

CHARLESTON COUNTY GREENBELT PLAN



**Presentation to Charleston County
Greenbelt Advisory Board
April 11, 2018**

CHARLESTON COUNTY • ALTA/GREENWAYS

Greenbelt Plan Review Tasks

1. Criteria Approved by the GAB at January – March 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 – need vote
 - Bonding of Greenbelt Funds – need vote
 - Greenbelt Board structure – need vote

Final Greenbelt Criteria and Scoring System

Criteria 1: Meets Greenbelt Definition – 8 points (Only one category applies to scoring)

- Passive greenspace – 8 points
- Lowcountry natural resources – 7 points
- Natural infrastructure – 6 points
- Heritage landscapes – 5 points
- Corridors – 4 points
- Active Greenspace – 3 points
- Reclaimed Greenspace – 2 points
- Productive landscapes – 1 point

Ranked based on public's response to Question 4 in the survey

Criteria 2: Meets the Greenbelt Vision – 4 points (Only one category applies to scoring)

- Greenspace for public waterway access and use (fishing, crabbing, canoeing, and/or kayaking) – 4 points
- Linkage to a blue trail – 2 points
- Trail/corridor connected to either a greenspace; trail/corridor; neighborhood; or retail/jobs center – 2 points
- Greenspace connected to a trail/corridor; another greenspace; neighborhood; school, retail or jobs center – 2 points

Ranked based on public's, municipalities and GAB's stated desires for connectivity issues to be addressed

Criteria 3: Meets Greenbelt System Components – **6 points** (Only one category applies to scoring)

- Greenway corridors – 6 points
- Urban Greenbelt Lands – 5 points
- Rural Greenbelt Lands – 4 points
- Francis Marion National Forest – 3 points
- CCPRC Regional Parks – 2 points
- 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 4: Address Public Access and Use – 5 points (Only one category applies to scoring)

- Greenspace with full public access – 5 points
- Greenspace with partial public access (partial = land manager restricts days/hours of week) – 2 points
- Greenspace with limited public access (limited = access by landowner invitation at least once annually) - 1 point
- No public access – 0 points

Ranked based on public response to survey questions 5 and 7

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 6: Protection of Lowcountry Natural Resources and Natural Infrastructure – 7 points

(Score for all that apply)

- Upland Forest – 1 point
- Freshwater wetlands or forested wetlands - 1 point
- Saltwater marsh, marsh and/or marsh islands – 1 point
- Riparian zones – 1 point
- Floodplains – 1 point
- Land critical to clean water – 1 point
- Significant and/or grand trees (such as Live Oak or Longleaf Pine) 1 point

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 remnants of buildings, 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 8: Threat of Loss – 5 points (Only one category applies to scoring)

- Protects lands under threat of loss – 5 points
- Project poses unique opportunity not likely to present itself again – 2 points
- No threat of loss – 0 points

Ranked based on public's response to Question 8 of the survey, as well as survey comments regarding curbing of development

Criteria 9: Consistent with Adopted Plans – 5 points (Score for all that apply)

- Greenbelt Plan – 2 points
- County/Municipal Comprehensive Land Use Plan – 1 point
- Regional Bike/Ped Plans – 1 point
- Other Plans – 1 point

Ranked based on public's response to Question 8 of the survey, as well as survey comments regarding curbing of development

Criteria 10: Project is ready for acquisition – 5 points (Only one category applies to scoring)

- Acquisition will take place within 6 months of approval -5 points
- Acquisition will take place more than 6 months from approval – 2 points

In the original criteria of the Greenbelt Program

Criteria 11: Project is ready for public use – 3 points (Only one category applies to scoring)

- Property will be open to the public in less than 1 year – 3 points
- Property will be open to the public between 1 – 5 years – 2 points
- Property will be open to the public in more than 5 years – 1 point

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
- 50 – 74% Match – 7 points
- 25 – 49% Match – 5 points
- 11 – 24% Match – 3 points
- 5 – 10% Match – 2 points
- 1 – 4% Match – 1 point
- No Match – 0 points

In the original criteria of the Greenbelt Program

Criteria 13: Project Management – 5 points

(Score for all that apply)

- Staff dedicated to land management, maintenance, and deed restriction enforcement – 2 points
- Financial resources for land management – 2 points (include financial records as part of application)
- Staff experienced in financial management of land – 1 point

In the original criteria of the Greenbelt Program

Criteria 14: Partnership and Coordination – Points Range: 0 - 10 points (Essay)

- Provide a written description of partnerships and coordination among those partners involved in the project. List all financial and non-financial partners and their role in the project. Describe how the work of the partnership addresses greenspace conservation as well as community issues regarding health, resiliency, mobility and economic development.

