



JOHN J. TECKLENBURG
MAYOR

City of Charleston
South Carolina
Clerk of Council Department

VANESSA TURNER MAYBANK
CLERK OF COUNCIL

NOTICE OF MEETING

A meeting of the Committee on Real Estate will be held beginning at 3:00 p.m. Monday, June 22, 2020, **Conference Call: 1-929-205-6099; Access Code: 835 678 884**. The agenda will be as follows:

AGENDA

Invocation – Councilmember Waring

Approval of Minutes:

June 8, 2020

- a. Approval of a Memorandum of Agreement between the City of Charleston and Kids on Point to utilize the recreation space in St. Julian Devine Community Center during the month of July 2020. (1 Cooper Street)
- b. Request authorization for the Mayor to execute a Resolution approving the Greenbelt application to Charleston County for funding the purchase of approximately 11.25 acres (portion of TMS No. 279-00-00-059) on Johns Island, South Carolina, commonly known as the Ross tract. City Council previously approved the application at a meeting held on February 11, 2020.
- c. Approval of a Memorandum of Understanding between the City of Charleston, the Lowcountry Land Trust, Inc., and Angel Oak Park, LLC wherein the City agrees to construct a surface parking lot to serve the City's Angel Oak park on land that will be deeded to the City by the Low Country Land Trust, LLC and the Angel Oak Park, LLC as more fully stated in Exhibit A attached hereto.
- d. Consider the following annexations:
 - (i) 1720 Pinecrest Road (TMS# 351-12-00-038) 0.22 acre, West Ashley (District 9). The property is owned by Elizabeth White.
 - (ii) 2118 and 2120 Saint James Drive (TMS# 343-02-00-072) 0.23 acre, James Island (District 11). The property is owned by Claire Witbeck.

(iii) Savannah Highway (TMS# 307-05-00-015) approx. 6.68 acres, West Ashley (District 5).
The property is owned by John McLeod Bradham et al.

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to janet.schumacher@cityofsavannah.com three business days prior to the meeting.

a.)

REAL ESTATE COMMITTEE
GENERAL FORM

TO: John J. Tecklenburg DATE: June 15, 2020

FROM: Laurie Yarbrough DEPT: Recreation

ADDRESS: St. Julian Devine Community Center – 1 Cooper Street


TMS: _____

Approval of a Memorandum of Agreement between the City of Charleston and Kids on Point to utilize the recreation space in St. Julian Devine Community Center during the month of July

ACTION REQUEST: 2020.

COORDINATION: The request has been coordinated with:

All supporting documentation must be included

	<u>Signature</u>	<u>Attachments</u>
Department Head		<input checked="" type="checkbox"/>
Legal Dept	_____	<input checked="" type="checkbox"/>
Real Estate Mgmt. Director	_____	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>

FUNDING: Was funding needed? Yes No

If yes, was funding previously approved? Yes No

*If approved, provide the following: Dept/Div. _____ Acct: _____

Balance in Account _____ Amount needed for this item _____

NEED: Identify any critical time constraint(s).

*Commercial Property and Community & Housing Development have an additional form.

MEMORANDUM OF AGREEMENT

BETWEEN KIDS ON POINT AND THE CITY OF CHARLESTON

This Memorandum of Agreement (“MOU” or “Agreement”) is entered into this 15 day of June 2020 and between the City of Charleston South Carolina (the “City”) and Kids on Point, a non-profit organization (“KOP”) operating in Charleston, South Carolina.

PURPOSE: Whereas the City of Charleston Department of Recreation is charged with providing recreation facilities and services to the community and has the trained staff and community centers to provide recreation opportunities in the community; and

Whereas, KOP is an organization whose goal is to use educate, mentor and build stronger skills in children and teenagers in Title 1 schools and underserved communities through sports and enrichment outlets;

Whereas, the City and KOP seek to enter into a partnership whereby KOP and its staff and volunteers will provide a four (4) week summer enrichment and education program for up to 50 students this summer using a city owned community center; and

Whereas, the relationship between the City and KOP will help to provide a summer enrichment program to KOP children at no cost to either party by using a city owned community center this summer; and

Whereas, the City and KOP believe that this partnership will result in a summer program for school age children using a city owned recreation facility when KOP was unable to secure a site at either the College of Charleston or Charleston County School District due to the COVID 19 pandemic.

I. RESPONSIBILITIES OF PARTIES/SCOPE OF SERVICES:

A. Responsibilities of KOP. Under the terms of this MOA, KOP shall be responsible for the following activities.

1. Work with the City of Charleston’s Department of Recreation to schedule a daily program Monday – Friday from July 6 – 31, 2020, utilizing St. Julian Devine Community Center located at 1 Cooper Street in downtown Charleston. KOP agrees to submit a plan to the City for approval no less than ten (10) days in advance of the start of the summer program that outlines the programs offered, and building spaces and facility rooms that will be utilized; in addition the plan will include a proposal for providing a safe camp environment in response to COVID -19 in accordance with CDC guidelines and City protocols.
2. Prior to the following day, KOP will submit a daily schedule to the Department of Recreation for approval that includes daily program changes, building space usage, number of attendees, hour of operation and other relevant information as requested by the Department of Recreation.

3. The cost of the summer program will be the full responsibility of the KOP as well the cleaning of the program areas according to CDC Guidelines and City safe protocols during the term of the MOA. KOP will be responsible for all staff, supplies, and materials necessary for the program.
4. Provide a contact person for coordination and concerns related to activities and obligations of KOP arising from the MOA.

B. Responsibilities of the City. Under the terms of this MOA, The City shall be responsible for the following activities:

1. Provide support in the form of the use of St. Julian Devine Community Center to assist KOP in its mission of providing a four (4) week summer enrichment program.
2. Provide KOP with an agreed upon space (see Exhibit A) at St. Julian Devine Community Center to house the summer enrichment program.
3. Provide the use of any city owned equipment and supplies within St. Julian Devine Community Center as needed to manage the summer enrichment program.
4. Provide St. Julian Devine Community Center in proper working order each day for the program and during the hours agreed upon by the parties.
5. Provide a contact person in the City's Department of Recreation for coordination and concerns related to the activities and obligations of the city arising from this MOA.

II. TERMS AND CONDITIONS:

A. Effective Dates.

This MOA shall be effective 7/6/2020 or when all parties have signed, whichever is later, and will terminate on 8/7/2020.

B. Compensation.

The City will provide the use of St. Julian Devine Community Center at no charge to KOP.

The City will not be responsible for any other fees, expenses or compensation related to KOP activities.

C. Termination.

1. For Convenience: This Agreement may be terminated by either party by giving written notice at least 5 days prior to the effective date of such termination. No costs shall be allowed for a termination of convenience. No damages shall be allowed for a termination of convenience.

2. For Default: If either party fails to comply with the terms of the Agreement, the terminating party shall notify the other party in writing with the specifics regarding such noncompliance. If the noncompliant party fails to cure the noncompliance within two (2) days of the notice, the terminating party shall terminate this Agreement by written notice to the noncompliant party immediately. The noncompliant party shall not be entitled to any costs or damages resulting from termination under this section.

D. Amendment.

This document contains the entire agreement between the parties hereto and all previous negotiations leading thereto. Any changes to this MOA, which are mutually agreed upon between KOP and The City, shall be incorporated in written amendment to this MOA and will not become effective until the amendment is signed by all parties.

E. Liability and Indemnification.

Neither party shall be liable for any claims, demands, expenses, liabilities and losses (including reasonable attorney's fees) which may arise out of any acts or failures to act by the other party, its employee or agents, in connection with the performance of this MOA. It is specifically acknowledged, however, that for personal injury or property damage against either party that arises, or alleged to have arisen, as a result of the physical condition of the Facility, such claims shall be the responsibility of KOP, unless such claim is the result of a negligent act or omission of the City using the Facility when the claim arose.

The City agrees to maintain coverage to the limits of liability as set forth in the South Carolina Tort Claims Act (S.C. Code Ann. § 15-78-40 et seq., as amended). KOP agrees to maintain general liability insurance in the amount of \$1 million, which shall be maintained as long as this MOA remains in effect, and which shall name the City of Charleston as additional insured. Upon request, KOP shall furnish a certificate evidencing such insurance policy and such policy shall not be canceled without notice to the City, such notice being provided to the City within five (5) days after receipt of such notice of such cancellation by KOP from the insurance company.

KOP further agrees to indemnify the City from any and all liability, damages, expenses, causes of action, suits, claims or judgments arising from injury to person or property ("claims") caused by the intentional misconduct or negligent conduct of KOP, its agents, employees, contractors, or subcontractors in the performance of its obligation under this Agreement. KOP will at its own expense, defend any and all suits which may be brought against the City, either alone or in conjunction with others, upon any such claim(s). Such claims are to include defense, settlement, court costs and reasonable attorney's fees incurred by the City and its employees. This obligation will survive the termination of this Agreement.

F. Non-Discrimination.

No person shall be excluded from participation in, be denied the benefits of, or be subjected to discrimination in relation to any activities carried out under this MOA on the grounds of race, handicap, color, sex, religion, age, health status or national origin.

G. Evaluation of MOA.

Appropriate staff of the City and KOP will meet weekly to evaluate this MOA based on the responsibilities for each party listed under Section 1 of this Agreement.

H. Governing Law.

This MOA shall be construed and enforced in accordance with the laws of the State of South Carolina. All disputes, claims or controversies relating to the agreement shall be litigated only in a Circuit Court for the Ninth Judicial Circuit sitting in Charleston, South Carolina.

I. Notice.

All notices required under this Agreement to either of the parties hereto shall be deemed properly given when deposited in the United States mail, either by registered or certified mail (postage prepaid) to:

To City:

John J. Tecklenburg, Mayor
City of Charleston
80 Broad Street
Charleston, SC 29401

To KOP:

With copies to:

Legal Department
City of Charleston
50 Broad Street
Charleston, SC 29401

Charleston's Recreation Department
Laurie C. Yarbrough, Director
823 Meeting Street
Charleston, SC 29403

J. Force Majeure.

If the performance of this Agreement is subject to any circumstances making it illegal or impossible to perform, including Acts of God, war, government regulations, disaster, strikes, civil disorder or curtailment of transportation facilities this Agreement is automatically terminated.

K. Legal Status.

This Agreement does not constitute or give rise to a legal partnership or joint venture between KOP and the City. Each party shall operate under the terms of the Agreement as an independent entity and not as a legal agent or legal representative of the other and shall not make any representation to the public that it is such a legal representative of the other. Neither KOP nor the City may create any obligations or responsibilities, express or implied, on behalf of or in the name of the other.

L. Waiver of Contractual Rights.

The failure of either party to enforce any provision of this Agreement shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of the Agreement.

M. Severability.

If any provision of this Agreement shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this Agreement is invalid and unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed and enforced as so limited.

IN WITNESS WHEREOF, this Memorandum of Understanding has been executed and delivered by the duly authorized officers of the parties hereto.

AS TO KIDS ON POINT:

BY: Lauren Herterich

Lauren Herterich

TITLE: Executive Director

DATE: June 14, 2020

WITNESSES:

DATE: _____

AS TO THE CITY OF CHARLESTON

BY: _____

John J. Tecklenburg
Mayor

DATE: _____

DATE: _____

EXHIBIT A

- First Floor – game room
- Second Floor – computer lab and community room, restrooms, craft room
- Third Floor – Multi Purpose area, restrooms, kitchen for storage

REAL ESTATE COMMITTEE
GENERAL FORM

TO: Real Estate Committee DATE: June 23, 2020

FROM: Real Estate Division DEPT: BFRC

ADDRESS: 3546 Maybank Highway, Johns Island SC

TMS: Portion of 279-00-00-059

Action Request: Request authorization for the Mayor to execute the attached Resolution approving submission of the Greenbelt application to Charleston County for funding the purchase of approximately 11.25 acres (portion of TMS No. 279-00-00-059) on Johns Island, South Carolina. City Council approved the application at the meeting held on February 11, 2020.

ORDINANCE: Is an ordinance required? Yes No

COORDINATION: The request has been coordinated with:
All supporting documentation must be included

	<u>Signature</u>	<u>Attachments</u>
Department Head	_____	<input type="checkbox"/>
Legal Department	_____	<input type="checkbox"/>
Chief Financial Officer	_____	<input type="checkbox"/>
Director Real Estate Management	_____	<input checked="" type="checkbox"/>
_____	_____	<input type="checkbox"/>

FUNDING: Was funding needed? Yes No

If yes, was funding previously approved?* Yes No

If approved, provide the following: Dept/Div. _____ Acct: _____

Balance in Account _____ Amount needed for this item _____

NEED: Identify any critical time constraint(s).

*Commercial Property and Community & Housing Development have an additional form.

REAL ESTATE COMMITTEE
GENERAL FORM

***Commercial Property and Community & Housing Development have an additional form.**

COMMERCIAL REAL ESTATE FORM

TO: Real Estate Committee DATE: June 23, 2020

FROM: Real Estate Division DEPT: BFRC

ADDRESS: 3546 Maybank Highway, Johns Island SC

TMS: Portion of 279-00-00-059

Request authorization for the Mayor to execute the attached Resolution approving submission of the Greenbelt application to Charleston County for funding the purchase of approximately 11.25 acres (portion of TMS No. 279-00-00-059) on Johns Island, South Carolina. City Council approved the application at the meeting held

ACTION REQUEST: on February 11, 2020.

ORDINANCE: Is an ordinance required? Yes No

ACTION: What action is being taken on the Property mentioned?

ACQUISITION Seller (Property Owner) _____ Purchaser _____

DONATION/TRANSFER
Donated By: _____

FORECLOSURE
Terms: _____

PURCHASE
Terms: _____

CONDEMNATION
Terms: _____

OTHER
Terms: _____

SALE Seller (Property Owner) _____ Purchaser _____

NON-PROFIT ORG, please name _____
Terms: _____

OTHER
Terms: _____

EASEMENT Grantor (Property Owner) _____ Grantee _____

COMMERCIAL REAL ESTATE FORM

PERMANENT _____
Terms: _____

TEMPORARY _____
Terms: _____

LEASE Lessor: _____ Lessee: _____

INITIAL
Terms: _____

RENEWAL
Terms: _____

AMENDMENT
Terms: _____

Resolution

Request authorization for the Mayor to execute the attached Resolution approving the Greenbelt application to Charleston County for funding the purchase of approximately 11.25 acres (portion of TMS No. 279-00-00-059).

Terms: _____

BACKGROUND CHECK: If Property Action Request is for the sale or lease of city property, has a background check been completed?

Yes No N/A

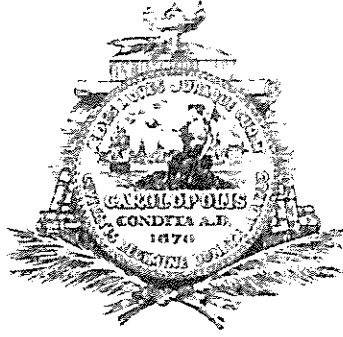
Results: _____

Signature: _____

Director Real Estate Management

ADDITIONAL: Please identify any pertinent detail (Clauses, Agreement Terms, Repeals, etc.) regarding City Property.

NEED: Identify any critical time constraint(s).



A RESOLUTION

WHEREAS, Charleston County Council adopted the Comprehensive Greenbelt Plan on June 6, 2006, which provides for the preservation of open space within Charleston County (the "Greenbelt Plan"); and,

WHEREAS, the Transportation "half-cent" Sales Tax referendum funds generated to support the Greenbelt Plan were used to protect over 21,000 acres of land, including more than 9,300 acres purchased for future public parks and greenspaces; and

WHEREAS, the citizens of Charleston County approved a second one-half penny sales tax for roads, mass transit and greenbelts in 2016; and

WHEREAS, this second referendum is expected to provide an additional \$210 million for the Greenbelt Programs over a 25-year period, said funds to be allocated per the plan approved by County Council; and

WHEREAS, the allocation for the City of Charleston is expected to provide an estimated \$36 million over the life of the program, accruing at a rate of \$1.5 - \$2.0 million each year; and

WHEREAS, the current balance of uncommitted funds anticipated to be collected is \$30,065,000; and

WHEREAS, in accordance with the application process established by Charleston County for the approval of funds for the Greenbelt Plan, the City of Charleston desires to submit an application for funding in the sum of \$1,650,000 to pay for the acquisition of that certain property within Charleston County more commonly known as the Ross Tract, containing approximately 11.25-acres, which is comprised of the rear portion of the 14.6-acre parcel bearing TMS #279-00-00-059, located on Johns Island in Charleston, South Carolina, said application being marked as Exhibit A, attached hereto and incorporated by reference herein; and,

WHEREAS, the City desires to acquire the Ross Tract site more fully described above, so that upon acquisition, it shall be perpetually protected as open space and shall provide a substantial area for active park and recreation usages for the citizens, residents and visitors of Charleston County.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CHARLESTON, IN COUNCIL ASSEMBLED, THAT THE CITY APPROVES THE SUBMITTAL OF EXHIBIT A TO CHARLESTON COUNTY TO REQUEST FUNDING TO PAY FOR THE ACQUISITION OF THE ROSS TRACT SITE, MORE FULLY DESCRIBED IN EXHIBIT A.

