

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

MEETING May 19, 2022  
Oyster Factory Park, Bluffton  
RCLP ANNUAL RETREAT

**ATTENDANCE**

Present: Chairman Walter Mack, Vice-Chairman Art Baer, Mac Bennett, Kenneth Frazier, Tom Murray, Gail O’Kane, Beek Webb

Absent: Ford Bartholow, John Maffei,

County Council: York Glover

Staff: Rob Merchant, Juliana Smith, Chris DiJulio-Cook, Britnee Fields, Stefanie Nagid

Visitors: Joe Mac, University Bikes

Kate Schaefer, BCOLT Director of Land Protection;

Caylor Romines, BCOLT Director of Stewardship

**CALL TO ORDER**

Chairman Walter Mack called the meeting to order at 10:15 AM.

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 Ms. O’Kane to approve the agenda as presented. The vote: YAYS – Chairman Walter Mack, Vice-Chairman Art Baer, Mac Bennett, Kenneth Frazier, Tom Murray, Gail O’Kane, Beek Webb The motion passed.

**APPROVAL OF MINUTES**

**March 10, 2022**

**Motion:** It was moved by Mr Murray, seconded by Mr. Webb to approve the minutes as presented. The vote: YAYS – Chairman Walter Mack, Vice-Chairman Art Baer, Mac Bennett, Kenneth Frazier, Tom Murray, Gail O’Kane, Beek Webb The motion passed.

## **PRESENTATION**

### **Passive Park Update**

Mr. Stefanie Nagid presented information on the Passive Parks program including the 2019 Resolution passed by Council that allocated \$2.2m from the 2014 Bond referendum and \$5m from the 2018 bond referendum for passive parks. Ms Nagid discussed current park plans and status for Okatie River Linear Park, Bailey Memorial, Pineview and pocket parks among others. The passive parks program actively seeks grants and other opportunities to complement its work and the full workplan is published online and regularly updated by Ms Nagid. The passive park program funds are managed separately from Rural and Critical Lands Program Preservation Funds and Ms Nagid said she is available for questions regarding funds, contingency plans and other questions.

The website for the workplan is:

<https://www.beaufortcountysc.gov/planning/passive-parks/index.html>

## **DISCUSSION ITEMS**

### **Application Update**

Ms. Kate Schaefer presented a revised Rural and Critical Lands Application with an asterisk indicating which information about the application may be discussed in open, public session. This application will be used during Q3 and beyond of this year. Q2 applicants did not receive this version. The revised application is enclosed in the minutes.

### **Conservation Easement Template update**

Ms. Kate Schaefer presented the updated template that guides conservation easement terms for review by the board. This template was discussed in December and is a guide for projects.

### **Discussion of 100+ Acre properties**

Ms. Kate Schaefer and County planning staff presented a map with properties shown that are: over 100 acres, unprotected, not in a development agreement. There is no acreage minimum or maximum for Rural and Critical Projects but board members were invited to use these maps to visualize larger properties county-wide. Board members drew on the board and had open discussion.

### **R&C Program Monthly Update**

Ms. Kate Schaefer presented the monthly update for the program highlighting three active projects moving through the due diligence phase. She requested information from the Board, including board bios for the website. The summer meeting schedule is currently set

for 6/9, 7/14, 8/11 and 9/8. We expect to review new applications and projects underway in July and August.

**EXECUTIVE SESSION:**

Pursuant to SC 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 - **Blocker Field extension (fee)**

**MATTERS ARISING OUT OF EXECUTIVE SESSION:**

It was moved by Mr Webb and seconded by Ms O’Kane to recommend due diligence FOR Blocker Field Extension (Fee). The vote: YAYS – Chairman Walter Mack, Vice-Chairman Art Baer, Mac Bennett, Kenneth Frazier, Tom Murray, Gail O’Kane, Beek Webb The motion passed.

**ADJOURNMENT:**

It was moved by Mr Baer, seconded by Mr. Murray to adjourn. The vote: YAYS – Chairman Walter Mack, Vice-Chairman Art Baer, Mac Bennett, Kenneth Frazier, Tom Murray, Gail O’Kane, Beek Webb The meeting adjourned.

**Following the meeting,** The Board enjoyed lunch prepared by Lowcountry Fresh, a local market that sources local produce. The Board enjoyed a tour of the Garvin House and the Bluffton Oyster Company, properties protected with program funds.

**Submitted by:** Kate Schaefer, BCOLT Director of Land Protection;

**Approved:** \_\_\_\_\_

Walter Mack, Chairman

Beaufort County Rural and Critical Lands Preservation Board

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