

CHARLESTON COUNTY GREENBELT PLAN



**Presentation to Charleston County
Greenbelt Advisory Board
May 2, 2018**

CHARLESTON COUNTY • ALTA/GREENWAYS

Greenbelt Plan Review Tasks

1. Criteria Approved by the GAB at January – April 2018 meetings
2. Final Criteria and Scoring to be reviewed
3. Formulate Recommendations based on Public Input:
 - **Greenbelt Definition – completed**
 - **Greenbelt Vision – completed**
 - **Greenbelt Priorities & Criteria** – under final review/GAB vote
 - **Rural/Urban Allocation – completed**
 - Bonding of Greenbelt Funds – discussion today/GAB decision
 - Greenbelt Board structure – discussion today/GAB decision

Bonding of Sales Tax Funds
for discussion and action
by the GAB

Should the County Pursue Bonds?

- **No** – allow Sales Tax funds to aggregate an annual amount, estimated to be approximately \$5 million per year, distribute according to formula
- **Yes** – the County should bond a specific amount of funds against the sales tax collection:
 - \$25 million bond - example
 - \$50 million bond - example

FUNDING AVAILABLE - Estimated Amount that should be available when applications are accepted next year:

Allocation Based on Funds Available	1st Sales Tax Fund Balance (70% Rural 30% Urban)	2nd Sales Tax Revenues (50% Each)	Totals
Rural Funds	\$ 7,000,000	\$ 5,000,000	\$ 12,000,000
Urban Funds	\$ 3,000,000	\$ 5,000,000	\$ 8,000,000
Total	\$ 10,000,000	\$ 10,000,000	\$ 20,000,000

FUNDING AVAILABLE - Estimated Amount that should be available for the remaining 1st Sales Tax and Total 2nd Tax:

FULL ALLOCATION	1st Sales Tax Fund Balance (70% Rural 30% Urban)	2nd Sales Tax Revenues (50% Each)	Totals
Rural Funds	\$ 21,000,000	\$ 100,000,000	\$ 121,000,000
Urban Funds	\$ 9,000,000	\$ 100,000,000	\$ 109,000,000
Total	\$ 30,000,000	\$ 200,000,000	\$ 230,000,000

**Total Urban Allocation
(30% of \$30m plus 50% of \$200m)**

Municipality	Population (U.S. Census 2010)	Percent of Population	Urban Allocation
Charleston	111,981	37.53%	\$ 40,902,258
Folly Beach	2,617	0.88%	\$ 955,887
Isle of Palms	4,133	1.38%	\$ 1,509,622
James Island	11,544	3.87%	\$ 4,216,569
Kiawah Island	1,626	0.54%	\$ 593,914
Lincolnton	1,139	0.38%	\$ 416,032
Mt. Pleasant	67,843	22.73%	\$ 24,780,381
N. Charleston	78,201	26.21%	\$ 28,563,751
Seabrook Island	1,714	0.57%	\$ 626,057
Sullivan's Island	1,791	0.60%	\$ 654,182
Unincorporated	15,828	5.30%	\$ 5,781,346
Total	298,417	100.00%	\$ 109,000,000

**Urban Allocation of Amount on Hand (next year)
(30% of \$10m plus 50% of \$10m)**

Municipality	Population (U.S. Census 2010)	Percent of Population	Urban Allocation
Charleston	111,981	37.53%	\$ 3,002,001
Folly Beach	2,617	0.88%	\$ 70,157
Isle of Palms	4,133	1.38%	\$ 110,798
James Island	11,544	3.87%	\$ 309,473
Kiawah Island	1,626	0.54%	\$ 43,590
Lincolnton	1,139	0.38%	\$ 30,534
Mt. Pleasant	67,843	22.73%	\$ 1,818,744
N. Charleston	78,201	26.21%	\$ 2,096,422
Seabrook Island	1,714	0.57%	\$ 45,949
Sullivan's Island	1,791	0.60%	\$ 48,013
Unincorporated	15,828	5.30%	\$ 424,319
Total	298,417	100.00%	\$ 8,000,000

