

Land Between the Rivers

Presented to Valdosta-Lowndes County Parks & Recreation Authority
Facilities Committee, 13 March 2019

74 Acres at Confluence of the Little River & the Withlacoochee River





Owned by Same Family for Last Century

Owner wants to see land conserved and in public hands,
but private buyer has offered to purchase



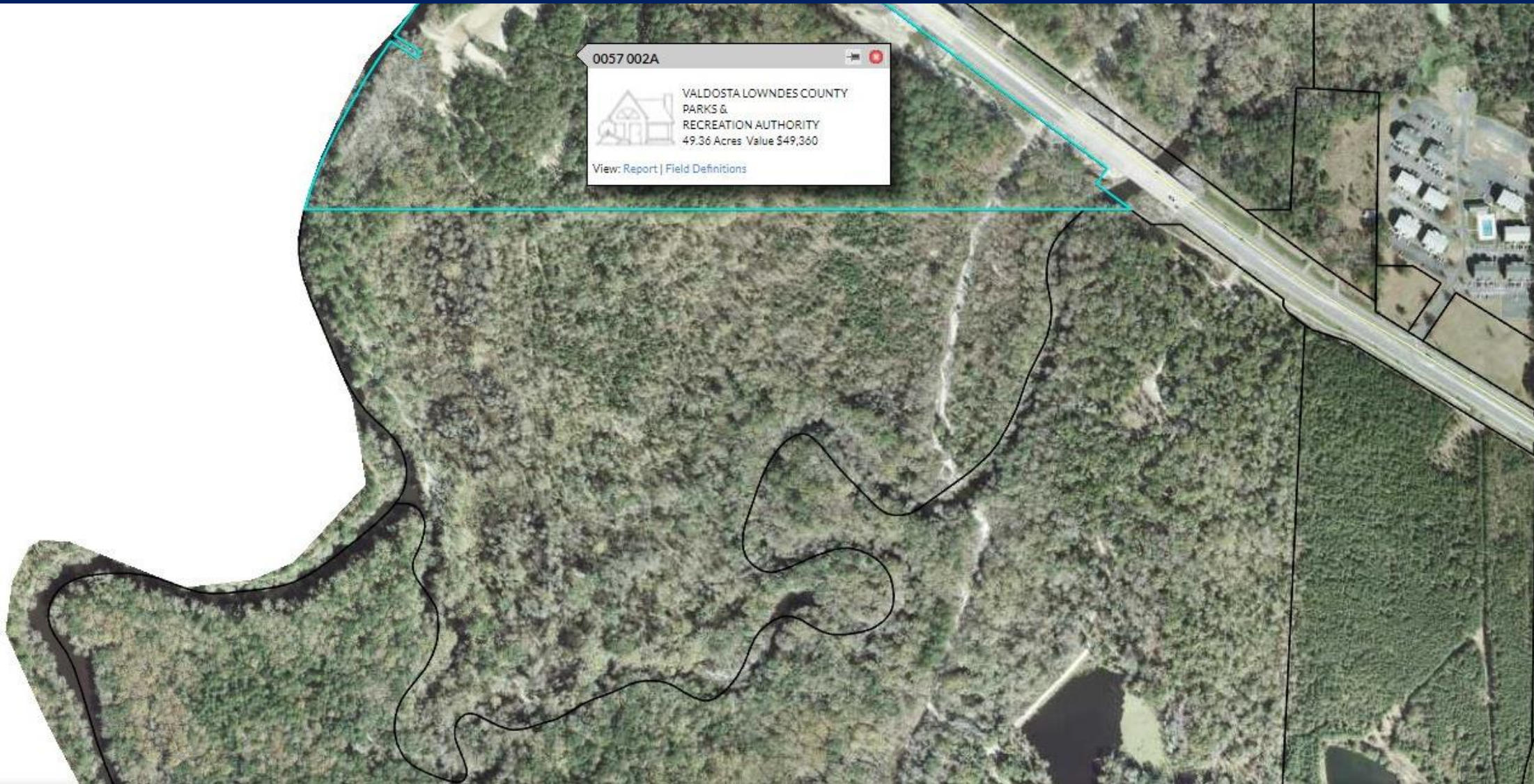
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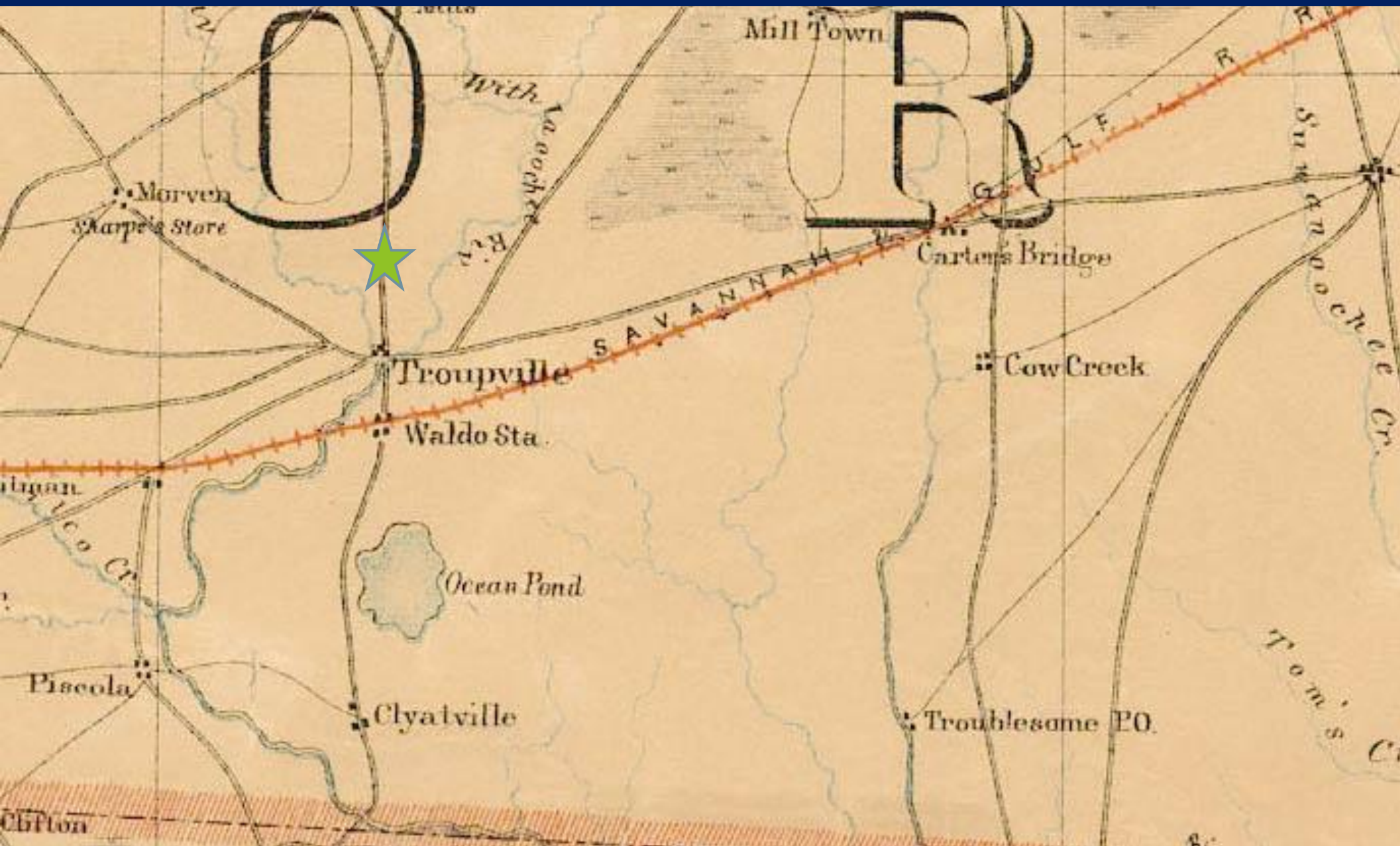
BETWEEN THE RIVERS LLC & T W
PAINE
VALDOSTA PROPERTIES LLLP
74.14 Acres Value \$106,991

[View: Report](#) | [Field Definitions](#)

