

**MINUTES
RURAL AND CRITICAL LAND PRESERVATION BOARD**

March 14, 2024

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

ATTENDANCE

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

Absent: Chariman Art Baer, Ford Bartholow

County
Council:

Staff: Amanda Flake, Natural Resources Planner

Visitors: Kate Schaefer, BCOLT Director of Land Protection; Rob Merchant, Beaufort
County Planning Director; Stefanie Nagid, Passive Parks Director, Julianna
Smith, Beaufort County Planning; Natalie Ellis, Beaufort County Planning

CALL TO ORDER

Vice-Chairman Mac Bennett called the meeting to order at 2:42 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. McEwan, seconded by Ms. O’Farrell to approve the agenda. The
vote: YAYS – Vice-Chairman Bennett, Mr. Mack, Mr. McEwan, Ms. O’Farrell, and Mr. Webb.
The motion passed.

APPROVAL OF MINUTES

February 8, 2024

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

DISCUSSION ITEMS

Project Wallace Creek

Ms. Kate Schaefer explained that this project is a combination of a boat landing and 27 acre island that would be a partnership between the Rural and Critical Land Preservation Program and Public Works. It is located at 245 Sam Doyle Road on St. Helena Island. When Public Works did an inventory of all county boat landings, they found that this one was privately owned. It is widely used by the public but not very safe. Therefore, Public Works brought it forward to the Rural and Critical Board as a potential project. The island has underground utilities and wells and is for sale for two million dollars.

It was moved by Mr. McEwan and seconded by Ms. O’Farrell to approve due diligence for Project Wallace Creek and to separate the appraisals for each piece. YAYS – Vice-Chairman Bennett, Mr. Mack, Mr. McEwan, Ms. O’Farrell, and Mr. Webb. The motion passed.

Project Boundary Street Logan

Ms. Schaefer stated that Project Boundary Street Logan has completed due diligence with a clean Phase I ESA. The landowner has accepted the offer price at \$335,000. Ms. Schaefer said that this price was comparable to the Sherbert piece bought in September 2023. Some requirements would be to move the sheds off the property and clean it of debris.

It was moved by Mr. Webb and seconded by Mr. McEwan to approve the purchase of Project Boundary Street Logan. YAYS – Vice-Chairman Bennett, Mr. Mack, Mr. McEwan, Ms. O’Farrell, and Mr. Webb. The motion passed.

Monthly Project Update

Ms. Kate Schaefer shared that the appraisal was finished for Project Rawstrom Road and that she would be in touch with the owners for a negotiation. There were still some due diligence items to be completed for Project Station Creek, Project Davis Road, Project Seaside Road, and Project Beach City Road.

ADJOURNMENT

Motion: It was moved by Mr. Webb, seconded by Ms. O’Farrell to adjourn the meeting at 3:31 pm. YAYS – Vice-Chairman Bennett, Mr. Mack, Mr. McEwan, 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: _____