Example: No Bonding, 50%/50% of estimated \$5 million annual sales tax proceeds

Urban Allocation 50% of \$5 million (Not Bonded)			
Municipality	Population (U.S. Census 2000)	Percent of Population	Urban Allocation
Charleston	111,981	37.53%	\$ 938,125
Folly Beach	2,617	0.95%	\$ 23,758
Isle of Palms	4,133	1.50%	\$ 37,520
James Island	11,544	4.19%	\$ 1,102,130
Kiawah Island	1,626	0.59%	\$ 14,761
Lincolnton	1,139	0.41%	\$ 10,340
Mt. Pleasant	67,843	24.64%	\$ 615,897
N. Charleston	78,201	28.40%	\$ 709,929
Seabrook Island	1,714	0.62%	\$ 15,560
Sullivan's Island	1,791	0.65%	\$ 16,259
Unincorporated	15,828	5.75%	\$ 3,459,290
Total	298,417	100.00%	\$ 2,500,000

If \$25 million Bonded

Urban Allocation 50% of \$25 million (Bonded Amount)			
Municipality	Population (U.S. Census 2000)	Percent of Population	Urban Allocation
Charleston	111,981	37.53%	\$ 4,690,626
Folly Beach	2,617	0.95%	\$ 118,789
Isle of Palms	4,133	1.50%	\$ 187,602
James Island	11,544	4.19%	\$ 523,997
Kiawah Island	1,626	0.59%	\$ 73,806
Lincolnton	1,139	0.41%	\$ 51,701
Mt. Pleasant	67,843	24.64%	\$ 3,079,484
N. Charleston	78,201	28.40%	\$ 3,549,647
Seabrook Island	1,714	0.62%	\$ 77,801
Sullivan's Island	1,791	0.65%	\$ 81,296
Unincorporated	15,828	5.75%	\$ 718,454
Total	298,417	100.00%	\$ 12,500,000

If \$50 Million Bonded

Urban Allocation 50% of \$50 million (Bonded Amount)

Municipality	Population (U.S. Census 2000)	Percent of Population	Urban Allocation
Charleston	111,981	37.53%	\$ 9,381,252
Folly Beach	2,617	0.95%	\$ 237,578
Isle of Palms	4,133	1.50%	\$ 375,205
James Island	11,544	4.19%	\$ 1,102,130
Kiawah Island	1,626	0.59%	\$ 147,613
Lincolnton	1,139	0.41%	\$ 103,401
Mt. Pleasant	67,843	24.64%	\$ 6,158,968
N. Charleston	78,201	28.40%	\$ 7,099,294
Seabrook Island	1,714	0.62%	\$ 155,601
Sullivan's Island	1,791	0.65%	\$ 162,592
Unincorporated	15,828	5.75%	\$ 3,459,290
Total	298,417	100.00%	\$25,000,000

Allocation Formula
Approved by the GAB
at April 11, 2018 meeting

Option 2: 50% rural/50% urban

- 50% of total amount to both rural and urban - **\$100 million each** (not bonded)
- 70% Rural and 30% Urban allocation will apply to remaining funds in 1st Sales Tax - **\$30 million**
 - Rural Allocation (70%) - **\$21 million**
 - Urban Allocation (30%) - **\$9 million**

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Total Urban Allocation (Both Sales Taxes)

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Current Funds on Hand Urban Allocation

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Final Greenbelt Criteria and Scoring System

Criteria 3: Meets Greenbelt System Components – 6 points (Score from all that apply)

- Greenway corridors – 1 point
- Urban Greenbelt Lands – 1 point
- Rural Greenbelt Lands – 1 point
- Francis Marion National Forest – 1 point
- CCPRC Regional Parks – 1 point
- Lowcountry Wetlands – 1 point

Ranked based on updated inventory, and with the type of Greenbelt Land that did not achieve the numeric goals during implementation of the first generation of the Greenbelt Program

Criteria 5: Protection of Wildlife Habitat – 5 points (Only one category applies to scoring)

- Protects wildlife habitat of endangered or threatened species – 5 points
- Protects wildlife habitat of any species – 2 points
- No wildlife habitat protection – 0 points

Ranked based on public response to survey question 8

Criteria 7: Historical and Cultural Features – 5 points (Only one category applies to scoring)

