

Greenbelt Application Summary – Rural Project

Project Name:	St. Helena Estuary (Be Haven, LLC)	Total Greenbelt Funds Requested:	\$125,000
Applicant:	The Nature Conservancy	Total Acres:	383
Landowner:	Be Haven, LLC	Greenbelt Cost Per Acre:	\$326
Property Address:	US Highway 17 Adams Run	Staff Score:	72

Project Description: The Nature Conservancy is requesting funding to purchase a conservation easement on 383 acres located on Highway 17 in the Adams Run area. The Be Haven property contains a 219-acre historical inland rice field complex. The remaining property is forested with mixed-hardwood and loblolly pine forests. No man-made improvements exist on the property, aside from the dirt roads. The property is primarily used for recreation – wildlife observation, walking/hiking and hunting. Because this is a rural conservation easement, this property protects a large amount of acreage for minimum funding while providing scenic, economic and well-being benefits to the public.

Project Budget	Greenbelt Funds Requested	Match	Total
Land (Purchase of Conservation Easement)	\$125,000	\$250,500	\$375,500
Admin/Closing	\$0	\$17,500	\$17,500
Improvements	\$0	\$0	\$0
Total	\$125,000	\$268,000	\$393,000

Funding Information:

- The match consists of landowner's permanent donation of land value in the amount of \$250,500. Additionally, all closing costs are being provided as match. This represents a match of \$2.14 for every \$1.00 of Greenbelt funds.
- A preliminary appraisal was completed in February 2019 by Charleston Appraisal Service, Inc. stating the fair market value of the land at \$751,000 and the conservation easement value at \$375,500.

Public Access, Use & Benefit:

- While this property will not provide open public access, the landowner encourages state and federal agencies to conduct field studies on the property.
- Provides public benefits of a scenic roadway along Highway 17, and protected water and air quality.
- Provides economic benefits of timber production, ecotourism, flooding mitigation.

Linkage Opportunities: This property serves as a connecting corridor of greenspace and wildlife habitat among multiple public access lands with the ACE Basin. Be Haven is also very near the Spring Grove Greenbelt property that will be a future county park.

Compliance with Greenbelt Plan:

- Provides 170 acres toward meeting the goal of protecting 16,240 acres of Rural Greenbelt Lands.
- Provides 213 acres toward meeting the goal of protecting 5,610 acres of Lowcountry Wetlands.
- Protects lowcountry natural resources, natural infrastructure, scenic roadways, and productive lands.

Items to Note:

- Terms of the draft easement include: no subdivision; 5-acre building envelope that may have 1 main house and 1 guest house and must be setback 100' from Highway 17; a 2-acre agricultural building envelope; 100' setback from wetlands; and no cell towers.