



Dorchester County Conservation Commission
MINUTES
January 7, 2016
9:00 AM
Public Works conference Room

PRESENT:

Commission Members:

Mac Baughman
Howard Bridgman
Mike Dawson
Bob McKinnon
George Neil
Pete Weathers
Sue Wehman

Parks and Recreation Director : Eric Davis

1. Chairman Mike Dawson called the meeting to order at 10:00 a.m.
2. A motion to approve the agenda was made by Mr. Bridgman, seconded by Dr. Baughman and approved unanimously.
3. A motion to approve the October minutes was made by Mr. Weathers, seconded by Mr. Bridgman and approved unanimously.

4. Stephens Tract Update

Mr. Davis reported the preliminary appraisal at \$2500/acre. The owner's figure is \$5,000/acre but has not made the appraisal available. Garrett Budds with the Lowcountry Open Land Trust is working with the owner and hopes to get a copy of the appraisal and is still trying to contact the owner's agent. Adjacent property recently sold but is not yet recorded. The owner probably will not split the property for separate buyers; Audubon is interested in the wetlands with other sections plenty for county park use.

5. Wetlands Letter Discussion

Question: Do we produce a group letter explaining the value of wetlands including role in minimizing damage during recent flooding?

Discussion regarding recent flooding and how it could have been minimized followed. Mr. Weathers asked if the city employs a hydrologist when building roads/developments. Dr. Baughman explained that DHEC and Corps permitting processes years require proof that water will not be backed up into roads and are addressing pre and post runoff. Also, FEMA flood plains maps have to be updated.

Poor roadside maintenance and inappropriate development patterns were pointed out.

The request by Journal-Scene publisher for volunteers to write columns on relevant issues was offered as an opportunity to address the importance of wetlands. Chairman Dawson will contact him.

6. Discussion of State Delineation of Wetlands

DHEC wants to take over delineation of wetlands due to dissatisfaction with the Corps' interpretation of regulations focusing on plants and soil and leaving out hydrology. They are currently trying to determine funding. We agreed to continue monitoring via the Coastal Conservation League.

7. Discussion of the future of the Commission

After determining that the members are willing to continue serving, Chairman Dawson asked for volunteers to serve as a nominating committee. Mr. Weathers, Mr. Bridgman and Mr. Neil offered and will present a slate at the next meeting. Mr. Dawson asked Mr. Davis, as our county representative, to check with Council regarding reappointments.

8. Adjournment

At 10:15 a motion to adjourn was made by Mrs. Wehman, seconded by Mrs. Weathers and was passed unanimously.

Respectively submitted,



Eric Davis, Interim Secretary (for this meeting only in absence of a duly elected Secretary)



**Dorchester County Conservation Commission
MINUTES
March 3, 2016
9:00 AM
Public Works conference Room
2120 E. Main Street
Dorchester, SC 29437**

PURSUANT TO THE FREEDOM OF INFORMATION ACT, THE DORCHESTER EAGLE RECORD, THE SUMMERVILLE JOURNAL SCENE, AND THE POST AND COURIER WERE NOTIFIED AND A NOTICE WAS POSTED ON THE BULLETIN BOARD 24 HOURS BEFORE THE MEETING.

PRESENT:

Commission Members:

Mac Baughman – Vice Chairman
Howard Bridgman
Bob McKinnon
Pete Weathers
Derrick Phinney
Bart Sabine
Josh Raglin (via phone until 10:30AM)

Parks and Recreation Director: Eric Davis

1. Call to Order

Vice Chairman Mac Baughman called the meeting to order at 9:15AM.

2. Agenda Approval

A motion to approve the agenda was made by Mr. Bridgman, seconded by Mr. Weathers and approved unanimously.

3. Approval of Minutes

A motion to approve the January minutes was made by Mr. Bridgman, seconded by Mr. Weathers and approved 4-0; new members abstained due to not being present at January meeting.

4. Introduction of New Members

Mr. Phinney, Mr. Sabine, and Mr. Raglin introduced themselves and provided general biographical and professional information. All were welcomed to the Commission.

5. General Briefing on Commission and Ongoing Projects and Issues

Mr. Davis provided copies of County Council Ordinances 02-03 and 11-04 pertaining to the establishment and direction of the Conservation Commission. Key information in the ordinances was presented and discussed. A discussion regarding ex-officio membership was held. Updates to the website were suggested.

Members asked that various documents/files be emailed out to all Commission members for their review and reference. A general overview of all recent Conservation Commission efforts was provided by incumbent members. Mr. Davis provided an update on the Edisto River Tract, relaying information that the two parties are no closer to reaching a sale agreement than at the previous Commission meeting. Discussion of the County Conservation Plan revealed that it was borrowed from sections of the County Comprehensive Plan.