- Culturally significant land, or contains **existing structure or remnants of structures**, earthworks, artifacts, etc. of historical significance – 5 points
- Documented historical event occurrence – 4 points
- Oral tradition or historical occurrence – 2 points
- No historical or cultural significance – 0 points

In the original criteria of the Greenbelt Program

Criteria 12: Funding and leveraging – 15 points (Only one category applies to scoring)

- Over 100% Match – 15 points
- 75 – 100% Match – 10 points
- 25 – 74% Match – 6 points
- 5 – 24% Match – 4 points
- Less than 5% – 0 points

In the original criteria of the Greenbelt Program

Criteria 15: Return on Investment: 6 points (Score for all that apply)

- ~~Provides jobs – 1 point~~
- Provides recreation and/or tourism income – 1 point
- Provides economic benefit (such as timbering, farmland) - 1 point
- Provides public health benefit – 1 point
- Provides public services such as resiliency, natural infrastructure and resistance to flooding – 1 point
- 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 point
- Other (such as the property will remain on tax rolls) – 1 point

In the original criteria of the Greenbelt Program

Summary of Greenbelt Program Application Evaluation Criteria Scoring – 100 Points

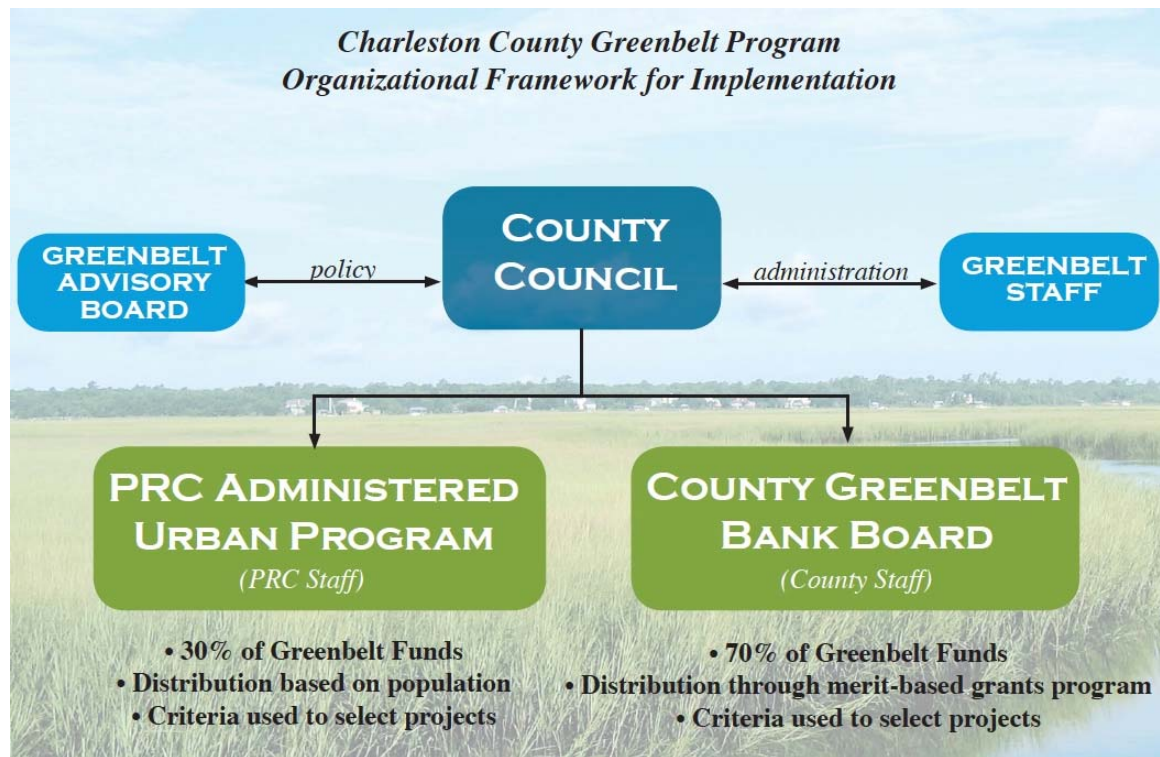
- Criteria 1 – 8 points
- Criteria 2 – 4 points
- Criteria 3 – 6 points
- Criteria 4 – 5 points
- Criteria 5 – 5 points
- Criteria 6 – 7 points
- Criteria 7 – 5 points
- Criteria 8 – 5 points
- Criteria 9 – 5 points
- Criteria 10 – 5 points
- Criteria 11 – 3 points
- Criteria 12 – 15 points
- Criteria 13 – 5 points
- Criteria 14 – Point Range 0 – 10
- Criteria 15 – 6 points
- Criteria 16 – 6 points

