

## Greenbelt Application Summary – Rural Project

<b>Project Name:</b>	The Oaks Plantation	<b>Total Greenbelt Funds Requested:</b>	\$1,075,000
<b>Applicant:</b>	Open Space Institute	<b>Total Acres:</b>	205
<b>Landowner:</b>	Evening Post Industries	<b>Greenbelt Cost Per Acre:</b>	\$4,878
<b>Property Address:</b>	Ashley River Road Charleston	<b>Staff Score:</b>	80

**Project Description:** The Open Space Institute (OSI) is requesting funding for the purchase of 205 acres located on Highway 61 and the Ashley River between Magnolia Plantation and Middleton Plantation. OSI has partnered with Drayton Hall Preservation Trust (DHPT) and the Lowcountry Land Trust to permanently protect this land and secure it for public use. OSI will purchase the property then convey it to the Drayton Hall Preservation Trust, encumbered with a conservation easement by the Lowcountry Land Trust.

Project Budget	Greenbelt Funds Requested	Match	Total
Land	\$1,000,000	\$500,000	\$1,500,000
Admin/Closing	\$25,000	\$0	\$25,000
Improvements	\$50,000	\$0	\$50,000
<b>Total</b>	<b>\$1,075,000</b>	<b>\$500,000</b>	<b>\$1,575,000</b>

### **Funding Information:**

- The match consists of landowner donation and a grant from the SC Conservation Bank. This represents a match of \$0.47 for every \$1.00 of Greenbelt funds.
- An appraisal was completed in February 2019 by Charleston Appraisal Service, Inc. valuing the land at \$1,500,000.

### **Public Access, Use & Benefit:**

- Provides an additional 205 acres of public lands including access to the Ashley River for outdoor recreational opportunities such as fishing, camping, canoeing, kayaking, hiking, biking, education, as well as bird and wildlife viewing and photography.
- The property also contains remains of the Oaks Plantation House and phosphate mines. The Drayton Hall Preservation Trust's management plan will respect and enhance the historic resources of the property.

**Linkage Opportunities:** In addition to being located on the Ashley River, this property is located on Ashley River Road which is a National Historic Byway. It is also located within the Ashley River Historic District which is listed on the National Register of Historic Places.

### **Compliance with Greenbelt Plan:**

- Provides 101 acres toward meeting the goal of protecting 16,240 acres of Rural Greenbelt Lands.
- Provides 104 acres toward meeting the goal of protecting 5,610 acres of Lowcountry Wetlands.
- Provides lands for public outdoor recreation and water access.

### **Items to Note:**

- The application states that as the Drayton Hall Preservation Trust expands its programming, The Oaks Plantation property may be a suitable location for administrative and research facilities. The conservation easement will restrict improvements, including parking, to an "intensive use area" no larger than four acres.