



**Beaufort County
Rural and Critical Land
Preservation Board
Meeting**

Chairman

WALTER MACK

Vice Chairman

ART BAER

Board Members

JOHN MAFFEI

CHRIS MARSH

TOM MURRAY

GAIL O'KANE

RYAN STEFONICK

BEEKMAN WEBB

VACANT DISTRICT 8

VACANT DISTRICT 9

Staff Support

ROB MERCHANT

AMANDA FLAKE

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Rural and Critical Land Preservation Board Meeting Agenda

Thursday, September 9, 2021 at 2:30 PM

Crystal Lake Building/124 Lady's Island Drive/Webex

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](#) – JULY 8 and 28, 2021
5. CITIZEN COMMENTS

PRESENTATION

-
6. Open Space Institute – Patrick Moore
-

DISCUSSION ITEMS

-
7. R&C Program Monthly Notes and Updates
-

EXECUTIVE SESSION

-
8. Pursuant to S.C. Code Section 30-4-70(A)(2): Discussion of negotiations incident to proposed contractual arrangements and proposed sale or purchase of development rights on real properties known as Project Middle Road and Project Linden
-
9. MATTERS ARISING OUT OF EXECUTIVE SESSION
 10. ADJOURNMENT

MINUTES
RURAL AND CRITICAL LAND PRESERVATION BOARD MEETING

July 8, 2021

Crystal Lake Park/Webex

The electronic and print media duly notified in
accordance with the State Freedom of Information Act.

ATTENDANCE

Present: Chairman Walter Mack, Art Baer, Mac Bennett, John Maffei, Chris Marsh, Gail O’Kane, Ryan Stefonick, Beek Webb

Absent: None

County
Council: Alice Howard, York Glover

Staff: Rob Merchant, Interim Planning Director

Visitors: Kate Schaefer, BCOLT Director of Land Protection; Kristin Williams, BCOLT Executive Director; Eric Greenway, Beaufort County Administrator; Whitney Richland, Beaufort County Deputy County Administrator; Brittany Ward, Beaufort County Assistant Attorney; Stefanie Nagid, Passive Park Manager; David Trail; MCAS; Mary Ryan Krieger, MCAS; Laurel Rhoton, MCAS; Linda Moyd-Hill, citizen; Mary Moyd, citizen; Herman Moyd, citizen

CALL TO ORDER

Ms. Kate Schaefer called the meeting to order at 2:35 p.m.

Public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act

APPROVAL OF AGENDA

Motion: It was moved by Mr. Baer, seconded by Mr. Bennett to approve the agenda as presented. The vote: YAYS – Chairman Mack, Mr. Baer, Mr. Bennett, Mr. Maffei, Mr. Marsh, Mrs. O’Kane, Mr. Stefonick, and Mr. Webb. The motion passed.

APPROVAL OF MINUTES

June 10, 2021

Motion: It was moved by Mr. Bennett, seconded by Mr. Baer to approve the minutes as presented. The vote: YAYS – Chairman Mack, Mr. Baer, Mr. Bennett, Mr. Maffei, Mr. Marsh, Mrs. O’Kane, Mr. Stefonick, and Mr. Webb. The motion passed.

CITIZEN COMMENT

Ms. Linda Moyd-Hill has a track of land (14.74 acres) off of Sam’s Point Road that has been in their family since 1861. She would like to know what could be done on the property per the zoning rules and who she would need to contact. Chairman Mack said that staff would contact her for more information.

Ms. Mary Moyd lives at 115 Sam’s Point Road. When her parents passed away they looked into what could be done on the property. They were told only certain things could be done per the Community Preservation Zoning District. They are coming to these public meetings to find out what they can do on their family property. Ms. Kate Schaefer said that staff would contact her for more information.

Beaufort County Administrator Eric Greenway introduced the new Deputy County Administrator, Whitney Richland, who came from Bullock County Georgia. She will be attending the R&C Board meetings in the future.

DISCUSSION ITEMS

R&C Monthly Notes and Updates

Ms. Schaefer stated that applications are submitted quarterly and the 2nd quarter closed at the end of June 2021. The applications are available online. This quarter there were five different projects that were reviewed and will be seen at this meeting and in August. We had a R&C Board Retreat in June that went very well. We usually hold a retreat for the Board once a year. During the retreat the Board said that they would like to start doing field trips to sites in the future. Ms. Schaefer will be working on these outings. She also wanted to update the Board that the Beaufort County Open Land Trust has submitted an application for the Sentinal Landscape Program, modeled after what exists in the State of Georgia where the State of Georgia and the military installation have worked with the federal government to designate areas of priority for land stewardship and acquisition. Ms. Schaefer said that there are several groups in this area that would be interested in this type of protection and might be willing to partner with this type of proposal.

Election of Vice-Chairman

Motion: It was moved by Mr. Maffei to nominate Mr. Baer for Vice-Chairman. The vote: YAYS – Chairman Mack, Mr. Baer, Mr. Bennett, Mr. Maffei, Mr. Marsh, Mrs. O’Kane, and Mr. Stefonick. The motion passed.

EXECUTIVE SESSION

Motion: It was moved by Chairman Mack seconded by Mr. Maffei to approve to go into Executive Session. The vote: YAYS – Chairman Mack, Vice-Chairman Baer, Mr. Bennett, Mr. Maffei, Mr. Marsh, Mrs. O’Kane, Mr. Stefonick, and Mr. Webb. The motion passed.

