

Charleston County Greenbelt Advisory Board



October 10, 2018



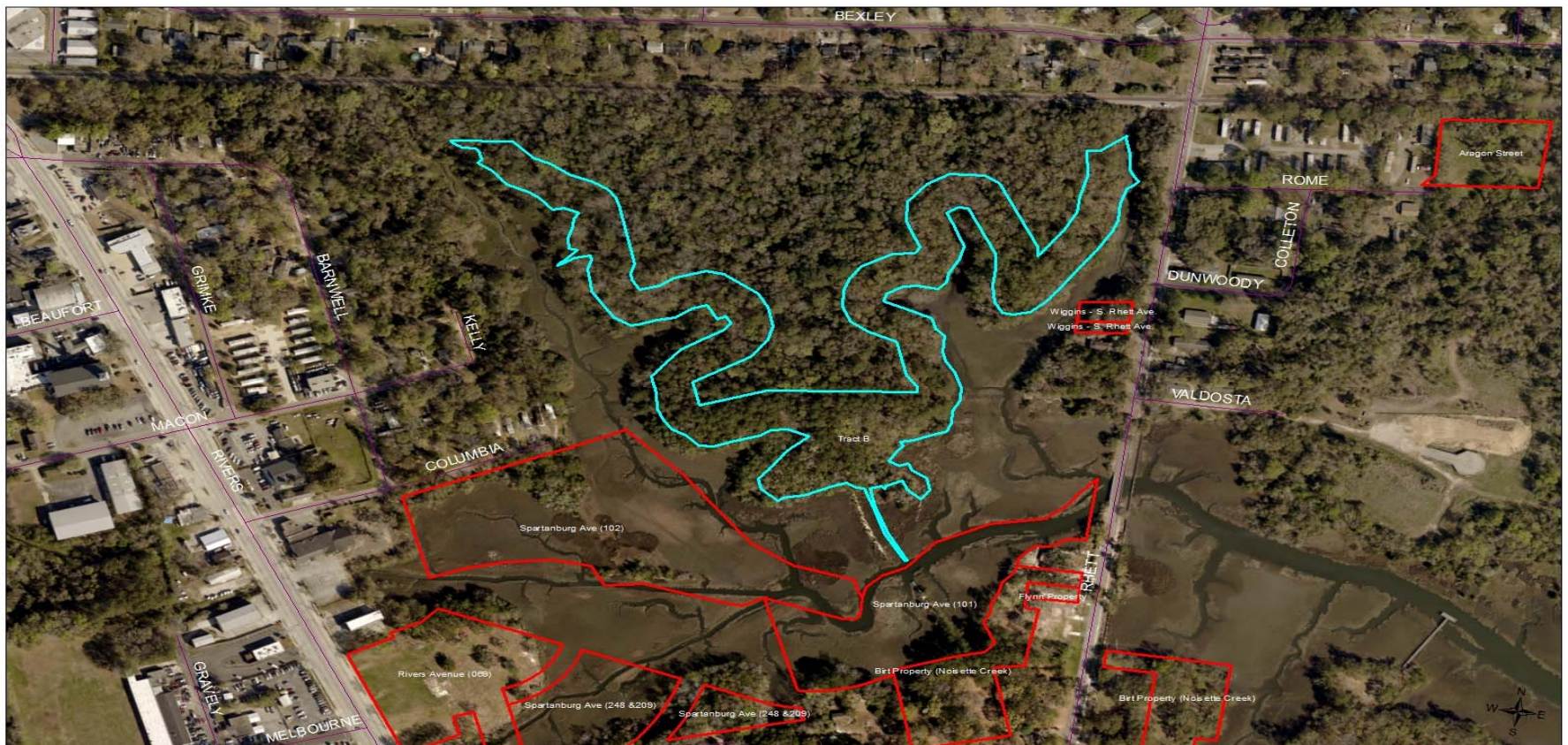
Transfer of Greenbelt Property Ordinance #1424

