

## Greenbelt Application Summary – Urban Unincorporated Project

<b>Project Name:</b>	Phillips Community Park	<b>Total Greenbelt Funds Requested:</b>	\$206,000
<b>Applicant:</b>	ECLT Foundation, Inc.	<b>Total Acres:</b>	1.92
<b>Landowner:</b>	Florence Payne	<b>Greenbelt Cost Per Acre:</b>	\$104,167
<b>Property Address:</b>	1845 Highway 41 Mount Pleasant	<b>Staff Score:</b>	62

**Project Description:** ECLT Foundation, Inc. is requesting funding to purchase a 1.92-acre parcel off of Highway 41 in the Phillips Community. This project aims to connect and extend the existing Greenbelt-funded Phillips Community Park by adding this adjacent parcel. The foundation plans to purchase the property in fee with Greenbelt funds and then convey ownership to the Phillips Community Association encumbered with a conservation easement held by the East Cooper Land Trust.

Project Budget	Total	Match	Greenbelt Funds Requested
Land	\$200,000	\$0	\$200,000
Admin/Closing	\$6,000	\$600	\$6,600
Improvements	\$0	\$15,000	\$15,000
<b>Total</b>	<b>\$206,000</b>	<b>\$15,600</b>	<b>\$221,600</b>

### **Funding Information:**

- The match consists of the planned park improvements and a portion of the closing costs. This match represents \$0.08 for every \$1.00 of Greenbelt funds.
- An appraisal has not been completed at this time. However, the adjacent parcels that were purchased with Greenbelt funds are the same size with similar topography and access. The amount requested is the same as the other parcels. The parcel is zoned Special Management 3.
- This request is for the use of \$206,000 of the \$700,200 currently available in the urban unincorporated allocation.

### **Public Access, Use & Benefit:**

- The park will be used by the Phillips Community as a recreational space in addition to providing a dedicated area for special events, workshops and meetings.
- The property is also designed to be open to the public as an historical cultural center.
- A community garden is also planned for the property. Portions of the garden will be made available for rent or lease.

**Linkage Opportunities:** This unincorporated parcel is located in the historic Phillips Community, adjacent to other unincorporated parcels that are under continued pressure for development and annexation into the Town of Mount Pleasant. This parcel is directly adjacent to 4 other parcels purchased with Greenbelt funds for the Phillips Community Park.

### **Compliance with Greenbelt Plan:**

- Provides 1.92 acres toward meeting the goal of protecting 2,000 of Urban Greenbelt Lands.
- Provides lands for an urban park with outdoor recreation and historical/cultural education opportunities.

### **Items to Note:**

- Two urban unincorporated projects totaling \$5,289,000 have been submitted. Currently, \$700,200 is available.