6. Nomination and Election of Officers for 2016

Mr. Bridgman nominated Dr. Baughman for Chairman. Mr. McKinnon seconded. The vote was unanimous in favor. Mr. Weathers nominated Mr. Phinney for Vice Chairman. Mr. Sabine seconded. The vote was unanimous in favor. Chairman Baughman nominated Mr. Bridgman for Secretary. Mr. Sabine seconded. The vote was unanimous in favor. 2016 Conservation Commission Officers are: Chairman Mac Baughman, Vice Chairman Derrick Phinney, and Secretary Howard Bridgman.

7. Discussion of Canady's Coal Ash Ponds

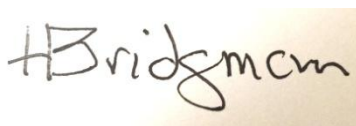
Mr. Weathers initiated discussion of the status of the Coal Ash Ponds located east of the Edisto River in Dorchester County. Several years ago, SCEG/SCANA approached Dorchester County regarding a rezoning request needed to begin remediation work for the ponds uses to store coal ash from the Canady's power generation stations. No new information has surfaced since that time, and an update is needed. Recent flooding and dam breaches in the Midlands highlight the potential danger of having this byproduct located adjacent to the Edisto River. A request to have an SCEG representative provide an update to the Commission was made. Mr. Davis will work on scheduling this.

9. Plan of Attack for 2016

It was noted that a better understanding of current status is needed in order to move forward with developing a 2016 plan and for updating the County Conservation Plan. Some needs that Mr. Davis will work to help provide this information includes: detailed maps of conserved properties in Dorchester County; identification of tracts that might be suitable as future mitigation pieces; a discussion with representatives from USACE Charleston Office to discuss general mitigation policies and procedures; and, copies of the existing County Conservation Plan.

8. Adjournment

At 10:50 a motion to adjourn was made by Secretary Bridgman seconded by Mr. McKinnon and was passed unanimously.

A handwritten signature in black ink on a light-colored background, reading "HBridgman".

Respectively submitted,
Howard Bridgman, Secretary



**Dorchester County Conservation Commission
MINUTES
April 7, 2016
9:00 AM
Public Works conference Room
2120 E. Main Street
Dorchester, SC 29437**

PURSUANT TO THE FREEDOM OF INFORMATION ACT, THE DORCHESTER EAGLE RECORD, THE SUMMERVILLE JOURNAL SCENE, AND THE POST AND COURIER WERE NOTIFIED AND A NOTICE WAS POSTED ON THE BULLETIN BOARD 24 HOURS BEFORE THE MEETING.

PRESENT:

Commission Members:

Mac Baughman – Chairman
Howard Bridgman – Secretary
Bob McKinnon
Pete Weathers
Derrick Phinney – Vice Chairman
Bart Sabine
Josh Raglin

Parks and Recreation Director: Eric Davis

1. Call to Order

Chairman Mac Baughman called the meeting to order at 9:01 AM.

2. Agenda Approval

A motion to approve the agenda was made by Mr. Sabine, seconded by Mr. Raglin and approved unanimously.

3. Approval of Minutes

A motion to approve the January minutes was made by Mr. Sabine, seconded by Mr. Raglin and approved unanimously.

4. Public Comments

None.

5. Canady's Coal Ash Pond Update

Mr. Davis provided an update to the Commission based on a conversation he had with Mr. Jim Landreth with SCANA. This included a brief history of the coal ash ponds and their current status. They are monitored 2x daily by a local, part time employee. SCEG has been selling the coal ash to cement plants for reuse. Removing all the coal ash from the flood plain in this manner appears more desirable than converting coal ash

pond 1 into a Class 3 landfill, which is part of a draft plan SCEG has been preparing to submit to SCDHEC. 500,000 of approximately 2,000,000 tons of residual ash have been sold and removed in this manner. The ponds are currently dewatered and the berms are stable, according to Mr. Landreth. A number of questions were raised that Mr. Davis could not answer. It was decided it would be best to schedule a time for Mr. Landreth to come and address the group directly. Mr. Davis will schedule this.

6. Coastal Zone Legislation Update

Mr. Davis reported that the Rep. Murphy once again introduced legislation to remove a portion of Dorchester County from the Coastal Zone. A compromise was instituted that would require DHEC to study the entire coastal zone boundary, and report back in one year on whether or not any changes should be made. This directive is still pending Senate approval.

7. Information Review and General Planning Session

The Commission reviewed the map of conserved lands developed by Dorchester County GIS. Many properties were noted that needed to be included in the map. Mr. Davis, Chairman Baughman, and Mr. Raglin will work to get the GIS Department this information. Dr. Baughman particularly mentioned the need to include wetlands protected through USACE permits.

