



Charleston County Greenbelt Programs



Greenbelt Advisory Board

October 13, 2009



2009 Greenbelt Projects



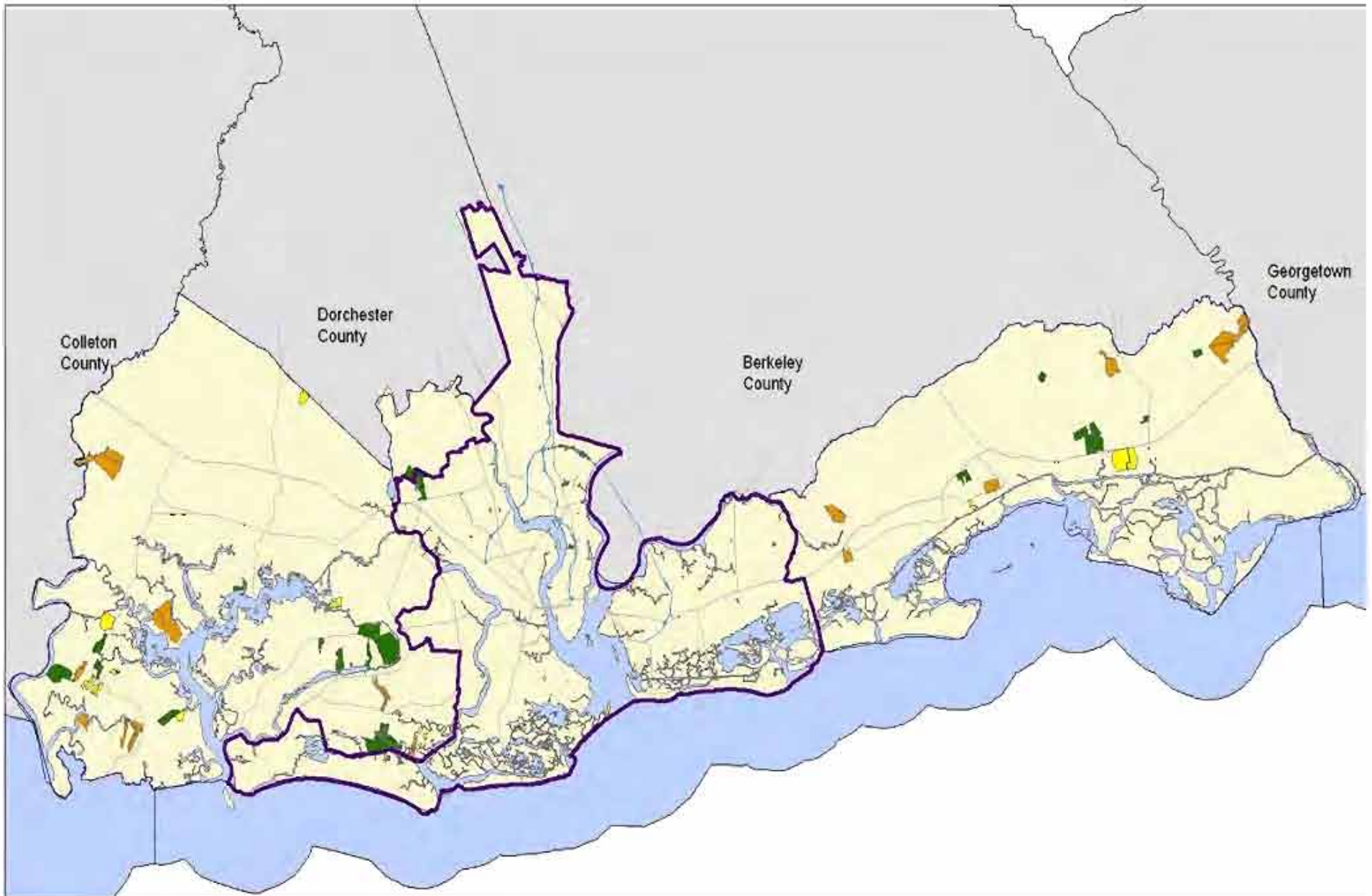
- 21 Projects Approved (15 Rural; 6 Urban)
- \$17.9 Million in Greenbelt Funds:
 - \$17,320,842 Rural
 - \$ 529,000 Urban
- 5,953 Acres Protected:
 - 5,925 Rural
 - 28 Urban
- Council to Consider 7 Rural and 2 Urban on October 15th



2009 Rural Greenbelt Projects



	Conservation Easements	Fee Simple Purchases	Total
Projects	11	5	16
Acreage	5187	738	5925
Rural \$\$	\$5.6 million	\$11.7 million	\$17.3 million
Cost per Acre	\$1,088	\$15,780	\$2,921
Match	\$21.3 million	\$6.2 million	\$27.5 million



Charleston County Greenbelt Program - 2007 thru 2009 Greenbelt Projects

- 2007 Greenbelt Projects
- 2008 Greenbelt Projects
- 2009 Greenbelt Projects
- Urban Growth Boundary



West County Rural Projects





Edisto Island Open Land Trust C. Belser Sunnyside Plantation



- 62.48 acres located on Edisto Island
- 2,000 ft of water and marsh frontage along Store Creek
- Property is the center portion of the historic Sunnyside Plantation and contains the Plantation house built around 1880
- \$224,000 to place a conservation easement on the property



