

COUNTY COUNCIL OF BEAUFORT COUNTY  
ADMINISTRATION BUILDING  
BEAUFORT COUNTY GOVERNMENT ROBERT SMALLS COMPLEX  
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COUNTY ATTORNEY

ASHLEY M. BENNETT  
CLERK TO COUNCIL

AGENDA  
NATURAL RESOURCES COMMITTEE

Tuesday, January 17, 2017

2:00 p.m.

Executive Conference Room, Administration Building  
Beaufort County Government Robert Smalls Complex  
100 Ribaut Road, Beaufort

Staff Support:

Anthony Criscitiello, Planning Director  
Gary James, Assessor  
Eric Larson, Division Director  
Environmental Engineering  
Dan Morgan, Division Director  
Mapping & Applications

1. CALL TO ORDER – 2:00 P.M.
2. PRESENTATION / LOWCOUNTRY AFFORDABLE HOUSING COALITION ([backup](#))
3. ANNUAL REPORT / BEAUFORT SOIL & WATER CONSERVATION DISTRICT ([backup](#))
4. APPOINTMENT OF A DEVELOPMENT AGREEMENT SUBCOMMITTEE BY CHAIRMAN BRIAN FLEWELLING / HILTON HEAD NATIONAL REZONING AMENDMENT
5. CONSIDERATION OF REAPPOINTMENTS AND APPOINTMENTS
  - A. Design Review Board
  - B. Historic Preservation Review Board
  - C. Planning Commission
  - D. Rural and Critical Lands Preservation Board
  - E. Southern Beaufort County Corridor Beautification Board
  - F. Stormwater Management Utility Board
  - G. Zoning Board of Appeals
6. ADJOURNMENT



## LOWCOUNTRY AFFORDABLE HOUSING COALITION

### Beaufort County Council Natural Resources Committee Meeting January 17, 2017

The Lowcountry Affordable Housing Coalition (LAHC) consists of governmental, non-profit, and private organizations striving to make housing more affordable within the Lowcountry, with a primary focus on assisting residents of Beaufort County. The LAHC focuses on education and advocacy. It serves as a forum for bringing member organizations together to share ideas, coordinate projects, and foster interagency cooperation. This coalition is affiliated with the Beaufort County Human Services Alliance and is a *Together for Beaufort County* coalition.

The mission of the LAHC is to provide every Lowcountry resident the opportunity to live in an affordable, safe, sustainable, and sanitary home.

We appreciate being invited to the Beaufort County Council Natural Resources Committee to provide input on the draft revision of *Chapter 8: Affordable Housing*, of the *Beaufort County Comprehensive Plan*.

LAHC has 4 recommendations that we will bring to the discussion on January 17, 2017. Background and rationale will be part of the presentation/discussion.

1. *Recommendation 8-4*, pages 8-25 – 26 & Resolution passed 9/26/16: Move forward with posting the **Request for Proposals: 2017 Beaufort County Housing Needs Assessment** and fund the new Housing Needs Assessment when a firm is selected.
2. Deleted *Recommendation 8-9*, page 8-28 & Resolution passed 9/26/16: Hire a Housing Coordinator to begin work on July 1, 2018. This does not need to be in the Comprehensive Plan, but does need to be acted on in the FY18 budget planning process, per the Resolution.
3. *Recommendation 8.5*, page 8-26: Establish additional incentives. For any property that will be built upon or renovated, and then sold, rented, or occupied to/by people at 80% or below the AMI (Area Median Income), development fees (permits, plans review, board hearings, etc.) will be discounted by 50%.
4. Reinstate *Recommendation 8.8: Inclusionary Zoning*, page 8-28 with modifications. To avoid having to create a development agreement, set a standard percentage of units that must meet the affordable housing requirements (Suggestion: 10% - 15% of the total units for every residential development). Council to set the percentage as the standard for all developments. Developers may “buy out” of the requirement by paying a fee to the Housing Trust Fund. Again, a standard formula is recommended that the “buy out” amount would be pre-established by Council. (Suggestion: between 1.5 and 2.5 times the cost of each affordable unit, if the developer decided to pay the fee in lieu of building affordable housing as part of the development).

