



Charleston County Greenbelt Programs

Application for funding

Sample Application: Actual application questions will vary slightly depending on project type.

Project Information

I am applying for

- ☐ Urban Funds
- ☐ Rural Funds

Name of Project

Project Overview

Type of Project

- ☐ Fee Simple
- ☐ Conservation Easement
- ☐ Minor Improvements Only
- ☐ Corridor ROW/Easement

Note: Beach municipalities (Folly Beach, Isle of Palms, Kiawah Island, Seabrook Island and Sullivan's Island) may apply to use their greenbelt funds to place allowable minor improvements on property currently owned by the municipality. The improvements would be restricted to those allowed in the Comprehensive Greenbelt Plan: boardwalks, foot bridges, unpaved trails, unpaved roadways and unpaved small parking areas. The municipality must agree to place the land under the Greenbelt Program's covenants and restrictions.

Uses, Features, and Improvements

List all uses, features and improvements envisioned for the subject property. If approved, these will be incorporated into the grant agreement. **Only those uses, features and improvements (and those unforeseen at the time of submission but similar in nature and impact) will be permitted on the Greenbelt property.** Changes to the grant agreement require County Council approval. Include any plans for public access infrastructure such as internal roadways and parking.

Method of Payment

- ☐ Bargain Sale (owner will donate portion of appraised property value)
- ☐ Lump Sum Payment at Closing (without bargain sale)
- ☐ Reimbursement for Previously Purchased Property (closing must have occurred within 12 months of application submission)
- ☐ Reimbursement of Allowable Minor Improvements (beach communities only)

Applicant Information

Organization Name

Is This Organization a Non Profit

☐ Yes ☐ No

Mailing Address

Street Address

City

State

Zip Code

Authorized Agent

Name

Title

Phone

Email

Primary Contact

Name

Title

Phone

Email

Describe projects of similar size and scope that your organization has successfully completed in South Carolina.

List the names of all persons and/or entities who will participate financially in this transaction (e.g. realtors, brokers, or anyone receiving a commission from the sale). Provide each entity's role in the transaction.

Property Information

Landowner Name(s)

NOTE: All entities with an interest in the subject property must be provided [Landowner Notification Letter](#) and must complete a [Landowner Disclosure Form](#). Additionally, all [Adjacent Landowners](#) and those within 300 feet of the subject property must be notified of the potential future purpose and use of the property.

Is the landowner an LLC, Limited Partnership, or any other entity?

☐ Yes ☐ No

Landowner Mailing Address

Street Address

City

State

Zip Code

Property Address (if property is not yet addressed list nearest cross streets in street fields)

Street Address

City

State

Zip Code

Describe the current uses for the subject property.

Parcel Details 1

Parcel Identification
Number (PID)

Acreage Distribution

Uplands

0.00

Non-Critical Area Wetlands

0.00

Open Water

0.00

Critical Area(marsh)

0.00

Total Acres

0.00

Current Zoning Status

Assessor's Plat and Lot
Numbers

Deed Book Page & Number

Grand Total Acres

0.0

Total Parcels

1

Site Accessibility – Is the property currently accessible by a road?☐ Yes ☐ No**Water Access – Does the subject property have
direct access to water?**☐ Yes ☐ No

Market Value Information

Note: Greenbelt funds may only be used to purchase interest in lands at or below fair market value pursuant to a certified appraisal. Providing a FULL appraisal is the preferred method of substantiating Fair Market Value. However, if an appraisal is not attached, an adequate substantiation of estimated Fair Market Value must be provided. A qualified and competent appraisal establishing fair market value and/or the value of the proposed easement will be required prior to closing. Date of the appraisal cannot be more than one year prior to the date County Council approves the greenbelt project unless otherwise approved by the County. Also, an appraisal may be required at any time during the review of the application. Not providing an appraisal may cause the project to be deferred to another funding cycle. The County reserves the right to order a separate appraisal on the subject property.

**Do you intend to include an appraisal with your
application?**☐ Yes ☐ No**Does the subject property contain structures?**☐ Yes ☐ No

Project Budget Information

Provide a project budget in the table below. Funds from the Greenbelt Program may be used for administrative costs and expenses customary and reasonable to the acquisition of property. Note Greenbelt funds cannot be used to pay for property taxes, deed stamps or structures.

Allowable costs incurred by the applicant during the application process will not be reimbursed if the project is denied.

