

Greenbelt Application Summary – Rural Project

Project Name:	Stowe Tract	Total Greenbelt Funds Requested:	\$2,100,000
Applicant:	Open Space Institute	Total Acres:	448
Landowner:	Stowe Family Holdings LLC	Greenbelt Cost Per Acre:	\$4,408
Property Address:	Dupre Road McClellanville	Staff Score:	81

Project Description: The Open Space Institute (OSI) is requesting funding for the purchase of 448 acres located on the Intracoastal Waterway off Dupre Road in McClellanville. This tract of land is one of the last remaining large waterfront and marsh island tracts available for protection within the rural North/East part of Charleston County. OSI has partnered with the Cape Romain National Wildlife Refuge to permanently protect and secure this tract for public access. A 24-acre portion of the property is located on Pappy's Island accessible by boat. The remaining acreage is on the mainland.

Project Budget	Greenbelt Funds Requested	Match	Total
Land	\$1,932,000	\$695,000	\$2,627,000
Admin/Closing	\$25,000	\$0	\$25,000
Improvements	\$100,000	\$320,000	\$420,000
Total	\$2,057,000	\$1,015,000	\$3,072,000

Funding Information:

- The match consists of US Fish and Wildlife's purchase of a conservation easement. The landowner will also donate funds to be combined with a grant from the North American Wetlands Conservation Act to improve the impoundments. This represents a match of \$0.48 for every \$1.00 of Greenbelt funds.
- An appraisal was completed in July 2018 by Appraisal Consultants, Inc. valuing the land at \$2,670,000 before the easement. Market value after the easement is \$1,975,000 and the easement value \$695,000.

Public Access, Use & Benefit:

- Provides an additional 448 acres of public lands including access to the Intracoastal Waterway for outdoor recreational opportunities such as fishing, crabbing, shrimping, kayaking, hiking, bird and wildlife viewing and photography.
- The Pappy's Island portion of the land will be open to the public immediately. The remaining land will be open on a limited basis (May through September) for school groups and research purposes for seven years, while the landowner retains hunting rights. After this time OSI will convey the property over to the US Fish and Wildlife Service to be open to the public as other Cape Romain lands.

Linkage Opportunities: This tract provides access to 163 acres of impounded wetlands and over 1.2 miles along the Intracoastal Waterway and a network of tidal creeks. The protection of this property bookends an extensive protected waterfront corridor from the Stowe tract north of McClellanville to Georgetown's Winyah Bay.

Compliance with Greenbelt Plan:

- Provides 233 acres toward meeting the goal of protecting 16,240 acres of Rural Greenbelt Lands.
- Provides 215 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:

- US Fish and Wildlife Service will purchase a conservation easement on the property while OSI will hold the fee for seven years, while the landowner retains hunting rights. Thereafter, OSI will donate the fee title to the US Fish and Wildlife Service.