

Greenbelt Application Summary – Rural Project

Project Name:	Deer Creek Farm	Total Greenbelt Funds Requested:	\$1,143,000
Applicant:	East Cooper Land Trust	Total Acres:	65
Landowner:	David and Elizabeth Moffly	Greenbelt Cost Per Acre:	\$17,585
Property Address:	1996 Ronlin Farm Road Awendaw	Staff Score:	62

Project Description: The East Cooper Land Trust is requesting funds to purchase a conservation easement on 65 acres of a working horse farm and residence in Awendaw. The landowner wants to place a conservation easement on the property to protect open space for agricultural and/or forestry uses. Deer Creek Farm is located on the upper reaches of the Wando River. The property which contains 28.64 acres of marsh habitat has been designated by the National Wildlife Federation as a Certified Wildlife Habitat.

Project Budget	Greenbelt Funds Requested	Match	Total
Land (Purchase of Conservation Easement)	\$1,103,000	\$400,000	\$1,503,000
Admin/Closing	\$0	\$9,300	\$9,300
Improvements	\$0	\$19,375	\$19,375
Total	\$1,103,000	\$428,675	\$1,571,675

Funding Information:

- The match consists of the landowner's permanent donation of land value in the amount of \$400,000. The landowner will also pay for the closing costs and improvements. This represents a match of \$0.38 for every \$1.00 of Greenbelt funds.
- An appraisal is being finalized but was not completed at the time the application was submitted.

Public Access, Use & Benefit:

- Provides a highly functional horse farm that provides horseback riding lessons and equestrian activities.
- The landowners have specified that they wish to use the property as a rentable venue for marsh-side weddings, fundraisers, and family reunion types of activities. They view this as a potential added benefit if they were able to generate a certain amount of income from public use on their protected property. In addition, they are interested in using the property for educational purposes.
- The landowners have allowed bird counts on the property. In addition, the owners raise bees on the property which is critical for local crop and vegetation pollination.
- The property will remain on the tax rolls.

Linkage Opportunities: This property is located on the upper Wando River approximately a mile outside the County's Urban Grown Boundary and its protection will serve as a buffer to areas with higher population density. The property is also located near the Francis Marion National Forest.

Compliance with Greenbelt Plan:

- Provides 36.36 acres toward meeting the goal of protecting 16,240 acres of Rural Greenbelt Lands.
- Provides 28.64 acres toward meeting the goal of protecting 5,610 acres of Lowcountry Wetlands.
- Protects natural infrastructure and productive landscapes.

Items to Note:

- Terms of the draft easement include the owners reserved right to build three additional residential structures each with a dock, along with an event space with a dock. No additional structures may be constructed, except those needed for continued and future agricultural uses.