Land

The amount of land match will be the difference between the Greenbelt funds requested and either the purchase price or the appraised value (whichever is larger). Include all applicant contributions (including awarded grant funding, fund balance contribution, etc.) and/or landowner donation value (bargain sale amount) as land purchase match in this section.

Greenbelt Funds	Match	Total
<input type="text" value="\$ 0"/>	<input type="text" value="\$ 0"/>	<input type="text" value="\$ 0.00"/>

Existing Structures

Include the value of any existing structures that will be funded by the applicant or donated by the landowner.

Greenbelt Funds	Match	Total
<input type="text" value="ineligible"/>	<input type="text" value="\$ 0"/>	<input type="text" value="\$ 0.00"/>

Allowable Minor Improvements

Only the following minor improvements may be paid for with Greenbelt Funds – unpaved roadways, unpaved small parking areas, unpaved trails, boardwalks and footbridges.

Greenbelt Funds	Match	Total
<input type="text" value="\$ 0"/>	<input type="text" value="\$ 0"/>	<input type="text" value="\$ 0.00"/>

Other Planned Improvements

Improvements that cannot be funded with Greenbelt funds such as sitework, buildings, restrooms, paving, lighting, etc. These improvements may be considered as match to the project. Proof of dedicated funding may be required.

Greenbelt Funds	Match	Total
<input type="text" value="ineligible"/>	<input type="text" value="\$ 0"/>	<input type="text" value="\$ 0.00"/>

Environmental Survey Assessment (ESA)

A Phase 1 ESA must be conducted on each greenbelt property prior to closing. The ESA does not need to be completed during the application process.

Greenbelt Funds	Match	Total
\$ 0	\$ 0	\$ 0.00

Appraisal

A full appraisal report less than one year old is required prior to closing and strongly encouraged to be included as part of the application and review process.

Greenbelt Funds	Match	Total
\$ 0	\$ 0	\$ 0.00

Survey / Plat

An approved, recorded plat or boundary survey indicating the subject parcel's property lines is required prior to closing as it will be attached to the grant agreement. Survey/Plat must show actual acreage and boundary lines of the property or portion of the property being funded with Greenbelt monies, unless otherwise approved by the County.

Greenbelt Funds	Match	Total
\$ 0	\$ 0	\$ 0.00

Closing Costs

Eligible costs include items such as reasonable attorney fees, recording fees, title search, etc. Greenbelt funds cannot pay for property taxes or deed stamps. Greenbelt always pays for its portion of title binder and title policy premium separate from the project budget. Do not include those costs here.

Greenbelt Funds	Match	Total
\$ 0	\$ 0	\$ 0.00

Other

Include the total of all other match, including any in-kind match, here. Source and method used to determine value is required for all in-kind match and can be uploaded in the attachments section of this application. Applicant must detail all 'Other' match expenses below.

Greenbelt Funds	Match	Total
ineligible	\$ 0	\$ 0.00

Grand Totals

Greenbelt Funds	Match	Total
\$ 0.00	\$ 0.00	\$ 0.00

Based on the information provided in the budget above, the match percentage is

Have you received any grants for this project?

☐ Yes ☐ No

Did the applicant apply for other grants that were not funded?

☐ Yes ☐ No

Project Criteria

Each project will be reviewed using the following criteria and the associated score applied. **NOTE: Each item must include a description of how this project meets the particular elements of that criteria.**

1) Meets Greenbelt Definition (Choose one) - Max 8 points

☐ **Passive Greenspace - 8 points**

Trails, greenways, interpretive parks, and access points for water activities like fishing, crabbing, and boating.

☐ **Lowcountry Natural Resources - 7 points**

Upland forests, swamps, bogs, brackish/freshwater wetlands, Carolina bays, marsh islands, and marshes.

☐ **Natural Infrastructure - 6 points**

Floodplains, wildlife habitat, riparian zones, and lands critical to clean water.

☐ **Heritage Landscapes - 5 points**

Irreplaceable cultural and historical lands unique to Charleston County.

☐ **Corridors - 4 points**

Scenic roadways, abandoned rail lines, utility corridors, scenic waterways, and linear bike and pedestrian connections to Greenbelt hubs.

☐ **Active Greenspace - 3 points**

Play fields and parks for active recreation with low environmental impact.

☐ **Reclaimed Greenspace - 2 points**

Brownfields, abandoned sites, and other green infill projects.

☐ **Productive Landscapes - 1 points**

Lands used for agriculture, silviculture and mariculture.