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
- Other (such as the property will remain on tax rolls) – 1 point

In the original criteria of the Greenbelt Program

Criteria 16: Level of Public Support: 6 points (Score for all that apply)

- Support letters/emails from the public – 3 points
- Results of public hearing – 2 points
- Other (specify in application) – 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

Four Case Studies: Evaluate New Criteria Scoring

Angel Oak Phase 1

Project Name: Angel Oak Phase I
Applicant Name: Lowcountry Open Land Trust
Landowner Name: Coastal Federal Credit Union
Address of Property: Bohicket Road, Johns Island
Jurisdiction: City of Charleston
Acquisition Type: Fee Simple
Total Acreage: 18.7
Appraised Fair:
Market Value: \$3,404,000 Appraisal 1/16/14
 Charleston Appraisal Service, Inc.
Total Cost Per Acre: \$182,032
Greenbelt Cost/Acre: \$133,690



Project Budget	Greenbelt Funds Requested	Match	Total
Land	\$2,500,000	\$904,000	\$3,404,000
Admin/Closing	\$0	\$25,000	\$25,000
Minor Improvements	\$0	\$0	\$0
Total	\$2,500,000	\$929,000	\$3,429,000

Summary of Angel Oak Application – 77 out of 100 Points

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

Awendaw Assoc.

Project Name Awendaw Associates Tract
Applicant Name Town of Awendaw
Landowner Name Awendaw Associates, LLC
Address of Property 7839 Doar Road
City Awendaw
Jurisdiction Town of Awendaw
Acquisition Type Fee Simple
Total Acreage 30.59
Appraised Value \$4,940,000.00
Total Cost Per Acre \$161,490.68
Greenbelt Cost/Acre \$147,106.90



Project Budget	Greenbelt Funds Requested	Match	Total
Land	\$4,500,000	\$440,000	\$4,940,000
Admin/Closing	\$0	\$18,794	\$18,794
Minor Improvements	\$0	\$536,993	\$536,993
Total	\$4,500,000	\$995,787.00	\$5,495,787

Summary of Awendaw Associates Application

– 58 out of 100 Points

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

Bryan Dairy

Project Name: Bryan Dairy
Applicant Name: Lowcountry Open Land Trust
Landowner Name: Bryan Dairy
Address of Property: 2576 Bryan Dairy Road
Location: Johns Island
Jurisdiction: Charleston County
Acquisition Type: Conservation Easement
Total Esment Value: \$2,550,000
Total Acreage: 951
Cost Per Acre: \$2,234
Greenbelt Purchase: \$850,000
Greenbelt Cost/Acre: \$894
Greenbelt Funds: \$850,000
Match: \$2,137,000
Total Project Cost: \$2,987,000



Summary of Bryan Dairy Application – 69 out of 100 Points

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

Ellis Oaks

Project Name: Ellis Oaks
Applicant Name: City of Charleston
Landowner Name: Ann E. Smith, Et. Al
Address of Property: Daniel Ellis Drive
Location: James Island
Jurisdiction: City of Charleston
Acquisition Type: Fee Simple
Total Purchase: 430,000
Total Acreage: 1.25
Cost Per Acre: \$344,000
Greenbelt Purchase: \$430,000
Greenbelt Cost/Acre: \$344,000
Greenbelt Funds: \$430,000
Match: \$4,450.00
Total Project Cost: \$434,450



Summary of Ellis Oaks Application – 54 out of 100 Points

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

Questions?

