



**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

Staff Support

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Rural and Critical Land Preservation Board Meeting Agenda

Monday, January 13, 2025 at 3:00 PM

100 Ribaut Road/ Executive Conference Room

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](#) – November 14, 2024
5. CITIZEN COMMENTS

DISCUSSION ITEMS

6. Project Station Creek
7. Project North Widgeon Fee
8. Monthly Update
9. ADJOURNMENT

**MINUTES
RURAL AND CRITICAL LAND PRESERVATION BOARD**

November 14, 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, Ford Bartholow, Walter Mack,
Stodd McEwan

Absent: Lucia O’Farrell, Beek Webb

County
Council: York Glover, Alice Howard

Staff: Amanda Flake, Natural Resources Planner

Visitors: Kate Schaefer, BCOLT Director of Land Protection; Stefanie Nagid, Passive
Parks Director

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. Bartholow, Mr. Mack, Mr. McEwan. The motion passed.

APPROVAL OF MINUTES

September 12, 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. Bartholow, Mr. Mack, Mr. McEwan. The motion passed..

DISCUSSION ITEMS

Project Station Creek PDR

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. The owners went to the Staff Review Team with Planning and Zoning to discuss permits for the ponds that will be carved out of the acreage for the conservation easement. The Phase I ESA was completed, the owner has agreed to the terms of the conservation easement, but the survey was still outstanding.

It was moved by Vice-Chairman Bennett and seconded by Mr. Bartholow to recommend purchase of Project Station Creek PDR, subject to completion of the survey, to the Community Services and Land Use Committee. The vote: YAYS – Chairman Baer, Vice-Chairman Bennett, Mr. Bartholow, Mr. Mack, Mr. McEwan. The motion passed.

Project Davis Road Fee

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. The Phase I ESA was completed, but the survey was still outstanding.

It was moved by Vice-Chairman Bennett and seconded by Mr. McEwan to recommend purchase of Project Davis Road Fee, subject to completion of the survey, to the Community Services and Land Use Committee. The vote: YAYS – Chairman Baer, Vice-Chairman Bennett, Mr. Bartholow, Mr. Mack, Mr. McEwan. The motion passed.

Project Seaside Road PDR

Ms. Schaefer stated that the landowner was only interested in the conservation easement property, not the fee simple property that contained the cemetery. The three properties for easement consideration total 9.36 acres and are located along the marsh. The Phase 1 ESA was completed, but the survey was still outstanding.

It was moved by Mr. Bartholow and seconded by Mr. McEwan to recommend purchase of Project Seaside Road PDR, subject to completion of the survey, to the Community Services and Land Use Committee. The vote: YAYS – Chairman Baer, Vice-Chairman Bennett, Mr. Bartholow, Mr. Mack, Mr. McEwan. The motion passed.

Project North Widgeon Fee

In September Beaufort County staff and Open Land Trust presented five different potential projects for the Board to consider purchasing using the last of the Rural and Critical funds. After some discussion, the Board decided to pursue North Widgeon Fee. This property abuts Widgeon Point and consists of 7 lots. An appraisal was currently being conducted and the property was estimated to be around \$3.5 million. At this point Rural and Critical had \$1.2 million left in the budget to go towards North Widgeon Fee and the rest of the money would come from partnering with the Beaufort County Greenspace Program and the South Carolina Conservation Bank. All information for this project should be ready by January 2025 for a vote. At this time, the Rural and Critical Board Meeting will be held on Monday, January 13, 2025, at 3pm in the Beaufort County Executive Conference Room.

Monthly Update

Ms. Kate Schaefer stated the Project Boundary Street Logan Fee has finally closed and a press release will go out soon. Project Rawstrom Road Fee was approved at County Council and is in the process of closing. To date:

- 31,276 acres have been protected in Beaufort County
- \$168 million has been spent from Rural and Critical funds
- \$47 million has been spent from partner funds

ADJOURNMENT

Motion: It was moved by Mr. McEwan, seconded by Mr. Bartholow to adjourn the meeting at 2:07 pm. The vote: YAYS – Chairman Baer, Vice-Chairman Bennett, Mr. Bartholow, Mr. Mack, Mr. McEwan. 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: _____