Edisto Island Open Land Trust - C. Belser Sunnyside Plantation

View of Store Creek



Agricultural Fields



Plantation House



View of Causeway





Edisto Island Open Land Trust Britton Family Property



- 48.20 acres across from Botany Bay Wildlife Management Area
- Property consists of 47 highland acres; 1,000 feet of frontage along Frampton Creek and Frampton Inlet
- Property contains 1,700 feet of frontage along Botany Bay Road; easement requires a natural buffer of 200 feet along Botany Bay Road
- \$215,000 to place a conservation easement on the property



**Edisto Island Open Land Trust
Britton Family Property, Edisto Island**



View of Frampton Creek



Internal Road



Live Oak Canopy Over Botany Bay Road





Edisto Island Open Land Trust Hastings Governors Bluff Plantation



- 139.8 acres located near the intersection of Hwy 174 and historic Westcott Road
- The property is located on a high bluff and has 4,500 feet of water and marsh frontage
- Management plan includes thinning of unhealthy trees, opening to small clearings for wildlife and creating nature trails
- \$395,000 to place a conservation easement on the property



**Edisto Island Open Land Trust
Governors Bluff Plantation, Edisto Island**

Frontage along Westcott Road



Marsh frontage



Store Creek



Internal Road





Edisto Island Open Land Trust P. Mikell Peters Point Plantation



- 184.39 acres off Peters Point Road
- Approximately 6,000 feet of marsh frontage along Store Creek.
- The 123 acre salt marsh, much of which is “hard marsh”, contains a wooded two acre hammock
- \$300,000 to place a conservation easement on the property



Edisto Island Open Land Trust
P. Mikell - Peters Point Plantation, Edisto Island



Hammock Island



Internal Road



View of Store Creek Bank



Farming field





Lowcountry Open Land Trust Frogmore Plantation



- 46 acres on Pine Landing Road, Edisto Island
- The property is in close proximity to the Edisto Island County Park
- Property contains approximately 900 feet of road frontage, providing scenic view of mixed upland forest
- Frogmore Plantation is listed on the National Register of Historic Places
- \$93,000 to place a conservation easement on the property



**Lowcountry Open Land Trust
Frogmore Plantation, Edisto Island**



Frontage on Pine Landing Rd



Grand Oaks on Property



Field



Plantation House





Lowcountry Open Land Trust White Point Plantation



- 1,762 acres on Slann Island; 812 highland and 950 acres of marsh and wetlands
- 7 miles of marsh frontage with prominent public views from Dawhoo Creek, Tom Point Creek and the Intracoastal Waterway along the Wadmalaw River
- Majority of acreage remains in traditional agricultural uses
- \$2,381,500 to place a conservation easement on the property



White Point Plantation: Parcel ID:
2005 True Color Aerial Photograph
~1800 acres on Dawhoo River,
Wachmataw River & Tom Point Creek



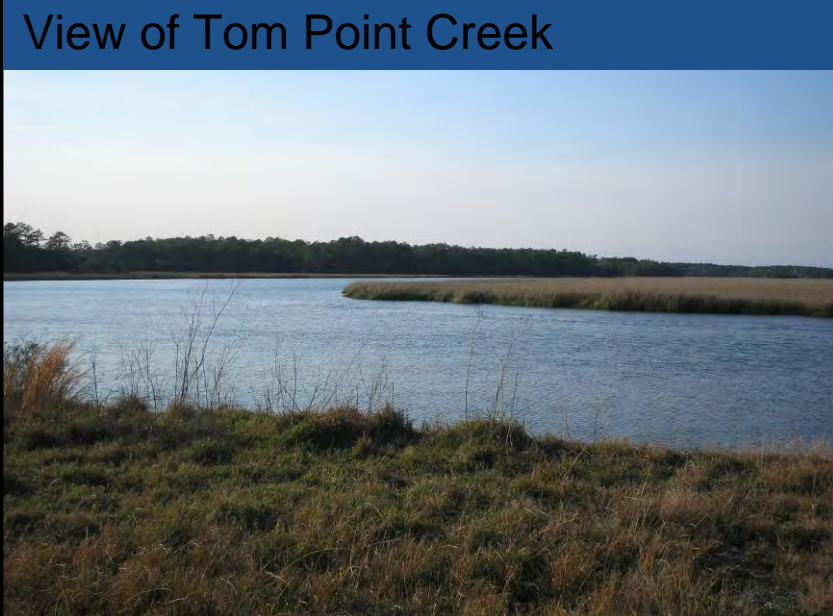
Map produced by COLT for presentation purposes. 2005
Crescenton Co. parcel data and 2005 N.A.P. photo shown.