Allocation Formula
To be reviewed and approved
by the GAB

Allocation of Sales Tax Funds: Issues for GAB Consideration

- Current assumption is that there will be no bonding of the Greenbelt Funds
- Means that a much smaller pool of funds will be available annually – approximately \$5 million
- What if the GAB decides to pursue an Allocation formula; and what if the GAB were to decide that the formula was weighted 70% of total annual funding for urban projects and 30% of annual funding for rural projects; what does a \$5 million annual distribution look like using such a formula?

Urban Allocation 70% of \$5 million

Municipality	Population (U.S. Census 2010)	Percent of Population	Urban Allocation
Charleston	111,981	39.63%	\$ 1,386,938
Folly Beach	2,617	0.93%	\$ 32,413
Isle of Palms	4,133	1.46%	\$ 51,189
James Island	11,544	4.09%	\$ 142,978
Kiawah Island	1,626	0.58%	\$ 20,139
Lincolville	1,139	0.40%	\$ 14,107
Mt. Pleasant	67,843	24.01%	\$ 840,268
N. Charleston	78,201	27.67%	\$ 968,557
Seabrook Island	1,714	0.61%	\$ 21,229
Sullivan's Island	1,791	0.63%	\$ 22,182
Total	282,589	100.00%	\$ 3,500,000

Allocation of Sales Tax Funds: Issues for GAB Consideration

- Funds could be tied up with municipalities that do not have projects ready, thus keeping funds from being available for municipalities that may need them. For example, the City of North Charleston currently has \$1.5 million remaining from the 1st Sales Tax. There may be other municipalities that could use those funds now.
- As expressed by the beach communities, they would have difficulty finding projects in their areas.
- The GAB might also consider No Allocation or an Allocation for Rural and Urban areas only, that does not further allocate by formula to individual municipalities.

Proposed Allocation of Sales Tax Funds

- **Option 1:** 70% county-wide/30% urban municipalities
- **Option 2:** 50% county-wide/50% urban municipalities
- **Option 3:** 30% county-wide/70% urban municipalities
- **Option 4:** No allocation formula

Option 1: 70% rural /30% urban

- County-wide allocation 70% of total amount or \$147 million (not bonded) over the 25-year life of tax
- Urban allocation 30% of total amount or \$63 million (not bonded) over the 25-year life of tax
- Urban funds allocated to urban municipalities only
- Remaining funds allocated to county-wide projects
- Urban municipalities could apply for county-wide funds after their allocation exhausted

Example: No Bonding, 70% rural 30% urban of estimated \$5 million annual sales tax proceeds

Urban Allocation 30% of \$5 million			
Municipality	Population (U.S. Census 2010)	Percent of Population	Urban Allocation
Charleston	111,981	39.63%	\$ 594,402
Folly Beach	2,617	0.93%	\$ 13,891
Isle of Palms	4,133	1.46%	\$ 21,938
James Island	11,544	4.09%	\$ 61,276
Kiawah Island	1,626	0.58%	\$ 8,631
Lincolville	1,139	0.40%	\$ 6,046
Mt. Pleasant	67,843	24.01%	\$ 360,115
N. Charleston	78,201	27.67%	\$ 415,096
Seabrook Island	1,714	0.61%	\$ 9,098
Sullivan's Island	1,791	0.63%	\$ 9,507
Total	282,589	100.00%	\$ 1,500,000

Option 2: 50% rural/50% urban

- County-wide allocation 50% of total amount or \$105 million (not bonded)
- Urban allocation 50% of total amount or \$105 million (not bonded)
- Under this formula, urban municipalities would be allowed to apply for “county-wide” funds after they have exhausted their allocation.

