

Greenbelt Application Summary – Rural Project

Project Name:	Silver Hill Plantation	Total Greenbelt Funds Requested:	\$200,000
Applicant:	East Cooper Land Trust	Total Acres:	19.58
Landowner:	Lawrence and Patricia McClellan	Greenbelt Cost Per Acre:	\$10,215
Property Address:	814 Kit Hall Road McClellanville	Staff Score:	69

Project Description: The East Cooper Land Trust is requesting funds to purchase a conservation easement on nearly 20 acres of historically significant land. The subject property is the surrounding grounds of the Silver Hill Plantation home built in 1888. Currently, the land is managed for agricultural uses and a horse farm. The property contains numerous grand live oaks and 10 acres of salt marsh on Jeremy Creek.

Project Budget	Greenbelt Funds Requested	Match	Total
Land (Purchase of Conservation Easement)	\$200,000	\$11,000	\$211,000
Admin/Closing	\$0	\$8,600	\$8,600
Improvements	\$0	\$31,500	\$31,500
Total	\$200,000	\$51,100	\$251,100

Funding Information:

- The match consists of the landowner's permanent donation of \$11,000 of land value. Along with in-kind match of improvements and donation of closing costs. This represents a match of \$0.26 for every \$1.00 of Greenbelt funds.
- An appraisal was completed in September 2018 by Valbridge Property Advisory Atlantic Appraisals, LLC stating the fair market value of the land as \$430,000 and the easement value as \$211,000.

Public Access, Use & Benefit:

- Provides limited public access for field trips from the nearby charter school as well as horse riding lessons. Family weddings and equestrian events have been held on the property and the landowner has indicated a willingness to rent portions of the property for similar events in the future.
- Provides public benefit of protecting critical forestlands, farmlands and wetlands, contributing to cleaner coastal waters.
- The property will remain on the tax rolls.

Linkage Opportunities: This property is located on the headwaters of Jeremy Creek directly across from the shrimping docks of McClellanville. It is also within a ¼ mile walk to the Cape Romain Environmental Education Charter School (CREECS).

Compliance with Greenbelt Plan:

- Provides 9.53 acres toward meeting the goal of protecting 16,240 acres of Rural Greenbelt Lands.
- Provides 10.05 acres toward meeting the goal of protecting 5,610 acres of Lowcountry Wetlands.
- Protects both historic and productive landscapes.

Items to Note:

- The terms of the draft easement include the homeowner retaining the right to subdivide and build 2 houses on the marsh. The landowner will give up the rights to build 2 homes on the marsh and 6 interior homes. No other subdivision will be allowed and the landowner will maintain the agricultural uses on the property.