View along Intracoastal Waterway



Hummock Island



View of Tom Point Creek



Internal road



Ducks Unlimited Hermitage Plantation



- 1,086 acres off Parkers Ferry Road, West County
- 1.5 miles frontage on Edisto River and 2.5 miles frontage on Penny Creek
- Approximately 260 acres are managed waterfowl impoundments (historic rice fields) and freshwater wetlands
- \$375,000 to place a conservation easement on the property



**Ducks Unlimited
Hermitage Plantation, West County**

Edisto River Frontage



Main Entrance Road



Internal Road



Lower Penny Creek



Town of Hollywood Wideawake Plantation



- 7.2 acres in Hollywood
- Property contains approximately 500 ft of frontage along the Stono River
- Existing dock and garage apartment on site
- The Town plans to manage the property as a passive public park with access for crabbing and fishing
- \$4,800,000 for the fee simple purchase



Town of Hollywood - Wideawake Plantation

Grand oaks and benches on property



Road leading into property



Interior walking path



View of Stono River and Dock

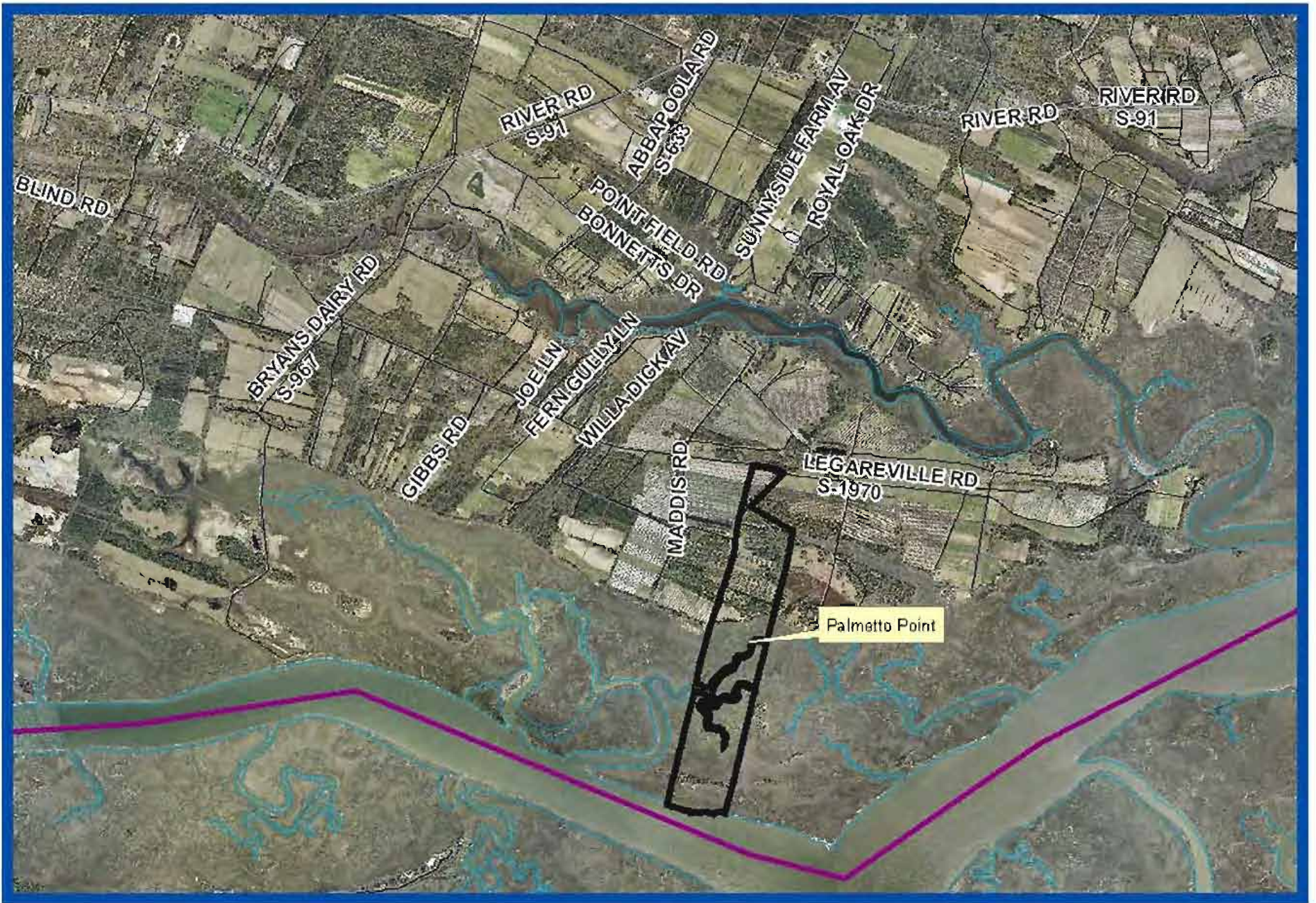




Lowcountry Open Land Trust Palmetto Point



- 146 acres on Johns Island
- 9,100 ft of frontage on Chaplin Creek and the Kiawah River
- Acreage encompasses diverse land types including open fields, forested and non-forested wetlands, evergreen and mixed upland forests
- \$123,750 to place a conservation easement on the property



Palmetto Point



Lowcountry Open Land Trust - Palmetto Point, Johns Island



Chaplin Creek



Dock and Hammock Island



Oaks along marsh



Agricultural field



Lowcountry Open Land Trust Rashford Properties



- 264 acres on Johns Island
- The property is visible from two scenic rural roads with 375 feet of frontage on Bohicket Road and 750 feet of frontage on River Road
- The landowner will continue to hold public events such as hayrides and educational events for school age children
- \$507,000 to place a conservation easement on the property