Applications for Sales Tax Grant Funds

- All grant funds require completed applications; failure to submit completed applications results in automatic rejection of application.
- Grant applications that score less than 50 points will not receive grant awards, and will be encouraged to resubmit their application.
- GAB members who are also grant applicants will need to recuse themselves from scoring applications and from participating in discussion of the specific application.

Organizational Structure
To be reviewed and approved
by the GAB

Current Framework



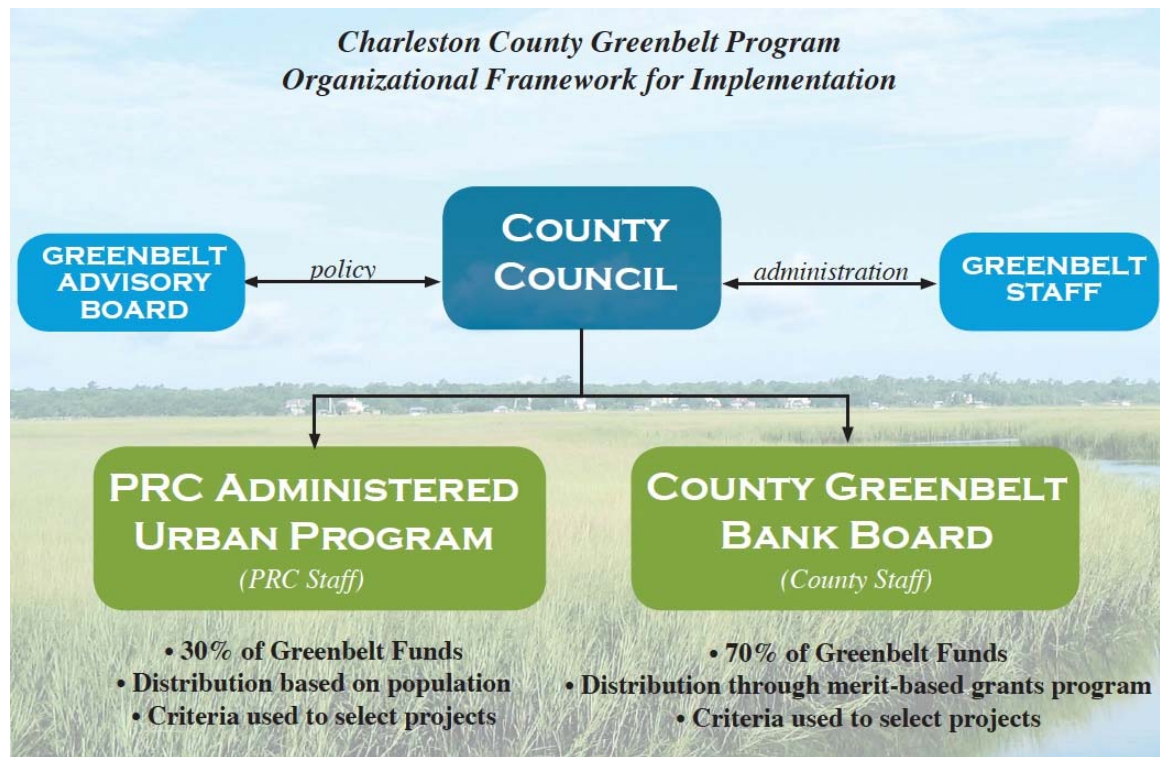
Organizational Framework: Issues for GAB Consideration

- If the GAB were to review all project applications and score them according to the Criteria:
 - Consider the size of the group that would review those applications - Fourteen people is a large amount to review applications.
 - Consider that members would have to recuse themselves (such as the municipal representatives).
 - Should the GAB establish a subcommittee for purpose of reviewing and scoring applications?

