



**2020 Hampton Street · Room 3063A**  
**Columbia, SC 29204**  
**(803) 576-2080**  
**November 18, 2024**  
**4<sup>th</sup> Floor Conference Room**  
**Meeting Minutes**

**Attendance**

<b>Commissioner</b>	<b>District</b>	<b>Present</b>
Charles Weber	1	Yes
James Young	2	Yes
Wayman Stover	3	No
Glenice Pearson	4	No
Kip Dillihay	5	Yes
John Grego	6	Yes
Robert Squirewell	7	Yes
Vacant	8	
Khali Gallman	9	Yes
Kendrick Scott	10	Yes
Gail Rodriguez	11	Yes

<b>Staff &amp; Visitors</b>	<b>Affiliation</b>
Quinton Epps	Conservation Division
Alexis Wallraf	Conservation Division
John McKenzie	Conservation Division
Synithia Williams	Community Planning & Development
Dezmond Sumter	Guest
Catherine Fleming Bruce	Guest
Aric Jensen	Administration

**Call to Order**

Grego welcomed everyone and called the meeting to order with a quorum at 3:30 pm. Members, staff, and guests met in-person and via Zoom.

**Staff Introduction**

Staff and Commissioners gave introductions and greeted the new Administrative Assistant, Alexis Wallraf from the Conservation Department.

**Approval of Agenda**

- ⇒ **Weber moved to approve an amended agenda to move all action items up to after the scheduled presentation which was seconded by Young. Motion passed unanimously.**

**Approval of Minutes**

- ⇒ **Young moved to approve the October minutes which was seconded by Scott. Motion passed unanimously.**

**Koinonia Foundation Project – Presentation**

- Sumter, with the Koinonia Foundation & the Congaree Community Development Corporation, gave a brief presentation about developing the 66 acres of land owned by Mt. Moriah Baptist Church near Congaree National Park. The church received a Richland County Conservation Commission (RCCC) grant in 2022 to produce a development plan for the property. The purpose of this development is to promote a healthier lifestyle and to attract small businesses and visitors

to the Lower Richland community. During his presentation he talked about a three-phase development which is to include RV Parks, trails, glamping units, sculpture park, hotel, pond, and various outdoor activities. Koinonia seeks eventual partnerships with Richland County.

### **Action Items**

- **FD Monroe Conservation Easement requests – action item:** McKenzie explained the notification from the property owners of construction of a new home and the request to extend the paved driveway to approach it.  
⇒ **Weber moved to approve the extension of the driveway for a new home on the FD Monroe property which was seconded by Young. Motion passed unanimously.**
- **2025 Farmer Resource Rodeo sponsorship – action item:** Epps requested approval to purchase up to \$500.00 in native plants to donate as prizes at the upcoming Farmer Resource Rodeo.  
⇒ **Weber moved to approve purchase of native plants for distribution for the 2025 Farmer Resource Rodeo sponsorship which was seconded by Scott. Motion passed unanimously.**
- **Lower Richland Tourism Plan-Small Business Development – action item:** Epps requested approval of the DRAFT Memorandum of Agreement for \$71,700.00 over 3 years with the University of South Carolina’s Small Business Development Center (SBDC) to be submitted to Administration for review and approval. The agreement will create opportunities through business consulting assistance and training, as recommended in the Lower Richland Tourism Plan.  
⇒ **Weber moved to approve Memorandum of Agreement DRAFT for Administrative Approval which was seconded by Young. Motion passed unanimously.**

### **Report of the Chair**

- **Goodwill Estates Property – update:** Young reported the South Carolina Department of Natural Resources (SCDNR) and the owner of the Goodwill Estates property, Larry Faulkenberry, had independent appraisals completed. Faulkenberry and SCDNR are purportedly in negotiations.
- **Greenway Advisory Committee – update:** Grego stated the group met in the previous week and reported forward progress on the Saluda-Broad Connector and the Three Rivers Greenway. There is progress in securing rights of ways to railroads to extend Rocky Branch Greenway to the river. Details are being worked out for portions of the Gills Creek Greenway along Crowson Rd and Mikell Ln. and planning is continuing for the Jackson Creek Greenway.
- **Advocacy/Election Results – update:** Grego reported the passing of the Penny II Tax. Gallman reported she spoke with Tyra Little, Councilmember McBride’s replacement in District 3. Tish Dozier Alleyne will replace Overture Walker in District 8.
- **2025 Meeting Dates – action item:**

