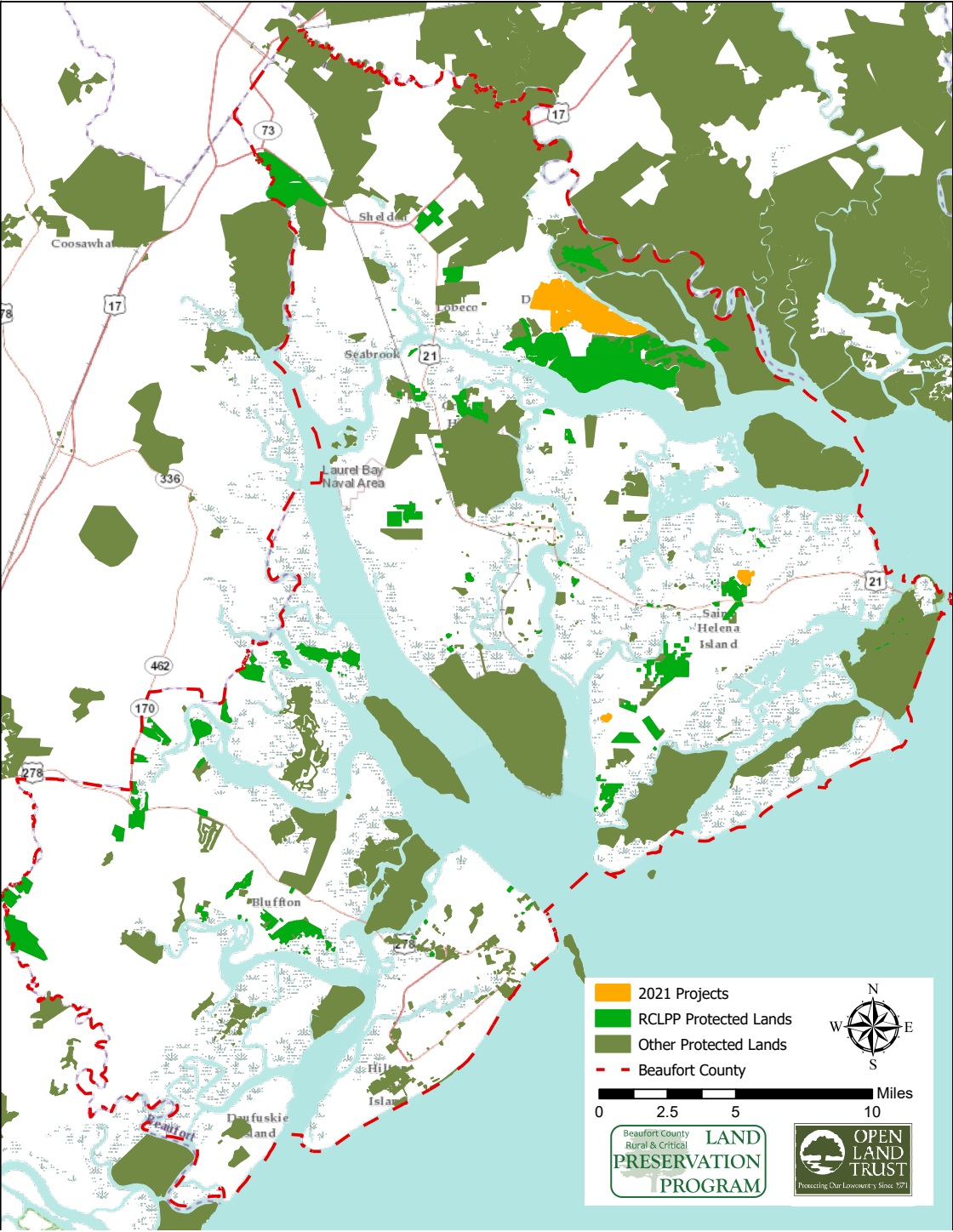




RURAL AND CRITICAL LANDS PRESERVATION PROGRAM



Henry Farm North (PDR)

DISTRICT: 3, St Helena

SIZE: 88 acres

PDR/CE COST: \$325,000

PARTNERS: SC Conservation Bank, Open Land Trust

KEY ATTRIBUTES: Prime soils, connectivity, public access

Bermuda Bluff (Fee)

DISTRICT: 3, St Helena

SIZE: 24 acres

FEE COST: \$860,000

KEY ATTRIBUTES: Water access, connectivity to existing public facilities

Oak Point / Dale (PDR)

DISTRICT: 1, Dale

SIZE: 2067.77

PDR/CE COST: \$2,900,000

PARTNERS: Department of Defense - Readiness and Environmental Protection Integration (REPI) on behalf of MCAS-Beaufort

