

Beaufort County Rural & Critical Land Preservation Program

PROJECTS COMPLETED	Year	Acres	Fair Market Value	RCLP Funds Used	Other Funds	Land Value Donation	Type of Acquisition	Acquisition Focus **	Zoning ***	Res. Units	Comm. Square Feet	Vehicle Trips per Day ****
PRE-BOND PROJECTS COMPLETED												
1 St Helena Chowan Creek	1998	9	\$434,000	\$217,000	\$217,000		Fee	R	R	3		24
2 Lemon Island	1999	411	\$2,750,000	\$2,500,000	\$250,000		CE	R,I	R	133		1,463
3 Davis Tract	1998	3	\$358,000	\$100,000	\$258,000		Fee	R	R	1		11
4 Palm, Murdaugh, Legree Isl.	2000	25	\$1,800,000	\$900,000	\$900,000		Fee	I	RC	3		33
5 Charlotte Island	2000	34	\$980,000	\$980,000			Fee	I	RC	3		33
Total Pre-Bond Funds		482	\$6,322,000	\$4,697,000	\$1,625,000					143	0	1,564
\$40 MILLION BOND FUNDED PROJECTS COMPLETED												
6 Barrell Landing	2000	31	\$2,900,000	\$1,200,000		\$1,700,000	Fee	Cr, Res, Rec	IP		400,000	4,000
7 N. Williman Island	2002	8,000	\$4,000,000	\$1,450,000		\$2,550,000	Fee	I	RC	800		8,800
8 Buzzard Island	2002	120	\$600,000	\$150,000		\$450,000	Fee	I	RC	12		132
9 Bluffton Oyster Co.	2002	5	\$2,500,000	\$2,500,000			Fee/Lease	Cr, H, Rec	Com		50,000	500
10 Ford Shell Ring	2003	7	\$3,950,000	\$1,975,015		\$1,974,985	Fee/RE	Cr, H	SMU	70		770
11 Okatie West (Buckwalter)	2003	82	\$5,350,000	\$4,950,000		\$400,000	Fee	Cr, Res	PUD	500	200,000	5,500
12 Penn Center	2003	195	\$838,000	\$838,000			Fee	R	RC	95		760
13 Colony West Properties	2004	38.21	\$3,250,000	\$3,250,000			Fee	Cr, Res, Rec	Com		225,000	2,250
14 Heyward Point - Altamaha	2004	100.07	\$3,500,000	\$3,100,000		\$400,000	Fee/RE	H, Res	R-PUD	15		165
15 Butler Marine	2004	4.38	\$1,250,000	\$1,250,000			Fee	Cr, Res, Rec	Com		50,000	500
16 Winn Tract	2004	72	\$311,250	\$155,625	\$155,625		RE	R, MCAS	R	24		264
17 Ft. Fremont - Stewart	2004	7.3	\$1,575,000	\$1,400,000		\$175,000	Fee/RE	H, Res	RT	3		33
18 Okatie South (Buckwalter)	2004	37	\$2,180,000	\$2,150,000		\$30,000	Fee/CE	Cr, Res, Rec	PUD	150		1,650
19 Ft. Fremont - Dowling	2004	6.8	\$4,000,000	\$4,000,000			Fee/RE	H, Res	RT	12		132
20 Stewart Foundation	2004	8	\$100,000	\$0		\$100,000	Don/RE	Res, Rec	Com		50,000	500
21 Calhoun Plantation	2004	145	\$2,400,000	\$850,000		\$1,550,000	CE	R, Res	R	48		532
22 Barringer	2004	1.78	\$385,000	\$375,000			Fee	Res, Rec	R	1		7
23 North	2005	3.9	\$300,000	\$300,000			Fee	Cr, Rec	Com		50,000	500
24 DuPriest	2005	4.89	\$1,100,000	\$1,000,000			Fee	Cr, Rec	Com		60,000	600
25 Battey/Wilson	2005	63.52	\$1,251,000	\$781,875	\$469,125		Fee/RE	R, MCAS	R	21		233
26 Hilton Head - Aranda	2005	3.5	\$1,250,000	\$625,000		\$625,000	Fee	Res, Rec	SMU	30		330
27 Keyserling	2005	2.28	\$900,000	\$325,000		\$575,000	Fee	H, Res, Rec	Res	3		33
28 MCAS Lucky	2005	70.69	\$850,000	\$511,500	\$238,500	\$100,000	Fee/CE	R, MCAS	R	24		259
29 MCAS Rathbun	2005	28	\$2,500,000	\$700,000	\$1,200,000	\$600,000	PDR/RE	R, MCAS	R	9		103
30 AMGRAY Donation	2005	21	\$350,000	\$0		\$350,000	Don/RE	Cr, MCAS	Com		100,000	3,000
31 McDowell Hummocks	2006	12	\$850,000	\$350,000	\$300,000	\$200,000	Fee/RC	I, Res	RC	4		44
32 Baxter Associates	2006	25	\$1,750,000	\$1,250,000		\$500,000	Fee	Cr, Res	R	8		92
33 Ulmer CE	2006	450	\$3,100,000	\$1,550,000	\$1,550,000		PDR/CE	R, Cr, Res	RT	350		3,850
34 Pawley (Mitchelville)	2006	2.3	\$450,000	\$225,000	\$225,000		Fee	H, Cr, Rec	Com		2,500	200
35 Robinson	2006	1.1	\$220,000	\$200,000		\$20,000	Fee	Cr, Rec	Com		2,500	200
36 New Riverside	2006	464.32	\$3,500,000	\$1,090,000	\$2,410,000		Fee	R, Res	R	155		1,703
37 Ulmer Family Lands - #2	2007	129	\$3,850,000	\$1,925,000	\$1,925,000		PDR/CE	R, Res	RT	350	50,000	3,850
38 Minor	2007	2.2	\$1,500,000	\$750,000	\$750,000		Fee	H, Res, Rec	Res	4		44
39 Robinson #2	2007	0.2	\$30,000	\$30,000			Fee	Cr, Rec	Com		500	50
Total \$40 Mil Bond Acquisitions		10,144.5	\$ 62,840,250	\$ 41,207,015	\$ 9,223,250	\$ 12,299,985				2,688	1,240,500	41,584
% of Fair Market Value				65.57%								