The above Resolution shall become effective immediately upon its adoption by City Council.

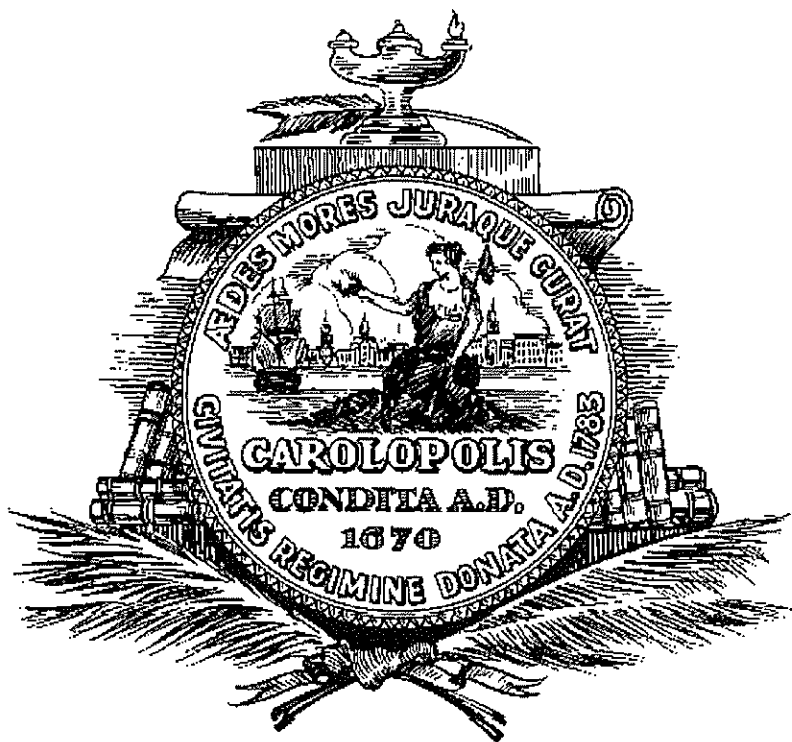
Done this ___ day of _____ 2020

John J. Tecklenburg, Mayor
City of Charleston

ATTEST:

Vanessa Turner Maybank
Clerk of Council

**Charleston County Greenbelt Project
Urban Grants Program**



**Ross Tract /
Johns Island Park Expansion
City of Charleston**

January 31, 2020



Charleston County Greenbelt Programs Application for funding

Application Deadline: 1/31/2020

For Office Use Only

Application #: _____

Date Received: _____

Project Information

Are you applying for Rural or Urban funds?

Rural

Urban

Project or Park Name

Ross Tract / Johns Island Park expansion

Provide a brief description of the project

Acquisition of approximately 11.25-acres immediately adjacent to the City of Charleston's existing Johns Island Park. This expansion will allow space for additional facilities to support the recreation needs of residents, provide improved connectivity (pedestrian, bicycle, and vehicular) with existing and proposed developments, and protect forested wetlands from encroachment by more residential development.

Total Greenbelt Funds Requested:

\$1,650,000.00

Total Acres

11.25

Applicant Information

Name of the Organization

City of Charleston

Is the organization a non-profit?

Yes

No

Mailing Address

Street 1

Department of Parks

Street 2

823 Meeting Street

City

Charleston

State

SC

Zip

29403

Authorized Agent

Name

John J. Tecklenburg

Title

Mayor

Phone

(843)-724-3737

Email

tecklenburgj@charleston-sc.gov

Contact Person

Name

Matthew M. Compton

Title

Special Projects Administrator

Phone

(843)-973-7210

Email

comptonm@charleston-sc.gov

Briefly explain how the applicant will ensure the project will be completed

The City of Charleston will add the property and associated responsibilities to its inventory of park properties, accomplishing small-scale improvements through annual operating accounts. Large-scale improvements will be funded through our Capital Improvement Plan process, establishing the scope, budget and funding source(s) for said improvements.

Provide the total acres of land the applicant has preserved in this state

The City of Charleston owns over 1,800-acres of park property.

Briefly describe the land your organization has preserved in this state, including their size, location and method of preservation. Note: This section need not be complied with for specific preserved land if the privacy or proprietary interests of the owners of such preserved land would be violated.

The City of Charleston operates over 120 parks / public spaces, ranging from small urban plazas in the downtown historic district to larger parks in suburban areas of the corporate limits. Most of the properties are less than 40-acres in size, with the largest developed property just over 200-acres in size.

List the names of persons and/or entities who will participate financially in this transaction (e.g. realtors, brokers, anyone receiving a commission from sale). Provide their role in the transaction.

Millard Smith, The AgentOwned Realty Co., Mt. Pleasant, SC (realtor for the Owner).

Property Information

For assistance with property information, please visit the [Charleston County website](#). Under the Online Services section, use the GIS Parcel Viewer or the ROD Document Search

Landowner's Name

Is the landowner an LLC, Limited Partnership, or any other entity?

Yes

No

Landowner's Mailing Address

Street 1

Street 2

City

State

Zip

Property Address

Street 1

Street 2

City

State

Zip

Jurisdiction

Is the property located in unincorporated Charleston County?

Yes

No

Municipality

City of Charleston

Number of parcels

1 (to be subdivided from parent parcel)

Acres Distribution - 11.25 total

Acres forested

6.25

Acres cleared / open

2.54

Acres wetlands

2.46

Charleston County Tax Map #(s)

2790000059

Current zoning status

GO and SR-1

Assessor's Plat and Lot Numbers

P197-505

Deed Book and Page Number

0771-544

Describe the current uses on the land

The parent parcel is 14.6-acres in total. The highway frontage, which is to be subdivided off of the main parcel, includes an existing office building (1.6-acres) and a commercial development site (1.75-acres). See attached exhibit. The property being sought for purchase is primarily occupied by a private motocross track, with the open field closest to the highway used for a periodic farmer's market. All of these uses have been established within the last 30 years. It appears that the property was used for agricultural purposes until the mid 1980s.

Site Accessibility

Is the property accessible by a road?

Yes

No

Water Access

Does the property have access to water?

- Yes
- No

Acquisition Information

Type of Acquisition

Fee Simple

- Conservation Easement (Purchase of Development Rights)
- Minor Improvements Only (See note below)

Note: Beach municipalities (Folly Beach, Isle of Palms, Kiawah Island, Seabrook Island and Sullivan's Island) may apply to use their greenbelt funds to place allowable minor improvements on property currently owned by the municipality. The improvements would be restricted to those allowed in the Comprehensive Greenbelt Plan: boardwalks, foot bridges, unpaved trails, unpaved roadways and unpaved small parking areas. The municipality must agree to place the land under the Greenbelt Program's covenants and restrictions.

Method of Payment (Choose One)

Bargain Sale

- Lump Sum Payment
- Reimbursement of prior land purchased (no guarantee project will be approved)
- Reimbursement of Allowable Minor Improvements – only available to Beach communities
- Other

Fair Market Value

Note: Greenbelt funds may only be used to purchase interest in lands at or below fair market value pursuant to a certified appraisal. Providing a **FULL** appraisal is the **preferred** method of substantiating Fair Market Value. However, if an appraisal is not attached, an adequate substantiation of estimated Fair Market Value must be provided. A qualified and competent appraisal establishing fair market value and/or the value of the proposed easement will be required prior to closing. Also, an appraisal may be required at any time during the review of the application. Not providing an appraisal may cause the project to be deferred to another funding cycle. The County reserves the right to order a separate appraisal on the subject property.

If available, attach the full appraisal (not just a summary) to the application

Do you plan on including an appraisal with your application?

Yes

No

Enter the estimated fair market value

\$1,900,000.00

Describe the method used to determine the estimated fair market value

An appraisal has been ordered. Valuation shown is based on recent land sales & offers received by seller. See

Does the land contain structures

Yes

No

If the property contains structures, the appraisal must include a separate raw land value and value for the structures.

Project Budget

Provide a project budget in the table below. Funds from the Greenbelt Program may be used for administrative costs and expenses customary and reasonable to the acquisition of property. Note Greenbelt funds cannot be used to pay for property taxes or deed stamps.

Allowable costs incurred by the applicant during the application process will not be reimbursed if the project is denied.

Land

The amount of land match will be the difference between the Greenbelt funds requested and either the purchase price or the appraised value (whichever is larger).

Greenbelt Funds	Match	Total
\$1,600,000.00	\$300,000.00	\$1,900,000.00

Allowable Minor Improvements

Only the following minor improvements may be paid for with Greenbelt Funds – unpaved roadways, unpaved small parking areas, unpaved trails, boardwalks and footbridges.

Greenbelt Funds	Match	Total
\$0.00	\$0.00	\$0.00

Other Improvements

Improvements that cannot be funded with Greenbelt funds such as buildings, bathrooms, paving, lighting and drainage. These improvements may be considered as match to the project.

Greenbelt Funds	Match	Total
\$0.00	\$0.00	\$0.00

Environmental Survey Assessment (ESA)

A Phase 1 ESA must be conducted on each greenbelt property prior to closing. The ESA does not need to be completed during the application process.

Greenbelt Funds	Match	Total
\$7,500.00	\$0.00	\$7,500.00

Appraisal

If an appraisal is completed during the application process, the applicant may include that cost here. (See note above)

Greenbelt Funds	Match	Total
\$7,500.00	\$0.00	\$7,500.00

Survey / Plat

If a survey/plat is completed during the application process, the applicant may include that cost here. (See note above)

Greenbelt Funds	Match	Total
\$12,500.00	\$0.00	\$12,500.00

Closing Costs

(Attorney fees, recording fees, title search, etc.)

Greenbelt Funds	Match	Total
\$22,500.00	\$0.00	\$22,500.00

Other

Greenbelt Funds	Match	Total
\$0.00	\$0.00	\$0.00

Grand Totals

Greenbelt Funds	Match	Total
\$1,650,000.00	\$300,000.00	\$1,950,000.00

Match Details

Based on the information provided in the budget above, the match percentage is 18 %.

Provide a breakdown of the Match being offered:

Applicant Amount

\$0.00

Landowner Donation Amount

\$300,000.00

Have you received any grants for this project?

Yes

No

Have any additional match?

Yes

No

Any In-Kind Match?

Yes

No

Did the applicant apply for other grants that were not funded?

Yes

No

Project Criteria

Each project will be reviewed using the following criteria and the associated score applied. **NOTE: Each item must include a description of how this project meets the particular elements of that criteria.**

1. Meets Greenbelt Definition (Choose the definition that most applies) - Max 8 points

A project may meet several definition categories but will only be assigned points for one category.

- Passive Greenspace - 8 points**
Trails, greenways, interpretive parks, and access points for water activities, such as fishing, crabbing, boating, etc.
- Lowcountry natural resources - 7 points**
Upland forests, swamps, bogs, brackish and freshwater wetlands, Carolina bays, marsh islands, and cypress, backwater, and saltwater marshes.
- Natural infrastructure - 6 points**
Floodplains, wildlife habitat, riparian zones, and lands critical to clean water.
- Heritage landscapes - 5 points**
Irreplaceable cultural and historical landscapes unique to the county.
- Corridors - 4 points**
Scenic roadways, abandoned rail lines, utility corridors, and scenic waterways.
- Active Greenspace - 3 points**
Play fields and parks with low environmental impact.
- Reclaimed Greenspace - 2 points**
Brownfields, abandoned sites, and other green infill projects.
- Productive Landscapes - 1 point**
Lands used for agriculture, silviculture, and mariculture.

Describe in detail the proposed uses for the property:

This property will become an extension of the existing Johns Island Park, a 30.75-acre community park facility. Approximately half of the 11.25-acre parcel will be set aside as wetlands, wetland buffers and/or stormwater detention / infiltration basins (approx. 6.0 acres) in a manner consistent with the recommendations of the "Dutch Dialogues" study completed in September, 2019. The remainder will eventually be developed with active recreation facilities (approx. 2.0 acres), parking / circulation / trails (approx. 1.5 acres), with the balance (approx. 1.75 acres) as open / passive space.

Explain in detail how the land's current characteristics meet one of Greenbelt definitions and/or how the proposed uses will meet the definition:

This property was actively farmed from at least the early part of the 20th century until the 1980s, after which the bulk of the land was allowed to naturally revegetate into the mature canopy that exists today. By the time agricultural uses stopped on the site, the adjacent Dunmovin' neighborhood - one of the earliest subdivisions on Johns Island - was over twenty years old.

During the period of agricultural use, the property was broken into multiple fields by ditches parallel to Maybank Highway. These ditches were necessary due to the high water table typical of the soils in this part of the county, and in some portions of the site effectively drained wetland areas. When the active maintenance of the ditch structures ended, natural reforestation began. The multiple grand trees now present on the site tend to be situated adjacent to or within these old ditch rows.

The revegetated property and wetland areas are an important part of the character of Johns Island, forming part of a large freshwater wetland system that parallels Maybank Highway to the center of the island. This larger system is an important part of the natural stormwater collection and filtering that occurs before the water is discharged in the receiving waterbodies. See the attached map for additional context.

If the project meets more than one definition, explain the reason for choosing your preferred definition

The project site is proposed to be partially developed into Active Greenspace at some point in the future. However, the predominant use is better classified under the 'Natural Infrastructure' category. Moreover, there is currently no funding for capital improvements to the property.

The conceptual uses described below and shown in the attached masterplan renderings show uses that have been proposed to be constructed at the other end of Johns Island Park (adjacent to the tennis courts). Constructing these facilities at that location would have to take into account the prior use of the available land (sewage oxidation pond) and likely result in modifications to the existing drainage canal.

Based on the information available, the following is considered the maximum development level for the project site:

- Approximately one-third of the site would be used for structured recreation facilities (16 MSF building, 10 MSF pool, 10 MSF courts, etc.), parking and circulation (87 MSF). The bulk of the parking would be pervious pavement worked into the existing trees in a manner similar to existing City and County facilities.
- The remaining two-thirds will either be undeveloped (107 MSF wetlands, 102 MSF wetland buffers), unprogrammed open space (45 MSF), or naturalized stormwater detention / treatment systems (55 MSF).
- The extent of the active recreation uses are ultimately dependent on the capacity of the site's undeveloped / minimally developed areas to support them per applicable regulatory requirements.
- A conceptual plan (attached) has been prepared to illustrate potential space utilization / program purposes. This concept plan is based on the limited site data available and/or assumptions regarding potential requirements.

All future plans would be responsive to community inputs, updated site data and development regulations.

2. Meets the Greenbelt Vision (Choose One) - Max 4 points

A project may meet several vision categories but will only be assigned points for one category.

- 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

N/A

Provide specific details of how the project meets the Greenbelt Vision, including the name(s) of the waterway, greenspace, trail, neighborhood, retail, and/or school it will link to:

The project site is immediately adjacent to the City's existing Johns Island Park property, sharing approximately 740 LF of property line. One of three access points will be from the existing park road, and the uses of the site will be supportive of and supported by the existing park. A trail system that routes through the existing and proposed park properties would provide exercise and wildlife observation opportunities while also providing connections between existing and new residential communities.

This linkage has the potential to improve access to the CC Public Library and Haut Gap Middle School sites as well, depending on the crossing requirements at Maybank Highway and the proposed realignment of Boyd Hayes Road (as part of the Hayes Park development). As the trail systems envisioned in the Johns Island Greenways plan, these linkage opportunities will expand.

Near-term uses will take advantage of the existing trails for walking / cycling / birding while development plans and capital improvement funding are developed.