KEY ATTRIBUTES: Water quality, critical habitat, connectivity to ACE Basin

FACTS AND FIGURES

2021 LAND PROTECTION: 2,180.39 ACRES. 1 Fee Simple purchase (24.68 acres), 2 purchase of development rights / conservation easements (87.85 and 2067.77 acres)

DOLLARS SPENT: \$4,085,000

PARTNER DOLLARS INVESTED: \$3,555,000 (Partners include MCAS Beaufort, Open Land Trust, State Conservation Bank)

A full financial report is available by contacting Beaufort County Finance Department. For each project, itemized costs include land acquisition or purchase of development rights, due diligence (appraisal, survey and phase one environmental analysis) and closing costs. Depending on the partner, costs of acquisition and/or due diligence may be shared among multiple parties. Funds for professional services paid to the Beaufort Open Land Trust for contract services are also extracted from this fund.

LAND PROTECTION TO DATE: 28,537.24 ACRES

Fee Simple: 13,169.66 acres, PDR/CE: 15,367.58 acres

DOLLARS SPENT TO DATE: \$141,726,456.00

PARTNER DOLLARS INVESTED: \$45,577,211.00



PROGRESS CONTINUES ON PASSIVE PARKS

Openings: Widgeon Point Preserve (1/15/2021), Fort Frederick Heritage Preserve (2/12/2021), Fort Fremont History Center* (11/9/2021) *pictured.

Conceptual Plans Completed: Whitehall Park (Lady's Island), Pineview Preserve (Lady's Island), Bailey Memorial Park (Bluffton), Okatie River Park (Okatie/Bluffton Area), Ford Shell Ring (Hilton Head Island)

Properties purchased by Beaufort County may become passive parks and open according to Passive Park Master Plan.

Interested in protecting your land? Apply online.
Applications reviewed quarterly.

GREENPRINT MASTER PLAN ENDORSED

The Rural and Critical Lands Preservation Board endorsed the Beaufort County "Greenprint" Plan in February 2021. The Board and staff rely on the Greenprint's qualitative data to guide land protection decisions. The Greenprint is available in text and as an interactive map online at www.beaufortcountysc.gov/planning



Bond Referendum Language: Shall Beaufort County, South Carolina, issue general obligation bonds, not to exceed \$25 million, for the purpose of land preservation, by purchasing open land in Beaufort County in order to protect water quality, protect local waterways such as the Port Royal Sound, and local creeks and rivers such as the Okatie, Broad and May Rivers, wildlife areas, wetlands, natural lands, farmland, coastal areas, shellfish beds, and nursery areas for recreational and commercial fisheries, and beaches, and provide buffers for the Marine Corps Air Station Beaufort. All expenditures shall be subject to an annual independent audit and an amount not to exceed twenty percent (20%) of the funds created by this referendum may be used to improve existing and newly acquired open space and natural areas protected under this program?

Henry Farm North PDR



In October 88 acres of prime agricultural land on St. Helena were protected with \$325,000 toward the development rights. The Open Land Trust contributed \$50,000 in funding and will hold the conservation easement; SC Conservation Bank also contributed \$325,000.

This land protection effort is a result of a partnership to buy and protect property in a competitive real estate market before it was lost to a non-conservation use. The Center for Heirs’ Property Preservation™ will actively manage the property as a demonstration site with educational offerings for landowners, youth and the public.

The conservation easement permanently restricts residential development and protects agricultural soils and frontage along Eddings Creek. This protection adds to over 1,700 acres of protected land on St Helena, including the nearby Henry Farms.

“St. Helena Island is such a unique and historic part of South Carolina, and the Conservation Bank is proud to partner with Beaufort County, the Open Land Trust and The Center for Heirs’ Property Preservation™ to protect important farms and other family-owned land there,”
Raleigh West, Executive Director,
South Carolina Conservation Bank.

Bermuda Bluff Fee - Future Passive Park

Twenty-four acres of waterfront property on St. Helena Island was protected on December 22, 2021 when Beaufort County purchased the property for \$860,000. Complete with water access, maritime forest and property around an existing county facility, it will be added to the inventory of lands available to county residents as passive parks.

“The protection of this property will ensure all residents have safe and available access to the water – for fishing or a water view – and that all can enjoy our salt marshes.” said York Glover, District 3 Council Member.

The property is 19.97 acres of maritime forest and upland hammock, the remainder 4 acres as high salt marsh surrounding the island. The property is bordered by tidal creeks, agricultural fields, and the Bermuda Bluff gated community, and access is off Bermuda Bluff road. The property meets the goals of the Rural and Critical Land Preservation Program to provide public access to the water and to connect protected landscapes. The nearby protected property includes Scott Hill Farms, The Dukes Tract, Bay Point Vistas, Lands End Plantation, and Fort Fremont.



