

Madison-Morgan Conservancy

Protecting Farms, Forests, and Front Porches for Future Generations

Newsletter
Summer, 2022



Letter from the President

Call the Conservancy First

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JUNIOR CONSERVANCY

ANNA NOLAN

Landowners and land trusts together have conserved 61 million acres of land in the U.S. – more than all the national parks combined. Much of that 61 million acres is protected through conservation easements: a tool that allows the landowner to retain ownership and use of the land while a third party (usually a land trust) enforces the easement in perpetuity. In Morgan County, over 5,500 acres have been permanently protected by landowners voluntarily donating conservation easements to land trusts.

Conservation easements are the only way to permanently control land use, and if Morgan County residents are serious about wanting to control their future, then conservation easements are the best tool and the best way to balance future growth. Zoning laws change, elected officials who determine zoning laws change, so it really is up to the landowners to secure Morgan County's future.

The good news is we have a good start with those 5,500+ permanently protected acres monitored by land trusts.

Today we are asking Morgan County landowners who are considering selling their land to call the Conservancy first. We would like the chance to protect as much land as we can, so future generations will continue to benefit from the good soils, clean water, clean air, wildlife habitat, recreational lands, and beautiful vistas we enjoy today. With land prices and development pressure increasing, it is tempting to sell and/or subdivide and develop, but if you are interested in exploring an alternative, please call us first.

In order to protect Morgan County's conservation values (prime agricultural soils, groundwater recharge areas, wildlife habitat, hardwood forests,

beautiful public vistas, historic places) the Conservancy has partnered with other conservation organizations to purchase and protect critical resources. See page 3 to learn more about those partnerships and the recent Farm and Estate Transition Workshop. We can't buy and protect all the land, nor should it all be in conservation easement, but through the Revolving Fund and these partnerships, we may be able to protect the critical places that make Morgan County Morgan County.

For example, recently, a landowner called the Conservancy first and inquired if we would be interested in and able to purchase the historic

Fairplay School, built in 1902. Being one of the last remaining schoolhouses from the turn of the 20th century makes it one of the most important buildings in the county, so we were eager to make a deal. And we did. Thanks to many of you who helped seed the Endangered Properties

Revolving Fund back in 2018, we were able to come to an agreement on price and are currently working through our due diligence period with a possible closing date in September. See page 2 to learn more.

With populations growing in and around Atlanta, permanently protecting farms, forests, and historic places is the only way Morgan County will be able to retain its quality of life. Therefore, we hope you will join us in advocating for a continued use of conservation easements to mitigate the local impacts of the future Rivan development. See page 3 to learn more about the proposed 5:1 Land Conservation Mitigation Plan.

We also hope you will visit us at the Seedhouse during one of our remaining Sip and Sow events



President's Letter Continued...

to see the sustainable technologies in place there (see page 3 to learn more). After a few months of collecting solar production and energy use data, we can confirm that the Seedhouse is producing more energy than it is using, which checks the box for the Conservancy's "net-zero" goal in rehabilitating the Seedhouse to EarthCraft Gold standards. A part of the Conservancy's Sustainability Series, these Sip and Sow events are fun, casual gatherings of small groups, and usually include a special guest speaker discussing the sustainable technologies used in the Seedhouse. Members and non-members are welcome!

Members fund the majority of the Conservancy's budget, assist with implementing programs, and support the organization in a variety of other ways. Thanks to a strong and growing membership, the organization is stable and growing, too. We hope you will renew your membership every year and talk to your family, friends, and neighbors about how important it is to have a local conservancy. Morgan County is still the only county in the state to have this kind of organization, and we have Conservancy members to thank for that.