2) Meets the Greenbelt Vision (Choose one) - Max 4 points

☐ **Greenspace for public waterway access and use (fishing, crabbing, paddling, boating, etc.) - 4 points**

☐ **Linkage to a blue trail or water trail - 2 points**

- ☐ **Trail/corridor connected to a greenspace, another trail/corridor, neighborhood, school or retail/jobs center - 2 points**
- ☐ **Greenspace connected to a trail/corridor, another greenspace, neighborhood, school or retail/jobs center - 2 points**
- ☐ **N/A - 0 points**

3) Meets Greenbelt System Components (Choose All that apply) - Max 6 points

☐ **Greenway Corridors - 1 points**

Regional connections for rural and urban residents using sustainable forms of transportation such as walking and biking. Corridors should connect people to existing and future greenspace hubs.

☐ **UrbanLands - 1 points**

Urban parks, cultural/historic sites, reclaimed greenspaces and water access points located within the County Urban Growth Boundary. Conservation of greenspace to assist in offsetting potential negative impacts of increased density.

☐ **Rural Greenbelt Lands - 1 points**

Rural parks, cultural/historic sites, productive lands, and water access points located outside the County Urban Growth Boundary. Undeveloped lands used for timber production, wildlife habitat, recreation and commercial fishing, and limited agriculture. Also, areas that provide significant acreage of marshlands and other important habitat for nongame, threatened and endangered species.

☐ **Francis Marion National Forest - 1 points**

Lands within the proclamation boundary of the Francis Marion NF that provide educational and recreational opportunities, including hunting, camping, biking, and hiking, and provide further conservation and protection of wildlife habitat within the unprotected areas of the Forest.

☐ **CCPRC Regional Parks - 1 points**

Lands purchased by the Charleston County Parks and Recreation Commission for both passive and active greenspaces.

☐ **Lowcountry Wetlands - 1 points**

Wetland protection for critical areas in both rural and urban landscapes. Can provide water-based activities, but the primary benefits are enhanced water quality, floodwater storage and water filtration.

4) Addresses public access and use (Choose one) - Max 5 points

☐ **Greenspace with full public access (open daily during daylight hours; may close for holidays) - 5 points**

☐ **Greenspace with partial public access (land manager restricts days/hours of week) - 2 points**

☐ **Greenspace with limited public access (access by invitation only at least once annually - 1 points**

☐ **No public access - 0 points**

5) Protection of wildlife habitat (Choose one) - Max 5 points

<https://www.dnr.sc.gov/species/index.html>

☐ **Protects wildlife habitat of endangered or threatened species - 5 points**

☐ **Protects wildlife habitat of any species - 2 points**

☐ **No wildlife habitat protection - 0 points**

6) Protection of Lowcountry Natural Resources and Natural Infrastructure (Choose All that apply) - Max 7 points

☐ **Upland Forests - 1 points**

Occurs where drainage is sufficient so that soils do not become saturated for extended periods of time. Soil types range from xeric (extremely dry) through mesic (moderate moisture) to wet-mesic (wet, but not flooded).

☐ **Freshwater or Forested Wetlands - 1 points**

Emergent and forested freshwater (<0.5 ppt salt) wetlands dominated by herbaceous plants or trees, respectively, upstream from brackish marshes but where water level changes are still tidally influenced.

☐ **Saltwater Marsh, Marsh and/or Marsh Islands - 1 points**

Intertidal emergent wetland dominated by grasses, forbs, and shrubs that are tolerant to salinity ranges from moderate to essentially that of sea water (18- to 30-ppt salt).

☐ **Riparian Zones - 1 points**

The interface between land and a river or stream. Riparian is also the proper nomenclature for one of the fifteen terrestrial biomes of the earth. Plant habitats and communities along the river margins and banks are called riparian vegetation, characterized by hydrophilic plants.

☐ **Floodplains - 1 points**

An area of land adjacent to a stream or river which stretches from the banks of its channel to the base of the enclosing valley walls, and which experiences flooding during periods of high discharge.

☐ **Land Critical to Clean Water - 1 points**

Land cover including forests, open spaces, bodies of water, agricultural cover (e.g. pastures, row crops), and impervious surfaces for watershed protection.

☐ **Significant and/or Grand Trees - 1 points**

Such as Grand Live Oaks, Long Leaf Pine Explain any of your selections that may not be obvious to application reviewers.