3. Meets Greenbelt System Components (Choose All that apply) - Max 6 points

Greenway Corridors - 1 point

- Regional connections for rural and urban residents, using a sustainable form of transportation: walking and biking. Greenways would be 50-foot wide corridors that connect existing and future greenspaces.

Urban Greenbelt Lands - 1 point

- Urban parks, cultural/historic sites, reclaimed greenspaces and water access lying within the County's Urban Growth Boundary. Conservation of greenspace to assist in offsetting the negative impacts of increased density.

Rural Greenbelt Lands - 1 point

- Rural parks, cultural/historic sites, productive lands, and water access lying outside the County's Urban Growth Boundary. Undeveloped lands used for timber production, wildlife habitat, recreation and commercial fishing, and limited agriculture. Also areas that encompass significant acreage of fresh, brackish, and saltwater tidal marshes as well as important habitat for nongame and endangered species.

Francis Marion National Forest - 1 point

- Lands lying within the proclamation boundary of the Francis Marion National Forest that will provide educational and recreational opportunities, including hunting, camping, biking and hiking and provide further conservation and protection of wildlife habitat within the unprotected areas of the Forest.

CCPRC Regional Parks - 1 point

- Lands purchased by the Charleston County Park and Recreation Commission for both passive and active greenspaces.

Lowcountry Wetlands - 1 point

- Wetland protection for critical areas throughout Charleston County, in both rural and urban landscapes. Can provide water-based activities but main benefits are enhanced water quality, and preventing disturbances to areas that provide critical floodwater storage and filtration.

Explain in detail how the project meets all of the components chosen

The property is located within the Urban Growth Boundary, approximately 0.4-miles from the line at Maybank Highway / Brownswood Road. The owner has rebuffed at least three bona fide offers from real estate developers in the last 18 months, each of which sought to construct up to 65 homes on the property. Acquiring the land to expand the existing park eliminates this development threat while providing additional recreational capacity for the increasing population of Johns Island. Some of this increased population will be located on the 17-acre parcel immediately to the east, which will be subdivided into a 55-lot residential subdivision and three commercial lots later this year.

The property has at least 2.46-acres of forested upland wetlands identified along the northern line. This wetland is part of a larger system that roughly parallels Maybank Highway to the center of the island (see attachments). This wetland system surrounds 'Rattler Creek', a natural conveyance that was placed into managed drainage easements in the 1960s. An updated delineation will be required, and the total acreage of protected wetlands may increase as a result.

4. Addresses public access and use (Choose One) - Max 5 points

- 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

Provide specific details of how the project addresses public access and use, including hunting, fishing, or other forms of outdoor recreation:

Shortly after acquisition, the property will be inspected, any identified hazards abated, and initial access provided. This first access will be light-impact walking trails and/or off-road bicycling. Future development plans will be dependent upon public input and available funding.

Provide a schedule of what days and hours the property/park will be open to the public:

Dawn to dusk, daily.

Describe if property or portions of the property will be rented or leased for events such as weddings, family reunions, fund-raisers, sports events, farming/gardening, etc.

We do not anticipate any rental activities.

Describe the improvements planned for the property

- Unpaved small parking area
- Unpaved roads
- Unpaved trails
- Boardwalks
- Footbridges

Any other improvements not listed here?

- Yes
- No

Other Improvements

We are not seeking Greenbelt funding for improvements to the property, and there is no funding identified for planning / improvements at this time. The conceptual use masterplan provided in the attachment provides an example of the anticipated future development footprint. The actual development will be dependent upon site conditions, regulatory requirements, and allocated funding.

5. Protection of wildlife habitat (Choose One) - Max 5 points

Protects wildlife habitat of endangered or threatened species – 5 points

Protects wildlife habitat of any species – 2 points

No wildlife habitat protection – 0 points

List the specific species habitats to be protected:

Deer, raccoons, opossums, and other common mammals. Multiple species of birds and reptiles.

Provide details of how preserving this land will protect those habitats. Include to what extent farming, forestry, timber management, or wildlife habitat management will be conducted on the land and the parties responsible for managing and maintaining the land:

Approximately two-thirds of the site is proposed to be undeveloped, minimally developed, and/or utilized for naturalized stormwater detention / treatment. These areas will continue to facilitate wildlife uses, and if properly designed and implemented, can improve the site's wildlife support capacity.

The City of Charleston, Department of Parks will be responsible for managing the property. This management will be accomplished through qualified staff and/or contractors as required.

6. Protection of Lowcountry Natural Resources and Natural Infrastructure (Choose ALL that apply) - Max 7 points

Upland forests – 1 point

- Occurs where drainage is sufficient so that soils do not become saturated for extended periods of time. They range from xeric (extremely dry) through mesic (moderate soil moisture) to wet-mesic (wet, but not flooded soil conditions)

Freshwater or forested wetlands - 1 point

- Emergent and forested freshwater (<0.5 ppt salt) wetlands dominated by herbaceous plants or trees, respectively, upstream from brackish marshes but where water level changes are still tidally influenced

Saltwater marsh, marsh and/or marsh islands – 1 point

- Intertidal emergent wetland dominated by grasses, forbs, and shrubs that are tolerant to salinity ranges from moderate to essentially that of sea water (18- to 30-ppt salt)

Riparian zones – 1 point

- The interface between land and a river or stream. Riparian is also the proper nomenclature for one of the fifteen terrestrial biomes of the earth. Plant habitats and communities along the river margins and banks are called riparian vegetation, characterized by hydrophilic plants

Floodpains - 1 point

- An area of land adjacent to a stream or river which stretches from the banks of its channel to the base of the enclosing valley walls, and which experiences flooding during periods of high discharge

Land critical to clean water – 1 point

- Land cover including forests, open spaces, bodies of water, agricultural cover (e.g. pastures, row crops), and impervious surfaces for watershed protection

Significant and/or grand trees – 1 point

- Such as Grand Live Oaks, Long Leaf Pine

Provide specific details for each of the natural resource/infrastructure categories protected and how preserving this land will protect these resources now and into the future:

UPLAND FOREST covers approximately half of the project site. This forest is a mix of deciduous and evergreen species - multiple varieties of Oak, Pine, Hickory, Maple, Locust, Gum, Hackberry, Sycamore, and 'Fruit'. The bulk of this forest cover originates in trees that established along old ditch rows (generally parallel to Maybank Highway) and along the property lines. See photos for examples.

FRESHWATER / FORESTED WETLANDS cover at least 25% of the property, and are part of a larger system. See photos.

LAND CRITICAL TO CLEAN WATER would encompass all of this site. The natural drainage pattern on the property is from Maybank Highway towards the rear (north), and into the existing wetlands. Drainage channels established in the mid 20th century abut the rear line and channelize some of the flow of 'Rattler Creek' to the North and West. See the attached Johns Island chapter of the "Dutch Dialogues".

SIGNIFICANT and/or GRAND TREES of multiple species are well represented on the site. The largest trees tend to be Live Oaks near the property lines on the East and West side, as these stands are evident in historic aerial photographs. In the old ditch rows between the former agricultural fields, the trees have had less time to establish without regular thinning (+/- 40 years), and the largest trees in these stands tend to be species with faster growth habits. A 1991 tree survey shows over fifty trees in excess of 18" DBH. The largest single-trunk tree on the project site noted in that survey is a 45" DBH Live Oak.

7. Historical and cultural features (Choose One) - Max 5 points

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

Provide specific details of the historic/cultural features of the land:

No evidence of historic / cultural significance has been found beyond the rural / agricultural character that remains on the site.

Detail how preserving the land will ensure those historical and cultural features are preserved now and into future:

N/A

If applicable, describe how the land will be used to educate others on its historical and/or cultural significance:

N/A

8. Threat of Loss (Choose One) - Max 5 points

- 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

Provide specific details of how the project is currently under threat of loss from development or other factors. In addition, why the opportunity to protect this property will likely not exist in the future:

The owner has rebuffed at least three bona fide offers for the property, all of which equal or exceeded the proposed purchase price. The property immediately adjacent (East) is similar in size and character, and the sale of that 17.21-acres site - with approved development plans - is expected to close in February, 2020 for \$2.5 million.

9. Consistent with Adopted Plans (Choose ALL that apply) - Max 5 points

Greenbelt Plan – 2 points

County/Municipal Comprehensive Land Use Plan – 1 point

Regional Bike/Ped Plans – 1 point

Other – 1 point

Describe the 'Other' adopted plan:

City of Charleston 'Century V Plan' and 'Johns Island Community Plan'

List all Plans addressed by the proposed project and what goals/purposes of each will be impacted:

The project meets the CC GREENBELT PLAN as originally adopted and as amended. It addresses connectivity, walking / cycling opportunities, wildlife protection and observation, protection of Lowcountry natural resources and protection of natural infrastructure. As an expansion of an existing facility in an area under increasing development pressures, it will also allow an increased LOS to the citizenry.

The project is consistent with the City's CENTURY V PLAN, which encourages that the park system continue to be expanded and connectivity between parks and users improved. Specifically, the plans states "...the City continues to need as it grows: 1)larger parks attached to several neighborhoods that combine active recreation facilities like ball fields and quieter places like a nature trail;...4) parks and trails that connect neighborhoods, schools and other parks,..." [p. 63]

In the City's JOHNS ISLAND COMMUNITY PLAN, the adjacent parcel is identified as having Conservation zoning in a 2007 map. That parcel is now a mix of DR-6, CT, and LB zoning, and has an approved development plan that is anticipated to begin this year. Acquiring the project site will effectively establish a similar level of protection within the identified 'Gathering Place node'. This plan also encourages preservation of land that exhibits the typical character of Johns Island, as this project site exhibits.

The project is consistent with the recommendations of the DUTCH DIALOGUES CHARLESTON plan, completed in September, 2019. The site includes land that would fit into the 'Transition' and 'Community' zones, which are both critical to treatment and stormwater management. Any future development of the site would maximize infiltration opportunities per the recommendations.

Has input/support been provided for this project by the Planning Entity (municipality, BCDCOG, etc.)? Please indicate here and attach a letter of support on the following attachments page if applicable.

This project has not been presented to Planning Commission at this time. However, as the project involves a subdivision of a larger parcel, it will be reviewed prior to purchase.

10. Project is ready for acquisition (Choose One) - Max 5 points

Acquisition will take place within 6 months of approval – 5 points

Acquisition will take place more than 6 months of approval - 2 points

Provide a projected timeline of acquisition of the land, including potential issues to be addressed before acquisition can occur:

An updated wetland delineation and boundary survey will be authorized in early February, and an appraisal will be developed following the production of these items. We expect both to be completed by late April. Assuming the reports are acceptable, the property purchase should be ready to schedule upon the final approval of the Greenbelt funds.

Provide a detailed explanation for acquisitions expected to take longer than 6 months from the date of approval:

N/A.

11. Project is ready for public use (Choose One) - Max 3 points

- 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
- N/A

Provide a projected timeline of how and when the land will be developed and opened to the public.

After inspecting the property and addressing any identifiable hazards (e.g. precarious broken tree limbs, large holes), the property can be opened for passive use. This can be accomplished within six months of purchase.

If the development will occur in phases, give a completion date for each phase along with the final completion date and a detailed explanation if the public may enjoy any limited or partial uses of the land prior to being fully available:

The property is not currently on our five-year Capital Improvement Plan, and is likely to remain largely unimproved / unchanged until funding is identified to prepare plans and implement improvements. Once funding is identified, the process is expected to require 30 - 42 months to complete.

For projects that will not be open to the public within 5 years after acquisition, provide a detailed explanation if the public may enjoy any limited or partial uses of the land prior to being fully available:

The project can be utilized "as-is" following an initial hazard abatement and ongoing periodic inspection / maintenance. These uses will ultimately help define the long-term plans for the project site.

12. Funding and leveraging - Max 15 points

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

13. Project Management (Choose ALL that apply) - Max 5 points

For fee simple and improvement projects, the applicant must demonstrate their expertise and financial resources to manage the land and the improvements for the purposes set forth in the application. For conservation easement projects, the applicant must demonstrate their expertise and financial resources to manage and enforce the restrictions placed upon the land for the purposes set for in the application.

Staff dedicated to land management, maintenance and deed restriction enforcement – 2 points

Financial resources for land management - 2 points

Staff experienced in financial management of land – 1 points

Provide the experience, credentials and expertise of the staff that will be managing the land, providing maintenance and/or enforcing the deed restrictions:

The City of Charleston's Department of Parks (DOP) will be responsible for operating, maintaining and improving the property. Our Capital Projects division is comprised of construction management professional, a registered Architect, and several registered Landscape Architects. Their combined experiences total over 160 years, with approximately 1/3 of that time as part of the City team. In addition, the Administration and Operations staff includes three more Landscape Architects (over 75 years between them) and a variety of experienced maintenance professionals. Deed restrictions will primarily be the responsibility of DOP Administration personnel, assisted by other City departments/divisions as needed (Corporation Counsel, Planning, Real Estate Management, etc.).

Provide information on how funding will be secured for the on-going management of the land and any planned developments:

ny planned developments:
Maintenance and capital improvements will be performed by a combination of DOP staff (approx. 150 personnel) and contractors. Funding for routine maintenance of the property will be allocated in the DOP annual budget, and will primarily be from the General Fund. Other funding sources may be allocated as deemed appropriate by the Mayor and City Council. Planned improvements, including major maintenance projects, will have funds allocated through the City's 'Capital Improvement Plan'. Sources will vary depending on the scope and schedule of the work, and may include grant funds from available sources (PARD, RTP etc.).

Provide the experience, credentials and expertise of the staff that will be providing financial management of the land and any planned developments:

The City of Charleston's Department of Budget, Finance and Revenue Collection (BFRC) is responsible for budget management, finance / accounting, real estate management and procurement. BFRC's financial functions involve over 30 personnel. DOP staff work closely with BFRC staff to establish and manage the budgets for operations and capital improvement functions. Capital expenditures are managed by DOP Capital Projects staff with the procurement per established requirements. Expenditures are approved by the Capital Projects Review Committee (staff level) prior to obtaining City Council approval.

14. Partnership and Coordination - Max 10 points

Provide a list of the partners involved in this project and indicate if they are financial or non-financial partners:

Mr. Anthony C. Ross, the seller, is a financial partner, having agreed to sell the property below market value in order to preserve it as open space.

Describe the roles of the partners and the coordination among those involved in the project:

Mr. Ross will retain ownership of the existing commercial property at the front of the parent parcel, which is where his primary business is located. We will seek his input on both short and long-term management issues of the property, as he has been the steward of the this land for the past 25+ years and will continue to be our neighbor.

Describe how the work of the partnership addresses greenspace conservation as well as community issues regarding health, resiliency, mobility, and economic development:

Mr. Ross' interest in seeing the property protected from development is the first step in the conserving this greenspace. Our hope is to continue to foster some of the prior community uses on the site (e.g. the periodic farmer's market) and explore other options that would support the existing and future neighbors and community members.

15. Return on Investment (Choose ALL that apply) - Max 6 points

- 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 property will remain on the tax rolls) – 1 point

Give specific details on how this project provides a return on the investment:

This site has been the host of a periodic farmer's market (providing access to local produce) for a number of years, and we intend to continue that practice if it remains suitable. Opening the existing trails up to public use will serve an identified need of residents that would otherwise have to walk on the rural road shoulders.

Acquiring the property to prevent another subdivision protects the existing natural infrastructure and provides an opportunity to enhance it with any future improvements to the site. This enhancement would be accomplished by creating a naturalized stormwater treatment system that also supports recreation / wildlife needs - an approach that is difficult to accomplish with a typical residential subdivision stormwater system. This would be consistent with the recommendations of the 'Dutch Dialogues' plan.

The property is approximately 75% canopy, 25% open field currently. Any future improvements would minimize loss of tree canopy through careful site planning and replacement plantings, and open spaces will be enhanced where possible to support improved stormwater treatment (e.g. infiltration basins, vegetated swales, etc.).

16. Level of Public Support (Choose all that apply) - Max 6 points

Is there any public support that you would like to document?

Yes

No

Support Letters/Emails from public (Must be attached to application) – 3 points

Results of Public Hearing (Must be attached to application) – 2 points

Other – 1 point

Give specific details on the public support for the project:

Public support for minimizing development / protecting open space on Johns Island is well documented through the Johns Island Community Plan (2007) and Johns Island Community Greenways Plan (2011), as well as multiple hearings related to traffic / roadway improvements over the last decade.