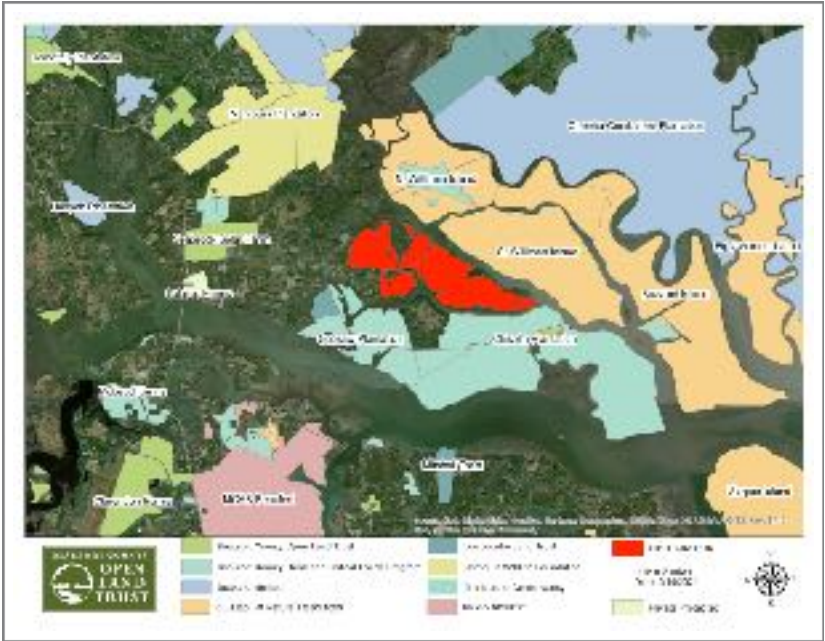
To participate in the planning for the passive park in 2022, contact Stefanie Nagid at snagid@bcgov.net

Oak Point PDR/Conservation Easement

The Department of Defense (DoD) and Beaufort County Council announced the permanent protection of 2067.77 acres, known as “Oak Point” on the Wimbee River in the St Helena Sound in December 2021.

The conservation easement was funded by the DoD and Beaufort County Rural and Critical Land Preservation Program and is held in partnership between DoD and Beaufort County Open Land Trust. Partners each contributed \$2,900,000 for a total land purchase of \$5,800,000

“This is truly a “Team Beaufort” victory, and we thank all the parties involved in making this a success,” said Colonel Karl R. Arbogast, Commanding Officer, Marine Corps Air Station Beaufort, SC. *“We are pleased to add this property to over 13,000 acres of protected land around the Air Station. Preserving Oak Point protects the Air Station’s military mission by ensuring unobstructed training for our pilots and aircrew. More importantly, it provides mutual, multiple benefits by protecting not just our military mission but the wonderful community we call home. Thanks again for the outstanding support to the sound of freedom.”*



This property has been a long-sought-after priority for protection by Marine Corps Air Station (MCAS) Beaufort. It is located off the north end of MCAS-Beaufort Runway 05/23 and within the Air Installations Compatible Use Zones (AICUZ) noise footprint.

Funding came from the Rural and Critical Land Preservation Program and the Department’s Readiness and Environmental Protection Initiative (REPI) program in a competitive grant program. REPI funds have helped protect several other properties in Beaufort County, including Clarendon Farms (2009-10: 1,203 acres) and are frequently leveraged with Rural and Critical Preservation Program funds; joint projects include Mcleod Farms (2007: 375 acres) and nearby Chisolm Property (2008: 4,717 acres), Coosaw Plantation (2011: 1,529 acres) and Dopson Tract (2014: 291 acres) to the south. MCAS Beaufort and Beaufort County have been partners on these types of projects for over 20 years.

In the 2020 Beaufort County “Greenprint,” Oak Point also emerged as the top-tier priority for protection due to its large size and ability to provide critical habitat and stabilize water quality in the St Helena Sound. Oak Point is bound by Barnwell and Wimbee Creeks on the north and by South Wimbee Creek on the south, all of which drain into St. Helena Sound, providing approximately 18 miles of river and tidal creek frontage. Oak Point is located between SCDNR-owned South Williman Island and RCLPP/SCDNR-protected North Williman Island (8,000 acres) and Buzzard Island (120 acres) on the north and surrounded by other protected properties. It represents the last unprotected property immediately adjacent to the St Helena Sound.

“The conservation of Oak Point is an outstanding accomplishment of the Beaufort County Rural and Critical Lands program in a 50% partnership with one of our counties’ major employers and economic drivers – the United States Marine Corps. It is the third-largest property preserved in Beaufort County by BCRCL to date. If left unprotected, the current zoning could have allowed at least 600 houses and subsequent docks threatening the waters of the ACE basin and air space for MCAS Beaufort. The preservation of Oak Point is recognized as a major local and state-wide accomplishment,” said Council Member Alice Howard, chairwoman of the Natural Resources Committee.