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

Urban Allocation 50% of \$5 million			
Municipality	Population (U.S. Census 2010)	Percent of Population	Urban Allocation
Charleston	111,981	39.63%	\$ 990,670
Folly Beach	2,617	0.93%	\$ 23,152
Isle of Palms	4,133	1.46%	\$ 36,564
James Island	11,544	4.09%	\$ 102,127
Kiawah Island	1,626	0.58%	\$ 14,385
Lincolnton	1,139	0.40%	\$ 10,076
Mt. Pleasant	67,843	24.01%	\$ 600,191
N. Charleston	78,201	27.67%	\$ 691,826
Seabrook Island	1,714	0.61%	\$ 15,163
Sullivan's Island	1,791	0.63%	\$ 15,845
Total	282,589	100.00%	\$ 2,500,000

Option 3: 30% rural/70% urban

- County-wide allocation 30% of total amount or \$63 million (not bonded)
- Urban allocation 70% of total amount or \$147 million (not bonded)

Example: No Bonding, 30% rural 70% urban of estimated \$5 million annual sales tax proceeds

Urban Allocation 70% of \$5 million			
Municipality	Population (U.S. Census 2010)	Percent of Population	Urban Allocation
Charleston	111,981	39.63%	\$ 1,386,938
Folly Beach	2,617	0.93%	\$ 32,413
Isle of Palms	4,133	1.46%	\$ 51,189
James Island	11,544	4.09%	\$ 142,978
Kiawah Island	1,626	0.58%	\$ 20,139
Lincolnton	1,139	0.40%	\$ 14,107
Mt. Pleasant	67,843	24.01%	\$ 840,268
N. Charleston	78,201	27.67%	\$ 968,557
Seabrook Island	1,714	0.61%	\$ 21,229
Sullivan's Island	1,791	0.63%	\$ 22,182
Total	282,589	100.00%	\$ 3,500,000

Option 4: No Allocation

- No allocation for either county-wide or urban projects
- Projects are nominated, ranked using criteria and awarded funding from the Greenbelt Program.
- No predetermined limits on funding for a particular project, regardless of location (rural or urban)

Bonding of Sales Tax Funds
To be reviewed and approved
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

Option 2: 50%/50%

Urban Allocation 50% of \$210 million				
Municipality	Population (U.S. Census 2010)	Percent of Population	Urban Allocation	Increase from Current Allocation
Charleston	111,981	39.63%	\$ 41,608,148	\$31,721,743
Folly Beach	2,617	0.93%	\$ 972,384	\$753,394
Isle of Palms	4,133	1.46%	\$ 1,535,675	\$1,061,371
James Island	11,544	4.09%	\$ 4,289,339	\$3,187,209
Kiawah Island	1,626	0.58%	\$ 604,164	\$483,802
Lincolnton	1,139	0.40%	\$ 423,212	\$329,655
Mt. Pleasant	67,843	24.01%	\$ 25,208,041	\$20,280,879
N. Charleston	78,201	27.67%	\$ 29,056,704	\$21,166,043
Seabrook Island	1,714	0.61%	\$ 636,861	\$507,496
Sullivan's Island	1,791	0.63%	\$ 665,472	\$467,698
Total	282,589	100.00%	\$ 105,000,000	\$ 79,959,290

If \$25 million Bonded

Urban Allocation 50% of \$25 million (Bonded Amount)			
Municipality	Population (U.S. Census 2010)	Percent of Population	Urban Allocation
Charleston	111,981	39.63%	\$ 4,953,351
Folly Beach	2,617	0.93%	\$ 115,760
Isle of Palms	4,133	1.46%	\$ 182,819
James Island	11,544	4.09%	\$ 510,636
Kiawah Island	1,626	0.58%	\$ 71,924
Lincolnton	1,139	0.40%	\$ 50,382
Mt. Pleasant	67,843	24.01%	\$ 3,000,957
N. Charleston	78,201	27.67%	\$ 3,459,131
Seabrook Island	1,714	0.61%	\$ 75,817
Sullivan's Island	1,791	0.63%	\$ 79,223
Total	282,589	100.00%	\$ 12,500,000

