



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

Chairman

ART BAER

Vice Chairman

MAC BENNETT

Board Members

FORD BARTHOLOW

WALTER MACK

STODD MCEWAN

LUCIA O'FARRELL

BEEKMAN WEBB

VACANT DISTRICT 6

VACANT DISTRICT 9

VACANT DISTRICT 10

VACANT DISTRICT 11

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Rural and Critical Land Preservation Board Meeting Agenda

Thursday, November 14, 2024 at 1:00 PM

Open Land Trust Building/905 Charles Street

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](#) – September 12, 2024
5. CITIZEN COMMENTS

DISCUSSION ITEMS

6. Project Station Creek
7. Project Davis Road
8. Project Seaside Road
9. Project North Widgeon Point
10. Monthly Update
11. ADJOURNMENT

**MINUTES
RURAL AND CRITICAL LAND PRESERVATION BOARD**

September 12, 2024

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

ATTENDANCE

Present: Chairman Art Baer, Vice-Chairman Mac Bennett, Walter Mack, Stodd McEwan,
Lucia O’Farrell

Absent: Ford Bartholow, Beek Webb

County
Council: York Glover

Staff: Amanda Flake, Natural Resources Planner

Visitors: Kate Schaefer, BCOLT Director of Land Protection; Stefanie Nagid, Passive
Parks Director, Kristin Williams, Executive Director Open Land Trust

CALL TO ORDER

Chairman Art Baer called the meeting to order at 1:03 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 Bennett, seconded by Mr. Mack to approve the agenda. The vote: YAYS – Chairman Baer, Vice-Chairman Bennett, Mr. Mack, Mr. McEwan, and Ms. O’Farrell. The motion passed.

APPROVAL OF MINUTES

August 8, 2024

Motion: It was moved by Mr. Mack, seconded by Mr. McEwan to approve the minutes. The vote: YAYS – Chairman Baer, Vice-Chairman Bennett, Mr. Mack, Mr. McEwan, and Ms. O’Farrell. The motion passed.

DISCUSSION ITEMS

Project Station Creek

Ms. Schaefer stated that this project was located off Seaside Road on St. Helena Island and consisted of agricultural fields, river frontage, and a small hummock island for a total of 141 acres. During the August Board meeting it was relayed that the owner was requesting two 5 acres ponds to be dug on the property. After discussion the Board decided to carve out the two ponds from the property and revise the acreage before moving forward with due diligence. The new survey was not completed at the time of the meeting so this project will move forward to the November 2024 Board meeting for a final vote.

Project Davis Road

Ms. Schaefer stated that this project was appraised in 2022 for \$780,000 and the sellers were given an offer but did not accept. Now the owners were interested in selling the property again. The sellers bought the property in 2019 for \$1.4 million. There was an option to pay 10% above appraised value which would be \$858,000. During the August Board meeting Chairman Baer requested that the property be ranked and brought back to the Board for a vote. This was accomplished and presented to the Board. The only outstanding items for this project were the survey and Phase I ESA. Therefore, this project will be brought back to the Board for a vote in November 2024.

Project Rawstrom Road

Ms. Schaefer stated that this project was 11.66 acres located on Old Bailey Road next to Altamaha Preserve with river frontage. A new survey was being conducted and the property appraised for \$1.87 million. The Board voted in August to purchase the property subject to the completion of the final survey and Phase I ESA. Those two items were still pending but once received this project would move forward to the Community Services and Land Use Committee in October 2024.

Project Seaside Road

Ms. Schaefer stated that the landowner was only interested in the conservation easement property, not the fee simple property that contained the cemetery. The survey was not yet completed therefore this project will come back to the Board in November 2024.

New Priorities

In August Ms. Schaefer stated that the R&C Program still had around \$1.3 million to spend on projects. The following potential projects were discussed:

1. **Waterama** – This property was located on Trask Parkway and used to have a hotel on it. It was within the AICUZ and partner funding would be a possibility from the MCAS Air Station. The estimated price was \$300,000.
2. **Barnard Tire** – Barnard Tire consisted of five parcels along the Boundary Street vista corridor that would fill a donut hole of properties the R&C Program and the City of Beaufort have already purchased. The estimated price was \$1.2 million. The owner did not seem interested in selling.
3. **New Riverside Lot** – This was another donut hole within property currently owned by the R&C Program. It was 5 acres of loblolly pine timber and was estimated at \$800,000.
4. **North Widgeon Point** – This property was adjacent to Widgeon Point and consisted of 23 acres along the Broad River. It was approved for 7 lots and owned in partnership with three families. The estimated price was \$2 million.
5. **Young Easement** – This property was on St. Helena Island located off Everest Road. It was 33 acres, had marsh frontage, and looked across the marsh to Horse Island. The estimated price was \$500,000.

After some discussion, the Board decided to first pursue North Widgeon Point. The second choice would be a group project to include New Riverside Lot, Waterama, and Young Easement. Ms. Schaefer said that she would reach out to the owners of North Widgeon Point first and give them until the end of September for a response. If that project does not work out then she would contact New Riverside Lot, Young Easement, and Waterama.

It was moved by Vice-Chairman Bennett and seconded by Mr. McEwan to move forward with due diligence on whichever of these projects become available. YAAYS – Chairman Baer, Vice-Chairman Bennett, Mr. Mack, Mr. McEwan, and Ms. O'Farrell. The motion passed..

ADJOURNMENT

Motion: It was moved by Vice-Chairman Bennett, seconded by Mr. Mack to adjourn the meeting at 2:30 pm. YAYS – Chairman Baer, Vice-Chairman Bennett, Mr. Mack, Mr. McEwan, and Ms. O’Farrell. The motion passed..

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

Approved: _____
Art Baer, Chairman
Beaufort County Rural and Critical Lands Preservation Board

Date: _____