We hope you enjoy summer, and we look forward to seeing you out there in beautiful Morgan County.
Sincerely,



Robert Trulock, President

Resource Protection

Your Endangered Properties Revolving Fund at Work



MASTERPIECE ON MAIN

- FTM House exterior painting mostly complete
- Slate roof installation should begin by end of July
- HVAC installation should begin by end of August
- Interior work to begin after HVAC is installed
- Rehabilitation should be complete by Q2, 2023



SEEDHOUSE

- Rehabilitation complete
- Certified EarthCraft Gold
- "Net-zero" (producing more energy than using)
- Received City of Madison Historic Preservation Commission's Award for Excellence in Intervention
- Currently used as Conservancy offices
- Tours available by appointment



FAIRPLAY SCHOOL

- Under Contract!
- Constructed in 1902 as a school to serve the Fairplay area
- Board of Education sold the building to the Knight family in 1953
- Knight family has used the school as a residence for almost 70 years
- Conservancy plans to rehabilitate the building back to its original appearance, protect it with deed restrictions or a conservation easement, and sell to a residential buyer who will agree to a preservation agreement requiring complete rehabilitation within a certain time to a certain standard.

1915 EDUCATIONAL SURVEY OF MORGAN COUNTY GEORGIA

The 1915 Educational Survey of Morgan County Georgia details many of Morgan County's schools, the Fairplay School among them. Check out the description of Fairplay School:

- Nearest Schools: 3 miles east to Greenwood; 2 miles north to Rock Springs
- Teachers: Miss Irene Ballard; Miss Ethel Summerour
- Grounds: Area, two acres; title in County Board; well located; lot well improved; well cultivated school garden; ample play grounds; balance of lot sowed in peas; grounds well kept; two toilets in good condition.
- Building: Value, \$1,800; two class rooms; cloak rooms; well planned; well lighted and ventilated; painted in good colors; well kept.
- Equipment: Double and single patent desks; sufficient black boards; maps; no charts; no globes; framed pictures; 40 vols. in library; decorative flags, etc.; individual drinking cups.
- Organization: Two teachers; 65 pupils; seven grades; eight months' school year; sewing, cooking, etc.; no clubs.



Fairplay School as shown in the 1915 Educational Survey of Morgan County Georgia

Join Us for a Sip & Sow: Seeds of Sustainability

Join us for drinks and nibbles at the EarthCraft Gold-certified Seedhouse. Learn about sustainable technologies you can use at your home or office to increase water- and energy-efficiency (and lower your utility bills).

Visit our website for more information and to register. Reservations are required. Tickets are free for members. For non-members tickets are \$25.00 and will include a one-year membership.

Fridays, 5:30-7pm. Dates Remaining:

August 19th
September 9th

October 7th
November 11th

Resource Protection

5:1 Land Conservation Mitigation Plan

Land protected with conservation easements is owned by the landowner, who can farm it, build barns and fences on it, timber it, hunt on it, use it, sell it, or will it to heirs. All future landowners must abide by the easement restrictions.

Conservation easements are the only way to permanently control land use and should be used to mitigate the impacts of the proposed Rivian development. Given the size of this project (approximately 2,000 acres and 16,000,000 square feet under roof), it may be necessary to mitigate impacts off-site.

The Conservancy will be requesting Rivian and the State to fund the permanent protection of 5 acres for every 1 acre developed within Stanton Springs North. Acres disturbed in Morgan County should be mitigated by protecting five acres somewhere else in Morgan County. At least 1/5 of those acres should protect the Groundwater Recharge Area being impacted, and at least 1/5 of the acres should protect productive farmland to compensate for the loss of a Centennial Farm.

The State courted this development to Morgan and Walton Counties and has the opportunity to not only accomplish its job creation and economic development goals, but also to set an example for how good economic development is accomplished, which should include mitigation of any negative impacts to the local community.

Rivian has pledged 1% of the company's equity (equity rather than profit) to their "Forever Fund." The Fund, as stated on their website and referred to in meetings, is "dedicated to addressing our planet's climate crisis and preserving the critical biodiversity needed for our planet's long-term survival." Rivian has seemingly committed itself to land conservation and sustainability, and this 5:1 land conservation mitigation plan is an opportunity for them to accomplish their sustainability goals.

Technical Assistance

Farm & Estate Transition Workshop

"For a community that cares about protecting its quality of life, the federal estate tax may be the biggest single threat to the protection of farmland and forestland, watersheds, open space, wildlife habitat, and scenic vistas" wrote Stephen J. Small in [Preserving Family Lands: Essential Tax Strategies for the Landowner](#).

"Without proper planning, a valuable piece of land in an estate can trigger an estate tax so large that the land itself will have to be sold to pay the estate tax."