Mitigation policies by the Charleston USACE office were also discussed. There has been a move toward landscape mitigation efforts for larger impactors, partially due to the limited availability of local mitigation bank lands. It was noted that other counties, such as Berkeley, are aggressively pursuing landscape mitigation projects. The need to have USACE's new chief, Travis Hughes, and/or his designee address the Commission on landscape mitigation policies in our region was again reiterated. Landscape scale mitigation recommendations are something the Commission would like to include its County Conservation Plan.

Mr. Raglin provided a basic overview of the regional conservation plan, including the effort to link existing Cape Romaine and Ace Basin areas with a green belt to the west of the greater Charleston area. The need to hold a planning retreat and include County Economic Development, regional land trusts, and environmental organizations for coordination purposes was discussed. Mr. Raglin offered Brosnan Forest facilities for this purpose, and wondered whether County Council's budget retreat to be held there in June would be a good time to do this and update County Council on Commission efforts.

Mr. Weathers led discussion on the need to include additional historical overlay districts in the County Conservation Plan effort. The Wire Road corridor was specifically mentioned as needing studying. Mr. Sabine brainstormed ideas regarding the use of mining rights in exchange for future conservation protections in this area as well.

Mr. Davis asked the Commission if they planned to utilize the remaining balance of the \$500,000 bond allocation for conservation easements. The Commission answered affirmatively.

8. Adjournment

At 10:50 a motion to adjourn was made by Secretary Bridgman seconded by Mr. McKinnon and was passed unanimously.



Respectively submitted,
Howard Bridgman, Secretary



**Dorchester County Conservation Commission
MINUTES
May 6, 2016
2:00 PM
Public Works conference Room
2120 E. Main Street
Dorchester, SC 29437**

PURSUANT TO THE FREEDOM OF INFORMATION ACT, THE DORCHESTER EAGLE RECORD, THE SUMMERVILLE JOURNAL SCENE, AND THE POST AND COURIER WERE NOTIFIED AND A NOTICE WAS POSTED ON THE BULLETIN BOARD 24 HOURS BEFORE THE MEETING.

PRESENT:

Commission Members:

Mac Baughman – Chairman
Howard Bridgman – Secretary
Pete Weathers
Derrick Phinney – Vice Chairman
Bart Sabine

Parks and Recreation Director: Eric Davis

Public Works Director: Jason Carraher

Planning Director: Alec Brebner

From SCE&G: Mr. Jim Landreth – Vice President of Fossil Hydro Operations; Ms. Anna Pinckney – Economic Development and Local Government Manager; Mr. Andrew Green – Safety Manager; and Ms. Kim Asbill – Public Affairs

1. Call to Order

Chairman Mac Baughman called the meeting to order at 2:00 PM.

2. Agenda Approval

A motion to approve the agenda was made by Mr. Weathers, seconded by Mr. Bridgman and was approved unanimously.

3. Approval of Minutes

A motion to approve the April Conservation Commission meeting minutes as amended to reflect correct member titles was made by Mr. Sabine, seconded by Mr. Bridgman and was approved unanimously.

4. Public Comments

None.

5. Canady's Station Power Plant Property Update – Mr. Jim Landreth

Mr. Landreth provided an in depth history of operations and the shuttering of Canadys Station Power Generating Plant. He also discussed SCE&G's plans to remove the majority of the remaining coal ash from the two pond sites located in Dorchester County, plans to create a Class III landfill from Pond 1 for residual ash and related site materials, current monitoring and assessment of the pond berms, monitoring of an arsenic leach field from Pond 2, and potential future uses of the associated properties. He directed requests related to protection of SCE&G riverfront lands along the Edisto River to Ms. Pinckney.

6. Polk Swamp Restoration Project – Mr. Jason Carraher

Mr. Carraher reported on the results of a United States Army Corps of Engineers (USACE) study on Polk Swamp. Generally, due to blockages created by storm events and exacerbated by beaver activity, the swamp's bottomland forest is being replaced by Cattail dominated marsh. USACE has developed a plan to restore 280 acres of degraded marsh to bottomland hardwood swamp between I-95 and SC Hwy 15. The plan involves removing blockages from dead timber and beaver impoundments to restore normal hydrology and eliminate emergent vegetation. The result would be healthier swamp habitat, enhanced fish populations and a reduction in impacts to adjacent timber stands and agricultural fields. The total project cost is \$2,468,000. The federal share (65%) is \$1,604,000. The County's share (35%) is \$864,000. Mr. Carraher stated that his primary reason for presenting today is to familiarize Commissioners with the project. He noted he might return in the near future to request a recommendation to use a portion of the Conservation Commission's 2010 Bond Allocation as part of the County's required share. Commissioners discussed an opportunity and desire to secure conservation easements from land owners adjacent to Polk Swamp in the project area. Also discussed was the need to ensure long term maintenance of the swamp once the project is completed, and to whom that responsibility would fall.