**Lowcountry Open Land Trust
Rashford, Johns Island**



Field



Internal Road



Pond



Horse Pasture

East County Rural Projects

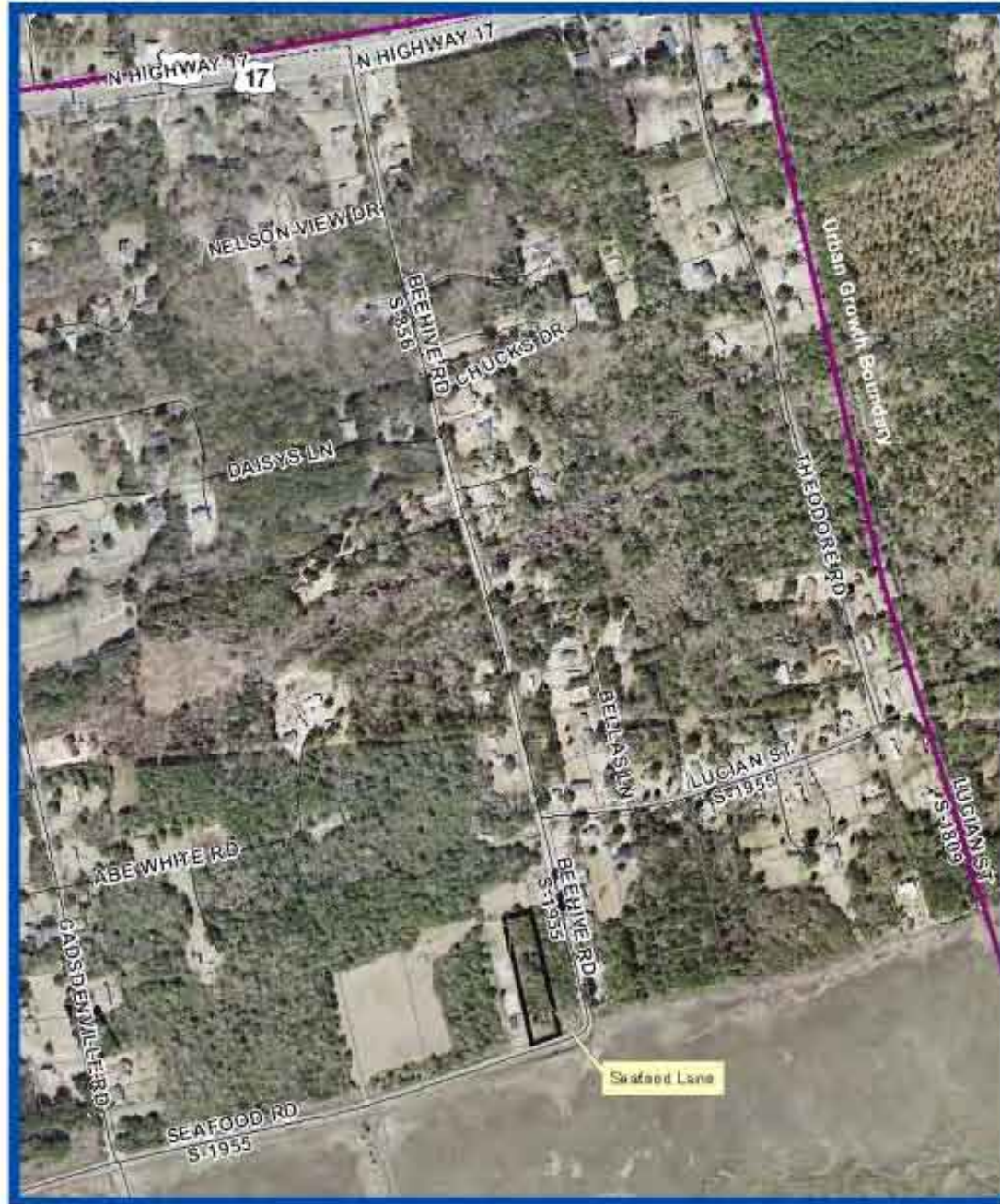




Ten Mile Community Association Seafood Lane Project



- 1.08 acres on Seafood Lane near Awendaw
- Property is located across from the Copahee Sound and adjacent to a mini-park currently owned and managed by the Ten Mile Community
- Project was approved for urban funds in March 2007 however the landowner decided not to sell
- \$220,142 for the fee simple purchase