Direct support for this project is anticipated based on prior communications with residents regarding access to quality walking opportunities, concerns about availability of recreation resources, etc. This project will be presented to the City Council standing committee on Recreation in February, and the results of that meeting will be provided in a supplement to this application.

17. Deed Restrictions - No Score

For conservation easement projects, please provide the draft terms of the easement, including subdivision limits, waterway buffers, road buffers, impervious surface limits, number of residences allowed, etc.

N/A

For fee simple projects, please provide any deed restrictions being proposed on the property including impervious surface limits, waterway and roadway buffers, restricted uses, etc.

Deed restrictions will meet the County's requirements for Greenbelt purchases. Limits on impervious surfaces, buffer requirements, use restrictions, etc. are covered by the current / future zoning regulations. The site shares a mix of SR-1 and GO zoning at this time.

18. Additional Information – No Score

Use this space to provide any other information regarding the project:

[Empty text box for providing additional information regarding the project.]

Agreement

You are requesting **\$1,650,000.00** in greenbelt funds.

I, John J. Tecklenburg, the authorized agent, hereby certify to the best of my knowledge that this application is a true and accurate portrayal of the site proposed for acquisition as well as the proposed land uses and development under the Charleston County Greenbelt.

I agree to mail or deliver a physical copy of this application to.

Charleston County Greenbelt Programs
4045 Bridge View Drive
North Charleston, SC 29405

Use cursor or finger (if on touchscreen) to sign

Authorized Agent



Name

Title

John J. Tecklenburg

Mayor

Witness



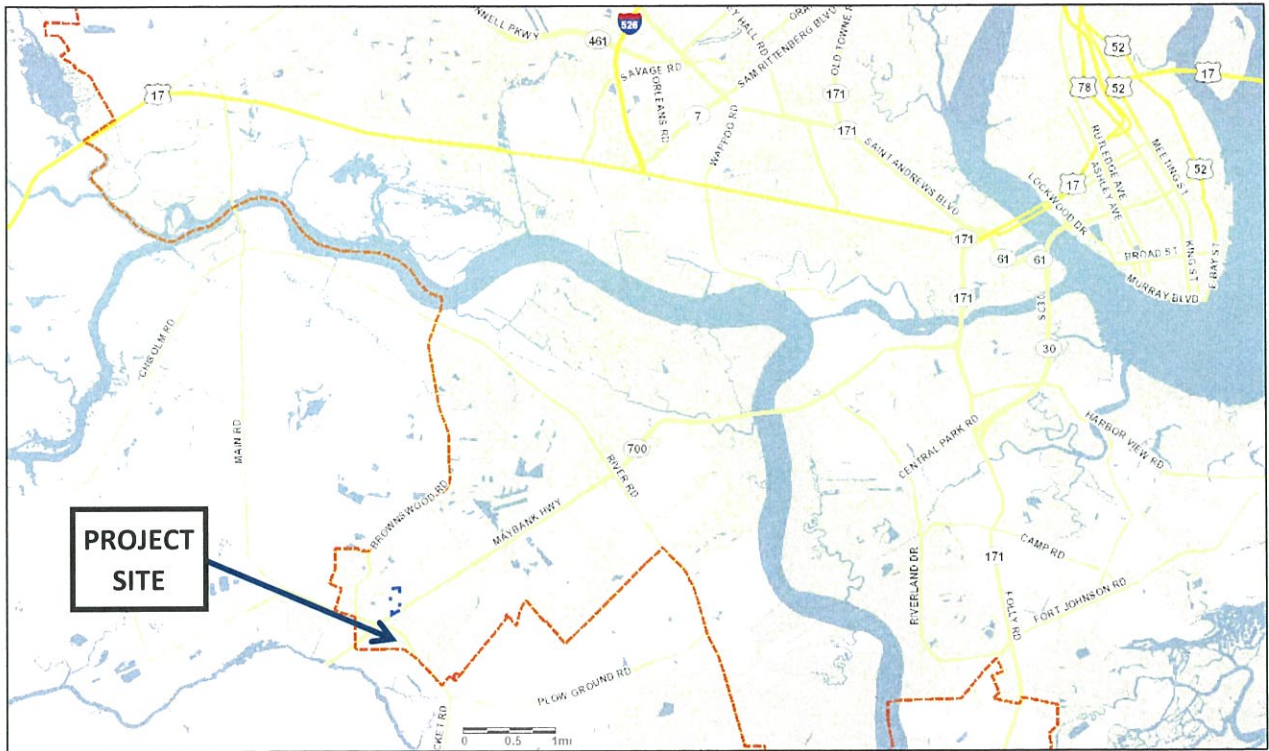
Name

Title

KEITH BENJAMIN

Dir of TRAFFIC TRANSPORTATION

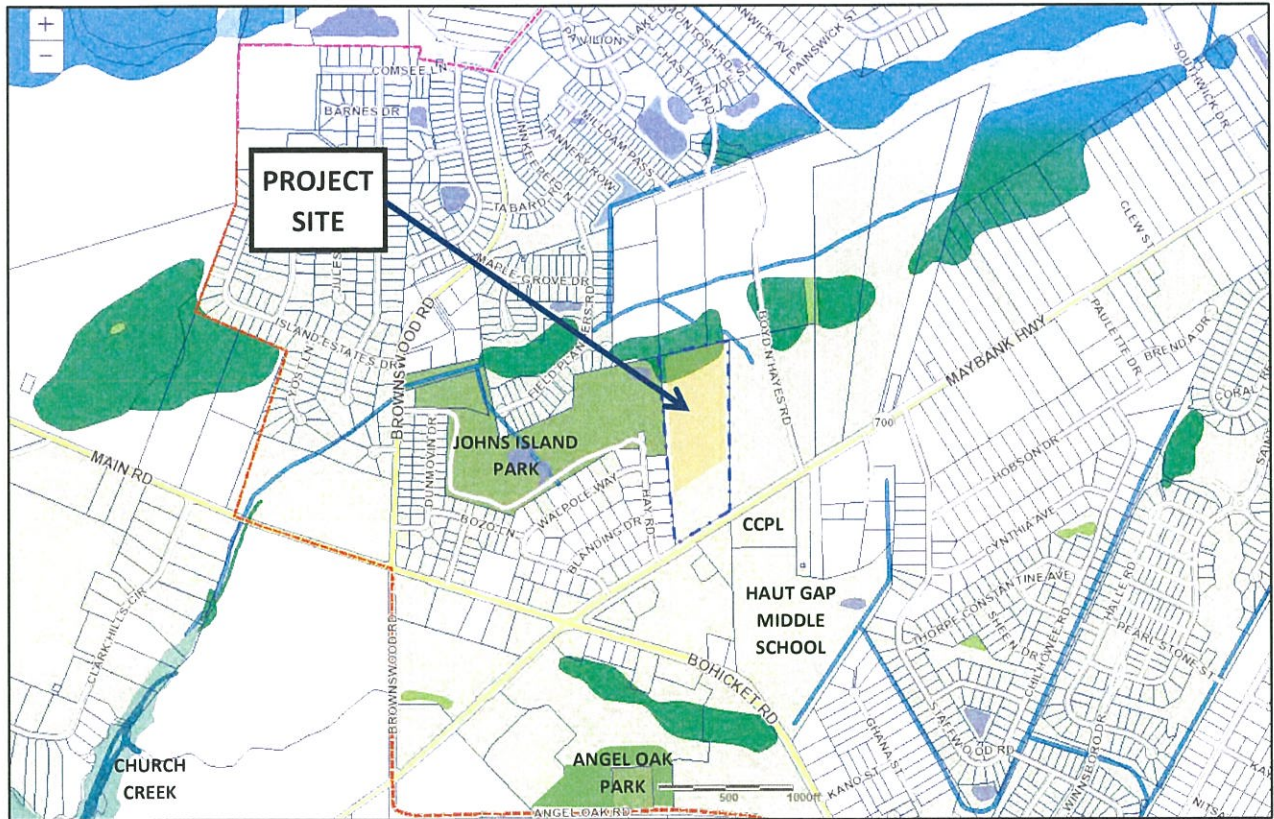
AREA MAP



Source: City of Charleston GIS

LOCATION MAP

Corporate limits and Urban Growth Boundary shown.



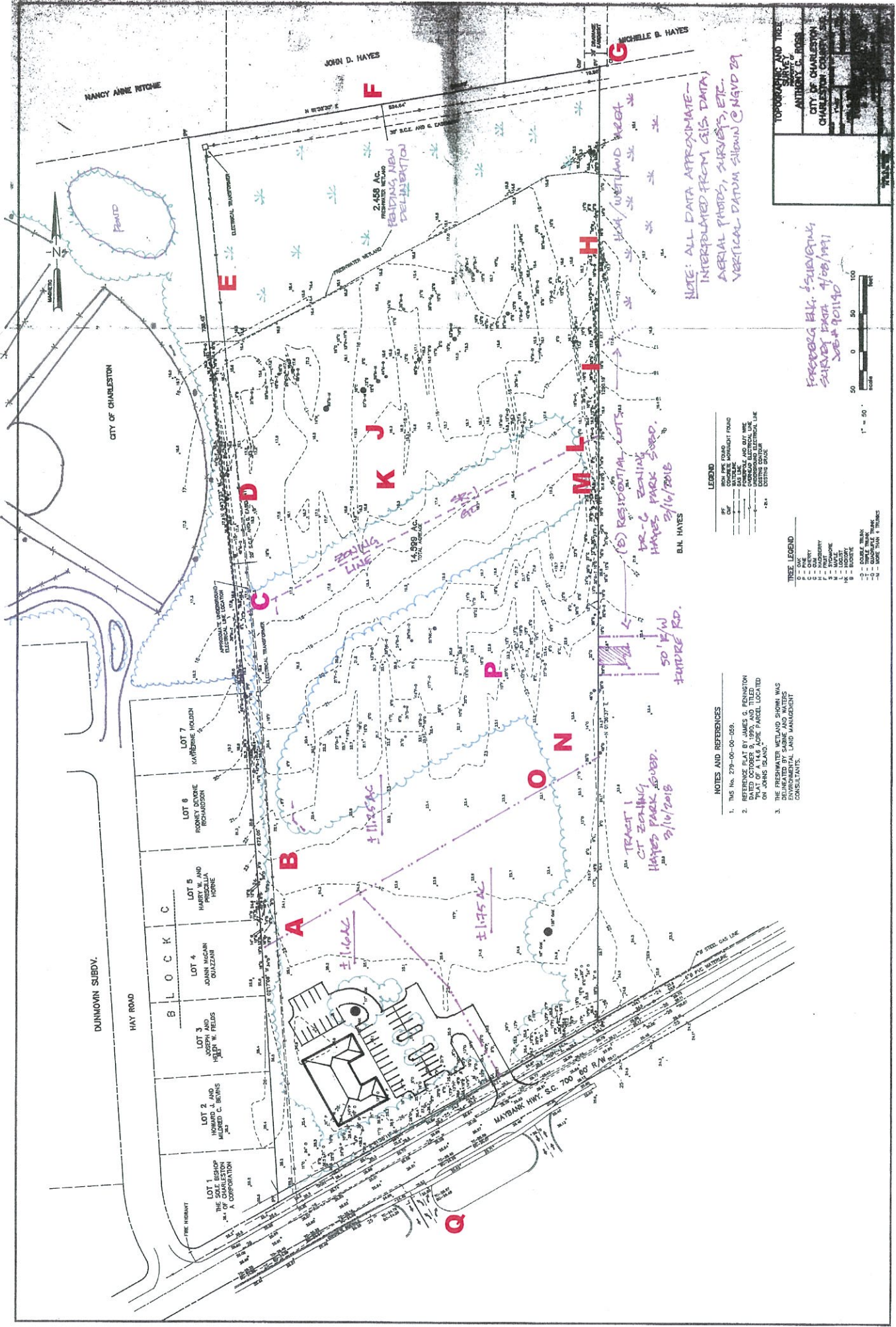
Source: City of Charleston GIS

LOCATION MAP DETAIL

Corporate limits, individual parcels, Urban Growth Boundary, Parks, and National Wetland Inventory data shown.
Channelized drainage from wetlands connects to Church Creek.

PLAT

PHOTOGRAPHS



NANCY ANNE RITCHIE

JOHN D. HAYES

G MICHELLE B. HAYES

CITY OF CHARLESTON

DUNWOON SUBDV.

HAY ROAD

BLOCK C

- LOT 1 JUDITH M. AND CHARLESTON TRADING CO. A CORPORATION
- LOT 2 HOWARD J. AND MURDOK C. BEVINS
- LOT 3 JOSEPH W. AND WILHELMINE W. FIELDS
- LOT 4 JAMES L. AND JOANNE M. QUINN
- LOT 5 HARRY W. AND FRANCES M. HORN
- LOT 6 FLORENCE M. RICHARDSON
- LOT 7 KATHLENE HOUSH

2.468 AC. READING, NEW DELINEATION

14.598 AC. ZONING LINE

(B) RESIDENTIAL LOTS TR-6 ZONING HAYES PARK SUBD. 2/16/2018

50' F/W HAYES RD.

TRACT 1 CT ZONING HAYES PARK SUBD. 2/16/2018

NOTE: ALL DATA APPROXIMATE - INTERPOLATED FROM GIS DATA, AERIAL PHOTOS, SURVEYS, ETC. VERTICAL DATUM SHOWN ON GRID 29

LEGEND

- ROAD LINE ROAD
- CONCRETE MOUNTAIN ROAD
- RAIL LINE
- RAIL LINE AND GUY WIRE
- CONCRETE ELECTRICAL LINE
- ELECTRICAL LINE
- EXISTING DITCH

TREE LEGEND

- PINE
- OAK
- GUM
- PINEAPPLE
- MAPLE
- SWEET GUM
- BIRCH
- SYPHIRE
- SLOTTED TREE
- MORE THAN 4 TRUNKS

NOTES AND REFERENCES

1. TMS No. 279-00-00-009.
2. REFERENCE PLAT BY JAMES G. BENNINGTON DATED OCTOBER 9, 1999, AND TILED JANUARY 14, 2003. A 14.6 ACRE PARCEL LOCATED IN TRACT 1, HAYES PARK SUBDIVISION.
3. THE PERMITS AND SUBDIVISIONS ENVIRONMENTAL LAND MANAGEMENT CONSULTANTS.

FORBORG BLK. SUBDIVISION SURVEY DATA 4/28/1991 JOB # 901140



TOPOGRAPHY AND TREE SURVEY BY ANTHONY L. MOSS
CITY OF CHARLESTON
CHARLESTON COUNTY



A – View of point near the SW corner of the Project Site. Proposed property limit is along center of view, approximately 100- from the woodland on the left of image (dashed line). Note that Photo O was taken from the far end of the dashed line.



B – Existing gate onto property, located near west property line at woodland referenced in preceding photo.



C – Panoramic view of the existing motocross trail located in the large open field in the center of the project site.



D – Example of mature tree cover originating in the old ditches located between the narrow agricultural fields (see historic aerials in supplemental info).



E – View along property line to the N, with existing Johns Island Park to the left. Transformer in background is near the property corner. Forested wetlands on the right, with largest trees in the old ditches between the narrow fields.



F – View from the rear property line towards the S/SW, across the forested wetlands. Point of photo is approximately the middle of the property line. Johns Island Park is in the right background.



