



RURAL AND CRITICAL LANDS PRESERVATION BOARD

Thursday, October 10, 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)
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 Stefonick, District 8
Vacant, District 7

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 SEPTEMBER 12, 2019 ([backup](#))
5. REGULAR SESSION
 - A. Richard Walls resignation
 - B. Greenprint – update (Barbara Holmes)
 - C. Discussion/Approval of 2020 R&C Board Meeting Schedule ([backup](#))
 - D. R&C Board Ordinance / Program Ordinance – update (Amanda Flake)
 - E. Guest Speaker - Raleigh West, Executive Director SC Conservation Bank
6. EXECUTIVE SESSION
 - A. 2019G
 - B. Harris Pillow Fee Simple
7. OTHER
 - A. Next Meeting: Thursday, November 14, 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, September 12, 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. Ryan Stefonick

Mr. Bob Bender
Mr. Doug Koop
Ms. Dorothy Scanlin
Ms. Gail O’Kane

MEMBERS ABSENT:

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:

Ms. Alice Howard, Beaufort County Council
Mr. Caylor Romines, Beaufort County Open Land Trust
Mr. Chuck Newton, Sea Island Corridor Coalition
Mr. Scott Teodorski, Superintendent, National Parks Service

CALL TO ORDER AND WELCOME (STAFF AND GUEST INTRODUCTIONS)

Chairman Mike Mathews called the meeting to order at 3:03 p.m. He welcomed new Board member, representing District 8, Mr. Ryan Stefonick.

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. Beekman Webb, to accept the meeting agenda as submitted. There was unanimous approval from Board members present.

CITIZEN COMMENTS

Mr. Chuck Newton, Sea Island Corridor Coalition, voiced his support of the Pineview property acquisition in relation to the Lady’s Island Plan. Mr. Newton went on to say representatives from the Coastal Conservation League, although not present at today’s meeting, share his opinion as well.

REVIEW OF MINUTES

Chairman Mathews asked if there were any revisions or corrections to the August 8, 2019, meeting minutes. There being no requests for revisions or corrections, Mr. Arthur Baer made a motion to accept said minutes as written, and Ms. Gail O’Kane seconded the motion. There was unanimous approval for the motion.

REGULAR SESSION

Guest Speaker Scott Teodorski, National Parks Service

Mr. Teodorski is the Superintendent for the Reconstruction Era National Monument, National Historical Park. There are four (4) historic sites within our local area: Old Beaufort Firehouse-Beaufort National Historic Landmark District, Darrah Hall and Brick Baptist Church, St. Helena Island-Penn Center National Historic Landmark District, and Camp Saxton – Fort Frederick Heritage Preserve. The NPS continues to construct trails and greenways in these areas with two (2) major goals in mind: make the park operational and upgrade/enhance all facilities.

Ms. Dorothy Scanlin, R&C Board member - St. James Baptist Church History

R&C Board member Ms. Dorothy Scanlin gave a presentation on the history of St. James Baptist Church. There are two (2) archaeological resources within the Mitchelville area: Fort Howell and Fish Haul site/Mitchelville. Three (3) historic churches existed on Beach City Road: First African Baptist Church, St. James Baptist Church, and Queen Chapel. The Mitchelville site was the first community of freed slaves.

R&C Ordinances - update

The R&C Program and R&C Board Ordinances are agenda items for the Monday, September 16, 2019, Natural Resources Committee meeting. Chairman Mathews suggested dedicating a future R&C Board meeting to review/discuss the final version of both Ordinance documents.

R&C Bond Issuance - update

The process for releasing funds regarding the \$25M November 2018 Bond Referendum underwent the second reading at the September 9, 2019, County Council meeting. A third and final reading should occur at the next scheduled County Council meeting (September 23, 2019). Chairman Mathews stated that funds are expected to be released by the end of calendar year 2019.

Greenprint - update

Ms. Barbara Holmes, Beaufort County Open Land Trust, stated that she is expecting bid packages from three (3) subcontractors by the end of next week (Friday, September 20, 2019). The packages will be shared with County personnel in order to obtain their input regarding the final selection process.

EXECUTIVE SESSION

Chairman Mathews entertained a motion by Mr. Walter Mack, seconded by Mr. Arthur Baer, to adjourn the Regular Session at 3:56 p.m. and convene Executive Session for the purpose of discussing proposed Rural & Critical properties. **The motion carried unanimously to enter into Executive Session.**

Chairman Mathews reconvened the Regular Session at 4:45 p.m.

MATTERS ARISING OUT OF EXECUTIVE SESSION

Pineview Fee Simple

Chairman Mathews entertained a motion by Mr. Beekman Webb, seconded by Mr. Arthur Baer, for the Rural and Critical Lands Preservation Board to forward Project Pineview Fee Simple to the Beaufort County Natural Resources Committee with a recommendation to approve funding for the property acquisition in agreement with the terms and conditions presented in Executive Session. There being no further discussion, **the motion carried with a vote of 8:1. Ms. Dorothy Scanlin was opposed.**

2019H

Chairman Mathews entertained a motion by Ms. Gail O’Kane, seconded by Mr. Arthur Baer, for the Rural and Critical Lands Preservation Board to forward Project 2019H to the Beaufort County Natural Resources Committee with a recommendation to approve funding to complete the due diligence process in agreement with the terms and conditions presented in Executive Session. Mr. Doug Koop expressed concern over the level of conservation value relative to the cost and timing of the project. There being no additional discussion, **the motion carried with a vote of 8:1. Mr. Walter Mack abstained.**

2019I

Chairman Mathews entertained a motion by Mr. Walter Mack, seconded by Mr. Beekman Webb, for the Rural and Critical Lands Preservation Board to forward Project 2019I to the Beaufort County Natural Resources Committee with a recommendation to approve funding to complete the due diligence process in agreement with the terms and conditions presented in Executive Session. There being no further discussion, **the motion carried with a vote of 9:0.**

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

- October 10, 2019 R&C Board meeting speaker – new Director, SC Conservation Bank
- Desire to have updated financials presented at the October 2019 meeting

Council Member Alice Howard will request updated, quarterly financials for the October 2019 R&C Board meeting.

ADJOURNMENT

With no further business pending, Chairman Mathews adjourned the meeting at 4:50 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: _____

2020 Meeting Schedule
Rural and Critical Lands Preservation Board

| <u>Date *</u> | <u>Time</u> | <u>Location</u> |
|----------------------|--------------------|--|
| January 9, 2020 | 3:00 p.m. | BJWSA Conference Room 6 Snake Rd., Okatie 29909 |
| February 13, 2020 | 3:00 p.m. | BJWSA Conference Room 6 Snake Rd., Okatie 29909 |
| March 12, 2020 | 3:00 p.m. | BJWSA Conference Room 6 Snake Rd., Okatie 29909 |
| April 9, 2020 | 3:00 p.m. | BJWSA Conference Room 6 Snake Rd., Okatie 29909 |
| May 14, 2020 | 3:00 p.m. | BJWSA Conference Room 6 Snake Rd., Okatie 29909 |
| June 11, 2020 | 3:00 p.m. | BJWSA Conference Room 6 Snake Rd., Okatie 29909 |
| July 9, 2020 | 3:00 p.m. | |
| August 13, 2020 | 3:00 p.m. | |
| September 10, 2020 | 3:00 p.m. | |
| October 8, 2020 | 3:00 p.m. | |
| November 12, 2020 | 3:00 p.m. | |
| December 10, 2020 | 3:00 p.m. | |

* Meetings are subject to cancellation if there are no projects to discuss.