Ten Mile Community Seafood Lane Project, Awendaw

View from Seafood Lane



View of adjacent mini park



View of Copahee Sound



View from mini park

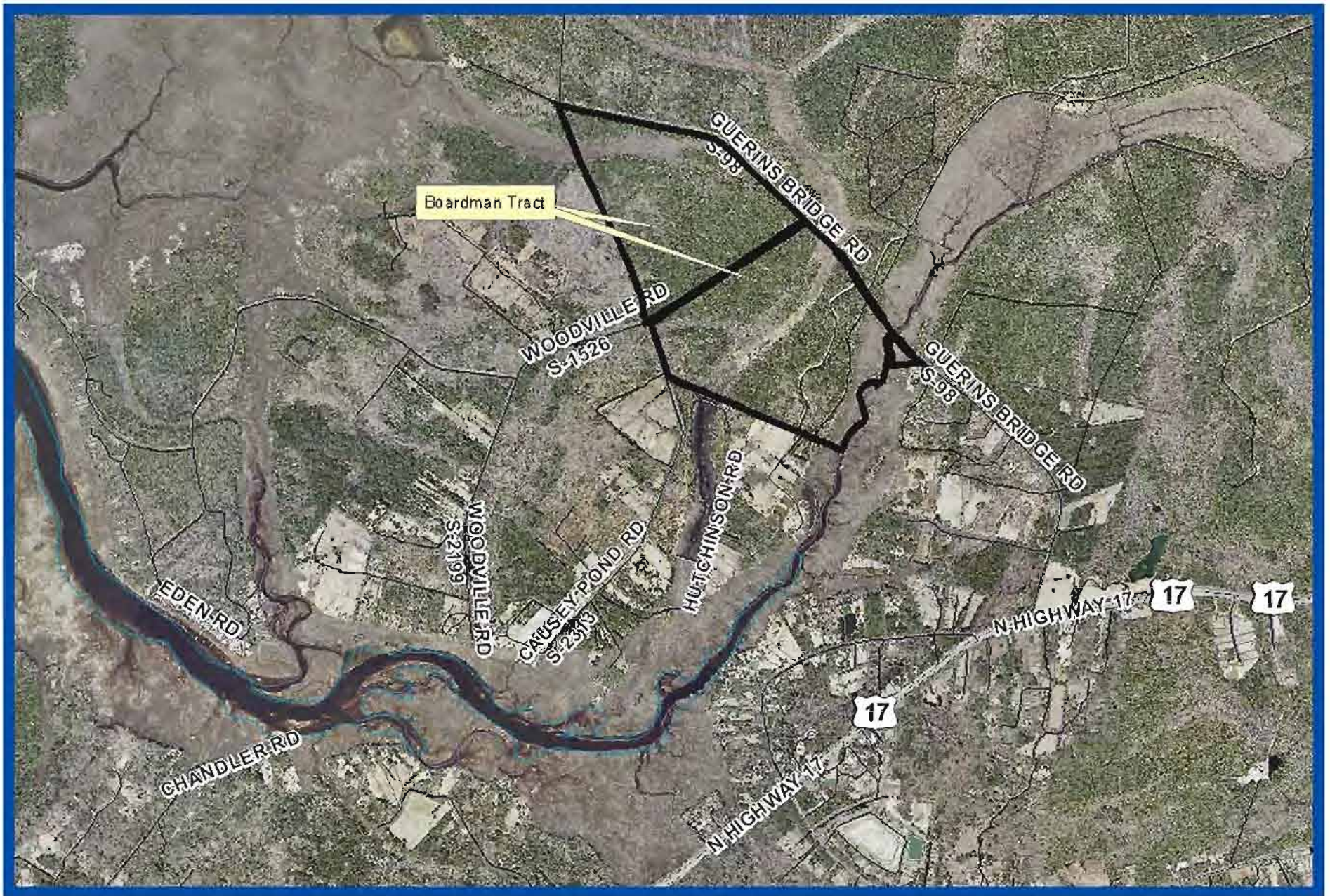




The Nature Conservancy Wando River Tract



- 374 acres near Awendaw and adjacent to the Francis Marion National Forest
- Parcel is undeveloped and contains approximately ½ mile of frontage along the Wando River
- The property is adjacent to the Windwood Farm Home for Children
- The Nature Conservancy plans to convey the property to the Forest Service or other conservation buyer
- \$1,180,000 for the fee simple purchase