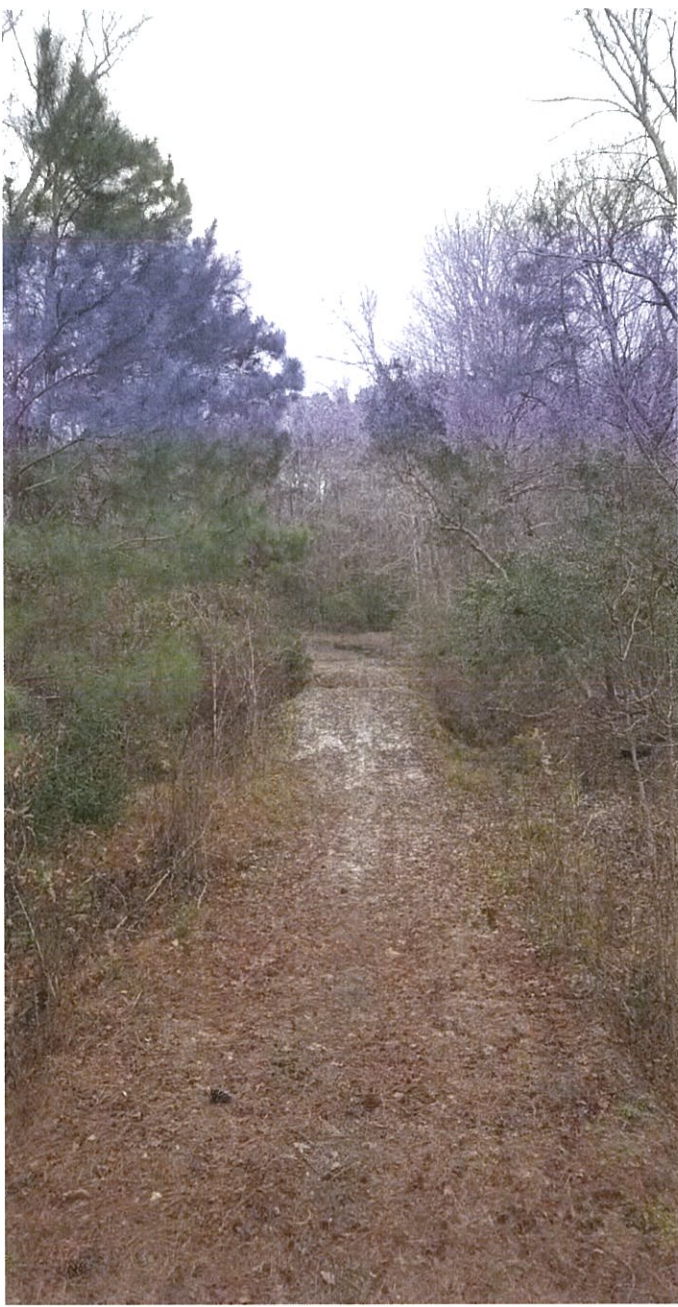
G – View of the NE property corner (center marker), looking to the SW across the project site. The two concrete monuments indicate the upper limits of the Rattler Creek drainage easement (see supplemental info), with the channel extending along the property line.



H – Trail parallel to the east property line, view N. The delineated wetlands in the 1991 survey begin just beyond the turn in the trail. Several large trees were recently blown down in this area.



I – Panoramic view of a turn in the trail in the narrow field area. View from W to N.



J – Trail in the narrow field, view E. Trees are growing in the old ditches on both sides.



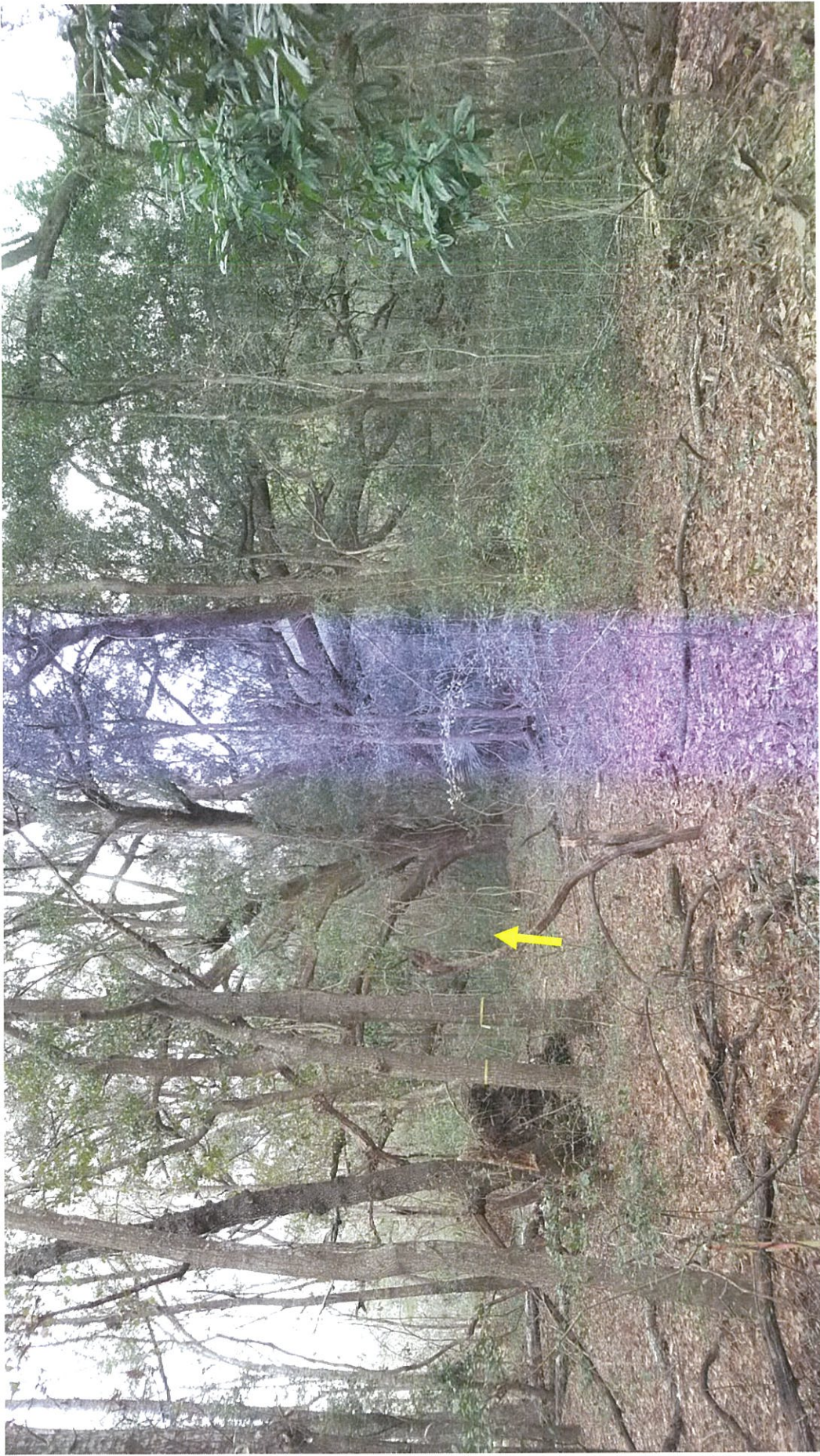
K – Existing trail in narrow fields, close to the large field. View W. Apparent small borrow pit on right (one of several), likely used to generate material for the motocross trails.



L – Panoramic view of the motocross trails at the NE corner of the large open field. View from W to N.



M – Panoramic view of trails at SE corner of the large open field. View from S to W. Photo taken approximately 75 feet from image above.



N – Largest Live Oaks on the property are in this area. The east property line runs between the large tree in the center of the photo and the tree behind it (approx. 15' apart). The planned connector road from the Hayes Park subdivision will enter the project site approx. 50' behind the large L.O., generally centered on the smaller grand L.O. that is leaning away from the line (indicated). Conceptual plan shows the road splitting around this tree into separate lanes.



O – View across future commercial site at highway frontage. Proposed project limit indicated with dashed line. Note that Photo A was taken from the far end of the line.



P – View W within upland forest, along trail closest to the open field frontage (left). The large open field in the center of the project site is to the right.



Q – Maybank Highway frontage of the existing and future commercial sites. The Project site limits begin approximately 100' in front of the woodland in the background.

**AFFIDAVIT OF NOTICE TO
LANDOWNER**



John J. Tecklenburg
Mayor

City of Charleston
South Carolina

Edmund V. Most
Deputy Director

CAPITAL PROJECTS DIVISION

January 31, 2020

Mr. Anthony C. Ross
PO Box 1149
Johns Island, SC 29455

RE: 3546 Maybank Highway / TMS# 279-00-00-059

Dear Mr. Ross:

As you are aware, the City of Charleston is pursuing the purchase of the rear portion (+/- 11.25-acres) of the property referenced above. The City is requesting funding for the purchase from the Charleston County Greenbelt Program. As part of the application process we are required to notify you, in writing, of the following:

1. that interests in land purchased with greenbelt funds results in a permanent conveyance of such interests in land from the landowner to the City of Charleston or its assigns; and
2. that it may be in the landowner's interest to retain independent legal counsel, perform appraisals, create surveys, and seek other professional advice.

We look forward to working with you. Please feel free to contact me at the address below, by phone at (843) 973-7210, or by email at ComptonM@charleston-sc.gov if you have any questions.

Sincerely,

Matthew M. Compton
Special Projects Administrator

**AFFIDAVIT OF NOTICE TO
ADJACENT LANDOWNERS**



John J. Tecklenburg
Mayor

City of Charleston
South Carolina

Edmund V. Most
Deputy Director

CAPITAL PROJECTS DIVISION

January 31, 2020

[Adjacent Landowner Name]
[Adjacent Landowner Address]

RE: Ross Tract / Johns Island Park Expansion
TMS# 279-00-00-059

Dear [Landowner]:

The City of Charleston is pursuing the purchase of approximately 11.25-acres of the property referenced above to be managed/used as an expansion of the existing Johns Island Park. Please see the attached map.

The City is requesting funding for the purchase from the Charleston County Greenbelt Program. As part of the application process we are required to notify all landowners and/or residents that are adjacent and within 300 feet of the subject property of the potential purchase and use of the property.

If you have any questions or concerns about this purchase, or if you would like to offer support for this project, please contact me at the address below, by phone at (843) 973-7210, or by email at ComptonM@charleston-sc.gov.

Thank you.

Sincerely,

SAMPLE LETTER – SEE “CONTACT LIST”

Matthew M. Compton
Special Projects Administrator

attachment

DISTRIBUTION LIST – ADJACENT LANDOWNERS

Note: "Current Resident" addresses are tenants. All other addressees are property owners.

Hayes, John D.
1660 Boyd N Hayes Rd
Johns Island SC 29455

CURRENT RESIDENT
1680 Boyd N Hayes Rd
Johns Island SC 29455

CURRENT RESIDENT
1664 Boyd N Hayes Rd
Johns Island SC 29455

Healy, Justin P
1708 Boyd N Hayes Rd
Johns Island SC 29455

CURRENT RESIDENT
1662 Boyd N Hayes Rd.
Johns Island SC 29455

Ritchie, Nancy Anne
1650 Boyd N Hayes Rd.
Johns Island SC 29455

CURRENT RESIDENT
1767 Hay Rd
Johns Island SC 29455

Mack, Mary F.
1771 Hay Rd.
Johns Island SC 29455

Horne, Harry W T.
1775 Hay Rd.
Johns Island SC 29455

Flynn, Joann McCain
1779 Hay Rd.
Johns Island SC 29455

Bevins, Mildred C. ETAL
1787 Hay Rd.
Johns Island, SC 29455

Benton, Elizabeth Diane
3563 Blanding Dr.
Johns Island, SC 29455-8411

Rivers, Mary L. Simmons
1780 Hay Rd.
Johns Island, SC 29455-8415

Fludd, Michael & Ernestine
1774 Hay Rd.
Johns Island, SC 29455-8415

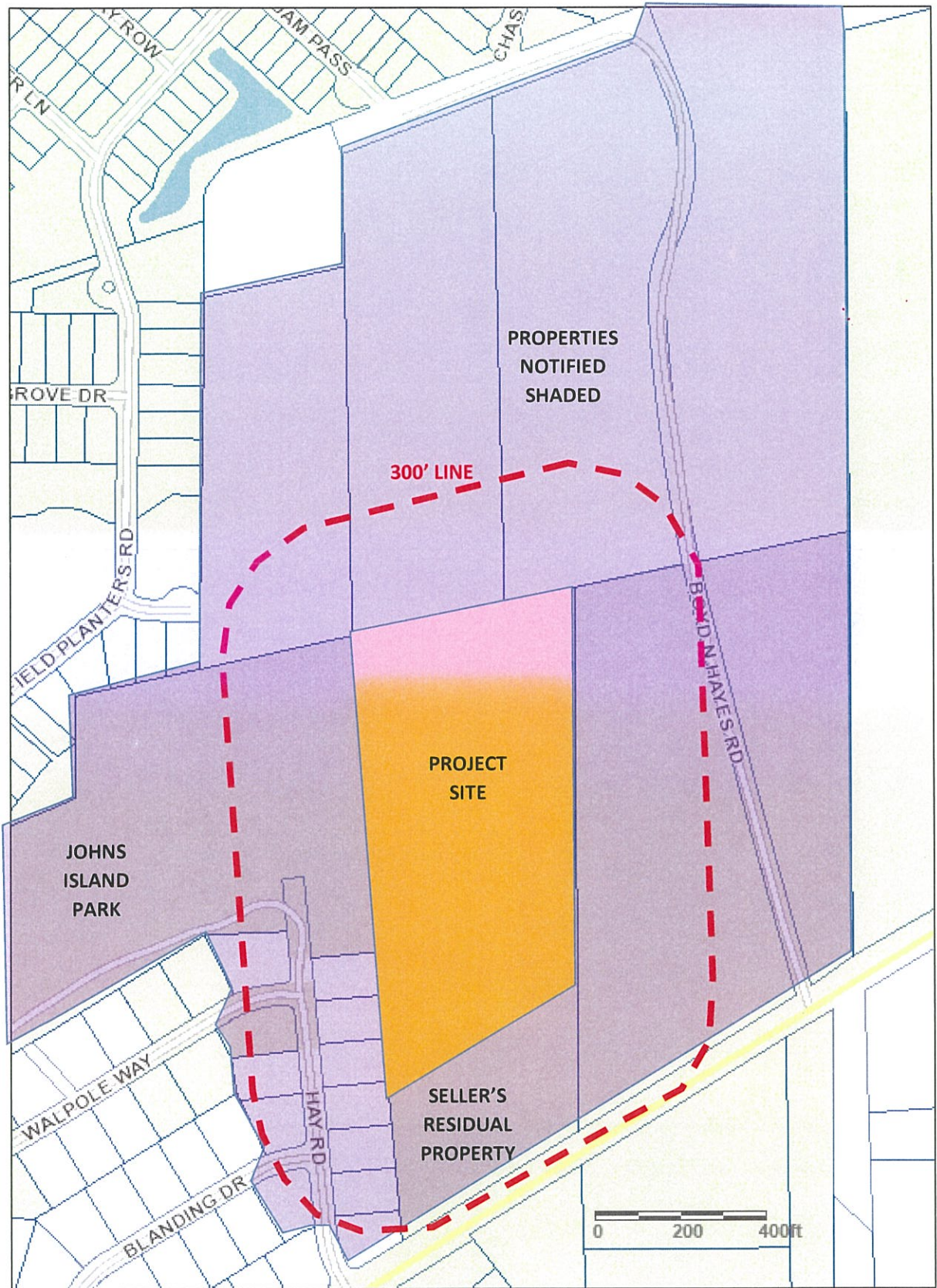
Rojo-Gudino, Dolores
1707 Walpole Way
Johns Island, SC 29455-8414

Hacker, Shateque N.
1704 Walpole Way
Johns Island, SC 29455

(1767,1783 Hay Rd)
Fields, Helen W.
3129 River Rd
Johns Island SC 29455-8857

(3530 Maybank)
Slay, Carolyn E. ETAL
1711 Boyd N Hayes Rd.
Johns Island SC 29455-8400

(3558 Maybank Hwy)
White, Christina G.
PO Box 1124
Johns Island, SC 29457-1124



REFERENCE MAP

LETTERS OF SUPPORT

https://www.postandcourier.com/opinion/letters_to_editor/letter-johns-island-development-frenzy/article_2c941b66-30f9-11e7-a915-f7cdd5221870.html

Letter: Johns Island development frenzy

MAY 6, 2017

SUBSCRIBE FOR \$2.98 / WEEK

We live on a beautiful island between an amazing city and a stunning beach. It is no wonder why so many people and businesses are moving here. The potential for Johns Island and our region seems unlimited.

However, there are deep concerns. Every day, Johns Islanders wonder if the City of Charleston will help our community flourish, or will it continue to approve residential development with no regard for our quality of life? There is a reason to assume the latter.

The Johns Island Community Association (JICA) circulated a petition last year requesting the City of Charleston to cap residential permitting for two years. It quickly garnered nearly 1,200 signatures, because people understand the problem: The City of Charleston is developing Johns Island much quicker than Charleston County can build new roads. We see it every day in traffic congestion, safety risks, and decreased livability.

