



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

**Chairman**

WALTER MACK

**Vice Chairman**

ART BAER

**Board Members**

FORD BARTHOLOW

MAC BENNETT

KENNETH FRAZIER

JOHN MAFFEI

CHRIS MARSH

TOM MURRAY

GAIL O'KANE

RYAN STEFONICK

BEEKMAN WEBB

**Staff Support**

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## Rural and Critical Land Preservation Board Meeting Agenda

**Thursday, February 10, 2022 at 2:30 PM**

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

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](#) – JANUARY 13, 2022
5. CITIZEN COMMENTS

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### DISCUSSION ITEMS

6. Marketing the Rural and Critical Land Preservation Program – Chris Ophart
7. R&C Program Monthly Notes and Updates
8. Passive Park Rezoning Letter of Support from the R&C Board

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### EXECUTIVE SESSION

9. Receipt of Legal Advice Regarding Matters which are Appropriate for Discussion in Executive Session and the Processes which the R&C Board Should Follow

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### ACTION ITEMS

10. Project Beach City Road #3 Application (discussion and vote for approval/disapproval of due diligence)
11. ADJOURNMENT

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

**January 13, 2022**

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, Vice-Chairman Art Baer, Kenneth Frazier, John Maffei, Tom Murray, Gail O’Kane, Ryan Stefonick, Beek Webb

Absent: Ford Bartholow, Mac Bennett, Chris Marsh

County Council: Alice Howard, York Glover

Staff: Amanda Flake, Natural Resources Planner; Mark Davis, Assistant Planning Director

Visitors: Chuck Atkinson, Assistant County Administrator; Kate Schaefer, BCOLT Director of Land Protection; Raleigh West, South Carolina Conservation Bank; Joe Mac, University Bikes

**CALL TO ORDER**

Chairman Walter Mack called the meeting to order at 2:31 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. Murray, seconded by Ms. O’Kane to approve the agenda as presented. The vote: YAYS – Chairman Mack, Vice-Chairman Baer, Mr. Frazier, Mr. Maffei, Mr. Murray, Mrs. O’Kane, Mr. Stefonick, and Mr. Webb. The motion passed.

## **APPROVAL OF MINUTES**

**December 9, 2021**

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

## **PRESENTATION**

### **South Carolina Conservation Bank**

Mr. Raleigh West stated that the South Carolina Conservation Bank (SCCB) is a state agency that funds the acquisition of real estate for conservation purposes. It was formed in 2002 and the first money was awarded to the program in 2006. To date the SCCB has awarded 358 grants and give out over 178 million dollars across the state. Beaufort County ranks high for SCCB grants due to the partnership with the Rural and Critical Land Preservation Program. The SCCB has done eight projects in Beaufort County with the most recent projects being Port Royal Island Battlefield and Henry Farms North.

## **DISCUSSION ITEMS**

### **Annual Report**

Ms. Kate Schaefer presented a year in review for the Rural and Critical Land Preservation Program. In 2021 the program purchased Henry Farms North (conservation easement), Bermuda Bluff (fee simple), and Oak Point (conservation easement). For these three properties the program protected 2,180.39 acres, spent \$4,085,000, and partnered \$3,555,000 with the Marine Corps Air Station, South Carolina Conservation Bank, and Beaufort County Open Land Trust. Through the Passive Park Program three parks were opened to the public; Widgeon Point, Fort Frederick, and Fort Fremont.

### **Monthly Update**

Ms. Kate Schaefer stated that there were a couple of active projects going through the due diligence process that will be brought forward in the coming months. She discussed with the Board goals for 2022 that included site visits to properties, updating social media, public awareness of properties, stewardship of program, and unique opportunities.

## **ACTION ITEM**

### **Project Beach City Road #3**

Ms. Kate Schaefer and Ms. Amanda Flake discussed a project brought forward by the Town of Hilton Head for a property that falls within the historic Mitchellville site. After some discussion the Board requested that this project be deferred until next month and to have someone from the Town of Hilton Head be present at the meeting to ask questions about the project.

## **MISCELLANEOUS**

### **Public Meetings**

There were two public meetings that would be occurring in late January within the community. They are listed below:

Gullah Farmer's Cooperative  
Open House  
Saturday, January 22, 2022  
11:30am – 2:00pm  
41 Ball Park Road  
St. Helena Island

Beaufort County Open Land Trust  
Open House  
905 Charles Street  
Beaufort, SC  
Thursday, January 20, 2022  
4:00pm – 6:00pm

**ADJOURNMENT**

**Motion: Motion:** It was moved by Vice-Chairman Baer, seconded by Ms. O’Kane to adjourn the meeting at 3:46 pm. The vote: YAYS – Chairman Mack, Vice-Chairman Baer, Mr. Frazier, Mr. Maffei, Mr. Murray, 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: \_\_\_\_\_