Adjacent to the VLPRA Troupville Boat Ramp

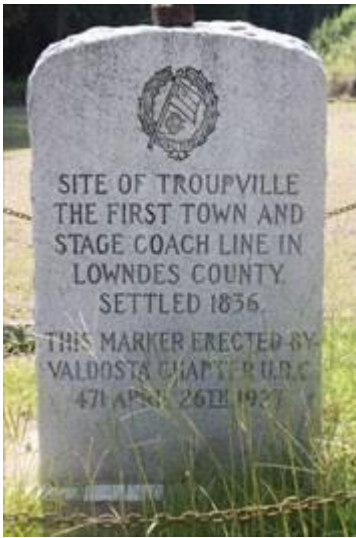


Site of former city of Troupville



Troupville Site

- Lowndes' first County seat
- Link to local families
- Major access point to "new" state of Florida
- Lesson in impacts of changing transportation - river, stagecoach, rail
- Native heritage - river named by Muskogean people
- Last chance to interpret history on site

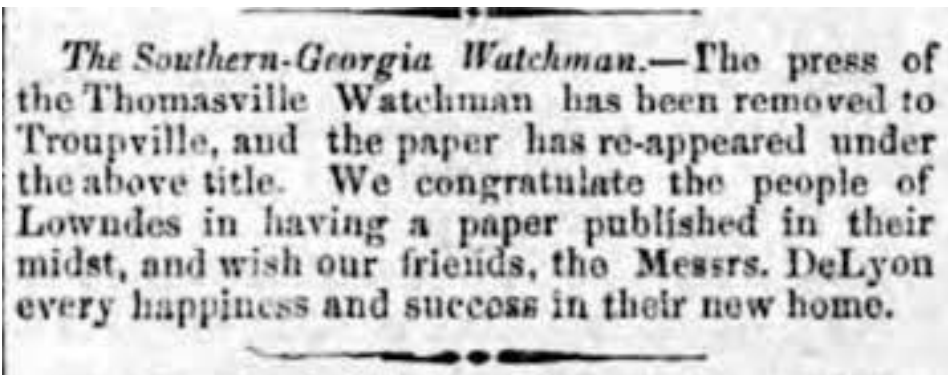


Troupville was named after Governor George Troup when it was incorporated in 1837. It was advertised widely throughout the state for merchants and mechanics to settle in the town, in order to build up the residents and create a navigable passageway up Little River and Withlacoochee River. However, the construction of the Atlantic and Gulf Railroad ended the village of Troupville, since riverboats soon became obsolete. By 1874, the village soon became deserted and considered a ghost town. *Marisa Roman, June 24, 2016*

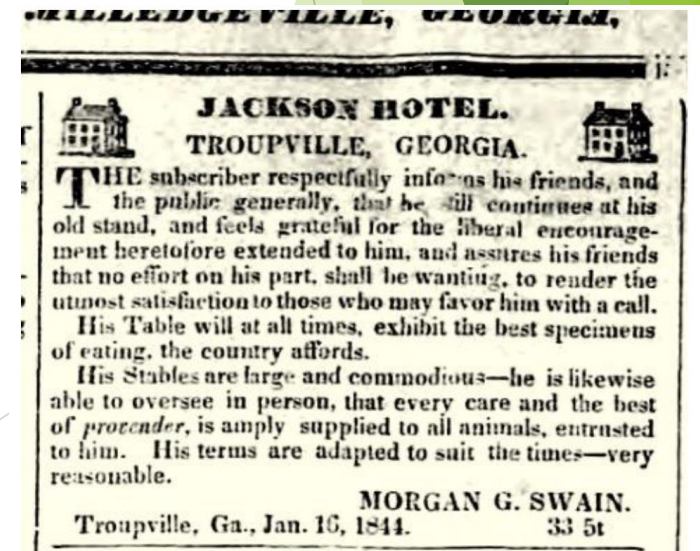
Troupville

Colorful, if short-lived, community

- ▶ #1 of 9 on tour of vanished towns in Georgia, Posted in Georgia June 24, 2016 by Marisa Roman
- ▶ “Old Troupville Farewell,” poem by Montgomery M. Folsom, and other items written under “Down the River” for The Valdosta Times, 1885
- ▶ May 1849 Democratic Meeting in Troupville for purposes of selecting delegates to the gubernatorial convention and candidates for the state legislature
- ▶ 1840s murder & trial in Troupville, followed by a hanging (documented fully in papers of the day, and in legal paper prepared in 1930s for state bar)
- ▶ Perhaps site of Doc Holliday’s first shooting spree



The Southern-Georgia Watchman.—The press of the Thomasville Watchman has been removed to Troupville, and the paper has re-appeared under the above title. We congratulate the people of Lowndes in having a paper published in their midst, and wish our friends, the Messrs. DeLyon every happiness and success in their new home.