7. Edisto River Stewardship Day

Mr. Bridgman provided an overview of planned Friend's of the Edisto Stewardship Day activities for May 14th, and answered questions from other Commission members.

8. Conserved Lands Map Review and General Planning Session

Prior conservation plans for Dorchester County were reviewed and discussed. The conserved lands map, recently updated by DC GIS Manager David Garber, was reviewed and no major changes were requested. One request was for an acetate overlay of the new flood zones. The thought was that this could help define targeted conservation areas. Dr. Baughman reported that he had requested through Travis Hughes, that USACE attend a meeting to discuss wetland mitigation policies and procedures for the Charleston office. Mr. Davis reported that he had been in touch with Kolter Homes representatives regarding protection of acreage in the Ponds development as required by the development agreement. Documentation of these protections have not been produced at this time. It was discussed that next month's meeting would be held at Brosnan Forest.

8. Adjournment

At 4:20 a motion to adjourn was made by Mr. Bridgman, seconded by Mr. Sabine, and was passed unanimously.



Respectively submitted,
Howard Bridgman, Secretary



Dorchester County Conservation Commission
MINUTES
June 2nd, 2016
9:00 AM
Public Works conference Room
2120 E. Main Street
Dorchester, SC 29437

PURSUANT TO THE FREEDOM OF INFORMATION ACT, THE DORCHESTER EAGLE RECORD, THE SUMMERVILLE JOURNAL SCENE, AND THE POST AND COURIER WERE NOTIFIED AND A NOTICE WAS POSTED ON THE BULLETIN BOARD 24 HOURS BEFORE THE MEETING.

PRESENT:

Commission Members
Mac Baughman- Chairman
Howard Bridgman-Secretary
Pete Weathers
Bobby McKinnon
Bart Sabine
Josh Raglin
Derrick Phinney-excused absence
Planning Director- Alec Brebner

1. Call to Order

Chairman Mac Baughman called the meeting to order at 9:03 A.M.

2. Agenda Approval

A motion to approve agenda was made by Mr. Weathers and seconded by Mr. Raglin it was approved unanimously.

3. Approval of Minutes

A motion to approve the minutes was approved unanimously with one change (to Call to Order time change to 2 P.M.). Motion was made by Mr. Weathers second by Mr. Sabine.

4. Public Comments

None.

5. Canady's Station Presentation Comments

Mr. Weathers had requested a discussion of the presentation by Jim Landreth of SCANA regarding the closing of the Canady's Station coal fired power plant made at our previous meeting.

The discussion brought forth several concerns about the plant's closing:

- A) Moving toxic wastes to Dorchester County from other locations
- B) Desire to have toxic wastes moved to a location away from the river

- C) No permit has been applied for a Class III Hazardous Waste Disposal at the site
- D) Concerns about leachate in ponds on site
- E) The ultimate use for the site

Dr. Baughman has written a letter to Ms. Anna Pinckney of SCE&G requesting their consideration of conservation easements for 700-800 acres of SCE&G land on the Edisto River. Mr. Sabine also proposed we suggest easements or funding for additional land conservation on the river in mitigation for the hazardous waste site.

6. Pond's Development Agreement

Delayed – awaiting Mr. Brebner's arrival

7. Review of Polk Swamp Project Area Properties

Mr. Carraher, Public Works Director, was unable to join us but will reportedly request commission financial support at our next meeting.

The project to restore Polk Swamp to a free flowing state is important since a county sewage plant discharges into the swamp and natural dispersal is prevented by beaver dam obstruction. The commission feels strongly that a long term maintenance plan be developed before moneys are committed.

6. Pond's Development Agreement

Greenwood Development has not put the "conserved land" under a conservation easement as they committed to in their Development Agreement. They also agreed to collect fees from home owners (initial sale) to maintain the easements in perpetuity. Dr. Baughman will send the commission members a copy of the development agreement with attachment C that explains the agreement. The development agreement passed to Coulter, the current owner, with the exception of a 50 acre bluff.

Mr. Brebner will recommend to Council that accepting additional roads be contingent upon the developer's compliance with the development agreement. Mr. Sabine mad a motion seconded by Mr. Raglin to the effect that acceptance of the Hundred Oaks Road should be contingent upon the developer's compliance. The motion was approved unanimously with Dr. Baughman's abstention.

8. Conserved Lands Map Review and General Planning Session

Dr. Baughman commented on the lack of conserved property in Upper Dorchester County particularly in the Ashley River watershed. Mr. Sabine and Mr. Raglin suggested that land trusts typically have focus areas. Also areas of lower land prices detract from landowner financial benefit from a conservation easement. It was agreed that commission members promote the benefits of easements whenever appropriate and emphasize the availability of funding from our commission.