In addition to a total failure on road planning, there is also no comprehensive storm water plan in place for Johns Island. This should alarm anyone in Charleston given the flooding issues in parts of West Ashley.

The citizens of Johns Island ask that better planning begin now. We must build homes and roads concurrently, and develop a stormwater plan for the entire area within the urban growth boundary. Instead of spending more money later on “redeveloping” our island, let’s do it right the first time.

To accomplish this, the City of Charleston should immediately cap residential permitting on Johns Island and allow the road improvements to catch up to existing development. We should also determine if the most recent Johns Island community plan still aligns with the increased growth, traffic issues, as well as citizens' desires.

Before more residential development is permitted, the city should work to increase roadway connectivity within Johns Island and ensure Maybank Highway is a beautiful entrance to our island. The current Maybank Highway widening project should include street lighting, landscaping, stamped brick crosswalks, and decorative traffic signal poles with mast arms.

Johns Island is not simply a tax base for the City of Charleston; our quality of life matters.

Gregg Newby

Brad Devos

Johns Island Community Association

Maybank Highway

Charleston

https://www.postandcourier.com/opinion/letters_to_editor/letter-stop-development-on-johns-island/article_obdfc87c-10d5-11e8-940f-97326c7c29b6.html

Letter: Stop development on Johns Island

FEB 14, 2018

SUBSCRIBE FOR \$2.98 / WEEK

When is the building of new housing going to stop on Johns Island? The I-526 extension is not here, yet this keeps the pressure on, because it seems our traffic is getting worse.

How about stopping the developments that keep popping up, taking up land that was once farm land or full of trees? Put construction on hold.

It would be so nice to have fresh air, not stinky car exhaust. Just think, Johns Island could stay as it is and not be a repeat of James Island.

Anna Barnett

Habitat Boulevard

Johns Island

RESOLUTION

A RESOLUTION

WHEREAS, Charleston County Council adopted the Comprehensive Greenbelt Plan on June 6, 2006, which provides for the preservation of open space within Charleston County (the "Greenbelt Plan"); and,

WHEREAS, the Transportation "half-cent" Sales Tax referendum funds generated to support the Greenbelt Plan were used to protect over 21,000 acres of land, including more than 9,300 acres purchased for future public parks and greenspaces; and

WHEREAS, the citizens of Charleston County approved a second one-half penny sales tax for roads, mass transit and greenbelts in 2016; and

WHEREAS, this second referendum is expected to provide an additional \$210 million for the Greenbelt Programs over a 25-year period, said funds to be allocated per the plan approved by County Council; and

WHEREAS, the allocation for the City of Charleston is expected to provide an estimated \$36 million over the life of the program, accruing at a rate of \$1.5 - \$2.0 million each year; and

WHEREAS, the current balance of uncommitted funds anticipated to be collected is \$30,065,000; and

WHEREAS, in accordance with the application process established by Charleston County for the approval of funds for the Greenbelt Plan, the City of Charleston desires to submit an application for funding in the sum of \$1,650,000 to pay for the acquisition of that certain property within Charleston County more commonly known as the Ross Tract, containing approximately 11.25-acres, which is comprised of the rear portion of the 14.6-acre parcel bearing TMS #279-00-00-059, located on Johns Island in Charleston, South Carolina, said application being marked as Exhibit A, attached hereto and incorporated by reference herein; and,

WHEREAS, the City desires to acquire the Ross Tract site more fully described above, so that upon acquisition, it shall be perpetually protected as open space and shall provide a substantial area for active park and recreation usages for the citizens, residents and visitors of Charleston County.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CHARLESTON, IN COUNCIL ASSEMBLED, THAT THE CITY APPROVES THE SUBMITTAL OF EXHIBIT A TO CHARLESTON COUNTY TO REQUEST FUNDING TO PAY FOR THE ACQUISITION OF THE FORT PEMBERTON SITE, MORE FULLY DESCRIBED IN EXHIBIT A.

The above Resolution shall become effective immediately upon its adoption by City Council.

Done this ___ day of _____ 2020

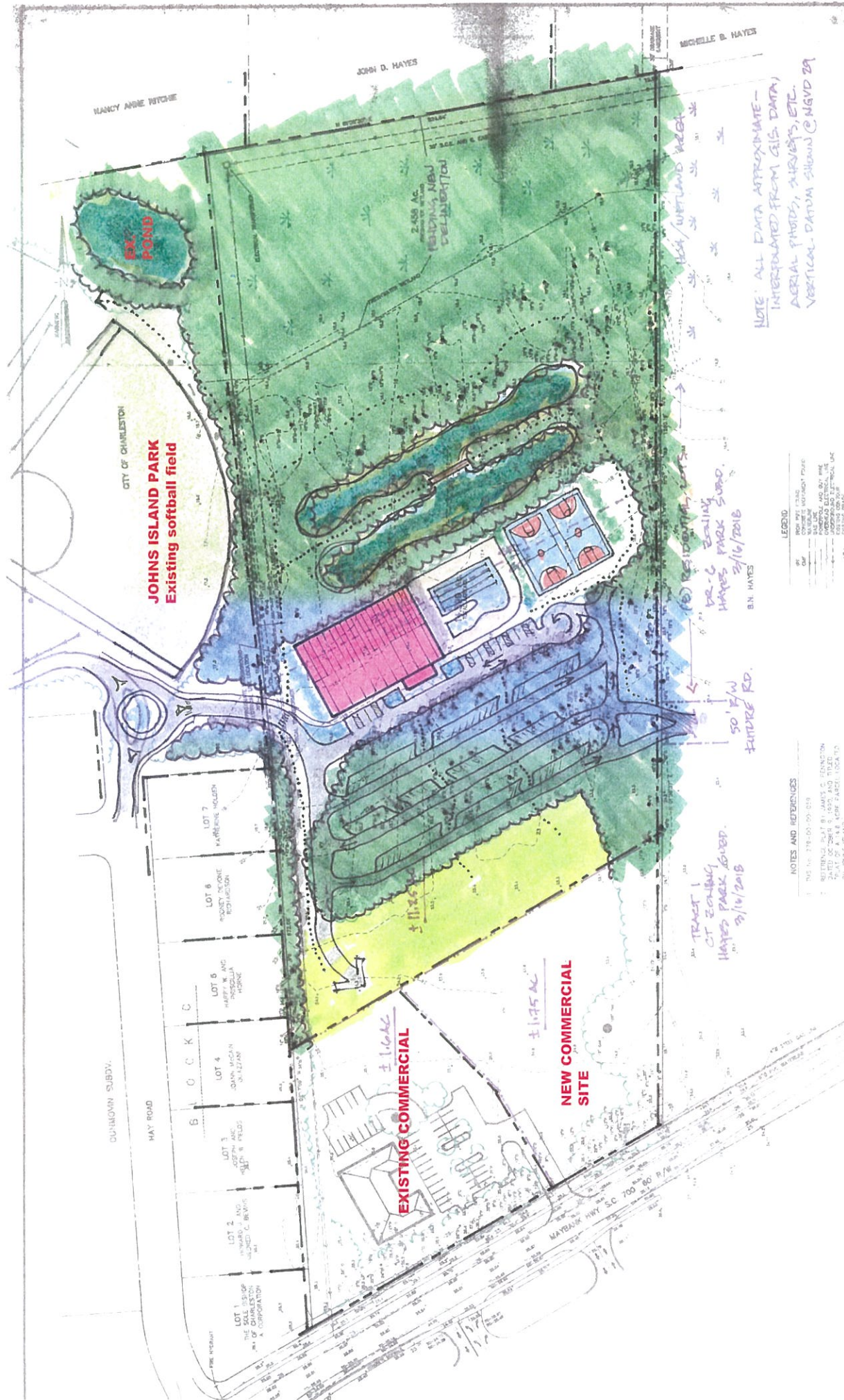
Pending presentation to City Council at an upcoming meeting

John J. Tecklenburg, Mayor
City of Charleston

ATTEST:

Vanessa Turner-Maybank
Clerk of Council

MASTERPLAN



NOTE: ALL DATA APPROXIMATE - INTERPOLATED FROM GIS DATA, AERIAL PHOTOS, SURVEYS, ETC. VERTICAL DATUM SHOWN @ NGVD 29

LEGEND

- ROAD (SEE PLAN)
- EXISTING LOT
- PROPOSED LOT
- PROPOSED LOT AND SET BACK
- PROPOSED LOT SETBACK
- PROPOSED LOT SETBACK
- PROPOSED LOT SETBACK

TREE LEGEND

- - PINE
- - OAK
- - OTHER

NOTES AND REFERENCES

- 705 No. 278-00-00-019
- REFERENCE MAP BY JAMES C. HENNINGTON DATED OCTOBER 1, 1993, AND REZONED BY JOHN D. HAYES AND MICHELLE B. HAYES
- NO COMMERCIAL METHOD SHOWS MAY BE NEEDED BY SARENE AND MATTHEW FOR ENVIRONMENTAL AND MANAGEMENT CONSULTANTS

TOPOGRAPHIC AND TREE SURVEY
ANTHONY C. BOSS
CITY OF CHARLESTON
PLANNING DEPARTMENT

FOREBERG BLK. 5/31/2018

LANDOWNER
DISCLOSURE

ATTACHMENT 11 – LANDOWNER DISCLOSURE

This form must be completed and signed by the landowner.

Does this land contain property or interest in property that has been down-zoned within three years of the date of this application? Yes No

Do any of the following apply to the subject property:

Any known restrictive covenants? Yes No

Any easements: Yes No

Property currently listed for sale with a realtor? Yes No

Property carries any liens? Yes No

Any taxes owed on the property? Yes No

Any pending contracts for purchase on the property Yes No

Has a Phase I Environmental Site Assessment been performed? Yes No

If you answered yes to any of the above, explain here:

I have about a \$250 K mortgage with SC Federal Credit Union

Millard Smith is my Realtor Possibly the Car Wash, IDK about Study

List below the names of persons and/or entities who will participate financially in this transaction (e.g. realtors, brokers, anyone receiving a commission from sale). Provide their role in the transaction.

Millard Smith

\$250 K mortgage SC Fed Credit Union

ROSS car wash

I Anthony C. Ross as the landowner or landowner's certify to the best of my knowledge that this information is true and I agree to allow inspection or appraisal, if necessary, of the property being offered. I agree to allow authorized or designated agent(s) or staff to inspect this property as may be required. Reasonable notice of inspection date(s) will be given.

Signature

Date

2/2/2020

APPRAISAL

City of Charleston - 2020 Greenbelt Grant

PROPERTY VALUE ESTIMATE

January, 2020

BY: Matthew M. Compton
Special Projects Administrator

This valuation is intended to serve as an estimate for the purposes of preparing the application for Greenbelt funding. It will be replaced by a certified appraisal prior to award of the grant funds. Any significant deviation from the estimated value developed below may require modifications to the grant application.

SITE: ROSS TRACT / JOHNS ISLAND PARK EXPANSION

11.25 Acres (gross)

8.79 Acres highland

2.46 Acres wetland

Existing zoning

4.6 Acres - GENERAL OFFICE

4.2 Acres - SR-1 (Highland)

2.46 Acres - SR-1 (Wetland)

VALUATION ESTIMATES

Gross acreage \$ **1,753,429**
\$ 155,860 per ACRE (gross), excluding easement acreage
Based on Hayes Park Subdivision - see comparables

Gross acreage \$ **1,802,212.23**
\$ 160,197 AVG. per ACRE VALUATION w/ 5% inflation
Based on three offers received in 2018 - see comparables

Highland acreage \$ **1,687,140.12**
\$ 191,939 per ACRE - HIGHLAND, excluding easement acreage
Based on Hayes Park Subdivision - see comparables

By zoning \$ **2,428,263 TOTAL**

GO acreage	\$ 1,498,286	
\$ 325,714 per ACRE - GENERAL OFFICE		
Based on Comm. Site @ frontage		\$ 1,549,143 Average
GO acreage	\$ 1,600,000	
\$ 347,826 per ACRE - OD-MHC		
SR-1 acreage	\$ 879,120	
4.8 units / acre allowed (including wetland area)		
32.0 Lots permitted by zoning		
\$ 27,500 Lennar offer per developable lot		

AVG. VALUATION \$ 1,917,761 TOTAL

COMPARABLES

Offer via Lee & Associates		
Entire parcel (12.0 acres of 14.6-acre parent parcel)		
\$	2,000,000	11/15/2018
\$	166,667 per Acre (gross)	

Offer from Beer Baron LLC		
Entire parcel (14.6-acres)		
\$	2,000,000	11/29/2018
\$	136,986 per Acre (gross)	

Offer from Lennar Homes		
11.6-acres of parent parcel - valued at \$27,500 per lot - assumed 65 lots		
\$	1,787,000	10/23/2018
\$	154,052 per Acre (gross)	

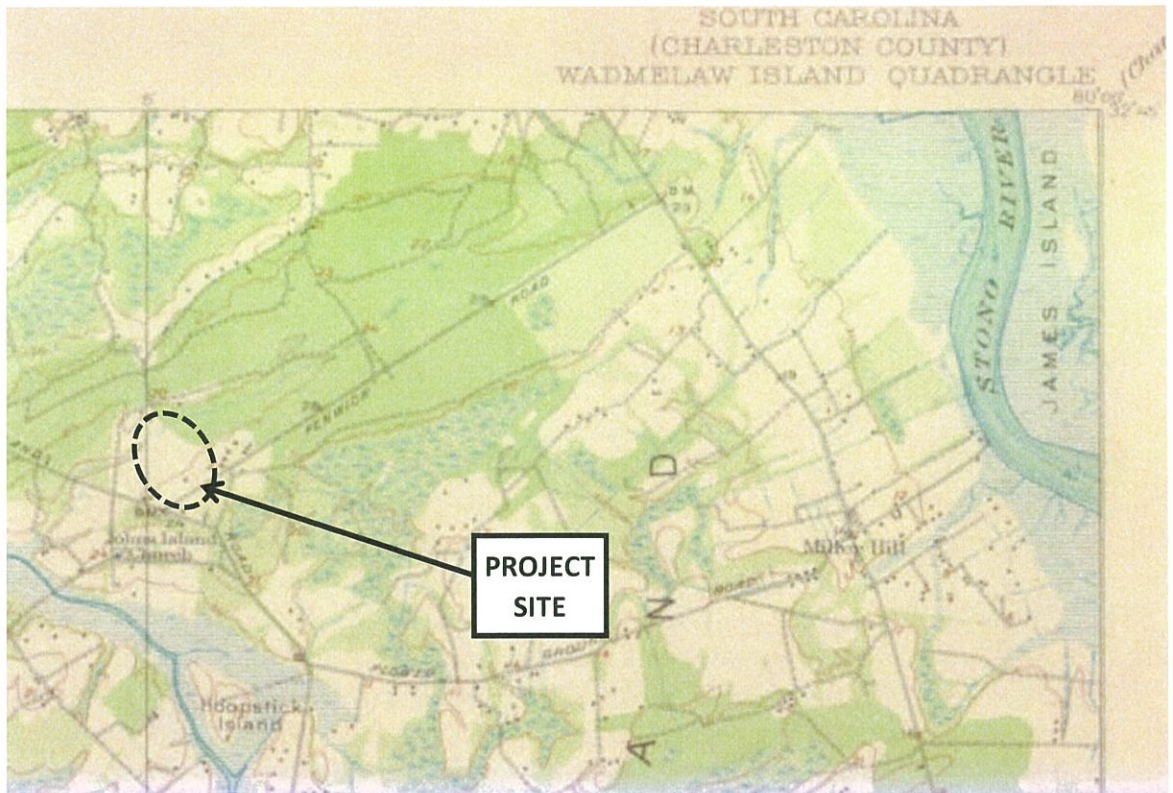
\$ 160,197 AVG. per ACRE VALUATION w/ 5% inflation

Commercial site @ frontage. 3546 Maybank Hwy.		
<i>Part of parent parcel</i>		
1.75 Acres - GENERAL OFFICE		
\$570,000 AGREEMENT in place		
\$	325,714 per ACRE - GENERAL OFFICE	