Imagine multiple Morgan County properties being sold to pay the estate taxes and the result it would yield on the ground. You've seen the ensuing subdivision in nearby communities – you've seen how farmland gets fractured to the point of making it infeasible to farm.

To stem that tide, on June 2nd, the Conservancy partnered with the American Farmland Trust, the Conservation Fund, the Athens Land Trust, and Morgan County Extension to host a workshop for landowners interested in transitioning their farms and estates to the next generation.

The intent of the workshop was to explore estate planning options and to provide the 50+ landowners in the room the opportunity to talk with a CPA and lawyer about their individual financial and conservation goals. Conservation easements featured prominently in the discussion, as they provide landowners both preservation and tax advantages.

The message was loud and clear: call these organizations first when you're contemplating transitioning off your land/farm. [Contact us](#) if you're interested in knowing more.

Meet the Conservancy's New Board Members



Anne Horstman, a Savannah native, retired to Madison in 2014 with her husband Neil after living and working in Virginia and in the Washington, DC metropolitan area for 30 years. Anne holds a MA in Historic Preservation from Goucher College. She operated the Victorian District Revolving Fund for Historic Savannah Foundation for seven years, was vice chair of the Historic District Review Board and served on numerous other cultural and civic boards in Savannah. While in Virginia, Anne was on the board of the Historic Alexandria Foundation and oversaw the grants committee. In 1998 Anne became Executive Director of the George C. Marshall International Center and oversaw the restoration of Marshall's 19th century home and gardens. From 2021-2022 she served as vice president of Morgan County Landmarks Society. Currently, she serves on the board and executive committee of Dumbarton House in Washington, DC. She is also a member of the Madison Town Committee of the Colonial Dames, and the Henry Walton chapter of the Daughters of the American Revolution.

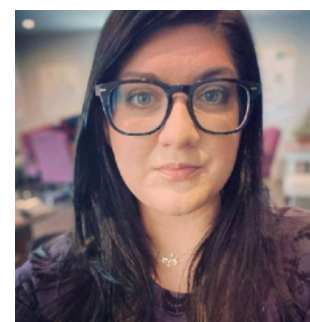
Lucy Ray was raised on a farm in Dacula, Georgia, where her family raised commercial beef cattle and hay. She has a bachelor's degree in Animal Science from Berry College, and a master's degree in Animal Science from the University of Georgia. After teaching Animal Science at Abraham Baldwin Agricultural College, Lucy took a job as the Agriculture & Natural Resources Extension Agent in Jasper County. Ms. Ray has worked for UGA Cooperative Extension since 2008 and is currently the Agriculture and Natural Resources Agent and County Extension Coordinator in Morgan County. She has served as a member of UGA's Forage Team since 2014. She is also a member of the UGA HERD (Heifer Evaluation Reproductive Development) Team, the UGA Pecan Team, the 4-H Horse Advisory Committee, and the Dairy ad Hoc Livestock Committee. Ms. Ray is actively involved in Georgia's 4-H Horse and Livestock Program and currently serves as the Vice-President for the Georgia Association of County Agricultural Agents.



W. David Nunn is a native of Morgan County, GA, and a graduate of the University of Georgia. David started public service as an elected official, serving the Town of Bostwick as a Councilmember and then as Mayor. David retired in 2022 having served 3 years as an appraiser for Morgan County and 33 years in various roles with the City of Madison, where he was City Manager for more than two decades. During his civic administration, he participated, led, and was recognized for his service on various agency boards, including the Northeast Georgia Regional Council and Municipal Gas Authority of Georgia. David's community leadership has been recognized by his inclusion in the Leadership Georgia Class of 2003, selection for Georgia Trend's prestigious 40 Under 40, and receipt of Georgia Municipal Association's Lifetime Service Award. Always a servant-leader, David is a Mason as well as a member and Past-President of the Rotary Club. David and his wife Deanna, a healthcare provider, make their home in Bostwick, GA, and are the proud parents of Peyton Nunn (soon to be) Murray.