Dr. Baughman has contacted Travis Hughes of the Army Corp to speak to the commission about landscape mitigation and the possible benefit of having properties in Dorchester County identified for that purpose. Mr. Hughes may attend our next meeting and we will consider our July meeting at a different date to accommodate his schedule.

9. Adjournment

A motion to adjourn was made by Mr. Weathers and seconded by Mr. Sabine. The motion was unanimously approved.

Respectfully submitted,



Howard Bridgman, Secretary



Dorchester County Conservation Commission

MINUTES

July 20th, 2016

9:00 AM

Public Works conference Room

2120 E. Main Street

Dorchester, SC 29437

PURSUANT TO THE FREEDOM OF INFORMATION ACT, THE DORCHESTER EAGLE RECORD, THE SUMMERVILLE JOURNAL SCENE, AND THE POST AND COURIER WERE NOTIFIED AND A NOTICE WAS POSTED ON THE BULLETIN BOARD 24 HOURS BEFORE THE MEETING.

PRESENT:

Commission Members

Mac Baughman- Chairman

Howard Bridgman-Secretary

Pete Weathers

Bobby McKinnon

Bart Sabine

Josh Raglin

Derrick Phinney-excused absence

Parks and Recreation Director

Eric Davis

United States Army Corps of Engineers Charleston District Office Staff

Regulatory Division Chief Travis Hughes

Special Projects Branch Chief Elizabeth Williams

Public

Mike Dawson of Audubon/Beidler Forest

1. Call to Order

Chairman Mac Baughman called the meeting to order at 9:00 A.M.

2. Agenda Approval

Revisions to the agenda were proposed. One revision was to include after the wetland mitigation item, a general discussion of the conservation potential of a large tract on the Edisto River. Another revision was to include at the end of the agenda discussion on county ordinances pertaining to the Conservation Commission if time allows. A motion to approve the revised agenda was made by Mr. Sabine and seconded by Mr. McKinnon and was approved unanimously.

3. Approval of Minutes

Mr. Raglin provided a correction to the June meeting minutes which changed the second sentence under Item 8 from "Mr. Sabine and Mr Raglin suggested that land trusts typically focus on areas with lower land prices since that detract from a landowner financial benefit" to "Mr. Sabine and Mr. Raglin suggested that land

trusts typically have focus areas. Also, areas of lower land prices detract from landowner financial benefit from a conservation easement." A motion to approve the minutes as amended was made by Mr. McKinnon and seconded by Mr. Weathers. Motion passed unanimously.

4. Public Comments

None.

5. Discussion of Wetland Mitigation Policies and Practices

Dr. Baughman opened the discussion by explaining to the USACE representatives what the Commission hoped to learn from them: 1) How does landscape mitigation fit into the District's mitigation practices and 2) How to gain access to data on USACE easements and restrictive covenants. Ultimately, learning more about these two issues will help the Commission to develop its conservation plan and make conservation project recommendations to County Council.

Mr. Hughes responded that he will try and tease the easement information from USACE's database, and then went on to provide general information on how wetland mitigation is undertaken within the Charleston District. He discussed that mitigation banks are preferred as they are easier for USACE to enforce being that a third party oversees the bank. Mr. Hughes then pointed out a major problem with utilizing mitigation banks – that there are typically not enough banks in a project area and that large projects are usually not able to find enough credits in the banks. As a result, landscape mitigation has come to be an important tool in the toolbox of a multifaceted approach to mitigation in the District.

Mr. Hughes made clear that USACE does not direct mitigation. It instead reviews proposals brought by forward by the developer to ensure compliance with USACE regulations. This is called "permittee responsibility." Through the public comment process, various entities can argue the case for better mitigation sites. Arguments for better sites could be due to threats related to impending development, outstanding value of the site, or congruence with identified conservation plans. These could be considered "priority tracts" that land trusts could direct developers toward.

Mr. Raglin asked about the role watersheds play in mitigation. Mr. Hughes discussed the typical mitigation rule hierarchy, which focuses first on banks within the watershed, second on any other mitigation opportunities within the watershed, and third on mitigation opportunities outside of the watershed. Mr. Hughes noted that "permittee responsibility" scenarios are more likely for crossing watersheds.

Mr. Sabine asked about flexibility in the preservation versus restoration formula. His concern is that the rule pushes the process away from restoration, and Dorchester County has much more high quality wetlands that need to be preserved than degraded wetlands that need to be restored. Mr. Hughes responded that preservation language remains in the Charleston District's policies, and that there is some flexibility in preservation meeting over 50% of the permit requirements if there is a high risk or threat of development on those wetlands that are proposed for preservation.

Dr. Baughman asked about criteria for landscape mitigation tracts. Mr. Hughes responded that larger tracts are preferred as there is more bang for the buck, but also noted that there is opportunity to incorporate smaller tracts into a larger, established bank or landscape plan.

