

Charleston County Greenbelt Advisory Board



November 14, 2018



Staff Update

- Ordinance Amendments – Approved 10-23
 - Updated Supplemental Report
- Application Time Line:
 - Opened 11-7-18
 - Workshop 11-28-18
 - Projects Due by EOB 2-28-19
 - Staff Review and Site Visits – March 2019
 - GAB Review – April 2019
 - Council Review – May 2019



Staff Update

- New Website – New Domain Name
- On Line Application
- <https://greenbelt.charlestoncounty.org>



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?



Policy Discussion Greenbelt Projects

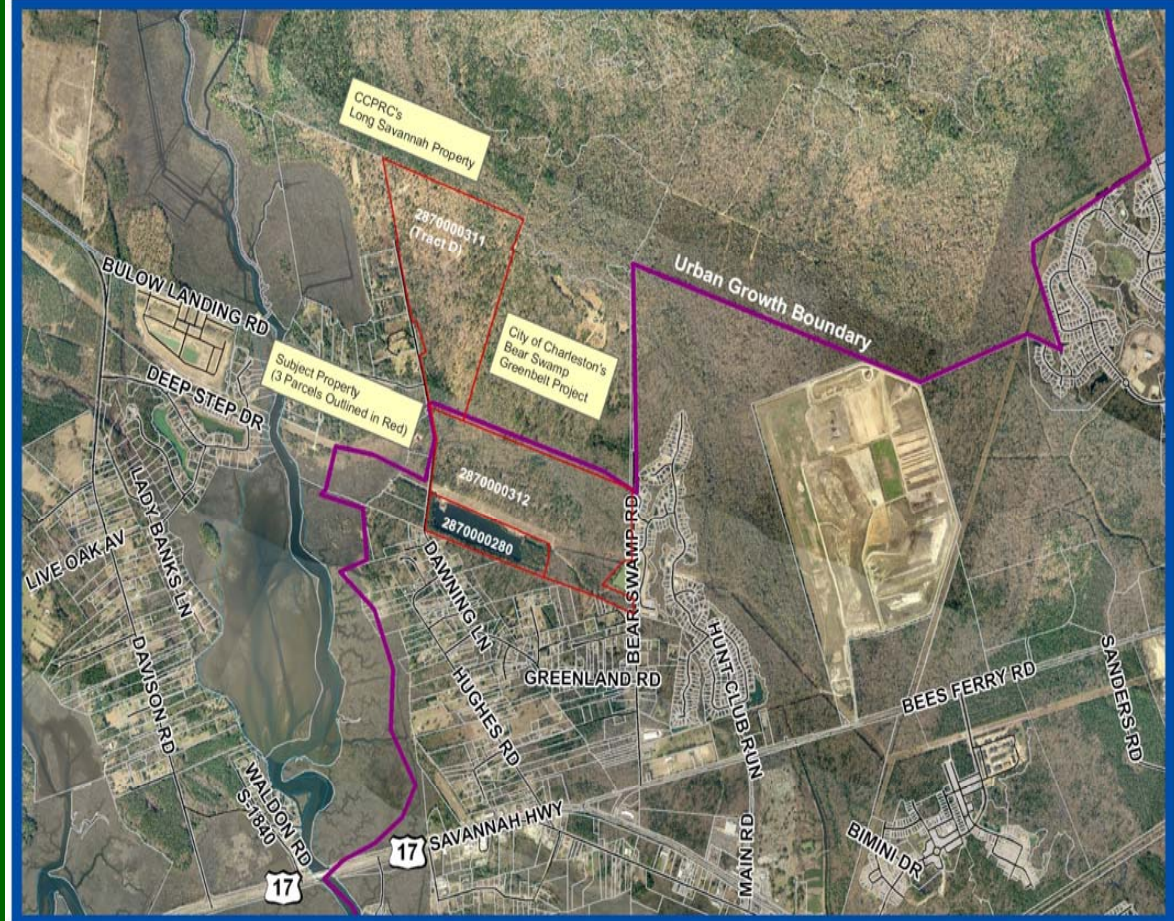
- Fee Simple Projects:
 - Bear Swamp – 105 contiguous acres protected in natural, traditional uses
 - Fields Tract – No impervious surface on 8.5 acres
 - Wiltown Community Park – Impervious surface limit of 2%
- Conservation Easement Projects:
 - Reduced subdivision, reduced docks, increased buffers to 100ft, and renegotiated impervious surface limit



Policy Discussion

Bear Swamp, West Ashley

- 205 total acres
- Used rural funds and urban funds
- 105 contiguous acres protected in natural, traditional uses



Charleston County Park & Recreation Commission
Bulow Hunt Club, West Ashley



Policy Discussion

Fields Tract, Johns Island

- 10.5 total acres
- Asked to put community center on 2 acres nearest River Rd
- 8.5 acres remaining can have no impervious surface



Progressive Club of Johns Island
Fields Tract





Policy Discussion

Wiltown Park, Parkers Ferry

- 21 total acres
- Asked to put picnic shelters on property
- 2% limit on impervious surface (18,295 sq. ft.)



Wiltown Community Park, West County
Wiltown Improvement Organization





Policy Discussion Fee Simple Projects

- Other Restrictions:
 - Time line for improvements to be built
 - Approved accommodations tax to fund structure
 - Request for signage to identify park
 - New appraisal
 - Provisions on funds for mining dirt
 - Funding for minor improvements can be no more than 30% of project



Policy Discussion CE Projects

- Conservation Easement Projects:
 - Draft terms are provided with application
 - Renegotiation of terms include:
 - reduced number of subdivisions
 - reduced number of docks
 - increased buffers to 100ft
 - impervious surface limit



Policy Discussion Partner Input

- Conservation Groups' Memo:
 - Study committee with community participation
 - Program's purpose and goals should be ultimate mechanism for determining project for funding
 - Use of preferences rather than strict disqualifiers
 - Study period
- Other:



Subcommittee Discussion

- Appointees:
 - 1 year terms?
 - Appointed each year by Chair?
 - Revolving appointments?
- Rules & Procedures:
 - Should GAB or subcommittee set?
 - What should constitute a quorum?
 - How many needed to vote on a project?

Happy Thanksgiving



Thankful for your service!