

**MINUTES
RURAL AND CRITICAL LAND PRESERVATION BOARD**

September 14, 2023

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, Stodd McEwan, Walter Mack,
Lucia O’Farrell, Beek Webb

Absent: Ford Bartholow

County
Council: Alice Howard

Staff: Amanda Flake, Natural Resources Planner

Visitors: Kate Schaefer, BCOLT Director of Land Protection; Stefanie Nagid, Passive
Parks Manager; Destiney Rains, Passive Parks Naturalist; Grant McClure,
Coastal Conservation League; Ernie Wiggers and Cathy Isbell, Heritage
Community Farms; Quinnette Fairfield, Armada Development; Peggy Reider,
League of Women Voters

CALL TO ORDER

Chairman Art Baer called the meeting to order at 2:30 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. McEwan, Mr. Mack, Ms.
O’Farrell, and Mr. Webb. The motion passed.

APPROVAL OF MINUTES

June 8, 2023

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

DISCUSSION ITEMS

Project Ulmer Road

Ms. Stefanie Nagid presented this project since it came about through the Beaufort County Legal Department and then to staff. An application was submitted by the seller and due diligence has already been performed. This property is located at 34 Ulmer Road in Bluffton and is approximately 41 acres. The property is immediately adjacent to Bailey Memorial Park and includes part of the wetland system that runs through Bailey Memorial Park. It has a pond on the property as well as a cell tower. The property price is \$3.15 million.

It was moved by Mr. Webb and seconded by Ms. O’Farrell to deny the application. YAYS – Mr. Mack, Ms. O’Farrell, Mr. Webb. NAYS - Chairman Baer, Vice-Chairman Bennett, Mr. McEwan. The motion failed.

Community Heritage Farms

Mr. Ernie Wiggers and Ms. Cathy Isbell represented the Community Heritage Farms that was created in 2020. According to Mr. Wiggers there was a need for community farms in northern Beaufort County so this group started one at Whale Branch Elementary and Middle Schools. They are now a 501. They have a greenhouse, raised garden beds, are assigned to specific classes in the schools, and get many students involved. The farm produces collards, broccoli, sweet corn, and promotes pollinator gardens. Check them out on Facebook.

Monthly Project Update

Ms. Kate Schaefer shared that Project Cotton Hall was approved in July and will close sometime in September. Project Cherry Hill Oak was also recently approved and will close in September. There are still some due diligence items to be completed for Project Beach City Road, Project Barrell Landin Orr, and Project Boundary Street. Currently the remaining funds in the program are \$2.6 million.

DJOURNMENT

Motion: It was moved by Vice-Chairman Bennett, seconded by Mr. McEwan to adjourn the meeting at 3:52 pm. YAYS – Chairman Baer, Vice-Chairman Bennett, Mr. McEwan, Mr. Mack, Ms. O’Farrell, and Mr. Webb. 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: _____