WILLEDGEVILLE, GEORGIA,

JACKSON HOTEL.
TROUPVILLE, GEORGIA.

THE subscriber respectfully informs his friends, and the public generally, that he still continues at his old stand, and feels grateful for the liberal encouragement heretofore extended to him, and assures his friends that no effort on his part, shall be wanting, to render the utmost satisfaction to those who may favor him with a call.

His Table will at all times, exhibit the best specimens of eating, the country affords.

His Stables are large and commodious—he is likewise able to oversee in person, that every care and the best of *procceder*, is amply supplied to all animals, entrusted to him. His terms are adapted to suit the times—very reasonable.

MORGAN G. SWAIN.
Troupville, Ga., Jan. 16, 1844. 33 5t

The Rivers = Recreation

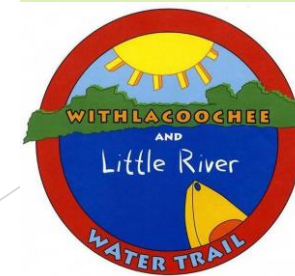
- ▶ Confluence of the Rivers is headwaters of the Suwannee River
- ▶ Approximately 1.3 miles of frontage on the Little & the Withlacoochee rivers
- ▶ It serves the same gateway function to the Suwannee River as Springer Mountain does to the Appalachian Trail
- ▶ Part of the Suwannee River Basin, within which Valdosta is largest population center, meaning recreational commerce opportunities
- ▶ Increasingly important part of Georgia's water trail system
- ▶ Offers genuinely "wild" experience within a mile of interstate highway - boating, fishing, hiking, birding, outdoor classrooms
- ▶ Combined with existing VLPRA land & boat ramp, will be 120+ acre destination park for locals and traveling outdoors enthusiasts
- ▶ Large enough for both passive and active recreation

This summer, Georgia River Network (GRN) will celebrate its 15th annual homegrown canoe, kayak and paddleboard adventure, the largest of its kind in the country, by going where Paddle Georgia has never gone before—across state lines.

Paddle Georgia 2019 will begin June 15 in Valdosta on the Withlacoochee River and end June 21 (and 92 miles downstream) on the Suwannee River near Mayo, Fla.

Organizers expect more than 300 people to participate.

See garivers.org/paddle-georgia/





The Rivers = Aesthetic & Ecological Value

- ▶ Recognized for their natural beauty in the late 1800s and still
 - Montgomery M. Folsom's poem
 - Vanishing Georgia Photographs and narrative by Brian Brown (October 25, 2015)
- ▶ Native plants provide habitat for wildlife
- ▶ Provides insight into historic landscape settlers found
- ▶ Among the few rivers that flow much as they always have, i.e. never dammed
- ▶ Natural flood plain mitigates downstream impacts of stormwater
- ▶ Varied educational opportunities for all ages & interests
- ▶ Chance for increasingly urban populations to simply enjoy nature

"DOWN THE RIVER! OH, COME AND GO,
WHERE THE SKIMMERING WATERS FLOW,
AND SHADOWY LINES OF TOWERING PINES,
CHECKER THE SUNLIGHT'S GOLDEN GLOW.
DOWN THE RIVER, OH, LOVELY LAND!
PEACE STILL REIGNS ON THY PLACID STRAND;
BY EVENTS UNCURRED, PURE AS AT FIRST,
STILL LEAVING MARKS OF GOD'S OWN HAND!

