



**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

BEEKMAN WEBB

VACANT DISTRICT 7

Staff Support

ROB MERCHANT

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Rural and Critical Land Preservation Board Meeting Retreat Agenda

Thursday, May 19, 2022 from 10:00 AM until 2:00 PM

Oyster Factory Park – 63 Wharf Street, Bluffton, SC

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](#) – MARCH 10, 2022
5. CITIZEN COMMENTS

PRESENTATION

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6. Passive Park Update
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DISCUSSION ITEMS

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7. Rural and Critical Program Application Update
 8. Conservation Easement Template Update
 9. Discussion of 100+ Acre Properties
 10. R&C Program Monthly Update
 11. Lunch
 12. Tour of Garvin House
 13. Tour of Bluffton Oyster Company
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EXECUTIVE SESSION

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14. 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
 15. MATTERS ARISING OUT OF EXECUTIVE SESSION
 16. ADJOURNMENT

MINUTES
RURAL AND CRITICAL LAND PRESERVATION BOARD MEETING

March 10, 2022

Crystal Lake Park/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, Ford Bartholow, John Maffei, Chris Marsh, Tom Murray, Gail O’Kane, Beek Webb

Absent: Mac Bennett, Kenneth Frazier, Ryan Stefonick

County Council: Alice Howard, York Glover

Staff: Amanda Flake, Natural Resources Planner

Visitors: Mark Davis, Assistant Planning Director; Stefanie Nagid, Beaufort County Passive Parks Manager; Hayes Williams, Beaufort County Finance; Kate Schaefer, BCOLT Director of Land Protection

CALL TO ORDER

Chairman Walter Mack called the meeting to order at 2:32 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 Vice-Chairman Baer, seconded by Ms. O’Kane to approve the agenda. The vote: YAYS – Chairman Mack, Vice-Chairman Baer, Mr. Bartholow, Mr. Maffei, Mr. Marsh, Mr. Murray, Ms. O’Kane, and Mr. Webb. The motion passed.

APPROVAL OF MINUTES

February 10, 2022

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

DISCUSSION ITEMS

Finance Update

Mr. Hayes Williams stated that as of December 21, 2021, the R&C Program had \$15,447,987 available for purchases. Ms. Stefanie Nagid stated that the Fort Fremont project is now complete and there will be no more encumbered funds for that line item. Ms. Nagid will present a Passive Park Update including financial information at the Retreat in May.

Proposed Additional Language for Application

Ms. Schaefer provided the Board members with the current Rural and Critical Land Preservation Program Application for review. After some discussion the following were suggestions from the Board members:

1. Mark information that will be available to the public with an asterisk.
2. Do not make the price expectation public.
3. Add information about prior contamination on the property.
4. Do not make the address and phone number of the applicant or owner public.
5. Add information about any encumbrances on the property.

Discussion of when projects should be in Executive Session

After some discussion by the Board, it was decided to leave the Executive Session line item on the agenda as a place holder for each meeting, whether it is needed or not.

Monthly Update

Ms. Kate Schaefer stated that the deadline to turn in projects for Quarter 1 is March 31, 2022. So far there had been one application and six inquiries. On March 4th some of the Board members attended a site visit to the Three Sisters Farm. This property was protected with a conservation easement through the Rural and Critical Land Preservation Program in 2004 to protect a working landscape. Ms. Schaefer recorded the visit and made a great video of the trip. On March 24, 2022, the Board members will have a chance to take a boat tour down the Wimbee Creek to view the latest conservation easement purchase of Oak Point.

ADJOURNMENT

Motion: Motion: It was moved by Ms. O’Kane, seconded by Vice-Chairman Baer to adjourn the meeting at 3:27 pm. The vote: YAYS – Chairman Mack, Vice-Chairman Baer, Mr. Bartholow, Mr. Maffei, Mr. Marsh, Mr. Murray, Ms. O’Kane, 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: _____