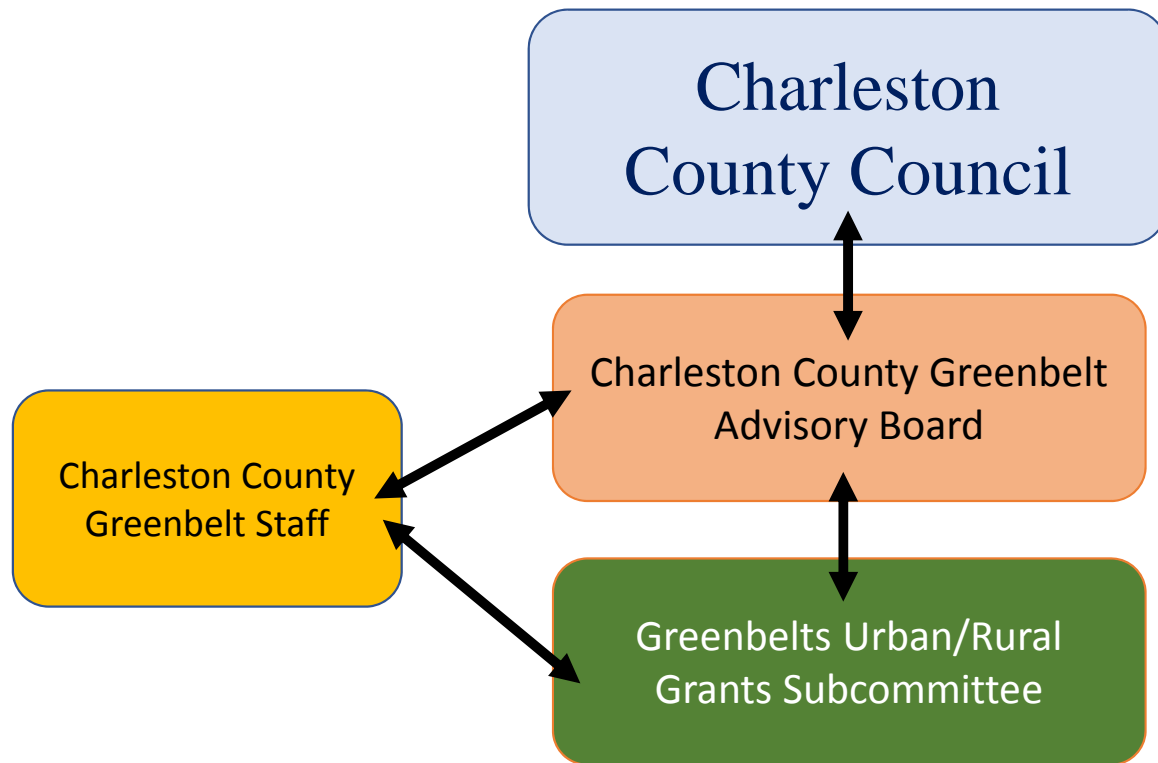
Three Organizational Framework Options

- **Option 1:** Keep Same Framework
- **Option 2:** Subcommittee of GAB
- **Option 3:** Combined Rural/Urban