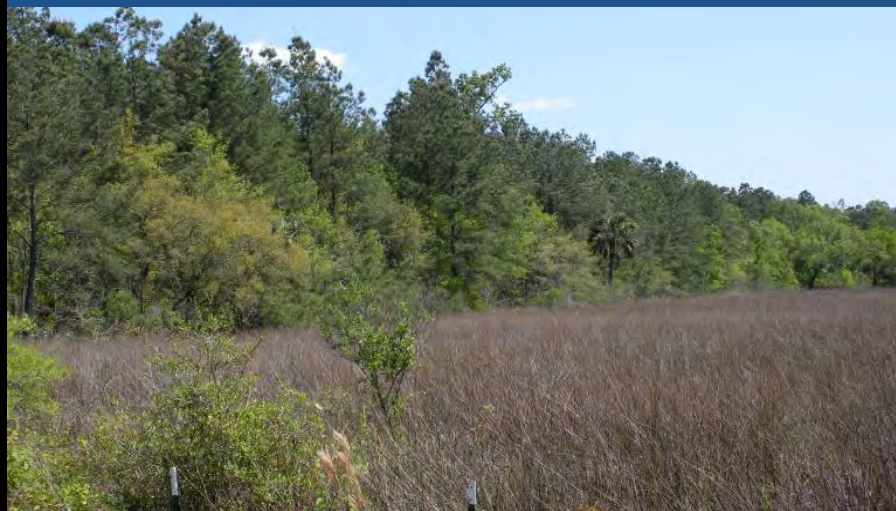


The Nature Conservancy - Boardman Tract, Awendaw

Maritime Forest Community



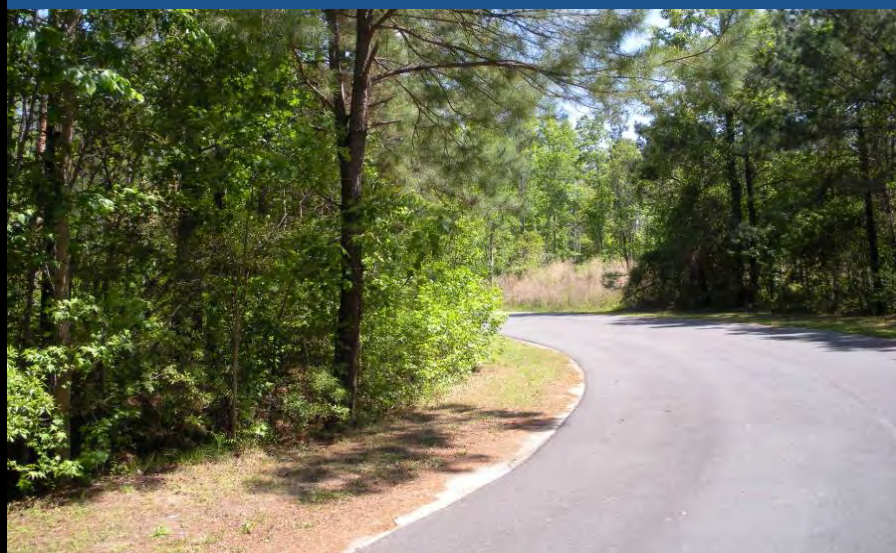
Maritime forest fronting Wando River marsh



View from Guerins Bridge Road over Wando River



Internal Road





Town of Awendaw Jefferson Tract



- Project consists of two parcels totaling 292 acres on Doar Road in Awendaw
- Parcels are undeveloped lands that were formerly owned and timbered by International Paper
- The Town plans on building a 40 acre lake with a dock, kayak launch and open air shelters
- \$5,170,000 for fee simple purchase



Town of Awendaw Rural Greenbelt Projects



Internal Road



Bulls Bay Overlook Subdivision



Cemetery next to property



Timbered Area



The Nature Conservancy Oak Hill Farm



- 388 acres to include fee simple purchase of 64 acres and conservation easement on 324 acres
- 4,200 feet of frontage along Palmers Bridge and Turner Sullivan Roads
- Property is within the proclamation boundary of the Francis Marion National Forest
- \$626,150 for the fee simple purchase of 64 acres and conservation easement on 324 acres



The Nature Conservancy
Oak Hill Farm, East County

Pond on Property



Wetlands Area



Open Fields



Internal Road





The Nature Conservancy Hampton, Inc.



- 1,124 acres adjacent to Hampton State Park
- Property contains 488 acres of wetlands
- Frontage on the Santee River and Hampton Creek
- 6,500 feet of frontage along Old Georgetown Road (Kings Highway)
- \$702,800 to place a conservation easement on the property



**The Nature Conservancy
Hampton, Inc., East County**

Wetlands



Long Leaf Pine Trees



Hampton Creek



Forested Area

Urban Projects





Town of James Island Clearview Park



- .30 acres located in Clearview Subdivision
- Property fronts Brown Drive and is located across the street from a lake
- Property is an undeveloped, open area within a residential neighborhood
- Town will manage the property as a passive public park
- \$163,000 for purchase



