

Greenbelt Application Summary – Rural Project

Project Name:	Hutchinson House Expansion	Total Greenbelt Funds Requested:	\$116,325
Applicant:	Edisto Island Open Land Trust	Total Acres:	9.23
Landowner:	Anchor Line Properties, LLC	Greenbelt Cost Per Acre:	\$10,184
Property Address:	7680 Point of Pines Road Edisto Island	Staff Score:	75

Project Description: The Edisto Island Open Land Trust is requesting funds to purchase this parcel that is adjacent to the historic Henry Hutchinson freedman house that they acquired and are currently restoring. The acquisition of this land is important for many reasons, including the strong possibility that it is the site that contained the cotton gin house operated by the Hutchinson Family. Its acquisition will also allow protection from residential development and serve as a buffer for the house, to better facilitate restoration, protect and locate artifacts, and expand the space to create demonstration gardens, community facilities, public greenspace and wildlife habitat surrounding the historic site.

Project Budget	Greenbelt Funds Requested	Match	Total
Land	\$94,000	\$11,000	\$105,000
Admin/Closing	\$2,325	\$9,500	\$11,825
Improvements	\$20,000	\$47,000	\$67,000
Total	\$116,325	\$67,500	\$183,825

Funding Information:

- The match consists of landowner donation of a \$11,000 of the land value. Additionally, services such as a survey and archeological survey were donated. This represents a match of \$0.58 for every \$1.00 of Greenbelt funds.
- An appraisal was completed in January 2019 by Jackson Appraisal Service, Inc. valuing the land at \$105,000.

Public Access, Use & Benefit:

- Provides an additional 9.23 acres of public land that will be utilized primarily as a public park with access to trails and interpretive signage throughout the park. The current Hutchinson House property has a public parking area. Trails linking the two properties will be constructed.
- Edisto Island Open Land Trust may decide to lease portions of the property as an event venue in the future. They intend to encourage use of the property as a community gathering place where members of the local and surrounding communities can use the grounds for family gatherings or social and educational programs at little or no cost.

Linkage Opportunities: The property is contiguous with the property containing the historic Hutchinson House where the land trust is currently planning and installing the infrastructure for public access greenspace as well as creating interpretive signage and demonstration gardens.

Compliance with Greenbelt Plan:

- Provides 9.23 acres toward meeting the goal of protecting 16,240 acres of Rural Greenbelt Lands.
- Provides lands for public outdoor enjoyment as well as historic preservation, interpretation and education.

Items to Note:

- Improvements on the property include unpaved foot trails, interpretive signage, seating area, potential shade structures and other improvements to create a more pleasurable experience for visitors. Additionally, an area will be designated for use for community gatherings, which will be mowed so that tables, chairs and small tents could be placed there for occasional events.