

Greenbelt Application Summary – Urban Project

Project Name:	Brantley Park	Total Greenbelt Funds Requested:	\$230,500
Applicant:	City of Charleston	Total Acres:	0.46
Landowner:	William Philip Brantley	Greenbelt Cost Per Acre:	\$501,087
Property Address:	1708 Brantley Drive James Island	Staff Score:	76

Project Description: The City of Charleston is requesting funds to purchase this nearly half-acre parcel for a public park on the corner of Folly Road and Brantley Drive, James Island. The Town of James Island is also requesting to match the City's funds with a portion of the Town's Greenbelt funds. The Town of James Island will manage the park. The property contains several grand Live Oak trees and access to a tributary of Ellis Creek.

Project Budget	Total	Match	Greenbelt Funds Requested
Land	\$230,500	\$230,500	\$461,000
Admin/Closing	\$3,000	\$3,000	\$6,000
Improvements	\$0	\$5,400	\$5,400
Total	\$233,500	\$238,900	\$472,400

Funding Information:

- The match consists of the value of the dock and closing costs. The Town of James Island is requesting to use \$233,500 of the \$276,620 currently available in the Town's urban allocation. This property is located in the City of Charleston. If the Town's funds are used as match, this represents a match of \$1.02 for every \$1.00 of the City's Greenbelt funds.
- An appraisal was completed in January 2019 by Sass, Herrin Associates, Inc. valuing the land at \$461,000 and the dock at \$5,400. The property is zoned General Business.
- This request is for the use of \$233,500 of the \$3.17 million currently available in the City of Charleston's urban allocation.

Public Access, Use & Benefit:

- Provides an urban public park with access to a dock and creek for fishing, crabbing, canoeing and kayaking.
- Helps to fulfill the purposes of the "ReThink Folly Road Plan" that seeks to preserve the existing tree canopy for a "more pleasant Folly Road."

Linkage Opportunities: Via the sidewalk project that is planned along Folly Road, this passive recreational space will be linked to Ellis Creek, shopping, dining and neighborhoods.

Compliance with Greenbelt Plan:

- Provides 0.46 acres toward meeting the goal of protecting 2,000 acres of Urban Greenbelt Lands.
- Provides land for a public park with access to a creek for fishing, crabbing, canoeing and kayaking.

Items to Note:

- Dock encroaches on neighboring property. Need to ensure access is allowed to park visitors.
- Consideration of counting the Town of James Island's Greenbelt funds as match, should be given due to the property being located in the City of Charleston, not the Town of James Island.
- City of Charleston has submitted two projects totaling \$6,333,500. The total amount currently available in their allocation is \$3,166,164.