Other miscellaneous discussion from Mr. Hughes included a warning regarding temporary conservation easements, development of umbrella banks being more suited to established land trusts, opportunities in mined areas for restoration and preservation, and the benefits of packaging economic development sites with mitigation sites.

6. Edisto River Tract

Visitor Mike Dawson of Beidler Forest/Audubon led discussion regarding a conservation opportunity on the Edisto River. The property is a large tract containing substantial floodplain forest. The remainder of the property has been or is currently being mined for sand. A coalition led by Audubon would be necessary to protect this property. The County's potential role in this endeavor is currently unclear, but some level of commitment would be necessary. Mr. Bridgman made a motion to discuss the details of the proposed contract terms with Audubon officials at the next Commission meeting. Mr. Weathers seconded. Motion passed unanimously.

8. Conserved Lands Map Review and General Planning Session

Dr. Baughman utilized this time to discuss a strategy for encouraging Kolter Homes to honor the Ponds Development Agreement, originally agreed to by Greenwood Homes, to place a portion of that property under a conservation easement and establish a foundation for its maintenance. It was agreed upon that if Kolter has demonstrated no progress by the 8/4 Commission meeting, then the Commission would send a letter to County Council recommending no further acceptance of roads in the Ponds into the County system until the Development Agreement terms are met.

9. Adjournment

A motion to adjourn was made by Mr. Raglin and seconded by Mr. McKinnon at 10:37. The motion was unanimously approved.

Respectfully submitted,

A handwritten signature in black ink that reads "HBridgman". The signature is written in a cursive style and is positioned above a light-colored rectangular background.

Howard Bridgman, Secretary



Dorchester County Conservation Commission
MINUTES
August 4th, 2016
9:00 AM
Public Works conference Room
2120 E. Main Street
Dorchester, SC 29437

PURSUANT TO THE FREEDOM OF INFORMATION ACT, THE DORCHESTER EAGLE RECORD, THE SUMMERVILLE JOURNAL SCENE, AND THE POST AND COURIER WERE NOTIFIED AND A NOTICE WAS POSTED ON THE BULLETIN BOARD 24 HOURS BEFORE THE MEETING.

PRESENT:

Commission Members

Mac Baughman- Chairman

Howard Bridgman-Secretary

Pete Weathers

Bobby McKinnon

Bart Sabine

Josh Raglin

Derrick Phinney-Vice Chairman

Parks and Recreation Director

Eric Davis

Planning Director

Alec Brebner

1. Call to Order

Chairman Mac Baughman called the meeting to order at 9:02 A.M.

2. Agenda Approval

A motion to approve was made by Mr. Weathers and seconded by Mr. Sabine. Motion passed unanimously.

3. Approval of Minutes

A motion to approve was made by Mr. Bridgman and seconded by Mr. Weathers. Motion passed unanimously.

4. Public Comments

None.

5. Executive Session – Contractual matter involving the purchase of real estate for conservation.

This agenda item was tabled indefinitely due to the absence of a required third party.

6. Update on Ponds Agreement

Mr. Brebner provided an update regarding Kolter Homes efforts to meet their obligation for conserving a large tract of property in the Ponds development, as required by the Development Agreement. Essentially, he reported that Kolter has provided no evidence of progress in protecting the lands in perpetuity.

A discussion ensued regarding the 2020 expiration of the Agreement and its lack of an enforcement mechanism and deadline for meeting this provision. Mr. Brebner answered questions from the Commission regarding potential actions the County could take to spur Kolter to action. Possibilities discussed were denying acceptance of roads into the County maintenance system, denying the issuance of development permits, and refusing to extend the Agreement in 2020. Also discussed were Agreement requirements to form a Conservancy to oversee long term protection and maintenance of the land in question and to collect a fee at the closing of each home to be utilized for related costs. The Commission questioned whether or not the Conservancy has been formed, whether or not this fee has been collected, and if so, for what purposes the proceeds have been and are currently being utilized if not for conservation efforts.

Mr. Bridgman made a motion to have Chairman Baughman draft a letter to County Council to make them aware of the issue, to recommend Council consider taking the actions discussed previously to force Kolter to meet the Agreement conservation requirement, and to speak on this issue at the next County Council meeting. Mr. Raglin seconded the motion. The motion passed unanimously. It was then discussed that the letter would be drafted and distributed for comment before being sent to the County Council Chairman.