Conservancy Staff News

Sandra Hall has been promoted to Program Director and is now working full-time at the Conservancy. Born in Germany, Sandra grew up in Conyers and worked for seven years within state government, at the Department of Driver Services. She began her time with the Conservancy as an intern in May of 2018, while working on her undergraduate degree in history at Georgia State University. After graduation in December of that year, she began the Master of Heritage Preservation (MHP) program, also at Georgia State University. Sandra's technical skills, knowledge of historic preservation, and commitment to the Conservancy's mission have grown, and will continue to grow, the Conservancy's educational and preservation programming. Sandra and her son live in Milledgeville with her fiancé, Taylor Phillips.



Davis Moore interned with the Conservancy this summer, exploring historic preservation tax credits. Davis was a graduate of Morgan County Highschool, a member of the Junior Conservancy in 2018-2019, and is at UGA studying finance. Thank you for your work, Davis!

History, Hiking, and Helping Hands

History, hiking, and helping hands sums up the past school year for the Morgan County High School-aged students in the Junior Conservancy. Here is an overview of this year's Junior Conservancy meetings:

- **September** – The group explored downtown Madison in teams during a scavenger hunt.
- **October** – Park Ranger David Guzman led our team on a hike at Hard Labor Creek State Park. This hike concluded at a historic gravesite where the students used tools to clear the site.
- **November** – Angie Howard gave the group a tour of Bostwick. Stops included the Bostwick cotton gin, the Susie Agnes Hotel, and the Bostwick House.
- **December** – The group met at the high school to construct rain barrels for their fundraising efforts. Later in the month, a small group helped the Madison-Morgan Cultural Center clean up the grounds.
- **January** – Hallie Jane Zimmerman gave the group a behind-the-scenes tour of Empire Mills. The tour included information about historic preservation tax credit process and the role of historic preservation in the economy.
- **February** – The crew visited the Canaan District in Madison. Ken Kocher and Monica Callahan shared the history of the area. The meeting concluded with a delicious meal at R&B Soul Cafe.
- **March** – JC students met at the Seed House to brainstorm marketing ideas for their rain barrel fundraiser. The meeting was fueled by pizza from Amici.
- **April** – Public works director Tom Wooten gave a tour of the solid waste facility and explained the role of citizens in public works operations and the importance of responsible disposal of waste.

We look forward to the upcoming school year as we plan to partner with the Boys and Girls Club to create a nature trail behind the current club building at the old Pearl High School. We are also anticipating our first weekend trip to the Len Foote Hike Inn.

Thanks to Conservancy members and donors, the Junior Conservancy is growing. A special thanks goes to Meta (formerly Facebook) this year for their significant gift of \$10,000 to the Junior Conservancy program.

If you know someone who might be interested in being a part of the Junior Conservancy, please [contact us](#)!

Get Your Rain Barrel: \$100/ea



Save water and save money! Rain barrels are great for capturing rain water for irrigation of your gardens and yards.

As the JC's fundraising project last year, the students constructed and are selling rain barrels. Only a few are left! See the Conservancy website for information about purchasing: www.mmcGeorgia.org.

Christian Keener Receives College Scholarship



Junior Conservancy seniors are eligible for a college scholarship, which provides financial support related to tuition and board at an accredited college, purchase of books and/or technology, or other supplies needed for college.

This year the scholarship was awarded to Christian Keener. Christian served as the vice president for two years and is attending the University of Georgia in the Fall to study agriculture and environmental science. During his time in the Junior Conservancy, Christian inspired fellow members with his kindness and leadership skills. Christian's excitement for agriculture and natural resources shines through to those around him.

"I am thankful for the opportunity to learn and grow as a leader during my time in the Junior Conservancy. I look forward to using what I learned as I go through college." - Christian Keener