Town of James Island - Clearview Park Project

Lake located across street



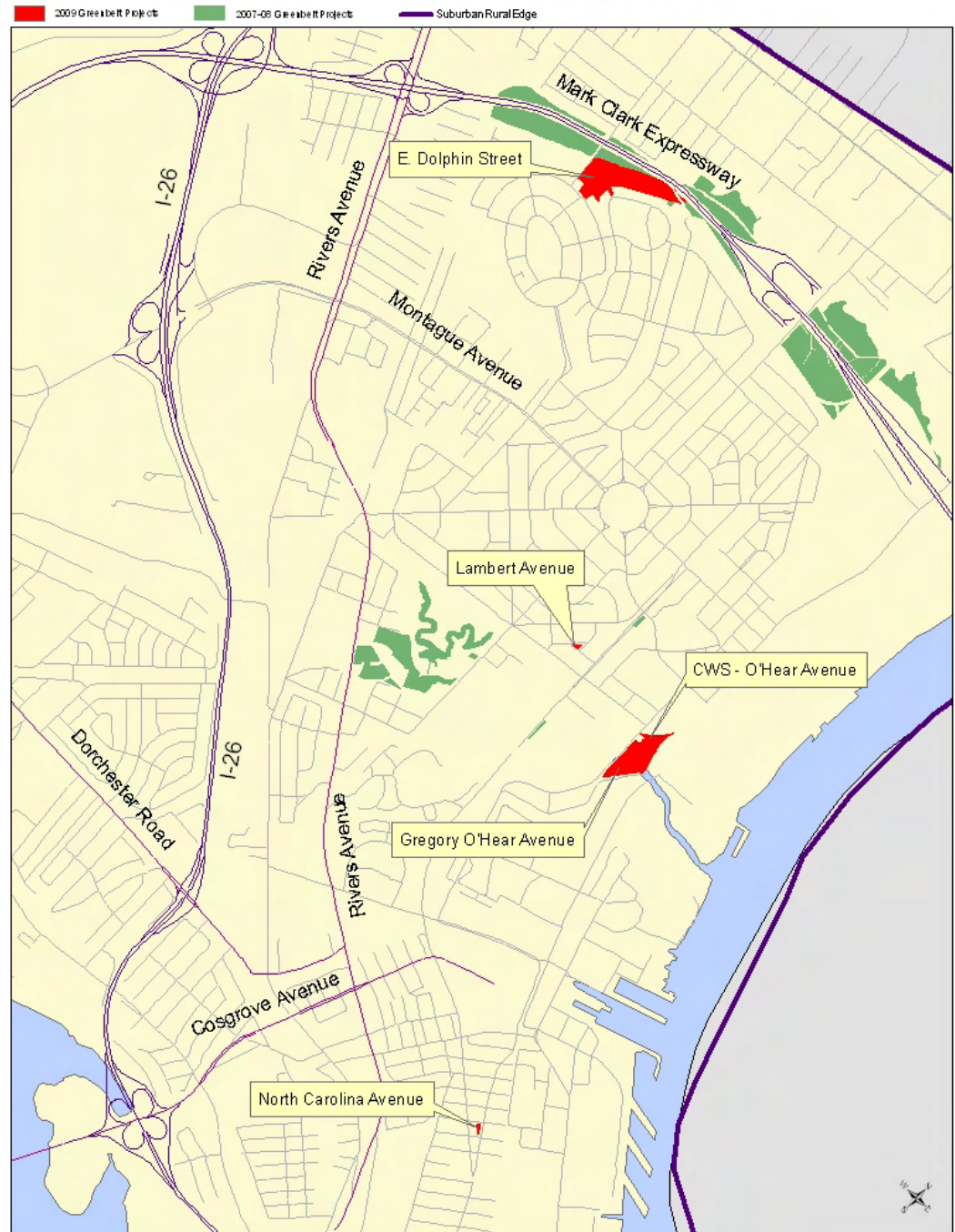
View from street



Open area on property

City of North Charleston Projects

Charleston County 2009 Urban Greenbelt Projects - City of North Charleston





City of North Charleston CWS - O'Hear



- 1.43 acres on O'Hear Street
- The parcel consists of .16 acres of highland and 1.27 acres of wetlands
- Property is located adjacent to Noisette Creek
- City will combine property with other parcels to provide a public park
- \$22,900 for land purchase



City of N. Charleston - O'Hear Avenue Projects



View from O'Hear Street



View from O'Hear Street



View from Noisette Blvd



City of North Charleston Gregory - O'Hear



- 9.31 acres on O'Hear Street
- The entire parcel is 9.71 acres. The City is requesting funds to purchase the 9.31 acres of marsh contained on the parcel.
- The property will be linked with other properties along Noisette Creek to provide a public park
- \$32,200 for land purchase



City of N. Charleston - O'Hear Avenue Projects



Marsh view from property



View of Noisette Creek

View from Bridge on O'Hear Street





City of North Charleston East Dolphin



- 16.525 acres near Filbin Creek
- The parcel consists of 2.1 acres of highland and 14.4 acres of wetlands
- Property is easily accessible from East Dolphin Street and Attaway Street
- This property will be linked with other properties along Filbin Creek to create a public park
- \$208,900 for land purchase



City of N. Charleston - E. Dolphin Street Project



Filbin Creek



View from E. Dolphin Street



View from Attaway



City of North Charleston Lambert Avenue



- The parcel consists of .38 acres at the intersection of Lambert, Justice and Beaver Streets
- Parcel contains several grand oak trees
- The City will manage the property as a community park
- \$58,250 for land purchase