# Beaufort Soil & Water Conservation District

## 2016 Annual Report

*Serving Beaufort County for over 70 years*

### *Mission*

*"To help people conserve, maintain and improve our natural resources and environment by promoting wise land use practices,*

*environmental education,*

*and technical assistance"*



#### Board of Commissioners:

Alan A. Ulmer, Jr., Chair  
Claude McLeod, Vice Chair  
Denise Parsick, Sec/Treasurer  
Luke Inabinett, Member  
Don Sanders, Member  
Art Holland, Associate  
Carol Murphy, Associate

#### District Staff Members:

Shelby Berry, District Manager  
Pam Floyd, Education Coordinator  
Debby Way, Education Specialist  
Phyllis Atkins, Community  
Health, Safety, & Trails



Left, Commissioner McLeod, Marc Cribb, SCDNR, Commissioners Ulmer & Inabinett. L to R.

Marc Cribb, SCDNR Program Manager for the Conservation Districts poses with commissioners after administering the Oath Of Office.



Commissioners Ulmer, Parsick, McLeod, & Sanders, L to R.

District board meetings are held on the 2nd Thursday of each month. Please call & confirm time and location. The public is welcome.

Beaufort Soil & Water Conservation District PO Box 70 or 817 Paris Avenue  
Port Royal, SC 29935 Tel: 843-522-8100 Fax: 843-522-0585

Email: [bswcd@islc.net](mailto:bswcd@islc.net) or [shelby.berry@sc.nacdn.net](mailto:shelby.berry@sc.nacdn.net) [www.beaufortconservationdistrict.org](http://www.beaufortconservationdistrict.org)





## Natural Resources Conservation Service

### On the Ground Conservation Practices in Beaufort County

NRCS and Beaufort Conservation District provided technical support to agricultural landowners in Beaufort County, benefitting 719 acres for \$311,067. Beaufort County has 13 active contracts worth \$445,160. Best Management Practices (BMP's) help keep our water clean and make our land more sustainable by

- Reducing sedimentation into nearby waters
- Offering protection for threatened and endangered species
- Fighting invasive species
- Keeping livestock out of area waters

The following BMP's were installed voluntarily by landowners with financial assistance from the Beaufort Conservation District and NRCS.

PRESCRIBED BURNING



FIRELINE



CONSERVATION COVER



TREE SITE PREP



USDA-NRCS provided technical assistance to landowners for

- improved soil health
- livestock forage needs
- irrigation water management
- pollinator habitat
- forestry practices.
- manure management at Okatie Park.

(This technical assistance is for Beaufort County's Okatie 319 Grant Project.)



Diane Leone, District Conservationist



**USDA-NRCS Field Office**—Serving Beaufort & Jasper Counties  
7554 W. Main Street, Room 128 & PO Box 190, Ridgeland, SC 29936  
843-726-8148 Fax 843-726-5763 Diane Leone, District Conservationist



## SC DNR & other State Partnerships

The Conservation Partnership includes:

USDA-NRCS, Natural Resources Conservation Service:

Diane Leone, District Conservationist

SC Dep. of Natural Resources, Land Conservation Division:

Marc Cribb, Program Director for Conservation Districts

Professional Memberships:

SCACD—SC Association of Conservation Districts

NACD— National Association of Conservation Districts

SCCDEA—SC Conservation District Employees Association

The SCACD selected Denise Parsick as Commissioner of the Year. Ms. Parsick was chosen from over 200 commissioner from the 46 South Carolina counties for her outstanding participation and action with conservation efforts in Beaufort County and the state. At right, Denise Parsick with SC Senator Bill Bradley at the annual SCACD Legislative reception & dinner in Columbia, February 2016.