Hayes Park Subdivision		
<i>Immediately adjacent to project site</i>		
17.21 Acres (gross)		
13.03 Acres highland		
3.02 Acres wetland		
1.17 Acres roadway easement		
Existing zoning w/ approved plan		
3.28 Acres - CT		
0.81 Acres - LIMITED BUSINESS		
4.79 Acres - DR-6 (55 Lots)		
4.83 Acres - DR-6 (HOA & wetlands)		
3.5 Acres - Public R/W		
\$	2,500,000 AGREEMENT in place (Closing Feb., 2020)	
\$	155,860 per ACRE (gross), excluding easement acreage	
\$	191,939 per ACRE - HIGHLAND, excluding easement acreage	

3455 Maybank Hwy		
<i>Approx. 0.5-miles east of project site, south side of highway</i>		
5.75 Acres (gross)		
Existing zoning (County)		
5.75 Acres - Office Development / Maybank Hwy Corridor		
\$	2,000,000 CLOSED PRICE - 2/15/2019	
\$	347,826 per ACRE - OFFICE DEVELOPMENT	

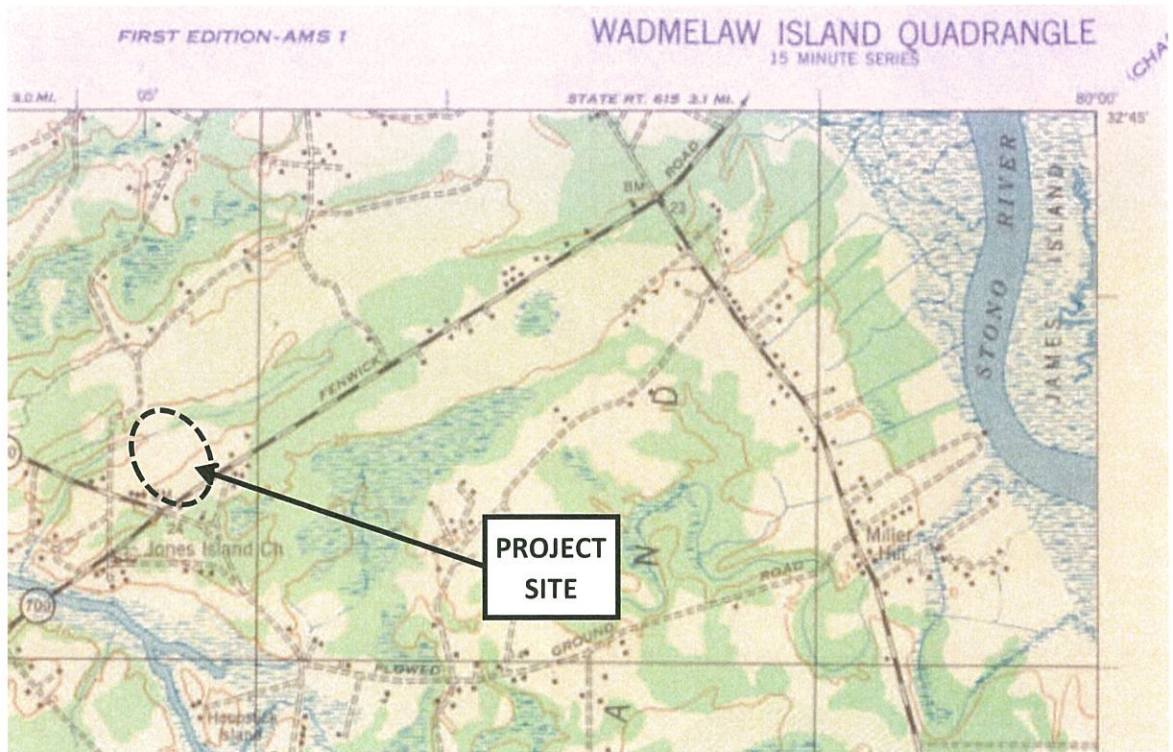
SITE EVALUATION



Source: USGS 1919 Edition

HISTORIC SITE CONTEXT

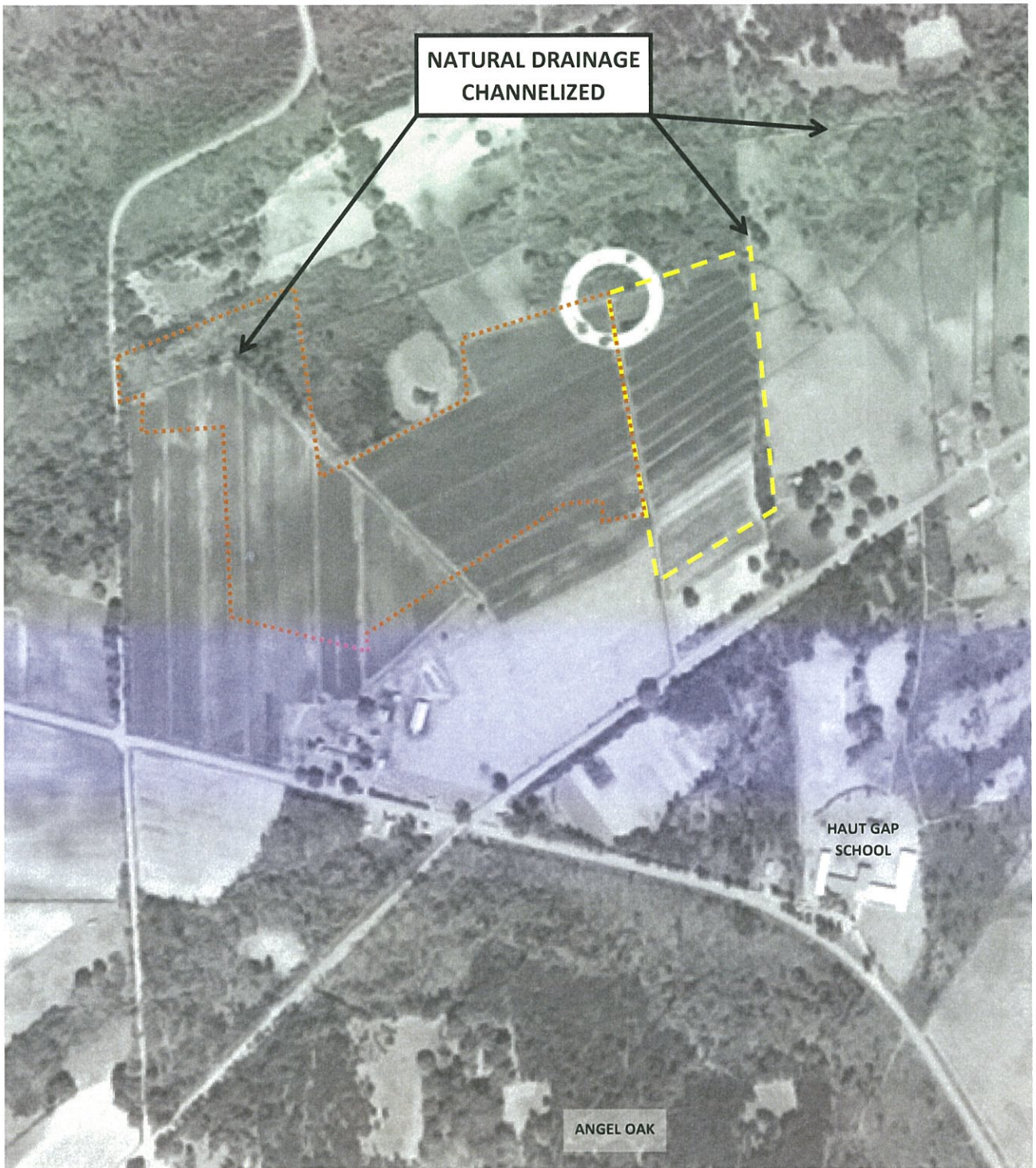
Site shown as Open – presumed to be under active cultivation. Natural drainage to Church Creek indicated. Possible structure on site.



Source: USGS 1944 Edition

HISTORIC SITE CONTEXT

Site shown as Open – presumed to be under active cultivation. Structure not shown. Natural drainage to Church Creek shown.



Source: USGS 1957 aerial photo

HISTORIC SITE CONTEXT

Approximate PROJECT SITE limits indicated with DASHED line.

Evidence of active cultivation, with multiple narrow fields parallel to Maybank Highway. Large Live Oak near SW corner of parcel is likely near location of structure shown in 1919 USGS topographic map.

Approximate location of future Johns Island Park indicated with DOTTED line.
 Natural drainage course visible on historic topographic maps has been channelized to facilitate agricultural drainage.



Source: USGS 2-27-2007 aerial photo

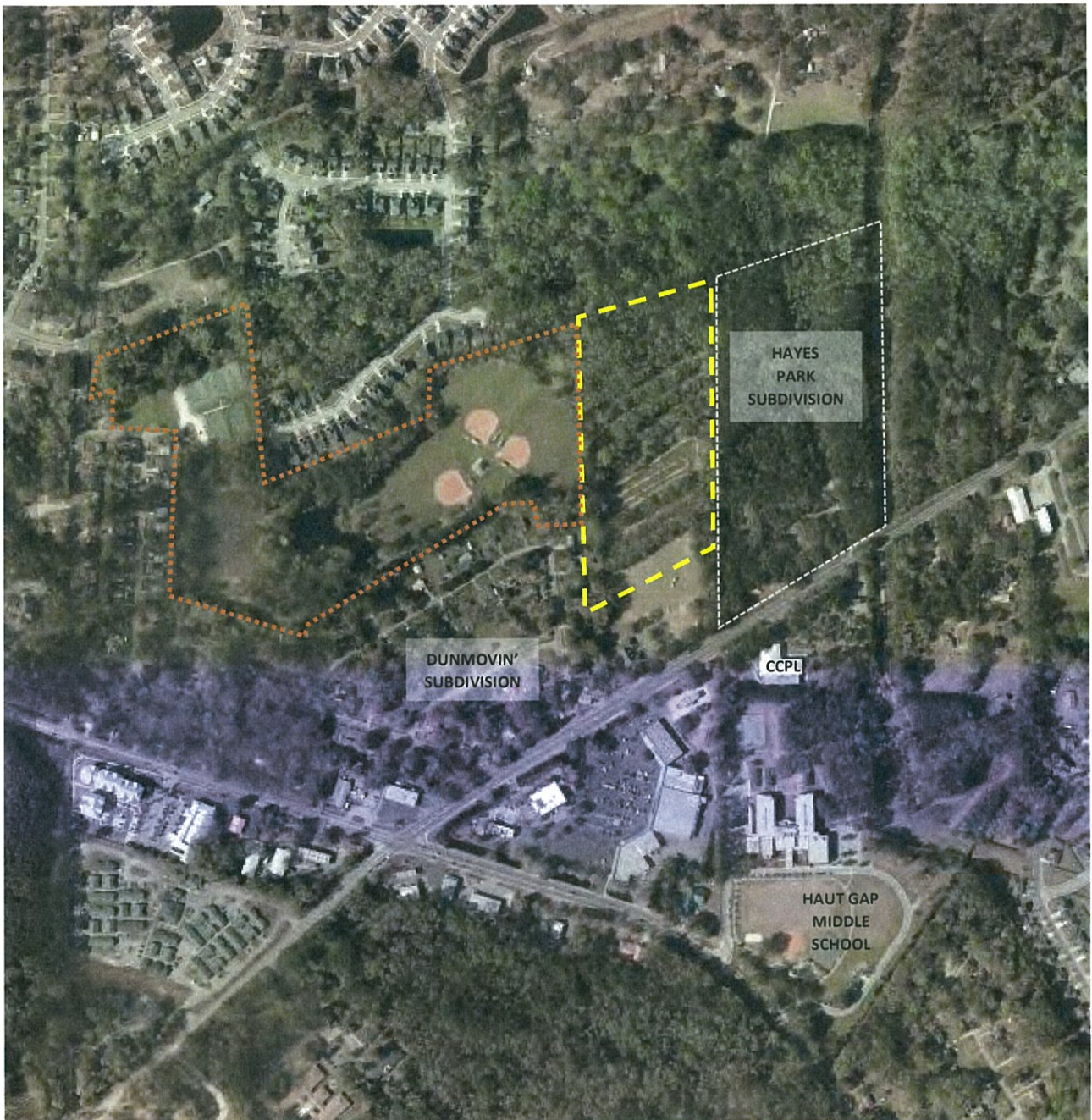
HISTORIC SITE CONTEXT

Approximate PROJECT SITE location indicated with DASHED line.

Site no longer under active cultivation. Evidence of motocross track visible in clearing near center of parcel.

Tree cover expanding across project site.

Johns Island Park (construction started ca. 1990) well established. Indicated with DOTTED line.



Source: City of Charleston Pictometry / ©2019 DigitalGlobe aerial photo

CURRENT SITE CONTEXT

Approximate PROJECT SITE location indicated with DASHED line.

Johns Island Park boundaries shown with DOTTED line.

Project site minimally developed as private motocross track, with open field close to Maybank Highway.

Tree cover expanding.

New residential communities evident to the north of existing park.

“Hayes Park” subdivision will result in additional development immediately east of the site, providing a connection into the property.

PLAT W 90 1400 95

VARIOUS OWNERS

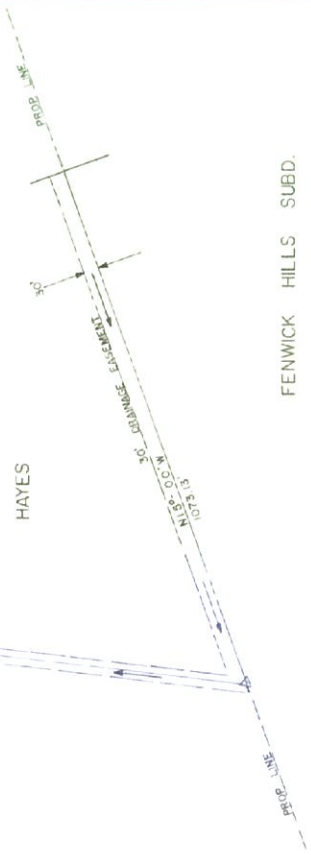


PROJECT SITE



EXEMPT FROM SUBDIVISION REGULATIONS
Public Acquisition
 RECEIVED
 CHARLESTON COUNTY PLANNING BOARD
 DATE 8/16/68
 #0855

PLAT SHOWING
 A 30' & 40' DRAINAGE EASEMENT THROUGH
 LANDS OF B N HAYES
 Scale: 1" = 200'
 Date July 31, 1968
 Charleston County Council
 Public Works Department
 Robert S. Hillis, Director
 CE & L.S. No. 728



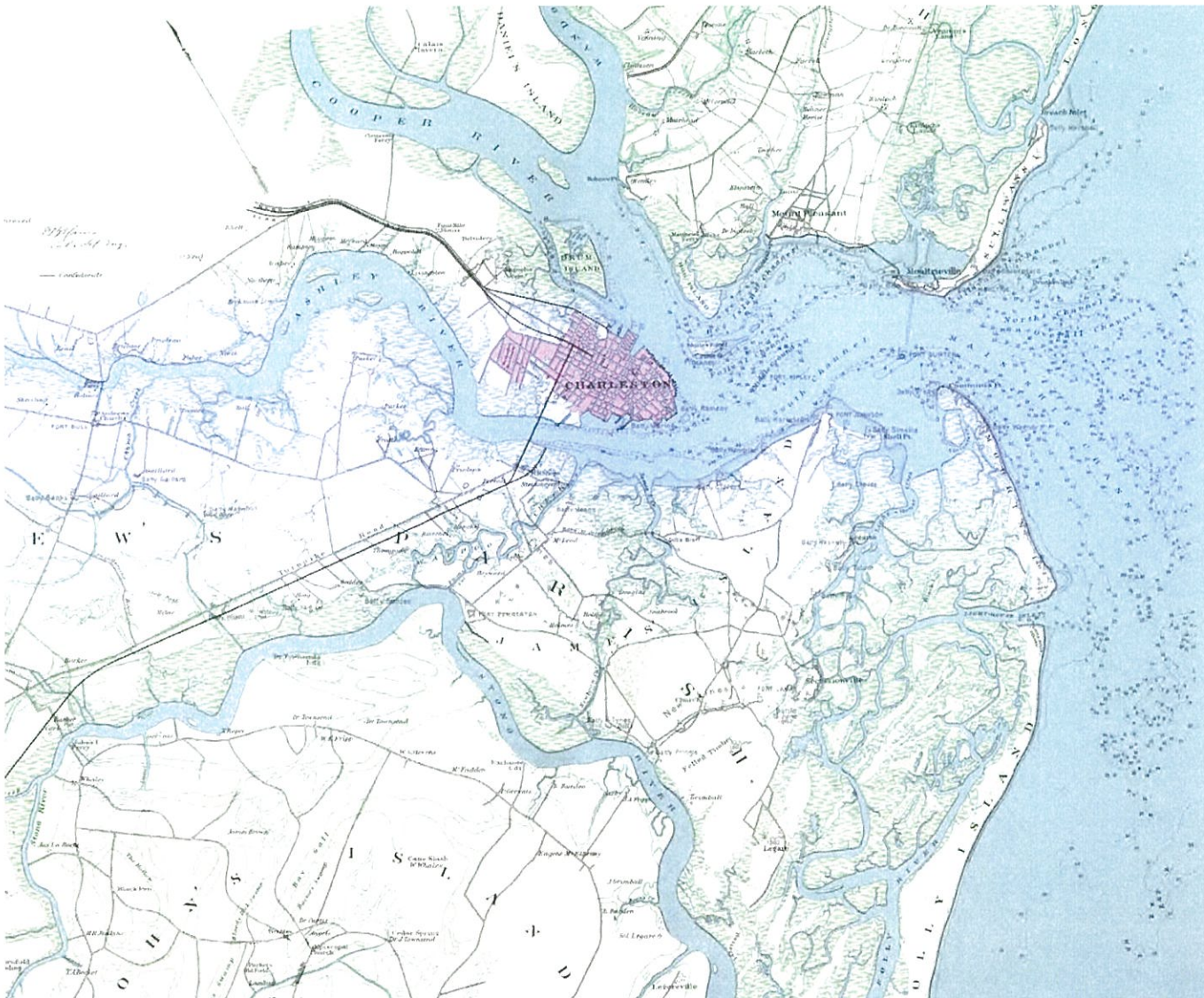
Orientation, Civil Co.
 Office of Planning & Zoning
 that property is...
 H. Hillis, Director
 Eng. S. Hillis, Director
 to Char. Co. Pl. & Zoning

FENWICK HILLS SUBD.

