



Courtesy of Cherokee

View of the stables at Cherokee Farms near Clover. The 110-acre development includes a 17-acre equestrian facility.

A home for the horses

Equestrian-friendly community includes stables, ponds, trails



Kelly Cavanaugh
Staff writer

"Come boy," Julie Griffin yelled across the pasture. Four horse heads popped up from afar.

"It's their dinner bell," said Griffin, the live-in stablemaster at Cherokee Farms.

Or their breakfast bell, as this was the horses' first feeding of the day. Two minutes later, Savvy Chick, Ladie, De Grey and Rita were in line to get to their grub. Each wanted to be the lineleader.

"They're all girls, but they respond to 'come boy,'" Griffin said.

The horses stay at Cherokee Farms, a new 110-acre equestrian residential subdivision off U.S. 321 North between York and Clover. It's the latest of a handful of horse-friendly communities finding homes in western York County.

Huffman Development is behind Cherokee Farms, which boasts of a 17-acre equestrian facility that houses a barn, boarding stables and a community lodge. Additional amenities include two fishing ponds, a 22 acre protected nature preserve, equestrian trails, a pond-front community park and a picnic shelter.

Additionally, there are 52 lots that will feature \$450,000 to \$500,000 homes. Already, 19 are under construction.

The homes will average 3,000 square feet, and will be built of brick, stone, stucco or wood.

Construction is scheduled to begin in the next couple weeks, said Chad Huffman, owner of Huffman Development.

"The equestrian industry is on a boom in York County," Huffman said. "York County is an agricultural county, and there's a lot of open space left."

Most clientele are relocating from places like New York, California and

Horse lovers unite

An equestrian committee has formed in York County to promote horse activities and facilities in the area and organizers are seeking support from other horse lovers.

There are two exploratory groups researching what can be done to bring more horse activities to the area and what to do with existing resources. The committee will present its findings to York County Council in hopes of gaining support for an equestrian facility.

HORSE

Kelly Cavanaugh

One of the four live-in horses at Cherokee Farms prepares for a morning meal.

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Kelly Cavanaugh, staff

Julie Griffin feeds the horses at the Cherokee Farms stable. Griffin is the live-in stablemaster at the farms.

HORSE

From 1A

"So much of York County is still rural, it makes it a great opportunity," said Bennis Brown, executive director of the York County Convention and Visitor's Bureau.

Currently, many local equestrian enthusiasts travel to attend horse-related activities, Brown said. If York County could keep them local, and bring others in, it would be great for area tourism, he added.

Equestrian enthusiasts tend to have higher incomes that which would help the tourism industry if York County had the right facilities, Brown said.

Sub committee chairs are Wade Fairey Jr. and Linda Algire.

Those interested in joining the committee can call Wanda Wood at 230-8810 or e-mail her at lwf@lakewoodfarm.com.

— Kelly Cavanaugh, staff

EQUESTRIAN

From 1A

Florida, Huffman said.

"It's people that start in New York and move to Florida and are tired of the heat and taxes, so they move halfway back. They call them 'halfbackers,'" Huffman said.

He sites good property values and public schools and low South Carolina taxes as draws for the community. Its proximity to Charlotte and Lake Wylie also makes the location ideal, he said.

Many homeowners will be retired baby boomers relocating to be near their children who work in Charlotte. The nearby boating and recreation opportunities are also a good sell, Huffman said.

There are no home owners association fees, just a maintenance fee. Clients can choose to use the

equestrian facility or not.

The equestrian facility is open to the public and the community lodge can be rented for parties. The horses are also available to rent. Children can have birthday parties with pony rides and trail rides. Walk-in pony rides for children under five are also available.

"The possibilities are endless. I'm excited to see how it takes to Clover," Griffin said.

Similar area horse-friendly communities include Derby Downs, Shiloh Farms and a proposed community between Clover and Lake Wylie on Ridge Road.

Linda Algire of the Greater York County Chamber of Commerce is a horse-lover heading up a group in York County for area horses enthusiasts to brainstorm for ways to bring more horse-related activities to the area. Although she doesn't live in a horse community, she said

York County is a prime location for horse enthusiasts.

York County is near major horse locations such as Tryon and Southern Pines in North Carolina and Aiken and Camden here in the Palmetto state, Algire said.

"We sit right in the middle, and the land is still affordable," she said.

Horse lovers may be flocking to these neighborhoods because it allows them the companionship of being around people with similar interests while still being able to keep horses on their own land, Algire said.

"A lot of equestrians aren't necessarily farmers, and it's nice to be in a neighborhood," Algire said.

Cherokee Farms is at 1800 N. Jim McCarter Road, Clover. For more details, visit www.cherokeefarms.info or call (704)650-5465.