Denise Parsick, Commissioner of the Year



### SC Department of Natural Resources

Beaufort SWCD continues its strong partnership with the SC Department of Natural Resources to stay connected with the state wide activities & education events, SWCD laws & procedures, and staff training. DNR publications, fishing and hunting information and handouts are available at our office. <http://www.dnr.sc.gov/>

**SCDNR ACE Basin National Estuarine Research Reserve (NERR)** continues to provide support to Beaufort County. The ACE Basin NERR scientists and staff provide education reach and volunteer opportunities to area students and adults. Along with the SC Sea Grant Consortium and Neighbors for Clean Water they were instrumental in helping us put on a much needed pond conference for Beaufort County professionals and pond managers. <http://www.dnr.sc.gov/marine/NERR/>



Besides providing much assistance with the pond conference, **SC Sea Grant Consortium** provides local support and participation at local festivals, the Water Quality Coalition, and education programs. At left, Stormwater Pond Conference at USC-B lecture hall.



<http://www.scseagrants.org/>



Under the **USDA-NRCS Regional Conservation Partnership Program (RCPP)**, **NRCS** funded a proposal submitted by the US Endowment for Forestry and Communities to place easements on approximately 22,000 acres of working long leaf pine habitat in 7 states. The project includes protecting 1,000 acres of working forests, long leaf pine and associated habitat in Beaufort County for \$1,500,000. The focus is to secure private working forests to benefit long leaf pine, and protect threatened and endangered species. The US Endowment for Forestry and Communities collaborated with the Beaufort County Open Land Trust and many other partners on this proposal.



## Conservation, Stormwater, & Education Outreach

**MS4 Stormwater Permit:** Beaufort SWCD again helped Beaufort County and our four municipalities provide Stormwater Education and Public Participation to meet regulations for the Municipal Separate Storm Sewer System (MS4) permits being issued throughout our area. The education group called "Neighbors for Clean Water" (NCW) provided information to citizens about what they could do to help with best management practices and encouraged volunteers to help with community projects. You can learn more about improving the quality of our surrounding waters by visiting <http://www.neighborsforcleanwater.org>. Starting July 2016, Clemson Extension's Carolina Clear, which has established a great stormwater program throughout South Carolina, is the lead educator for Beaufort County Stormwater. Beaufort Conservation District will continue their mission by providing water quality education outreach and programs throughout the county.

**Education:** This past year Beaufort SWCD presented 251 classroom & festival outreach programs reaching over 6500 students and adults.



Looking at pond scum at Eco Camp.



Campers learn that water doesn't always move in a circle.



**Lowcountry RC & D Grants:** This past year Beaufort SWCD received a RC& D Youth grant to purchase binoculars for students and print more copies of our *Cypress Wetlands Activity Book* for elementary to middle school students. Binoculars can be used in many settings and we don't have to ask students to borrow from their parents. See Eco campers above on a hike to the Cypress Wetlands.



Lowcountry Institute brought snakes and other critters to Eco Camp.

Beaufort SWCD presented their 27th Eco Camp with a focus on water quality and how we all can help clean up our waterways.

**Storm Drain Marking Project:** Beaufort SWCD worked with volunteers on marking storm drains. This community participation and awareness program helps by marking storm drains to make sure people understand that they flow directly to our waters, sounds, and oceans and to NEVER put anything in a storm drain. Here are the Port Royal Village People who marked storm drains in Port Royal.



Debby Way teaches Bluffton Volunteers how to apply storm drain markers.





## Water Quality & Conservation Partnerships

**Together for Beaufort Water Quality Coalition:** As a member of the Beaufort County Human Services Alliance, Beaufort SWCD supports *Together for Beaufort* by leading the T4B Water Quality Coalition. Beaufort SWCD continues to strengthen this coalition that consists of agencies and organizations involved in promoting, educating, & enforcing clean water in Beaufort County. The members are connected by an active list serve and meet quarterly to discuss issues and projects throughout the county. If you work in the water quality field in Beaufort County and wish to get involved with our group, please contact us.



**Green Step Schools:** Whale Branch Elementary School and River Ridge Academy are active Green Step Schools in Beaufort County. The program encourages students to participate in environmental science activities, to learn about conservation practices, as well as promoting team building and qualifying their school for project grants from the state. We provide mentoring for schools and are amazed at what these Green Step Teams have accomplished. This past year Whale Branch Elementary School was recognized by the NEED, National Education Energy Development, as the State of South Carolina Youth Energy Award for their recycling program. A student was chosen to go to Washington, DC this summer to receive the award for his school.