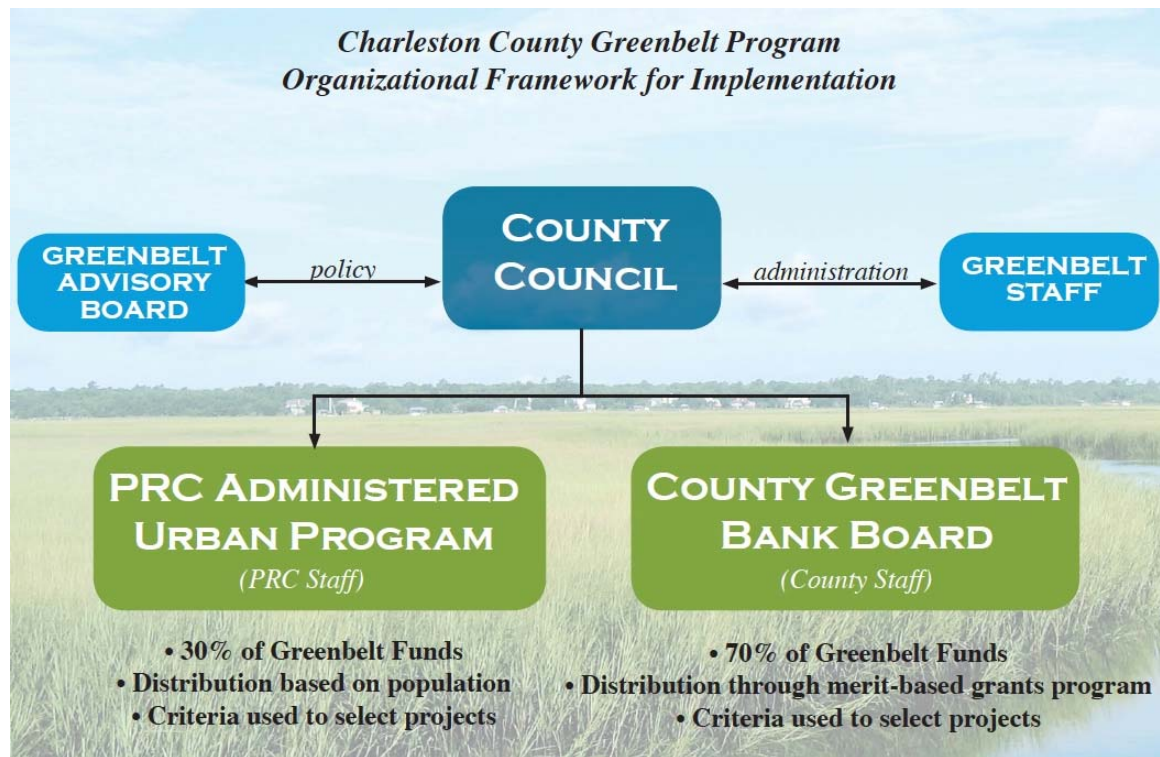
If \$50 Million Bonded

Urban Allocation 50% of \$50 million (Bonded Amount)			
Municipality	Population (U.S. Census 2010)	Percent of Population	Urban Allocation
Charleston	111,981	39.63%	\$ 9,906,702
Folly Beach	2,617	0.93%	\$ 231,520
Isle of Palms	4,133	1.46%	\$ 365,637
James Island	11,544	4.09%	\$ 1,021,271
Kiawah Island	1,626	0.58%	\$ 143,848
Lincolnton	1,139	0.40%	\$ 100,765
Mt. Pleasant	67,843	24.01%	\$ 6,001,914
N. Charleston	78,201	27.67%	\$ 6,918,263
Seabrook Island	1,714	0.61%	\$ 151,634
Sullivan's Island	1,791	0.63%	\$ 158,446
Total	282,589	100.00%	\$ 25,000,000