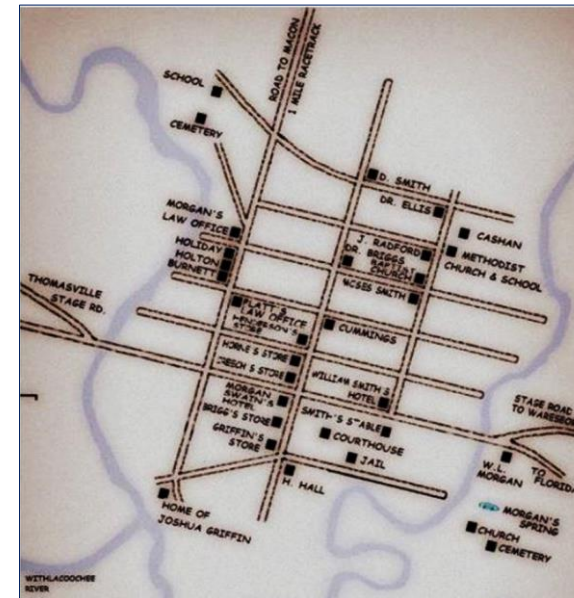
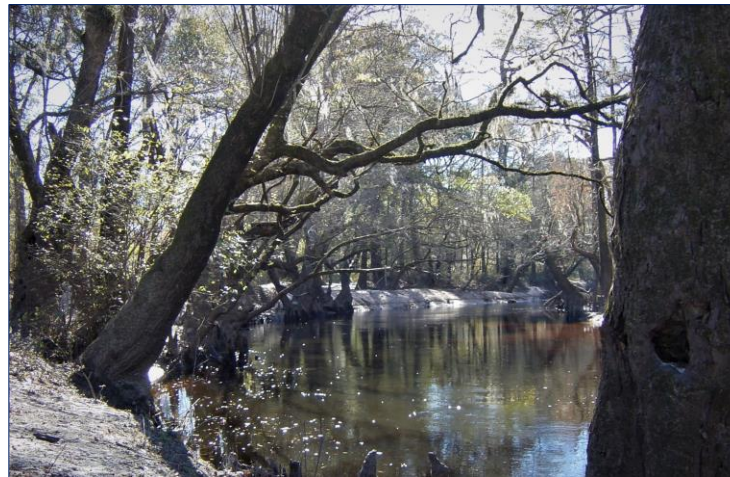
Attributed to M.M. Folsom





Why?

- ▶ Expand & enhance existing facility
- ▶ Preserve unique site & resources
- ▶ Habitat is fragile & under pressure by trespassers & potential future uses
- ▶ Offer diverse outdoor activities
- ▶ Partner with active groups
- ▶ One-time opportunity



How?

Possible Partners

LOCAL

- ▶ City of Valdosta & Lowndes County
- ▶ Suwannee Riverkeeper / WWALS
- ▶ Keep Lowndes Beautiful
- ▶ Lowndes County Historical Society
- ▶ Boy & Girl Scouts
- ▶ Valdosta State University groups
- ▶ Valdosta Heritage Foundation
- ▶ Southern GA Regional Commission
- ▶ Local Businesses
- ▶ Private or Family Foundations

STATE & NATIONAL

- ▶ Georgia Dept. of Natural Resources
- ▶ Georgia Paddlers
- ▶ Georgia Conservancy
- ▶ Georgia Historical Society
- ▶ The Conservation Fund
- ▶ The Nature Conservancy

In 2018 Suwannee Riverkeeper & Keep Lowndes Beautiful sponsored two community cleanups



How?

Possible State Resources

HISTORIC SITES

- ▶ **Historic Preservation Fund Grant -** Provides pass-through grant funding to Certified Local Governments. Eligible survey and planning activities include surveys, National Register nominations, design guidelines, brochures, web site development, heritage education materials, workshops/conferences, etc. Eligible predevelopment projects include activities such as historic structure reports, preservation plans, or architectural drawings and specifications
- ▶ **Georgia Heritage Grants**
- ▶ **Master Plan for a Historic Site Guidelines funding**

ENVIRONMENTAL

- ▶ **Georgia Natural Resources Foundation -** <http://gnrf.org/>
- ▶ **Georgia Wildlife View Grants Program -** The DNR Wildlife Resources Division provides small grants for wildlife viewing projects that increase awareness and appreciation of the state's nongame wildlife, rare native plants and natural habitats, with an emphasis on species and habitats considered a high priority for conservation in the State Wildlife Action Plan. Grants are available for local governments, non-profit or not-for-profit organizations, and for-profit entities.
- ▶ **EPD Water Quality programs**



LAND ACQUISITION

Georgia Outdoor Stewardship Act - A grant program that provides funding to support parks and trails and provide stewardship and acquisition of critical conservation lands. Grant and loan funds will be available for local governments, state agencies and nongovernmental organizations with conservation mission.