Discussion of negotiations incident to proposed contractual arrangements for acquisition of potential projects and application status

MATTERS ARISING OUT OF EXECUTIVE SESSION

Motion: It was moved by Ms. O’Kane to not recommend approval of Project 2019 Dale PDR as presented in executive session. There was no second so the motion failed.

Motion: It was moved by Vice-Chairman Baer, seconded by Chairman Mack, to recommend approval of Project 2019 Dale PDR as presented in executive session on the condition that staff converses with the owners to explore options about some type of public access to the property. This project will then be brought back to the August R&C Board meeting for a vote. The vote: YAYS – Chairman Mack, Vice-Chairman Baer, Mr. Bennett, Mr. Maffei, Mr. Marsh, Mr. Stefonick, and Mr. Webb. NAYS – Ms. O’Kane. The motion passed

Motion: It was moved by Mr. Webb, seconded by Mr. Maffei to recommend approval of due diligence of Project Village Creekside as presented in executive session and send it to the Natural Resources Committee for approval. The vote: YAYS – Chairman Mack, Vice-Chairman Baer, Mr. Bennett, Mr. Maffei, Mr. Marsh, Mrs. O’Kane, Mr. Stefonick, and Mr. Webb. The motion passed.

Motion: It was moved by Mr. Bennett, seconded by Mr. Maffei to recommend approval of due diligence of Project Lobeco Farms PDR as presented in executive session and send it to the Natural Resources Committee for approval. The vote: YAYS – Chairman Mack, Vice-Chairman Baer, Mr. Bennett, Mr. Maffei, Mr. Marsh, Mrs. O’Kane, Mr. Stefonick, and Mr. Webb. The motion passed.

ADJOURNMENT

Motion: Motion: It was moved by Vice-Chairman Baer, seconded by Ms. O’Kane to adjourn the meeting at 4:20 pm. The vote: YAYS – Chairman Mack, Vice-Chairman Baer, Mr. Bennett, Mr. Maffei, Mr. Marsh, Mrs. O’Kane, Mr. Stefonick, and Mr. Webb. The motion passed.

Submitted by: Amanda Flake, Beaufort County Community Development
Natural Resources Planner

Approved: _____
Walter Mack, Chairman
Beaufort County Rural and Critical Lands Preservation Board

Date: _____

**MINUTES
RURAL AND CRITICAL LAND PRESERVATION BOARD SPECIAL CALLED
MEETING**

July 28, 2021

County Council Chambers/Zoom

The electronic and print media duly notified in
accordance with the State Freedom of Information Act.

ATTENDANCE

Present: Chairman Walter Mack, Vice-Chairman Art Baer, Mac Bennett, Chris Marsh,
Gail O’Kane, Ryan Stefonick, Beek Webb

Absent: John Maffei

County
Council: Alice Howard, York Glover

Staff: Amanda Flake, Natural Resources Planner;

Visitors: Kate Schaefer, BCOLT Director of Land Protection; Kristin Williams, BCOLT
Executive Director; Eric Greenway, Beaufort County Administrator; Whitney
Richland, Beaufort County Deputy County Administrator; Brittany Ward,
Beaufort County Assistant Attorney; Stefanie Nagid, Passive Park Manager;
David Trail; MCAS

CALL TO ORDER

Ms. Kate Schaefer called the special meeting to order at 3:39 p.m.

Public notification of this meeting has been published, posted, and distributed in compliance
with the South Carolina Freedom of Information Act

APPROVAL OF AGENDA

Motion: It was moved by Mr. Marsh, seconded by Mr. Webb to approve the agenda as presented.
The vote: YAYS – Chairman Mack, Vice-Chairman Baer, Mr. Bennett, Mr. Marsh, Mrs. O’Kane,
Mr. Stefonick, and Mr. Webb. The motion passed.

EXECUTIVE SESSION

Motion: It was moved by Vice-Chairman Baer seconded by Mr. Bennett to approve to go into Executive Session. The vote: YAYS – Chairman Mack, Vice-Chairman Baer, Mr. Bennett, Mr. Marsh, Mrs. O’Kane, Mr. Stefonick, and Mr. Webb. The motion passed.

Discussion of negotiations incident to proposed contractual arrangements for acquisition of potential projects and application status

MATTERS ARISING OUT OF EXECUTIVE SESSION

Motion: It was moved by Vice-Chairman Baer, seconded by Mr. Webb, to approve recommendation to move Project 2019 Dale PDR forward to the Natural Resources Committee based on the Rural and Critical Land Preservation Program’s mission and the Board’s evaluation of the conservation benefits of approving a conservation easement on the property subject to further satisfactory terms and conditions to be carried out by County Council, the military, and staff. The vote: YAYS – Chairman Mack, Vice-Chairman Baer, Mr. Bennett, Mr. Marsh, Mr. Stefonick, and Mr. Webb. NAYS – Ms. O’Kane. The motion passed

ADJOURNMENT

Motion: Motion: It was moved by Mr. Bennett, seconded by Mr. Marsh to adjourn the meeting at 4:55 pm. The vote: YAYS – Chairman Mack, Vice-Chairman Baer, Mr. Bennett, Mr. Marsh, Mrs. O’Kane, Mr. Stefonick, and Mr. Webb. The motion passed.

Submitted by: Amanda Flake, Beaufort County Community Development
Natural Resources Planner

Approved: _____
Walter Mack, Chairman
Beaufort County Rural and Critical Lands Preservation Board

Date: _____