Conservancy Members

June 2021 - June 2022

<p>THE 1772 FOUNDATION BEVERLY & BILL ABBOTT SUMMER & LEE ABNEY DIANE ALLMOND ANONYMOUS JEFF ANDRISE JANE & JACK ARMISTEAD KATHRYN & DARREN ASH VALLE & STAN ASHLEY CARL BACHMANN *KATHY BAKANE CANDACE CARLSON & KEVIN BAKER SUE BALDWIN CAROL MARTIN-BALDWIN & SCOTT BALDWIN MARY & CHAD BALICKI SARAH & SAM BALL *JANET & BOB BEAUCHAMP LAURIE & MIKE BECKER JERRY BEERS HANK BELL LEONA & TOM BENKOSKI DAVID BENTLEY ANNE BERNHARDT BERRY'S TREE FARM CATHY & RICHARD BEST *JANE C. BOSTWICK **MAGNOLIA BOSTWICK BARBARA & GLEN BOTTOMLEY RICK BOULIS EMMA & RON BOULWARE **WILL BOULWARE KATHY BOYD *RUTH & MIKE BRACEWELL ELIZABETH & JAMES BRANCH *LISA & CHRISTOPHER BRANDON JUDY & TOMMY BREEDLOVE REGINA & WILSON BROACH THE VERY REVEREND DANN BROWN CECILLE & PAUL BROWN RACHEL & ED BROYLES BRYANS FAMILY FOUNDATION **POPPY-GRACE BUCK **HARRISON BUCK ANNIE HUNT & J. WOOD BURRIS NANCY A. BUSH ROSEMARY BUTTERMORE</p>	<p>ANDREA & TERRY BYER, BYER REALTY CAMP TWIN LAKES SCOTT CAMPBELL KATHRYN & JOE CARDWELL SUE & JAMES E. CARTER PAM & CHARLES T. CATHEY NATALIE & GEORGE CHASE HILDA & JAMES CHILTON NANCY CLARK ANN & ESTON CLARKE BRENDA & JEFF CLOTFELTER MARY KAY & FLYNN CLYBURN VICKI COGGINS SHERRI-AYNN & BRIAN COLLINS CONRADS FAMILY FOUNDATION ROBYN & CHRIS COOK MARTHA CURTIS MRS. JOSEPH M. CRAVER DEBORAH CROWE JULIE DAVIE DIANE DAVIES KAYE & STAN DEJARNETT RITA & LANE DENNARD MARY & JIM DEVANE **HENRY DICKINSON *FLOSSIE & DAVID DODGE *ALICE KOHN & ARTHUR H. DOMBY BETH DUVAL FAYE & MORT EWING DENNY & DOUG EWING HOLLY & KELLY FARMER ELIZABETH & ROBERT FEARS ANGIE FETCH EMILY & TOM FOLLOWILL PENNY FOOTE VIRGINIA PAYNE & CLARENCE FOREMAN KELLY & REESE FREYER **BRENNA GARETT ERIN & JOHN GARRETT KAREN & MIKE GARRETT JUDY & BRUCE GILBERT VICKI GILLESPIE MELISSA GORZ DEBORAH GRAINGER ZEB C. GRANT, ZEB GRANT DESIGN NANCY GREENE</p>	<p>SANDY GREENE **MARY PATRICK GREENFIELD KAY HALBERT MARY MACK HALL PAMELA HALL SANDRA HALL HALLIE JANE'S AT EMPIRE MILLS TAMI HALLORAN BETH & CHARLES HANEY LOUISE HANNAH BARBARA & KEVIN HANVILLE *FAMILY OF LCDR ALBERT HARPER MARTHA HARRELL SANDRA AND LEE HARRIS SARAH BALDWIN HARRIS & J.D. HARRIS FOUNDATION, INC. BONNIE & STRATTON HICKY MEG & RAY HIGGINBOTHAM *MARIAN HILL CHRIS & FOSS HODGES MOLLY LESNIKOWSKI & ED HOGAN, THE CABOOSE SALLY & ARNOLD HOGE KEBBY & REG HOLDEN RENA & GEORGE HOLT ANNE HORSTMAN MELISA HOWE LAUREN HOWIE STEPHANIE HUDAK BEN HUDSON CYNTHIA & GREG HUGER LINDA & STEVE HUGGINS BONNIE & LYNN HULL ANNITA & CANDLER HUNT LYN & WHITEY HUNT **SEAGER HUNT DEBORAH & JON HUNTER *MARY & JOHN HUNTZ KATIE & JARED HYATT ANNE C. SYMMES & STEPHEN IVES JACK'S CREEK FARM MARY ANN & RICHARD JACOB ALAN JENKINS *JULIE JENKINS KAREN & FELTON JENKINS TRACI & STEWART JOHNS CRYSTAL & ELLIS JOHNSON</p>	<p>*MARGARET & KEVIN JOHNSON SYLVIA JOHNSON *DRS. BABS & HIRAM JOHNSTON BRITTANY & TOBIE JOHNSTON CAROL & JIM JONES KRISTIN & BRYAN JONES JUDI PERAZZO & ERIC JOYCE KATHY & ED KARPINSKI **CARSON KEENER STEPHANIE & MICHAEL KEENER PAM & KEITH KELLY SAMANTHA KICKBUSH BILL KILLMER AL KIMSEY, MADISON RENTALS JENNIFER KING RACHEL & JASON KINSAUL MELISSA KLEIN MONICA & KEN KOCHER DAN BELMAN & RANDY KORANDO BROMLEY & MIKE KREIKEMEIER SANDRA & WALTER KRUGER NANCY & KEN KUPERBERG **LADY KUPERBERG SUSAN & BILL KURTZ BRIAN J. LAHAIE NANCY CLAIR LAIRD DEBI & WILLIAM LAMB *CHRIS LAMBERT *SHANDON & DAVID LAND *DR. DON LANE NANCY & GEORGE LAUNIUS PATRICIA & FRANK LAYSON *CATHY & BRIAN LEHMAN ANGELA & KEN LEWIS DR. KEN LEWIS DR. CHARLES & SHEA LINDSEY KENT LINGERFELT HARRIS LITTLE ADAM MACDANIEL ROBERT J. MACKENZIE & S. MICHELE MACKENZIE SHELLEY MACMILLAN MADISON-MORGAN CHAMBER OF COMMERCE MAIN STREET VET JAN & BILL MANOS ANNA MARETT LILLIE & RYAN MARKS STEPHANIE & MICHAEL MARTIN</p>
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Watershed Donors (bolded)