7. Discussion of County Ordinance Pertaining to Conservation Commission Duties and Responsibilities

Mr. Weathers initiated and led a discussion based off of Dorchester County Ordinance 02-03, which was the establishing legislation creating the Conservation Commission and outlining its duties. Mr. Weathers' voiced his concern that the current Commission is not undertaking all the actions it is enabled and/or required to do under that ordinance, and he went through the ordinance providing examples related to: utilizing ex-officio members, developing and updating a county conservation plan, maintaining an updated list of target properties for conservation and historic preservation, and educating the public on conservation issues. Other members commented that part of the work being undertaken by the Commission over the previous months is laying groundwork for developing the conservation plan. Mr. Davis noted he would begin work on an outline for the plan based on discussions and planning efforts to this point. Other members also noted that lists of target properties were created, and need to be reviewed. Mr. Davis said he would find these and share with the group. Mr. Weathers also inquired about the Conservation Fund, reimbursement for travel, and meeting attendance policies and these items were discussed. Lastly, Mr. Weathers mentioned the Historic Johnston Mill off Wire Road as a potential target to add to the list and discussed the idea of a Wire Rd. Historic District that with development could be a future tourism attraction.

8. General Planning Session

Mr. Brebner filled in the Commission on the Cooke's Crossroads effort to place a more restrictive layer of development controls on this gateway area to the National Scenic Byway. Mr. Sabine mentioned a guest, Mr. Charles Lane, which the Commission has been seeking to have a discussion with, would be able to attend the November meeting. It was decided to skip the September meeting due to conflicts with the Labor Day Holiday, and the October meeting will be held at Brosnan Forest with a tour of a wetland restoration project within the forest taking place after the meeting.

9. Adjournment

A motion to adjourn was made by Mr. Bridgman and seconded by Mr. Raglin at 10:20 A.M. The motion was unanimously approved.

Respectfully submitted,



Howard Bridgman, Secretary



**Dorchester County Conservation Commission
MINUTES
October 12th, 2016
9:00 AM
Brosnan Forest Main Lodge Conference Room
125 Brosnan Forest Rd.
Dorchester, SC 29437**

PURSUANT TO THE FREEDOM OF INFORMATION ACT, THE DORCHESTER EAGLE RECORD, THE SUMMERVILLE JOURNAL SCENE, AND THE POST AND COURIER WERE NOTIFIED AND A NOTICE WAS POSTED ON THE BULLETIN BOARD 24 HOURS BEFORE THE MEETING.

PRESENT:

Commission Members

Mac Baughman- Chairman
Howard Bridgman-Secretary
Pete Weathers
Josh Raglin
Derrick Phinney-Vice Chairman

Parks and Recreation Director

Eric Davis

Guests

Sharon Richardson, Executive Director, Audubon South Carolina
Mike Dawson, Director, Audubon Center and Sanctuary at Beidler Forest
Norton Webster, Mitigation Advisor, Palustrine Group
Tommy Cousins, Restoration Ecologist, Palustrine Group

1. Call to Order

Chairman Mac Baughman called the meeting to order at 9:13 A.M.

2. Approval of Minutes

A motion to approve was made by Mr. Raglin and seconded by Mr. Weathers. Motion passed unanimously.

3. Public Comments

None.

4. Executive Session – Contractual matter involving the purchase of real estate for conservation.

A motion to enter into executive session was made by Mr. Raglin and seconded by Mr. Weathers. Motion passed unanimously. Ms. Richardson, Mr. Dawson, Mr. Webster, and Mr. Cousins presented potential contract terms for Dorchester County to partner in the purchase of 557 acres of real estate in Dorchester County for conservation purposes. A motion to exit executive session was made by Mr. Bridgman and seconded by Mr. Weathers. Motion passed unanimously. No action was taken on the matter following executive session.

5. Update on Ponds Agreement

Mr. Phinney and Mr. Davis updated the Commission on a September 27th meeting between County and Kolter representatives regarding fulfillment of the Ponds Development Agreement terms for conserving a large tract of within the development. Kolter has chosen to protect the land perpetually with deed restrictive covenants. Kolter's attorneys would attempt to have a draft of the covenants prepared for Commission review at this meeting. However, they were not received, but due to the storm damage where the attorney is based near Georgetown, it was discussed that the Commission would expect to review the draft at the next meeting. Also discussed was the concern of ensuring that the Conservancy and HOA are complying with the intent of the Development Agreement's requirement of developing a funding mechanism for the management of this conserved area.

6. Polk Swamp Restoration Update

Since Mr. Carraher could not attend, Mr. Davis read the highlights of a memo from Mr. Carraher to Mr. Ward making a recommendation for how to proceed with this Army Corps project. The recommendation was to utilize \$850,000 in 2010 Bond proceeds for the local match to clean up the swamp. The Commission discussed concerns that this type of project was not the intent of the 2010 Bond Referendum. Additionally, questions regarding the cost of ongoing maintenance required to ensure the swamp does not degrade again, once restored, were asked. Mr. Weathers noted that Dorchester County Water and Sewer should foot the bill of the local match due to the location of its wastewater treatment facility adjacent to the swamp. It was suggested a third, outside party manage securing the funding for the project. Ultimately, the Commission decided to take no action on recommending funding of this project to County Council. Mr. Davis agreed to provide Mr. Ward a memo update on this discussion.

