

Greenbelt Application Summary – Urban Unincorporated Project

Project Name:	Boone Hall Plantation	Total Greenbelt Funds Requested:	\$5,083,000
Applicant:	Lowcountry Land Trust	Total Acres:	710.5
Landowner:	Boone Hall Limited Partnership	Greenbelt Cost Per Acre:	\$7,037
Property Address:	1235 Long Point Road Mount Pleasant	Staff Score:	87

Project Description: Lowcountry Land Trust is requesting funding to purchase a conservation easement on this 600-acre antebellum era plantation located in unincorporated Mount Pleasant. The historic home and grounds are currently open to the public for a variety of tourism related events and activities. It is also a working farm that provides opportunities for agritourism including seasonal fruit and vegetable harvesting at the onsite fields. As one of America’s oldest working farms, Boone Hall has been continuously growing and producing crops for over three centuries.

Project Budget	Total	Match	Greenbelt Funds Requested
Land (Purchase of Conservation Easement)	\$5,000,000	\$23,390,000	\$28,390,000
Admin/Closing	\$83,000	\$0	\$83,000
Improvements	\$0	\$0	\$0
Total	\$5,000,000	\$23,390,000	\$28,473,000

Funding Information:

- The match consists of the landowner’s permanent donation of land value in the amount of \$21 million. This represents a match of \$4.20 for every \$1.00 of Greenbelt Funds.
- Additionally, funding from the SC Conservation Bank will be applied to the easement purchase.
- A preliminary appraisal was completed in January 2019 by Charleston Appraisal Service, Inc. valuing the Fair Market Value of the land at \$37.8 million and the conservation easement at \$28.4 million.
- This request is for the use of \$5 million in urban unincorporated funds. Currently, \$700,200 is available.

Public Access, Use & Benefit:

- Provides 601 acres of urban lands for public access and use for a variety of outdoor experiences, including tours of historic home and grounds, work in the agricultural fields, special events and activities, and educational programs covering a range of topics on farming and history.
- The relatively natural landscape of the property provides ecosystem services like flood mitigation and protects the water quality for surrounding communities.
- Property will remain on the tax rolls and continue to provide tourism revenue.

Linkage Opportunities: Boone Hall Plantation is adjacent to the Charles Pinckney National Historic Site. It contains 1.5 miles of scenic frontage on Boone Hall Creek.

Compliance with Greenbelt Plan:

- Provides 475 acres toward meeting the goal of protecting 2,000 acres of Urban Greenbelt Lands.
- Provides 235.5 acres toward meeting the goal of protecting 5,610 acres of Lowcountry Wetlands.
- Provides lands for public outdoor opportunities and historical/cultural education and interpretation.

Items to Note:

- Terms of the conservation easement include: limited subdivision of the property and no more than 7 residences.
- Support letter from the Town of Mount Pleasant. No other public support letters provided.
- Two urban unincorporated projects totaling \$5,289,000 have been submitted. Currently, \$700,200 is available.