanimous.

Chair McShane said that with regard to the internal pages for each application adopted today, (the “staff and committee only” considerations), these will be sent to stormwater staff for review and to report back. This will also give Committee members additional time for review. Alice Howard made a motion to send the internal pages to stormwater for review and for consideration at the October 16 meeting. Carmen Manning seconded. The vote to approve the motion was unanimous.

OTHER BUSINESS:

There was no other business.

EXECUTIVE SESSION:

Chair McShane asked for a motion to move into Executive Session. It was moved by Tim Evans and seconded by Peter Kristian to enter into an executive session pursuant to SC Code Section 30-4-70(a)(2). The vote to move into Executive Session was unanimous.

The Committee was in executive session from 11:59 AM to 12:20 PM.

MATTERS ARISING OUT OF EXECUTIVE SESSION:

There were no matters arising out of executive session.

ADJOURNMENT:

The meeting was adjourned at 12:22 PM.

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