The Georgia Outdoor Stewardship Act becomes **effective July 1, 2019**. Continue to check the website for more details.



Possible Next Steps

INVESTIGATE

- ▶ Visit site
- ▶ Talk with local partners
- ▶ Explore state & other partners

PRESERVE the Option to Conserve

- ▶ Add to City & County plans
- ▶ Identify capital funding sources
- ▶ Apply for Georgia Outdoor Stewardship Trust Fund Grant (summer 2019)
- ▶ Place option on land

SECURE the Future

- ▶ Purchase land either directly or through bridge financing, such as from The Conservation Fund
- ▶ Develop long-range plan for consolidated 120-acre tract with partners



The Land: Property Details from County Website

Summary

Parcel Number 0057 003
Location Address LL 32 LD 12
Legal Description (Note: Not to be used on legal documents)
Class A5-Agricultural
(Note: This is for tax purposes only. Not to be used for zoning.)
Tax District 02-Lowndes County (District 02)
Millage Rate 26.952
Acres 74.14
Homestead Exemption No (\$0)
Landlot/District N/A

[View Map](#)

Owner

BETWEEN THE RIVERS LLC
300 MOUNTAIN CREEK TRACE NW
ATLANTA, GA 30328

Rural Land

| Type | Description | Calculation Method | Soil Productivity | Acres |
|------|-------------|--------------------|-------------------|-------|
| RUR | Woodlands | Rural | 6 | 33.12 |
| RUR | Woodlands | Rural | 7 | 8.85 |
| RUR | Woodlands | Rural | 8 | 24.06 |
| RUR | Woodlands | Rural | 9 | 8.11 |

Sales

| Sale Date | Deed Book / Page | Plat Book / Page | Sale Price | Reason | Grantor | Grantee |
|------------|------------------|------------------|------------|---|--------------------------------|------------------------------------|
| 4/1/2019 | 6572 667 | PCA 1456 | \$55,000 | PARTIAL INTEREST | T W PAINE VALDOSTA LLLP | BETWEEN THE RIVERS LLC |
| 9/12/2008 | 4200 205 | PCA 1456 | \$0 | XXUV Sales Between Relatives or Corporate Affilia | TAPP WILLIAM R & MONTGOMERY HE | BETWEEN THE RIVERS LLC & T W PAINE |
| 1/22/2007 | 4052 089 | | \$0 | XXUV Sales Settling An Estate | TAPP, WILLIAM R AS TRUST | TAPP WILLIAM R & MONTGOMERY HELEN |
| 11/26/1993 | 1858 0289 | 0000 | \$0 | Non-Market | | TAPP, WILLIAM R AS TRUST |
| 11/26/1993 | 1050 307 | | \$0 | Non-Market | | TAPP, FRANCES |
| | 612 210 | | \$0 | Non-Market | | TAPP, FRANCES P & |

Area Sales Report

[Recent Sales in Area](#)

Valuation

| | 2018 | 2017 | 2016 | 2015 |
|---------------------|-----------|----------|----------|----------|
| Previous Value | \$97,266 | \$97,266 | \$97,266 | \$66,042 |
| Land Value | \$106,991 | \$97,266 | \$97,266 | \$97,266 |
| + Improvement Value | \$0 | \$0 | \$0 | \$0 |
| + Accessory Value | \$0 | \$0 | \$0 | \$0 |
| = Current Value | \$106,991 | \$97,266 | \$97,266 | \$97,266 |

Information



Lowndes County, GA
302 N. Patterson St, 2nd Floor
Valdosta, GA, 31603

Chief Appraiser
Silas Hrobar
(229) 671-2540

Announcements

[How to use the qPublic.net site - view Demo Videos](#)

[Search across multiple counties with Guidepost!](#)

For More Information

www.LandBetweentheRivers.com

Helen Tapp, managing partner

Between the Rivers, LLC

LandBetweentheRiversValdosta@gmail.com

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