- Converting land to purpose other than set forth in grant award requires:
 - Two-thirds vote of the board; and
 - Majority vote of Charleston County Council
- If land is conveyed, the EGFR must:
 - Replace land interest with land of substantially equal current fair market value with any deficit being made up by contribution (cash or in-kind at the discretion of the board)
 - Replacement land must also exhibit characteristics that meet the criteria of the Greenbelt Programs
 - Board must identify and approve replacement land before approving conveyance of Greenbelt property



City of N. Charleston's Tract B Greenbelt Property

- In 2008 City awarded \$440,658 toward the purchase of 10.5 acres = \$42,007 per acre (\$.96 per sq. ft.)



City of N. Charleston's Tract B



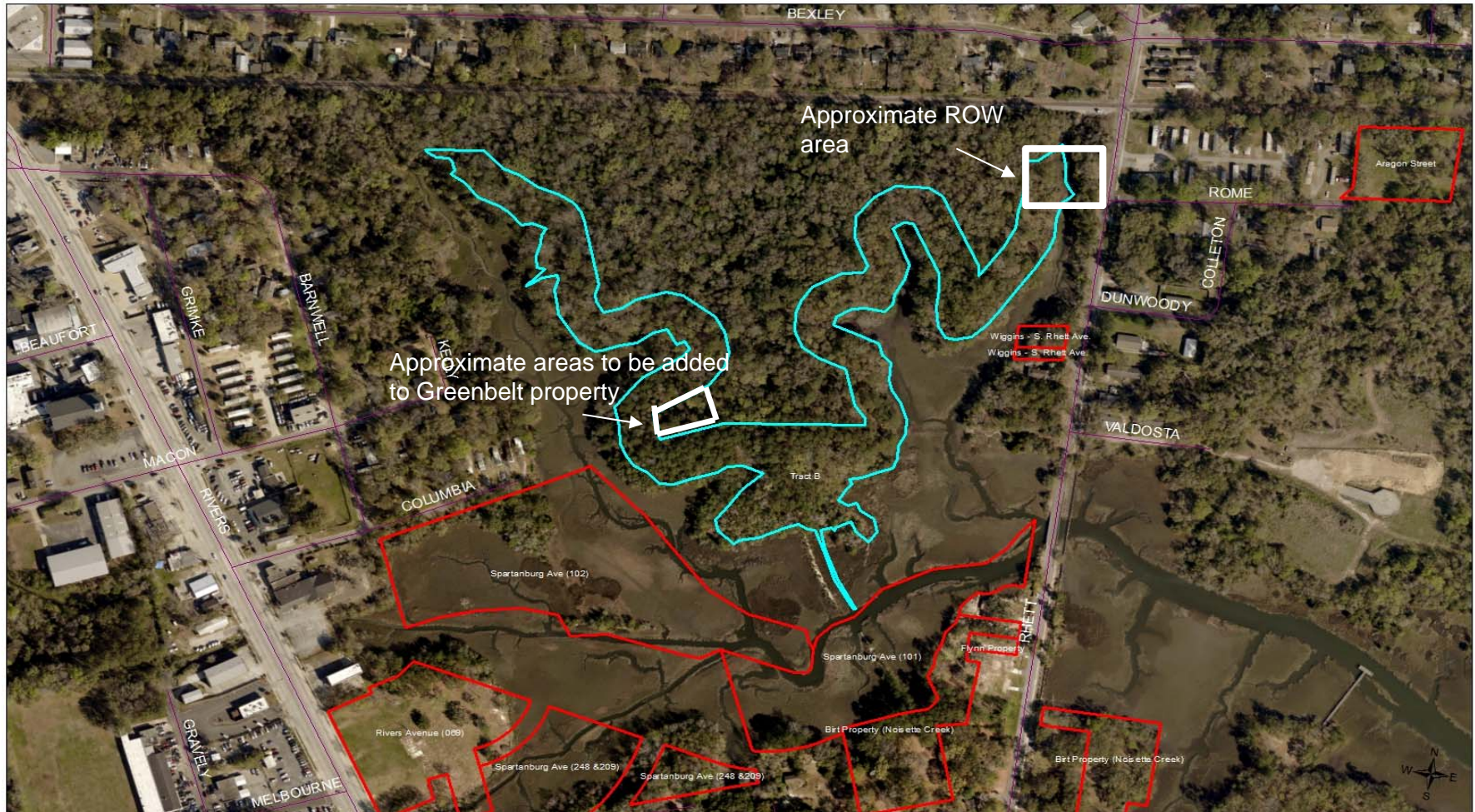


Tract B Right-Of-Way Request

- Request is for a land swap:
 - 10,125 sq. ft. of Greenbelt property, highland and riparian land, to PC Land Members, LLC
 - 10,200 sq. ft. of highland will be added to the Tract B Greenbelt property



Tract B Right-of-Way Request



City of N. Charleston's Tract B



Tract B Right-Of-Way Request

- Items to Consider:
 - Does request meet ordinance?
 - Is land offered suitable?
 - If approved, will need to amend Grant Agreement with new plat



City of N. Charleston's Mixson Greenbelt Property

- In 2010 City awarded \$89,100 toward the purchase of .26 acres = \$305,019 per acre



City of N. Charleston's Mixson





Mixson Right-Of-Way Request

- 7' ft ROW easement for storm water drainage
- Easement would be conveyed from the City of N. Chas to TRC Mixson Commons, LLC
- Offering to fix the sidewalk which is currently in disrepair



Mixson Right-of-Way Request



City of N. Charleston's Mixson



Mixson Right-Of-Way Request

- Items to Consider:
 - Does request meet ordinance?
 - Is in-kind compensation offered suitable?
 - Could it benefit current uses of Greenbelt property?
 - Will easement terms require holder to maintain sidewalk?



Sub-Committee

- Appointee
- Rules & Procedures:
 - Meetings
 - Quorum
 - Majority Vote
 - Officers