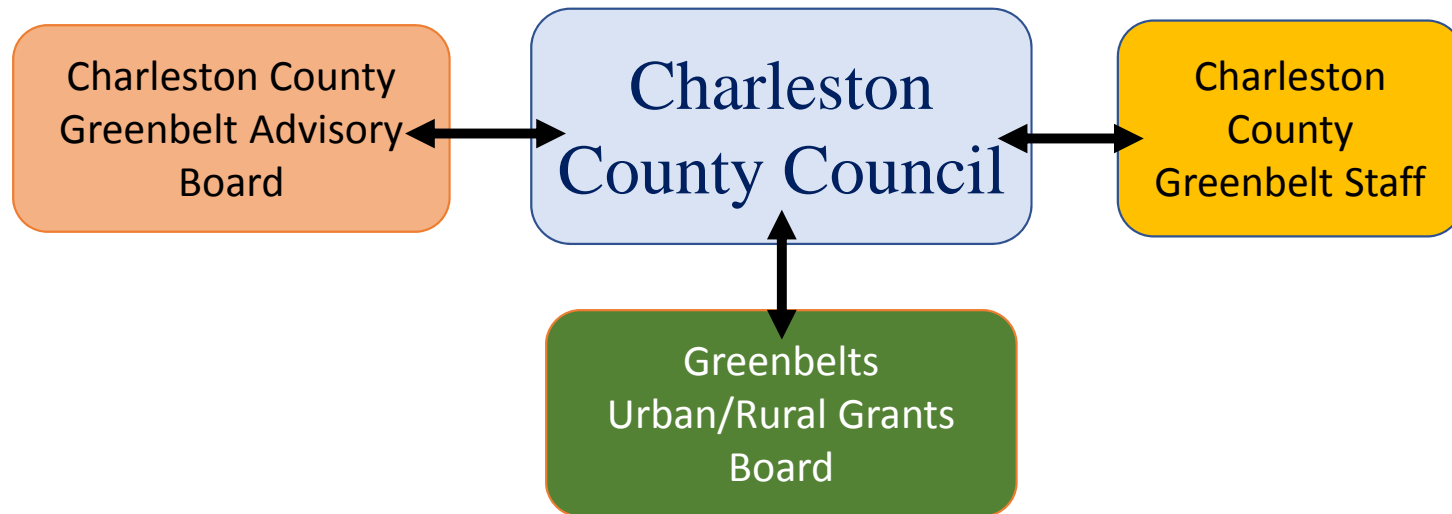
Option 1: Same Framework



Option 2: GAB Subcommittee



Option 3: Combined Rural/Urban Board



Consultant's Recommendation

- Consultant recommends **eliminating** Greenbelt Bank Board and Urban Grants Review Committee
- Consultant recommends **combining** the functions of the two prior boards into a **Subcommittee** of the GAB
- Simplifies Greenbelt Program going forward, reduces number of boards, streamlines process

Application Review Process

- Both urban and rural projects are submitted to County staff.
- Greenbelt staff and Planning staff will review and score them based on new criteria
- Applications are forwarded to the Subcommittee along with staff's scores.
- Applicants make presentations of their projects to the Subcommittee who formulates recommendations
- Subcommittee's recommendations are sent to the full GAB
- Subcommittee & GAB recommendations sent to County Council

Greenbelt Program
Functional Issues
To be discussed by the GAB

Greenbelt Program Functional Issues

- Minor Improvements – Keep as stated in original Plan
 - Minor improvements will be limited to: boardwalks, foot bridges, unpaved trails, unpaved roadways, and unpaved small parking areas. Other improvements may be included in a particular project but cannot be funded with Greenbelt proceeds.
 - I would also like to continue to allow the beach communities to submit applications for “minor improvement” only projects as Council approved in May 2010.

Greenbelt Program Functional Issues

- Public v/s Private Protection – Keep Conservation Toolbox the same:
 - Comprehensive Greenbelt Plan Appendix E – Conservation Toolbox includes land conservation strategies that can be used in combination or separately to conserve greenspace throughout the County.
 - Tool box includes regulatory, acquisition, land donation and management strategies such as: development impact fees; purchase of rights and other easements; conservation easements; fee simple acquisition; outright donation; intergovernmental partnerships; nonprofit acquisition and conveyance to a Public Agency.

Greenbelt Program Functional Issues

- Small Landowner Program – Eliminated when funds exhausted
 - Landowners with properties smaller than 30 acres and are interested in participating in the Greenbelt Program may be referred to partner with the East Cooper Land Trust to discuss the conservation tools available through the Greenbelt Program.
 - 3 projects totaling \$1.1million – 2 in Mt. Pleasant; 1 St. Andrews Area
 - Funds remaining \$78,470

Greenbelt Program Functional Issues

- Development Limits, Allowable Uses & Buffers– Need guidelines
 - Land cover/Impervious Surface Limit – 10% of total acreage can be covered
 - Paved trails would be excluded from above limit
 - If property is forested at least ??% of trees must remain if to be used for active park?
 - Prohibited Uses:
 - Swimming Pools?
 - Tennis Courts?
 - Commercial Activities (Farmers Markets?)
 - Overflow parking or parking lot for other business/venues
 - Other?
 - Buffers along roads and/or waterways?

Questions/Discussion