

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

**March 12, 2020**

Beaufort Jasper Water and Sewer Authority Community Room  
6 Snake Road, Okatie, South Carolina

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

**ATTENDANCE**

Present: Committee Chairman Michael Mathews, Committee Vice-Chairman Beek Webb, Art Baer, Bob Bender, Walter Mack, Ryan Stefonick

Absent: Terry Hill, Doug Koop, Gail O’Kane

County  
Council: Alice Howard, York Glover

Staff: Eric Greenway, Community Development Director; Amanda Flake, Natural Resources Planner; Caylor Romines, BCOLT; Barbara Holmes, BCOLT

Visitors: Andy Fulghum, Jasper County Administrator; Jessie White, Coastal Conservation League; John Maffei

**CALL TO ORDER**

Chairman Mathews called the meeting to order at 3:02 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. Mack to approve the agenda as presented. The vote: YAYS – Chairman Mathews, Vice-Chairman Webb, Mr. Baer, Mr. Bender, Mr. Mack, and Mr. Stefonick. The motion passed.

**APPROVAL OF MINUTES**

**February 13, 2020**

**Motion:** It was moved by Mr. Baer, seconded by Mr. Mack to approve the minutes from February 13, 2020. The vote: YAYS – Chairman Mathews, Vice-Chairman Webb, Mr. Baer, Mr. Bender, Mr. Mack, and Mr. Stefonick. The motion passed.

## **DISCUSSION ITEMS**

### **Greenprint Update**

Mr. Greenway stated that Design Workshop had been hired by the Community Development Department to assist with the Comprehensive Plan update. He recently requested that Design Workshop add an amendment to their contract to perform the Greenprint update. This amendment is scheduled for the Natural Resources Committee meeting for April 6, 2020 for approval. Mr. Greenway stated that the Community Development Department has already had two kickoff Comprehensive Plan Update meetings and plan to have two more in May.

### **RCLPB Finance Report**

Chairman Mathews presented an overview of the Rural and Critical Land Preservation Program Finance report ending March 31, 2020. He wanted to thank Mr. Chris Inglese and Mr. Hayes Williams for help in revising the financial report to clarify some questions. Currently the Program has approximately \$199,478 that includes the encumbrances. Chairman Mathews stated that Mr. Williams would provide quarterly reports throughout the year.

## **ACTION ITEMS**

### **RCLP Flow Chart**

Ms. Barbara Holmes presented the updated flow chart. The flow chart shows a snapshot of the process to include major points in land acquisition where staff, Rural and Critical Board member, the Natural Resources Committee, and County Council are making decisions.

**Motion:** It was moved by Mr. Baer, seconded by Mr. Mack to approve the RCLP Flow Chart as presented. The vote: YAYS – Chairman Mathews, Vice-Chairman Webb, Mr. Baer, Mr. Bender, Mr. Mack, and Mr. Stefonick. The motion passed.

### **RCLP Application**

Mr. Greenway presented the updated application. He stated that the application had been updated with email for applicant and owner, owner's price expectation, whether they property will be purchased in Fee Simple or PDR (Purchase of Development Rights), and a directions page. This application will eventually be available online. Once a quarter staff and Beaufort County Open Land Trust will rank and submit these applications to the Rural and Critical Board for a decision on which projects to move forward.

### **Election of Chairman and Vice-Chairman**

**Motion:** It was moved by Mr. Baer, seconded by Mr. Stefonick to nominate Mr. Michael Mathews as Chairman. The vote: YAYS – Vice-Chairman Webb, Mr. Baer, Mr. Bender, Mr. Mack, and Mr. Stefonick. The motion passed.

**Motion:** It was moved by Mr. Webb, seconded by Mr. Stefonick to nominate Mr. Walter Mack as Vice-Chairman. The vote: YAYS – Chairman Mathews, Vice-Chairman Webb, Mr. Baer, Mr. Bender, and Mr. Stefonick. The motion passed.

### **EXECUTIVE SESSION**

**Discussion of proposed purchase of property and issues incident thereto for Project 2019 Dale PDR – *Barbara G. Holmes, Beaufort County Open Land Trust***

**Motion:** It was moved by Mr. Baer, seconded by Mr. Stefonick to approve to go into Executive Session. The vote: YAYS – Chairman Mathews, Vice-Chairman Webb, Mr. Baer, Mr. Bender, Mr. Mack, and Mr. Stefonick. The motion passed.

### **MATTERS ARISING OUT OF EXECUTIVE SESSION**

**Motion:** It was moved by Vice-Chairman Webb, seconded by Mr. Baer, to forward Project 2019 Dale PDR for approval of due diligence expenditures as presented in executive session and send it to the Natural Resources Committee for approval. The vote: YAYS – Chairman Mathews, Vice-Chairman Webb, Mr. Baer, Mr. Bender, Mr. Mack, and Mr. Stefonick. The motion passed.

### **ADJOURNMENT**

**Motion:** It was moved by Mr. Baer, seconded by Mr. Mack to adjourn the meeting at 4:29 pm. The vote: YAYS – Chairman Mathews, Vice-Chairman Webb, Mr. Baer, Mr. Bender, Mr. Mack, and Mr. Stefonick. The motion passed.

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

**Approved:** \_\_\_\_\_  
Mike Mathews, Chairman  
Beaufort County Rural and Critical Lands Preservation Board

Date: \_\_\_\_\_