7. Proposed Construction of "Crown Castle Site" Temporary Monopole Communications Tower

Dr. Baughman noted that the Conservation Commission is on the list of local agencies that are contacted when communications towers projects are undergoing regulatory review. The location of the subject tower project was discussed, and the decision was made to forward the information to Mr. Tracey Todd of Middleton Foundation since the project could potentially impact the viewshed of historic properties along the Ashley River Scenic Byway.

8. Review and Discussion of Dorchester County Conservation Plan Outline

Mr. Davis noted he had completed a draft of an outline for the County Conservation Plan as directed by the Commission and that is required by County ordinance. Previous related County plans were consulted, and models of other established conservation plans were utilized in developing the outline. A few minor additions and changes were suggested by the Commission, but overall it was seen as a good starting point. Mr. Davis realized that he distributed an incomplete draft of the plan to the Commission, and will email the full version out to the group for review. He also noted he would begin writing sections of the plan for future review. It was also discussed that the November meeting would be cancelled due to the short turnaround and schedule conflicts and that the next meeting would be December 1st.

9. Adjournment

A motion to adjourn was made by Mr. Bridgman and seconded by Mr. Weathers at 10:45 A.M. The motion was unanimously approved.

Respectfully submitted,



Howard Bridgman, Secretary



Dorchester County Conservation Commission
MINUTES
December 1st, 2016
9:00 AM
Public Works conference Room
2120 E. Main Street
Dorchester, SC 29437

PURSUANT TO THE FREEDOM OF INFORMATION ACT, THE DORCHESTER EAGLE RECORD, THE SUMMERVILLE JOURNAL SCENE, AND THE POST AND COURIER WERE NOTIFIED AND A NOTICE WAS POSTED ON THE BULLETIN BOARD 24 HOURS BEFORE THE MEETING.

PRESENT:

Commission Members
Mac Baughman- Chairman
Howard Bridgman-Secretary
Pete Weathers
Bobby McKinnon
Bart Sabine
Josh Raglin
Parks and Recreation Director
Eric Davis
Planning Director
Alec Brebner

1. Call to Order

Chairman Mac Baughman called the meeting to order at 9:00 A.M.

2. Approval of Minutes

A motion to approve was made by Mr. Sabine and seconded by Mr. Raglin. Motion passed unanimously.

3. Public Comments

Mr. Dylan Layfield, Dorchester County's new Recycling Coordinator, introduced himself and discussed his initial thoughts regarding his new position.

4. Guest Presentation on Rural Zoning

Chairman Baughman revised the agenda order so that the guest could go first and depart prior to other agenda item discussion unrelated to his attendance.

Mr. Charles Lane, ACE Basin Task Force Chair and Commercial Real Estate Broker, discussed his experience working with Charleston County's rural zoning effort. A long discussion ensued. Mr. Lane noted that major keys to Charleston County's success were: working with a consultant to focus on the political process; preserving rights for property owners related to agriculture, hunting, and fishing; approaching each land owner

in person; focusing on the fact that zoning always improves property values; and pulling villages/communities/settlement areas out of the plan. He provided this as a case study for how Dorchester County might do the same. Mr. Lane and the Commission discussed the increasing development pressures on central and western Dorchester County, especially the Hwy 27 corridor.

5. Review and Discussion of Proposed Restrictive Covenants for Land Protection Purposes in the Ponds Development.

The draft of restrictive covenants proposed by Kolter Homes was presented and discussed. Mr. Raglin discussed his preference for a conservation easement, which can require affirmative actions as opposed to developing a list of restrictions, over restrictive deed covenants. Public/recreational access to the conserved area and other Ponds areas, as required under the development agreement, was discussed as a concern. It was decided that the most relevant issue under the Conservation Commission's directives was the protection of the land known as Exhibit C in the development agreement. Mr. Raglin made a motion to provide a notification and recommendation to the Parks and Recreation Commission to look into the public access for recreation issue at the Ponds. Mr. Sabine seconded the motion. The motion passed 5-0 with Chairman Baughman abstaining.

Commission members requested several changes to the covenants:

1. Include language prohibiting subdivision of the parcel.
2. Bolster language in the "Whereas" section pertaining to the restrictions running with the land in perpetuity.
3. Include language indicating that amendments could only result in changes related to scribes' errors and the like that would not change the intent of the original covenants.

Mr. Davis will provide these requests to the County Attorney for his review.

6. Executive Session – A Contractual Matter Involving the Potential Purchase of Real Estate for Conservation.

No motion was made to enter into executive session to discuss this item.

7. Adjournment

A motion to adjourn was made by Mr. Bridgman and seconded by Mr. Raglin at 10:48 A.M. The motion was unanimously approved.

Respectfully submitted,



Howard Bridgman, Secretary