Beaufort County Rural & Critical Land Preservation Program

PROJECTS COMPLETED	Year	Acres	Fair Market Value	RCLP Funds Used	Other Funds	Land Value Donation	Type of Acquisition	Acquisition Focus **	Zoning ***	Res. Units	Comm. Square Feet	Vehicle Trips per Day ****
\$50 MILLION BOND FUNDED PROJECTS COMPLETED												
40 Ulmer #3/ Arnold	2007	52.8	\$1,950,000	\$975,000	\$975,000		CE	R, Res, Cr	RT	150		1,650
41 Sanders Property (Station Creek)	2007	160	\$1,760,000	\$420,000	\$1,260,000	\$80,000	PDR	R, Res	R	53		587
42 Jones Farm (Scott Hill)	2007	92	\$560,000	\$360,000		\$200,000	PDR	R, Cr	R	31		337
43 Lemon Island/Widgeon Point	2007	162	\$4,000,000	\$3,450,000	\$550,000		Fee	Res, Cr	RT	132		1,452
44 Bluffton Park	2007	131.8	\$2,870,000	\$1,750,000	\$250,000	\$870,000	Fee	Rec	TND	187		2,057
45 McLeod Farms	2007	399	\$12,100,000	\$4,000,000	\$4,500,000	\$3,600,000	Fee/CE/RE	MCAS	R	798		8,778
46 Seabrook Road Donation	2007	15	\$750,000			\$750,000	CE	R	CP	30		330
47 Burch Tract	2007	24.55	\$1,100,000	\$520,000		\$580,000	Fee	R, Res, Cr	R	8		88
48 Jones Landing	2007	4.56	\$1,104,000	\$1,070,000		\$34,000	Fee	Rec	Res	5		55
49 Chisolm Plantation	2008	4,717.5	\$3,484,000	\$1,000,000	\$500,000	\$1,984,000	CE	R, Res	R	1,572		17,296
50 New Riverside II	2008	295	\$5,000,000	\$2,250,000		\$2,750,000	Fee	Res, Cr	PUD	668	160,000	7,348
51 Crosby/Pepperhall	2008	14	\$1,970,000	\$1,700,000		\$270,000	CE	Res, Cr	Res, Com	25		275
52 E. Adams	2008	57.2	\$788,000	\$450,000	\$210,000	\$128,000	Fee	MCAS	Res	172		1,887
53 Ulmer #4	2008	257	\$8,500,000	\$3,000,000	\$3,000,000	\$2,500,000	CE	R, Res	CP	771		8,481
54 Oak Mulligan	2008	157	\$3,015,000	\$1,100,000	\$1,100,000	\$815,000	CE	MCAS				
55 The Green	2009	1	\$1,370,000	\$308,250	\$376,750	\$685,000	Fee	Rec	Res	7		
56 Burch Tract 09	2009	72	\$2,800,000	\$1,500,000	\$0	\$1,300,000	Fee	open sp	R	24	0	168
57 Crystal Lake 08	2009	3	\$625,000	\$450,000	\$0	\$175,000	Fee	Rec	R	2		14
58 Jarvis Creek/HHI	2009	5	\$2,531,000	\$1,259,500	\$1,259,500		Fee	R, Res, Cr	R	18		180
59 Trosdal/May River	2009	50	\$2,225,000	\$0		\$2,225,000	CE	R, Res, Cr	CP	100		1,000
60 IP/Branigar	2010	6	\$1,268,375	\$600,000		\$668,375	Fee	CR	PUD	0	99,500	300
61 Faulkner	2010	7	\$1,500,000	\$1,786,500			Fee	CR	R&D		120,000	350
Total \$50 Mil Bond Acquisitions		6,682.2	61,270,375.0	27,949,250.0	13,981,250.0	19,614,375.0				4,752.8	379,500.0	52,632.3
% of Fair Market Value				46%								
Total RCLP Acquisitions		17,308.6	\$ 130,432,625	\$ 73,853,265	\$ 24,829,500	\$ 31,914,360				7,584	1,620,000	95,780
% of Fair Market Value				57%								

** **Acquisition Focus:** R=Rural Lands, Res=Resource Conservation, H=Historic Site, Rec=Passive Recreation, Cr=Critical/Threatened by Development, MCAS=MCAS Buffer, I=Island
 *** **Zoning Codes:** R=Rural, RC=Resource Conservation, RT=Rural Transitional, Res=Residential, Com=Commercial, CP= Community Preservation, IP=Industrial Park, PUD= Planned Unit Development, SMU=Stoney Mixed Use, TND= Traditional Neighborhood Development
 **** Based on an estimated 11 vehicle trips per day created by each residential unit