Questions/Discussion

Organizational Structure
To be reviewed and approved
by the GAB

Current Framework



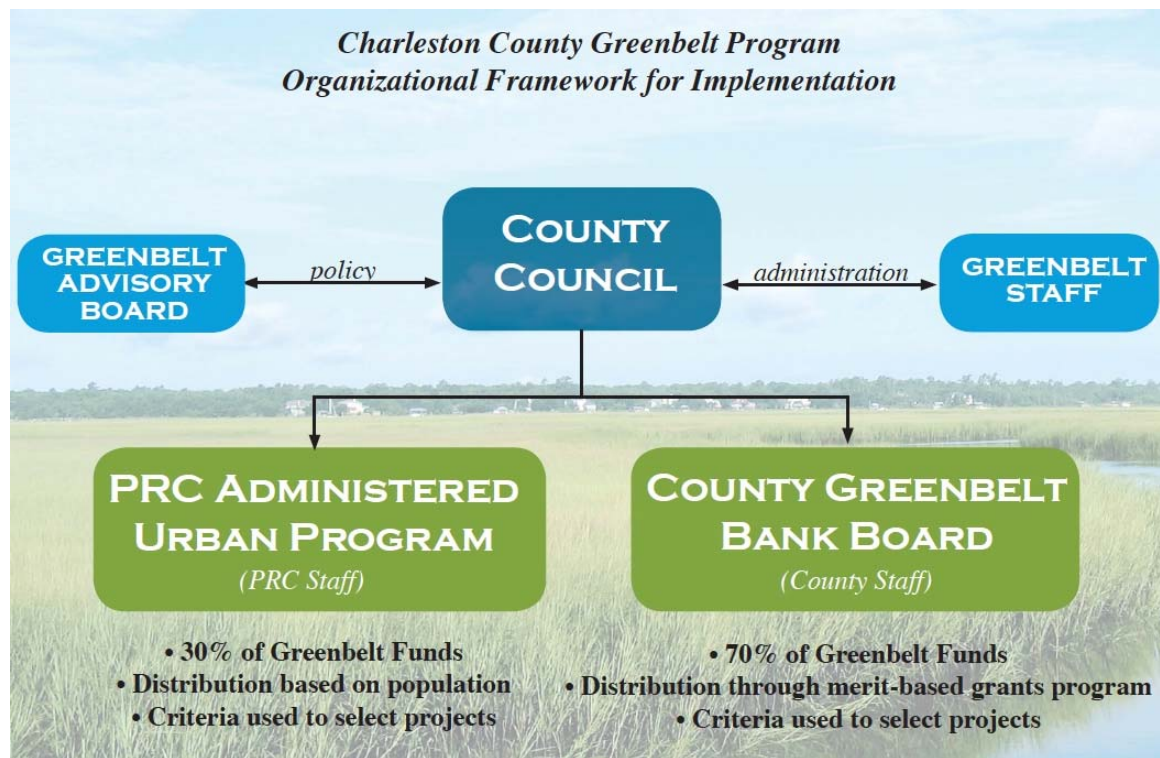
Organizational Framework: Issues for GAB Consideration

- 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?

