



RURAL AND CRITICAL LANDS PRESERVATION BOARD

Thursday, September 12, 2019, 3:00 p.m.

Beaufort-Jasper Water and Sewer Authority

Conference Room

6 Snake Road, Okatie, SC 29909

Phone: (843) 255-2140

Members:

Michael Mathews, District 9 (Chair)
Richard Walls, District 7
Bob Bender, District 4
Terry Hill, District 6
Douglas Koop, District 5
Walter Mack, District 3
Gail O'Kane, District 11
Dorothy Scanlin, District 10
Beekman Webb, District 2 (Vice Chair)
Arthur Baer, District 1
Ryan Stefonic, District 8

Staff:

Eric Greenway, Planning Director
Amanda Flake, Natural Resources Planner

AGENDA

1. CALL TO ORDER AND WELCOME

2. REVIEW OF AGENDA

3. CITIZEN COMMENTS

4. REVIEW OF MEETING MINUTES FROM AUGUST 8, 2019 ([backup](#))

5. REGULAR SESSION

- A. New Board Member Introduction Ryan Stefonic
- B. Guest Speaker Scott Teodorski, National Parks Service
- C. Dorothy Scanlin – St. James Church history
- D. R&C Ordinance – update
- E. R&C Bond Issuance - update
- F. Greenprint – update

6. EXECUTIVE SESSION

- A. Pineview Fee Simple
- B. 2019H
- C. 2019I

7. OTHER

- A. Next Meeting: Thursday, October 10, 2019, 3:00 p.m., Beaufort Jasper Water and Sewer Authority Conference Room, 6 Snake Road, Okatie, SC 29909.

BEAUFORT COUNTY RURAL AND CRITICAL LANDS PRESERVATION BOARD

The Beaufort County Rural and Critical Lands Preservation Board (hereafter referred to as the Board) was held on Thursday, August 8, 2019, at the Beaufort-Jasper Water and Sewer Authority Conference Room, 3:00 p.m.

MEMBERS PRESENT:

Mr. Mike Mathews (Chairman)
Mr. Beekman Webb (Vice Chairman)
Mr. Arthur Baer
Mr. Walter Mack

Mr. Bob Bender
Mr. Doug Koop
Ms. Dorothy Scanlin

MEMBERS ABSENT:

Ms. Gail O’Kane
Mr. Richard Walls
Mr. Terry Hill

STAFF PRESENT:

Mr. Eric Greenway, Beaufort County Community Development Director
Ms. Amanda Flake, Beaufort County Natural Resources Planner
Ms. Barbara Holmes, Beaufort County Open Land Trust
Ms. Diane McMaster, Beaufort County Community Development Senior Admin Specialist

GUESTS PRESENT:

Mr. York Glover, Beaufort County Council
Ms. Alice Howard, Beaufort County Council
Mr. Caylor Romines, Beaufort County Open Land Trust
Ms. Kim Fleming, USMC

CALL TO ORDER AND WELCOME (STAFF AND GUEST INTRODUCTIONS)

Chairman Mike Mathews called the meeting to order at 3:00 p.m.

REVIEW OF AGENDA

Chairman Mathews asked if there were any revisions to the agenda. There being none, Chairman Mathews entertained a motion by Mr. Arthur Baer, seconded by Mr. Walter Mack, to accept the meeting agenda as submitted. There was unanimous approval from Board members present.

CITIZEN COMMENTS

There were none.

REVIEW OF MINUTES

Chairman Mathews asked if there were any revisions or corrections to the June 13, 2019, meeting minutes. There being no requests for revisions or corrections, Mr. Beekman Webb made a motion

to accept said minutes as written, and Mr. Arthur Baer seconded the motion. There was unanimous approval for the motion.

REGULAR SESSION

Chairman Mathews shared two (2) comments regarding R&C Lands Preservation Program financials:

1. Per Ashley Jacobs, County Administrator, as of June 30, 2019, there were approximately \$4.3M in funds although there is no definitive information as to what portion may be committed for other projects; and
2. The process for releasing funds regarding the \$25M November 2018 Bond Referendum has not been completed.

Greenprint Update

Ms. Barbara Holmes, Beaufort County Open Land Trust, gave a brief update stating she is in the process of obtaining two (2) bids for assistance with the update.

Cleland Connector Project Update

Ms. Barbara Holmes stated this 40-acre Okatie area project had been in the due diligence phase when environmental issues arose. The property owner walked away from further negotiations and sold the property to another party.

Beach City Road – St. James Baptist Church Project Update

Mr. Eric Greenway, Beaufort County Community Development Director, explained that the County is negotiating for the purchase of the existing church property and continues to work with the developer on concept drawings. Currently under consideration is construction of a new, 300-capacity church facility, construction of a 3,500 sq. ft. fellowship hall, and relocation of Cherry Hill school. Mr. Greenway stressed the importance of Cherry Hill school's National Historic Registry designation, the historic and cultural value of the existing church property, and the scheduled archaeological study for the Beach City Road property. Nothing substantial is expected to occur until spring of 2020 primarily due to the FAA reimbursement process.

EXECUTIVE SESSION

Chairman Mathews entertained a motion by Mr. Walter Mack, seconded by Mr. Arthur Baer, to adjourn the Regular Session at 3:17 p.m. and convene Executive Session. **The motion carried unanimously to enter into Executive Session.**

Chairman Mathews entertained a motion by Mr. Doug Koop, seconded by Mr. Beekman Webb to adjourn the Executive Session and reconvene the Regular Session at 4:15 p.m. **The motion carried unanimously to adjourn the Executive Session and reconvene the Regular Session.**

MATTERS ARISING OUT OF EXECUTIVE SESSION

Chairman Mathews entertained a motion by Mr. Doug Koop, seconded by Mr. Beekman Webb, for the Rural and Critical Lands Preservation Board to forward Project 2019E to the Beaufort County Natural Resources Committee with a recommendation to approve funding to complete the due diligence process as discussed in Executive Session. **The motion carried unanimously.**

Chairman Mathews entertained a motion by Mr. Arthur Baer, seconded by Mr. Beekman Webb, for the Rural and Critical Lands Preservation Board to forward Project 2019F to the Beaufort County Natural Resources Committee with a recommendation to approve funding to complete the due diligence process as discussed in Executive Session. **The motion carried unanimously.**

Chairman Mathews entertained a motion by Mr. Beekman Webb, seconded by Mr. Walter Mack, for the Rural and Critical Lands Preservation Board to forward Project 2019G to the Beaufort County Natural Resources Committee with a recommendation to approve funding to complete the due diligence process as discussed in Executive Session. **The motion carried unanimously.**

Mr. Eric Greenway stated that Projects 2019E, 2019F, and 2019G referenced above would be made part of the Beaufort County Natural Resources Committee meeting scheduled for Monday, August 19, 2019, 2:00 p.m.

Prior to adjourning the meeting, Chairman Mathews shared the following information with those in attendance:

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|----------------|---|
| September 2019 | Board meeting speaker – Superintendent, Natural Parks Service |
| October 2019 | Board meeting speaker – new Director, SC Conservation Bank |

ADJOURNMENT

With no further business pending, Chairman Mathews adjourned the meeting at 4:22 p.m.

Submitted by: Diane McMaster, Beaufort County Community Development
Senior Administrative Specialist

Approved: _____
Mike Mathews, Chairman,
Beaufort County Rural and Critical Lands Preservation Board

Date: _____