



**Beaufort County
Rural and Critical Land
Preservation Board
Meeting**

Chairman
WALTER MACK

Vice Chairman
ART BAER

Board Members
FORD BARTHOLOW
MAC BENNETT
KENNETH FRAZIER
JOHN MAFFEI
CHRIS MARSH
TOM MURRAY
GAIL O'KANE
RYAN STEFONICK
BEEKMAN WEBB

Staff Support
ROB MERCHANT
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Rural and Critical Land Preservation Board Meeting Agenda

Thursday, October 14, 2021 at 2:30 PM

Crystal Lake Building/124 Lady's Island Drive/Webex

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](#) – SEPTEMBER 9, 2021
5. CITIZEN COMMENTS
6. Welcome New Board Members

PRESENTATION

7. The Nature Conservancy – Katy McWilliams

DISCUSSION ITEMS

8. Financial Update
9. R&C Program Monthly Notes and Updates

EXECUTIVE SESSION

10. Pursuant to S.C. 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 known as Project Bermuda Bluff
11. MATTERS ARISING OUT OF EXECUTIVE SESSION
12. ADJOURNMENT

MINUTES
RURAL AND CRITICAL LAND PRESERVATION BOARD MEETING

September 9, 2021

Crystal Lake Park/Webex

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

ATTENDANCE

Present: Chairman Walter Mack, Vice-Chairman Art Baer, Mac Bennett, Chris Marsh,
Tom Murray, Gail O’Kane, Ryan Stefonick, Beek Webb

Absent: John Maffei

County
Council: Alice Howard, York Glover

Staff: Rob Merchant, Interim Planning Director; Amanda Flake, Natural Resources
Planner

Visitors: Kate Schaefer, BCOLT Director of Land Protection; Kristin Williams, BCOLT
Executive Director; Patrick Moore, Open Space Institute

CALL TO ORDER

Ms. Kate Schaefer called the meeting to order at 2:34 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 Ms. O’Kane, seconded by Mr. Murray to approve the agenda as
presented. The vote: YAYS – Chairman Mack, Vice-Chariman Baer, Mr. Bennett, Mr. Marsh, Mr.
Murray, Mrs. O’Kane, Mr. Stefonick, and Mr. Webb. The motion passed.

APPROVAL OF MINUTES

July 8 and 29, 2021

Motion: It was moved by Vice-Chairman Baer, seconded by Mr. Murray to approve the minutes
as presented. The vote: YAYS – Chairman Mack, Vice-Chariman Baer, Mr. Bennett, Mr. Marsh,
Mr. Murray, Mrs. O’Kane, Mr. Stefonick, and Mr. Webb. The motion passed.

PRESENTATION

Open Space Institute

Mr. Patrick Moore presented information about the Open Space Institute which is a land trust based in New York that is almost fifty years old. This organization holds conservation easements as well as fee simple properties that are available to the public. Themes for acquisition range from habitat protection to growth management. The Open Space Institute is involved in a local project called the Southern Coastal Biodiversity Project. It involves 17,000 acres within Hampton, Beaufort, and Jasper counties. The Open Space Institute does not currently hold any conservation easements in South Carolina but is willing to be a possible partner in future easements with the R&C Program.

DISCUSSION ITEMS

R&C Monthly Notes and Updates

Ms. Schaefer welcomed the newest Board member, Mr. Tom Murray from District 6. Ms. Schaefer stated that applications are submitted quarterly and the 3rd quarter closed at the end of September 2021. Third quarter inquiries were from Hilton Head and Bluffton areas. Ms. Schaefer is expecting appraisals back from first quarter projects and second quarter projects are beginning due diligence. She would like to try and schedule some field trips for the Board in the fall.

EXECUTIVE SESSION

Motion: It was moved by Ms. O’Kane seconded by Vice-Chairman Baer to approve to go into Executive Session. The vote: YAYS – Chairman Mack, Vice-Chairman Baer, Mr. Bennett, Mr. Marsh, Mr. Murray, Mrs. O’Kane, Mr. Stefonick, and Mr. Webb. The motion passed.

Discussion of negotiations incident to proposed contractual arrangements for acquisition of potential projects and application status

MATTERS ARISING OUT OF EXECUTIVE SESSION

Motion: It was moved by Ms. O’Kane, seconded by Mr. Bennett, to NOT recommend approval of Project Middle Road as presented in executive session. The vote: YAYS – Vice-Chairman Baer, Mr. Bennett, Mr. Marsh, Mr. Murray, Ms. O’Kane, Mr. Stefonick, and Mr. Webb. ABSTAIN – Chairman Mack. The motion passed

Motion: It was moved by Vice-Chairman Baer, seconded by Ms. O’Kane, to NOT recommend approval of Project Linden as presented in executive session. The vote: YAYS – Vice-Chairman Baer, Mr. Bennett, Mr. Marsh, Mr. Murray, Ms. O’Kane, Mr. Stefonick, and Mr. Webb. ABSTAIN – Chairman Mack. The motion passed

ADJOURNMENT

Motion: Motion: It was moved by Ms. O’Kane, seconded by Mr. Murray to adjourn the meeting at 4:13 pm. The vote: YAYS – Chairman Mack, Vice-Chairman Baer, Mr. Bennett, Mr. Marsh, Mr. Murray, Mrs. O’Kane, Mr. Stefonick, and Mr. Webb. The motion passed.

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

Approved: _____
Walter Mack, Chairman
Beaufort County Rural and Critical Lands Preservation Board

Date: _____