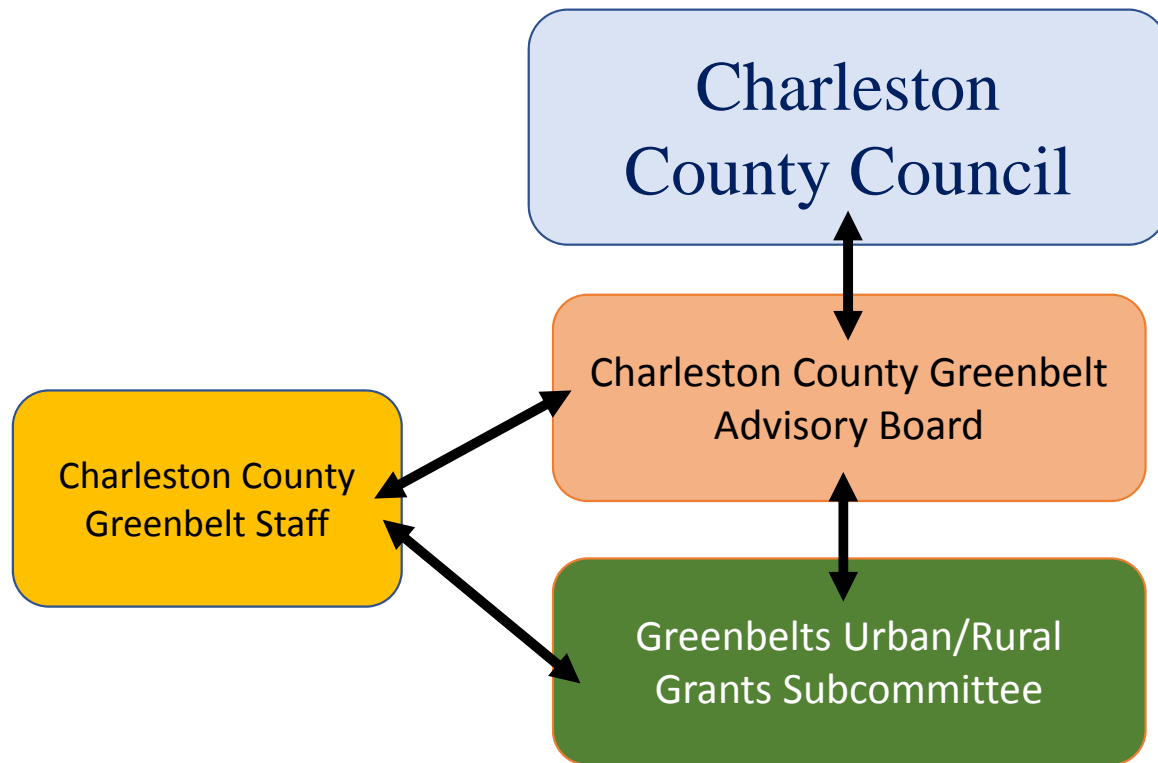
Three Organizational Framework Options

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

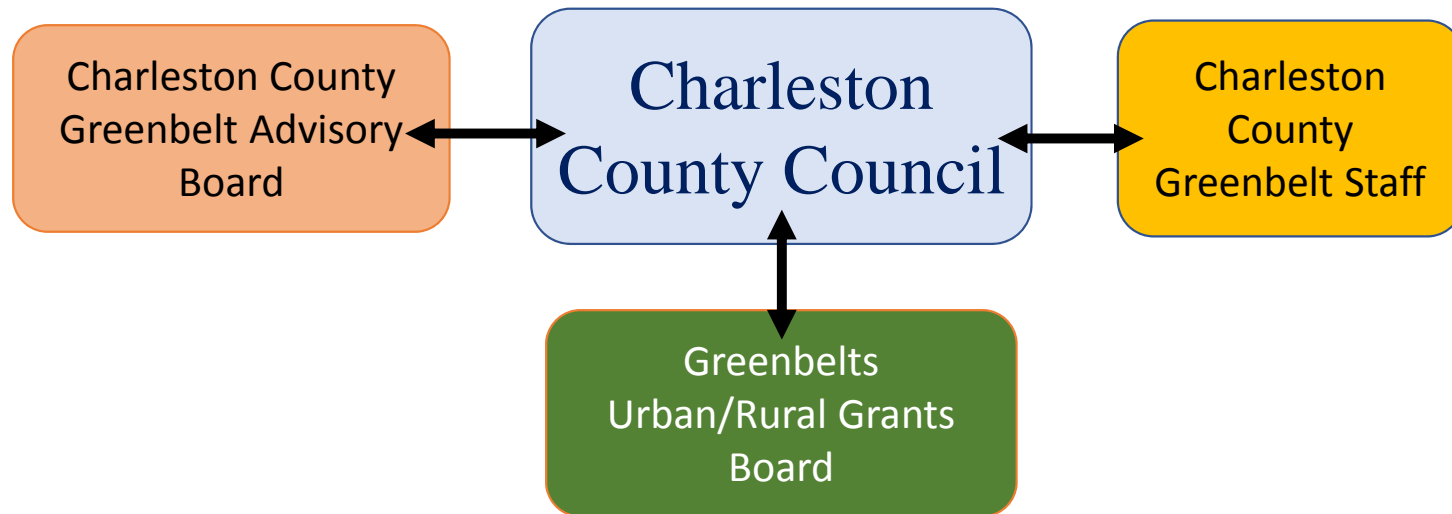
Option 1: Same Framework



Option 2: GAB Subcommittee



Option 3: Combined Rural/Urban Board



Consultant's Recommendation

- Consultant recommends **eliminating** Greenbelt Bank Board and Urban Grants Program 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

Questions/Discussion