 - Rotating Members



Ordinance Amendments

- Ordinance Amendments:
 - September 20th - 1st Reading
 - September 25th - Public Hearing
 - October 9th - 2nd Reading
 - October 23rd - 3rd Reading



Application Form and Process

- Review Process **(ALL DATES ESTIMATES)**
 - November 1st - Open Funding Cycle
 - November - Application Workshop
 - December 31st - Deadline for Applications
 - Month of January – Staff Reviews Apps and Conducts Site Visits
 - 1st Week of February – Applications to GAB Subcommittee
 - By End of February – Subcommittee meets to consider projects
 - March – Subcommittee recommendations to full GAB



Policy Discussion

- Reimbursement of Prior Purchases:
 - Current Policy: Reimbursement is allowed if purchase occurs during application process (after application submitted).
 - Recommended Change: Allow reimbursements be eligible if occur within one year prior to the application date.



Policy Discussion

- Land Cover/Impervious Surface Limit:
 - No Current Policy or Limit
 - Options:
 - Set a maximum impervious surface limit. Based on percentage of highland acreage. Exclude impervious trails?
 - Set a limit of any type of development (impervious and pervious). Percentage based on total acreage. Exclude impervious trails?
 - If forested, set limit of area to remain forested. Include amount in buffers?
 - Make a recommendation on a project-by-project basis.
 - All recommendations would require Council approval.



Policy Discussion

- Prohibited Uses:

- No Current Policy or Limit

- Examples:

- Golf Courses
- Swimming Pools
- Tennis courts
- Commercial Uses (exclude agriculture, silviculture, mariculture)
- Farmer's Markets
- Overflow Parking
- Care takers living on property
- Skateboard parks
- ATV Trails



Policy Discussion

- Roadway and Waterway Buffers:
 - No Current Policy or Limit
 - For Consideration:
 - Vegetative/Tree buffer along public roadways – no clearing or structures
 - Buffer along rivers and creeks – no clearing or structures
 - Buffer minimum 50 ft.
 - If Buffer is taken for ROW in future – how is it replaced?
 - Limitation on docks?