City of N. Charleston - Lambert Avenue Project



View of open space



Trailer on Property



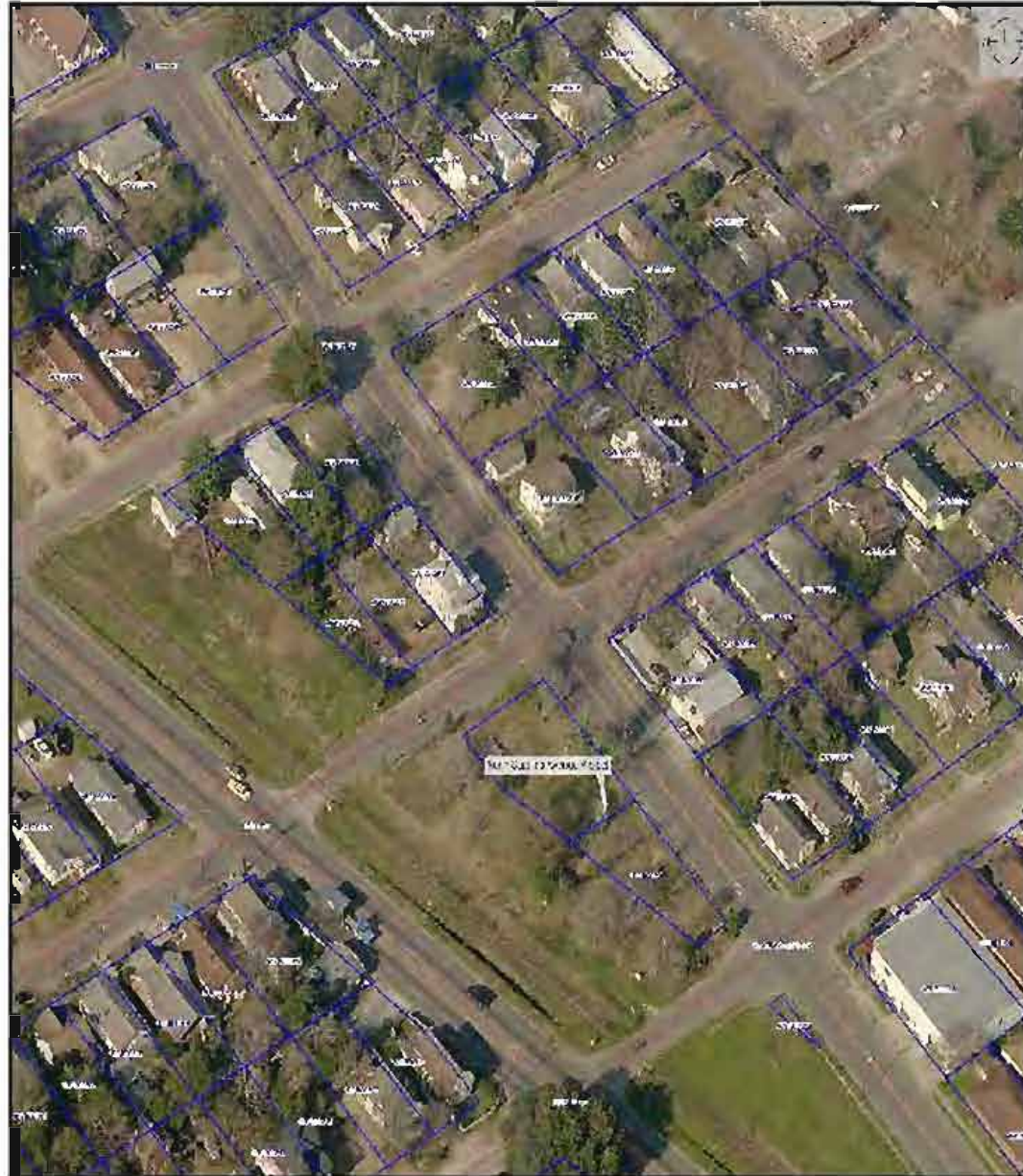
Grand Trees on Property



City of North Charleston North Carolina Avenue



- The property consists of two parcels totaling .27 acres on North Carolina Avenue
- Property is currently vacant
- The property will become an active park with playground equipment and possibly a community garden
- \$43,750 for land purchase



City of North Charleston – North Carolina Avenue Project

Vegetation on property



View from Spruill Avenue



Interior view of property



Greenbelt Goals



- Rural Lands – 6,518 acres (40% of 16,240)
- National Forest – 2,945 acres (20% of 10,275)
- Wetlands – 4,697 acres (84% of 5,610)
 - 4,414 Rural Wetlands
 - 283 Urban Wetlands
- Urban Lands – 182 acres (9% of 2,000)
- Corridors – Upcoming Projects (Goal 1,200 acres)
- PRC – 2,044 acres (44% of 4,675)
- *Total – 16,386 Acres (41% of 40,000)*



Greenbelt Funds For Land Purchase



- \$ 36 million PRC Parks
- \$ 95 million Rural & Urban Programs
- \$131 million Available for Land Purchase
- \$ 79 million Awarded to Date (60%)
- \$ 52 million Remaining



Greenbelt Funds Cash On Hand



- \$60.0 million Initial Borrowing (Rural & Urban)
- \$56.5 million Awarded To Date
- \$ 3.5 million Remaining

- \$ 2.5 million To Council October 15
- \$ 1.0 million Remaining



Evaluation of Greenbelt Programs



- Status of Goals
- Status of Funds
- Issues of Counting Acreage
- Next Year's Funding Cycles



Small Landowner Initiative



- Discussion:
 - How best to inform small landowners of Greenbelt Programs
 - How can small landowners take advantage of benefits of conservation easements
 - How best can Greenbelt Programs help protect land in rural settlement areas



Issue #1 – Counting Acres for Joint Projects with PRC



- The following projects received funding from both the Rural Program and PRC:
 - ❖ Two Pines – 813 acres near McClellanville
 - ❖ Bulls Bay Village – 61 acres near Awendaw
- Currently the acreage is counting in the Rural Program under the Francis Marion Forest Goal not the PRC Park Land goal.
- **Recommendation:** Include acreage in all appropriate system components with note; don't duplicate in the total



Issue #2 – City of Charleston's Bear Swamp Project



- This project received funding from both the Rural and Urban Programs.
- Because the property lies within the Rural area the acreage is counting in the Rural program.
- **Recommendation:** Count acreage in Rural Program and remove funding from Urban Program cost per acre calculation



Issue #3 – No Corridor Projects



- Designing a bike/pedestrian trail includes purchase of land (or access) on properties from many landowners.
- Groups are interested but have had difficulty putting together a viable greenbelt project.
- Funding a project in the urban area would be challenging due to funds being allocated to municipalities and lack of unincorporated funds.
- Projects currently being submitted for this goal.



Issue #4 – Rate of Spending Funds versus Reaching Goals

Funds

- \$131 million Allocated (\$95 million County's programs + \$36 million PRC)
- \$79 million Awarded (60%)

Goal

- 40,000 acres to be protected
- 16,386 acres protected to date (41% of goal)



Issue #5 – Counting “other” lands protected



- Landowners have donated significant conservations easements after seeing the accomplishments of greenbelt programs.
- NAWCA grants use non-federal source as match.
- Greenbelt Plan establishes a goal to conserve and protect 200,000 acres of land in Charleston County
- **Recommendation:** Early 2010 gather data from all organizations to compute new inventory of greenspace