7) Historical and cultural features (Choose one) - Max 5 points

☐ **Recognized historically/culturally significant lands, properties listed on the National Historic Register, or land containing structures, structure remains, earthworks, artifacts, etc. of historical or cultural significance - 5 points**

☐ **Documented historical event occurrence - 4 points**

☐ **Oral tradition of historical occurrence - 2 points**

☐ **No historical or cultural significance - 0 points**

8) Threat of Loss (Choose one) - Max 5 points

☐ **Protects land under imminent threat of loss - 5 points**

☐ **Project poses unique opportunity not likely to present itself again - 2 points**

☐ **No threat of loss - 0 points**

9) Consistent with Adopted Plans (Choose All that apply) - Max 5 points

☐ **Greenbelt Plan - 2 points**

☐ **County/Municipal Comprehensive Land Use Plan - 1 points**

☐ **Regional Bike/Ped Plans - 1 points**

☐ **Other - 1 points**

10) Project is Ready for Acquisition (Choose one) - Max 5 points

☐ **Acquisition will take place within 6 months of approval - 5 points**

☐ **Acquisition will take place more than 6 months after approval - 2 points**

11) Project is ready for public use (Choose one) - Max 3 points

☐ **Property will be open to the public in less than 1 year from award - 3 points**

☐ **Property will be open to the public between 1 - 5 years from award - 2 points**

☐ **Property will be open to the public in more than 5 years from award - 1 points**

☐ **Property will not be open to public use - 0 points**

12) Funding and leveraging - Max 15 points (Selection auto calculated based on figures provided in the Budget Section of this application)

☐ **100%+ - 15 points**

☐ **75% - 100% - 12 points**

☐ **50% - 74% - 9 points**

☐ **25% - 49% - 6 points**

☐ **5% - 24% - 3 points**

☐ **< 5% - 0 points**

13) Project Management (Choose All that apply) - Max 5 points

For fee simple and improvement projects, the applicant must demonstrate its expertise and financial resources to manage the land and the improvements for the purposes set forth in the application. For conservation easement projects, the applicant must demonstrate their expertise and financial resources to manage and enforce the restrictions placed upon the land for the purposes set for in the application.

- ☐ **Staff dedicated to land management, maintenance and deed restriction enforcement - 2 points**
- ☐ **Financial resources for land management - 2 points**
- ☐ **Staff experienced in financial management of land - 1 points**

14) Partnership and Coordination - Max 10 points

Provide information about all partners involved in this project.

Partner 1

Partner Name

Financial or Non-Financial

-- Select Partner Type --

Describe Partner Role and how the work of the partnership addresses greenspace conservation as well as community issues regarding health, resiliency, mobility, and economic development

15) Return on Investment (Choose All that apply) - Max 6 points

- ☐ **Provides recreation and/or tourism income - 1 points**
- ☐ **Provides economic benefit (such as timbering, farmland) - 1 points**
- ☐ **Provides public health benefit - 1 points**
- ☐ **Provides public services such as resiliency, natural infrastructure and resistance to flooding - 1 points**
- ☐ **Provides ecological services (such as purification of air and water; decomposition of wastes; soil and vegetation generation and renewal; pollination of crops and natural vegetation; groundwater recharge through wetlands; seed dispersal; greenhouse gas mitigation; and aesthetically pleasing landscapes) - 1 points**
- ☐ **Other (such as property will remain on the tax rolls) - 1 points**

16) Level of Public Support (Choose All that apply) - Max 6 points

- ☐ **Support Letters or Emails from Individuals or Grassroots Organizations - 3 points**
- ☐ **Favorable Results of Public Meeting/Survey - 2 points**
- ☐ **Support Letters/Emails from Regional/National Advocacy Organizations - 1 points**
- ☐ **No documented public support - 0 points**

17) Deed Restrictions - No Score

For conservation easement projects, please upload draft terms of the easement to the attachments section of this application. At a minimum, include subdivision limits, waterway buffers, road buffers, impervious surface limits, structure limitations, etc. For fee simple projects, please provide any applicable proposed deed restrictions on the property such as impervious surface limits, waterway and roadway buffers, restricted uses, etc.

18) **Additional Information - No Score**

Use this space to provide any other information regarding the project:

Applicant Self Score (Does not include partnership points)

0

Agreement

You are requesting **0.0** in greenbelt funds.

I, , the authorized agent, hereby certify to the best of my knowledge that this application is a true and accurate portrayal of the site proposed for acquisition as well as the proposed land uses and development under the Charleston County Greenbelt. I also understand that applications missing information or any of the attachments may be deemed incomplete and deferred until the next funding cycle.

Authorized Agent

Signature

Name

Title

Date Signed

2 Nov 2023

Witness

Signature

Name

Title

Date Signed

2 Nov 2023