

Greenbelt Application Summary – Rural Project

Project Name:	Roxbury Park Phase II	Total Greenbelt Funds Requested:	\$931,000
Applicant:	Town of Meggett	Total Acres:	55.88
Landowner:	Crouch Investors Limited Partnership	Greenbelt Cost Per Acre:	\$16,661
Property Address:	Little Britton Road Meggett	Staff Score:	65

Project Description: The Town of Meggett is requesting \$931,000 to purchase nearly 56 acres adjacent to their Roxbury Park property, which was also purchased with Greenbelt funds. The plan is to acquire the land that will allow the full expansion of the natural boundaries of the highly successful Roxbury Park to ensure that the park and the remaining open land around it, is protected in perpetuity for public benefit and access. This subject property is currently vacant and consists mostly of hay fields.

Project Budget	Greenbelt Funds Requested	Match	Total
Land	\$931,000	\$0	\$931,000
Admin/Closing	\$0	\$20,550	\$20,550
Improvements	\$0	\$100,000	\$100,000
Total	\$931,000	\$120,550	\$1,051,550

Funding Information:

- The match consists of the Town paying the closing costs and seeking additional funding for the improvements. This represents a match of \$0.13 for every \$1.00 of Greenbelt funds.
- An appraisal was completed in February 2019 by Charleston Appraisal Service, Inc. stating the fair market value of the land as \$931,000.

Public Access, Use & Benefit:

- Provides an additional 56 acres for a public park with water access to the Toogoodoo Creek.
- Planned uses of this property are to expand the existing park trail system, using agricultural fields for community gardens, adding additional waterfront access to expand the Toogoodoo Blue Trail, and, in the more distant future, potentially constructing cabins for public use similar to state parks.

Linkage Opportunities: This property is directly adjacent to the Town's existing Roxbury Park and has frontage on both the Toogoodoo Creek and Little Britton Road. Additionally, the wetlands on the tract include some of the headwaters that feed the two existing ponds in Roxbury Park, making the protection of this property important to maintaining and enhancing the park.

Compliance with Greenbelt Plan:

- Provides 47 acres toward meeting the goal of protecting 16,240 acres of Rural Greenbelt Lands.
- Provides 9 acres toward meeting the goal of protecting 5,610 acres of Lowcountry Wetlands.
- Provides public lands for outdoor recreation and water access.

Items to Note:

- If the Town is successful in acquiring the land, they will request that this parcel be added to the existing conservation easement held on Roxbury Park by the Lowcountry Land Trust, thus providing another layer of protection.