- ⇒ **Squirewell moved to cancel the December 2024 meeting and approve the 2025 meeting dates which was seconded by Weber. Motion passed unanimously.**

### **Report from Community Planning & Development**

- **Community Planning & Development – update:** Williams reported they will be holding stakeholder meetings later in the week, Advisory Committee meeting in the following week and public meetings in December for the development of the new Comprehensive Plan. Williams stated they met with the Olympia community group about the overlay district. Williams addressed the effort to create Master Plans for County properties and requested a list of all the conservation lands to make sure there are no duplicated efforts. Williams also stated a new Comprehensive Plan website will soon be ready.

### **Treasurer’s Report**

- **FY24-25 General Budget Status – update:** Squirewell reported a spike in the construction budget. Squirewell also reported a budget overrun in utilities for water. Epps reported the water company is to return money as there was a watermain break at Pinewood Lake Park which caused the large water bill.
- **FY25-26 Budget – update:** Epps reported the process will begin soon and will be similar to the FY24-25 budget schedule. Epps suggested proposing to have money in acquisition for watershed planning and potential assistance with the purchase of the Goodwill property. Epps also reported the Grants will be increased by \$50,000.00 to \$300,000.00 for the FY25-26 budget.

### **Historic Preservation Committee (HPC) Report**

- **Heritage Tourism Marketing Plan Implementation – update:** Gallman reported the County Council approval to award the plan. Procurement will notify the firm and begin contact steps.
- **Historic Preservation Plan – update:** Gallman reported there is a public meeting this week to get input from community of what should be included in the plan.

### **Natural Resources Committee (NRC) Report**

- **Conservation Land Management and Open Space Strategy – update:** Epps is working on coordinating the strategy to be incorporated with plans for other County properties.
- **Cabin Branch Easements – update:** Epps reported awaiting a Letter of Intent from Jason Johnson of the Conservation Fund. Epps stated it will need to get approval from administration.
- **Forestry Stewardship Plan – update:** Epps reported no new updates.
- **Mill Creek Bridge – update:** Epps reported they are moving forward, working on invoices and change orders needing approval.

- **Mitigation Bank Credits – update:** Epps reported no new updates.
- **Broad River Property – update:** Epps reported no new updates.
- **Bates Old River Landing – update:** Grego reported the need to remove sediment off boat landings and the damage and loss of docks from the hurricane.

#### **Conservation Program Analyst’s Report**

- **Ganus Easement Negotiations – update:** McKenzie reported a scheduled meeting for November 19, 2024 to begin negotiations.
- **Fabel Conservation Easement – update:** McKenzie reported no new updates.
- **Lake Elizabeth Conservation Easement – update:** McKenzie reported no new updates.
- **FY24-25 RCCC Grants – update:** McKenzie reported no new updates.
- **FY25-26 Grants - update:** McKenzie reported advertisements have been placed in newspapers and handed out fliers to those in attendance.
- **Events – update:** The Holiday Drop-In is on December 3<sup>rd</sup>, 2024 from 4:30-6:00 pm in the 3<sup>rd</sup> floor Atrium. The Historic Preservation Plan Public Meeting is on November 20<sup>th</sup>, 2024 from 6:00-7:00 pm in the Council Chambers. The SC Farmer Resource Rodeo is on January 30<sup>th</sup>, 2025 from 9:00 am – 4:30 pm at 316 Senate St, Columbia, SC.

#### **Conservation Manager’s Report**

- **Staff Vacancy – update:** Epps reported applicants are being interviewed for the Land Program Planner and Conservation Education Analyst positions.

**New Business:** N/A

**Public Input:** N/A

#### **Adjournment**

- ⇒ **At 4:53 pm, Squirewell moved to adjourn the meeting which was seconded by Weber. Motion passed unanimously.**