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New Members (green)

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Madison-Morgan Conservancy
P.O. Box 752, Madison, GA 30650
706-818-8046 | www.mmcGeorgia.org | info@mmcGeorgia.org

Annual Membership Form

Support the Conservancy's mission with your annual membership:

- ☐ Daniel Morgan Society - \$5,000 + (Watershed Donor Level) ☐ Supporter - \$500
☐ Sustainer - \$2,500 + (Watershed Donor Level) ☐ Donor - \$250
☐ Benefactor - \$1,000 + (Watershed Donor Level) ☐ Preservationist - \$100
☐ Conservationist - \$50
☐ Naturalist - \$25
☐ I would like to contribute an additional: \$_____ to the Endangered Properties Revolving Fund.
☐ My Company has a matching gift program. Please send me information about matching gifts.
☐ Please send me information about including the Madison-Morgan Conservancy in my will.
☐ I would like to volunteer.

Name(s) as it should appear on the Membership list:

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Watershed Donors (bolded)

** Junior Conservancy Members

New Members (green)



Need to Renew? Check Your Mailing Label:

The date printed above your name on the mailing label is the last date on which you paid your annual membership dues. Please renew your membership annually to support the Conservancy's work and to expand our programming.

Madison-Morgan Conservancy
P.O. Box 752
Madison, GA 30650

(706) 818-8046

www.mmcGeorgia.org



Return Service Requested

Summer, 2022

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Monthly Giving:

It's all about cash flow. If you would prefer to give monthly, it's easy to do online. Just go to the Membership page on our website, www.mmcGeorgia.org/membership and click the "Monthly Giving" button, and fill in the monthly amount you'd like to contribute. Monthly giving is a win-win:

- You can spread your contribution out over 12 months
- Monthly membership income helps the Conservancy budget for the year

Daniel Morgan Society \$5,000+ | Monthly = \$417

Sustainer \$2,500+ | Monthly = \$209

Benefactor \$1,000+ | Monthly = \$84

Supporter \$500+ | Monthly = \$42

Donor \$250+ | Monthly = \$21



Best Derby Day Ever!

May 7, 2022

Thanks to all of you who made Derby Day possible this year! Sponsors, auction donors, attendees, volunteers, musicians: you made the event fun and a terrific fundraiser. See our Facebook and Instagram pages for photos of the event.

A BIG HUGE THANK YOU to Dan Belman and Randy Korando for hosting Derby Day at their stunning Camp Boxwoods, and to Sarah Ball and Ashley Johns for co-chairing the fantastic event!