### Whale Branch Elementary



Recycles!



Team	Last Week's Weight	Total
Yellow	226 lbs	2,787 lbs
Red	154 lbs	2,783 lbs
Blue	209 lbs	2,731 lbs

The **H.E. McCracken Memorial Scholarship** was established in honor of the late Emmitt McCracken in 1984 to benefit Clemson University students from Beaufort enrolled in Agriculture, Natural Resources or Biology studies.

Mail donations to:  
Clemson University Foundation  
P.O. Box 1889  
Clemson, SC 29633  
Include Reference # 539,  
McCracken Scholarship Fund



Pam Floyd presenting the Enviroscope.



Friends of Hunting Island Volunteers participating in Beach Sweep.

**Our Conservation Partnership Services are Available to All Citizens of Beaufort County**

**Technical Support** to land owners, producers and government entities on BMPs through USDA-NRCS.  
**Educational Support and outreach programs** to teachers, students, scouts, churches, camps & civic groups.  
**Coordinate partnerships** with other agencies on variety of projects, programs, and festival outreach events.  
**Technical support** for creation of trails, greenways, blueways, and outdoor learning centers.  
**Library** of historic aerial photography from 1955, soil surveys, topography, and other conservation maps.

### SPECIAL THANKS TO THE FOLLOWING PARTNERS WHO PROVIDE IN-KIND SERVICES, MATERIALS & OTHER TYPES OF SUPPORT:

ACE Basin NERR  
Beaufort County Schools  
Port Royal Elementary School  
Town of Port Royal  
Beaufort County Clemson Extension  
Beaufort Jasper Water & Sewer Authority  
Beaufort County Farm Bureau Women's Committee  
Beaufort County Planning & Natural Resources  
Beaufort County Solid Waste & Recycling

SC Sea Grant Consortium  
Ms. Lorraine Robertson  
Lowcountry Institute  
Beaufort Kayak Tours  
Ms. Marilyn Shup  
GySgt Jack Linki  
Dr. Al Segar  
Dr. Tom Ogle  
KBCB

Beaufort Co. Farm Bureau  
Women's Committee  
Port Royal Sound Foundation  
Lowcountry RC & D  
Unitarian Universal  
Fellowship of Beaufort  
BJWSA  
SC Green Step Program  
Neighbors for Clean Water



## Beaufort SWCD Affiliate Member Application

Supporting — \$35.00    Sustaining—\$50.00    Patron —\$100.00    Associate—\$100 +

Circle Level of support    Total Enclosed: \$ \_\_\_\_\_

Please make checks Payable to: "Beaufort Conservation District"

Mail to: PO Box 70 Port Royal, SC 29935

Call : 843-522-8100 Fax 843-522-0585 or Email: [bswcd@islc.net](mailto:bswcd@islc.net) or [shelby.berry@sc.nacdnet.net](mailto:shelby.berry@sc.nacdnet.net)  
[www.beaufortconservationdistrict.org](http://www.beaufortconservationdistrict.org)

Name & or Company \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_ Email \_\_\_\_\_

Thank you for your support!

Please be a Conservation Affiliate Today & Help Educate Beaufort County about Conservation.  
Donations go directly to local Environmental Science education programs for our area Students!

### Affiliate Members

Beaufort County School District

Ulmer Brothers, Inc.

Mrs. Marilyn Shup

WH McLeod & Sons, Inc.

Dr. & Mrs. Tom Ogle

Mr. & Mrs. William Murphy

Ms. Denise Parsick

Lowcountry RC & D

Mr. & Mrs. Russell Berry

Unitarian Universal Fellowship of Beaufort

American Association of University Women

Beaufort County Farm Bureau Women's Committee

**Come see us! Office Hours: 8:00 am to Noon or call for an afternoon appointment.**

***Conservation Partnership — working for you!!! Please Join Today!***

Mr. Gary Kubie  
Beaufort County Administrator  
PO Drawer 1228  
Beaufort, SC 29901-1228

Beaufort Soil & Water  
Conservation District  
817 Paris Avenue, PO Box 70  
Port Royal, SC 29935