SUPPLEMENTAL
INFORMATION

Dutch Dialogues™

Charleston



September 2019

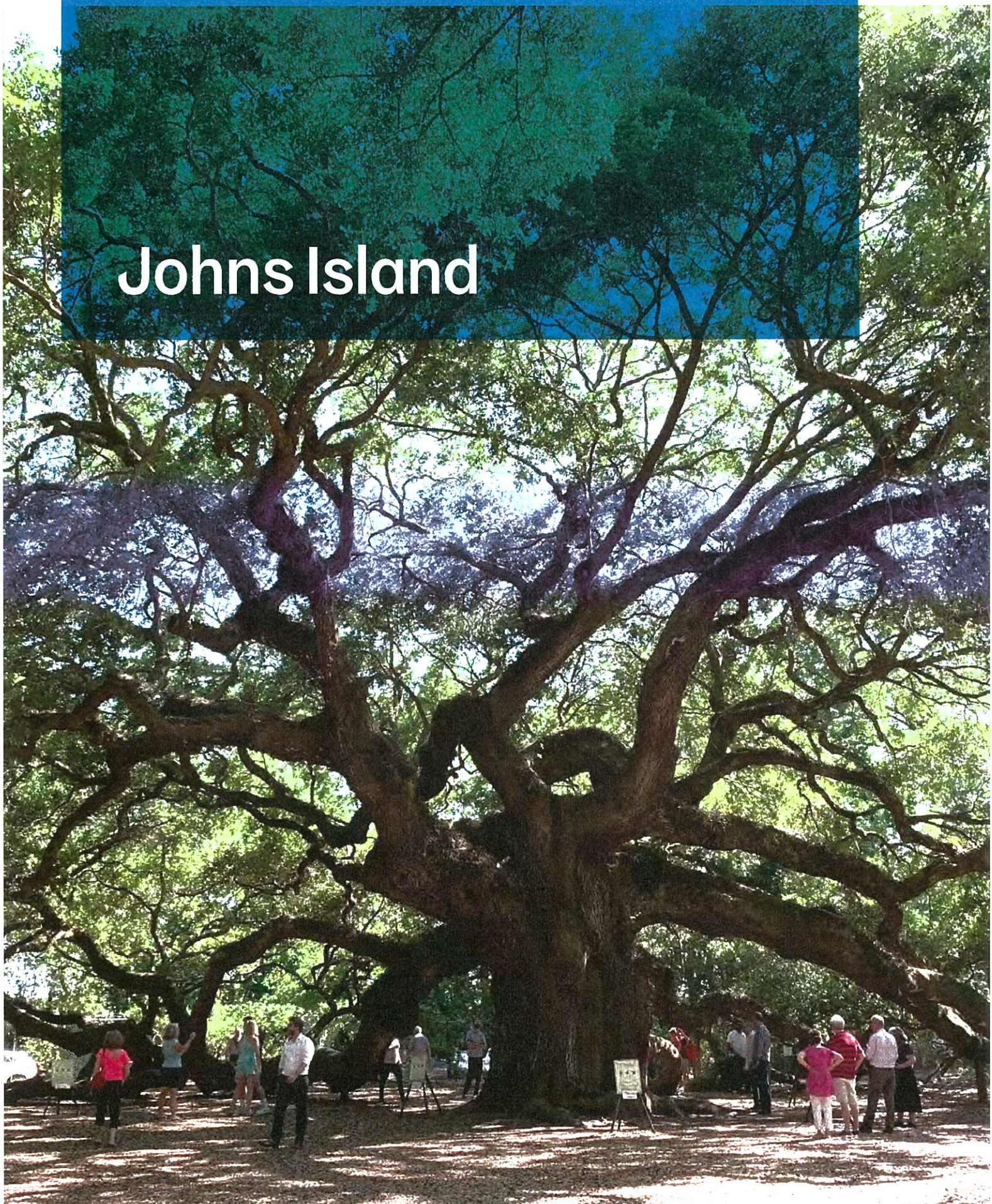
**Excerpt from full report.
Includes the chapter on
Johns Island only.**

WAGGONER
& BALL


THE WATER INSTITUTE
OF THE GULF


Kingdom of the
Netherlands

Johns Island



“Tide levels, surge levels and storm return periods fundamentally guide our thinking on Johns Island.”

Yttje Feddes
Feddes Landscapes

Contributors

Andy Sternad, Yttje Feddes, Scott Harris, Johnny Martin, Keith Bowers, Jan Peelen, Scott Hemmerling, Bill Whalen, Chris Mack, Adam Clinch, Betty Nierman, Danny Forsberg, Conor Morris, Nick Bilgri

Contents

Sea Island Context

Water Challenges

Elevation Zones

Policy & Regulation

Johns Island Recommendations

> **Storm Frequencies & Surge Levels**

> **Water Neutral Site Preparation**

> **Conservation Easements**

> **Transfers of Development Rights**

Water & Development

LEGEND

-  Park
-  Urban Growth Boundary
-  Charleston City Limits
-  County Boundary

WATER WETLANDS

-  Water




WATERSHED

-  Watersheds

SEA LEVEL RISE

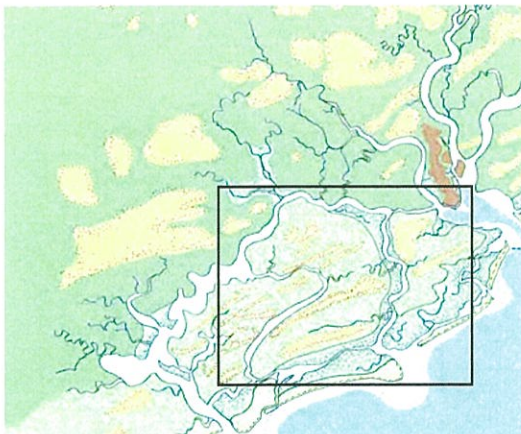
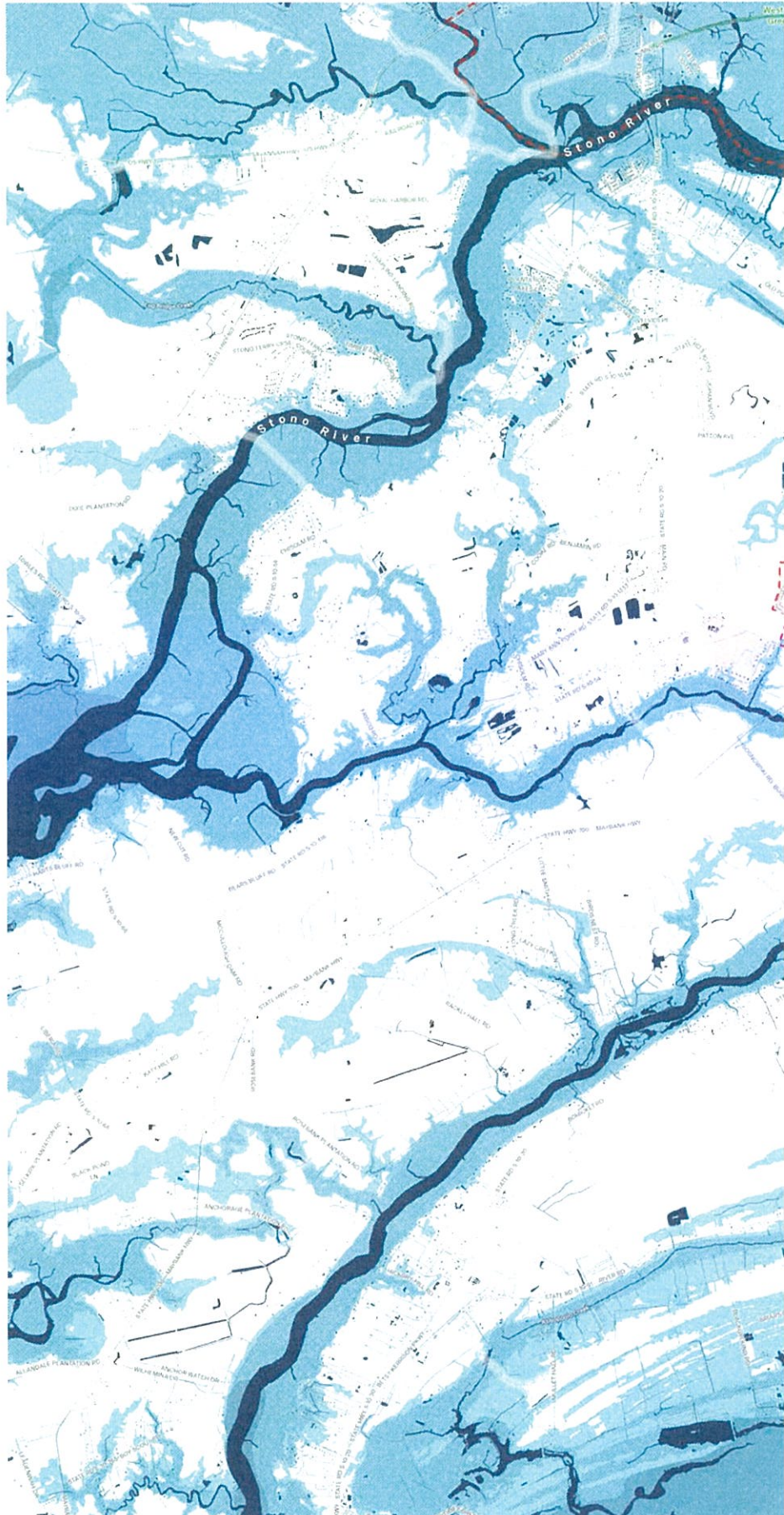
-  3' Sea Level Rise

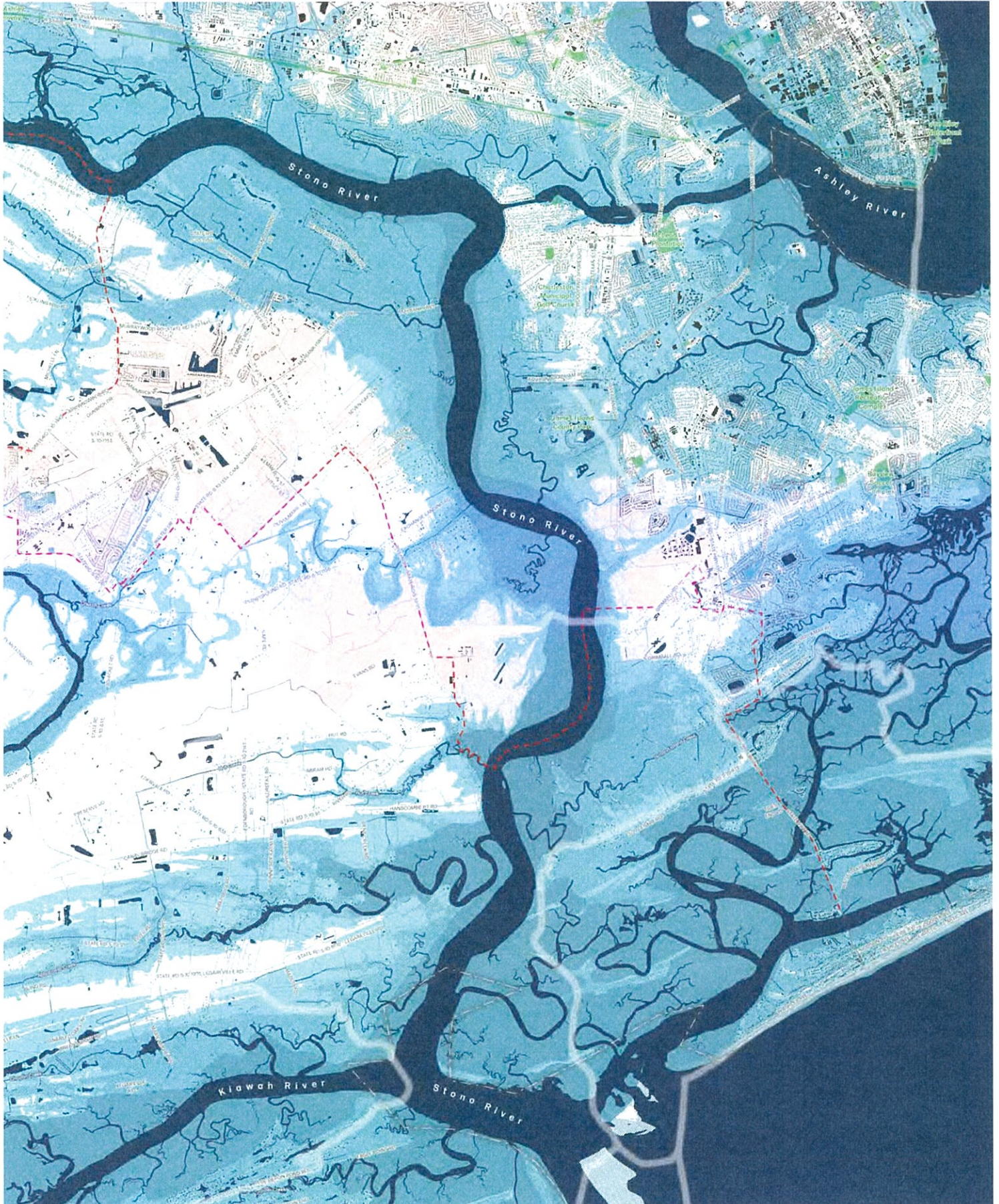
DFIRM

-  coastal floodzone, floodway
-  100 year floodplain
-  500 year floodplain

ROADS RAIL

-  Rail
-  Road
-  major
-  minor





Surface Elevation

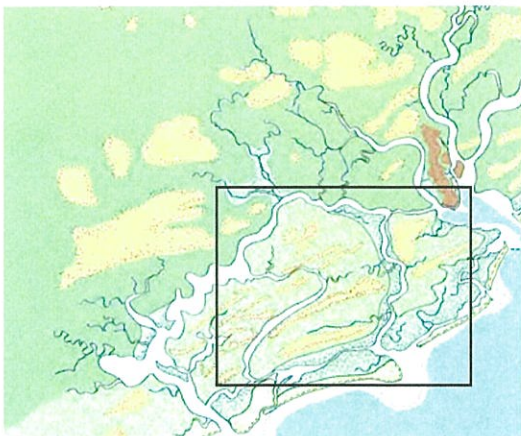
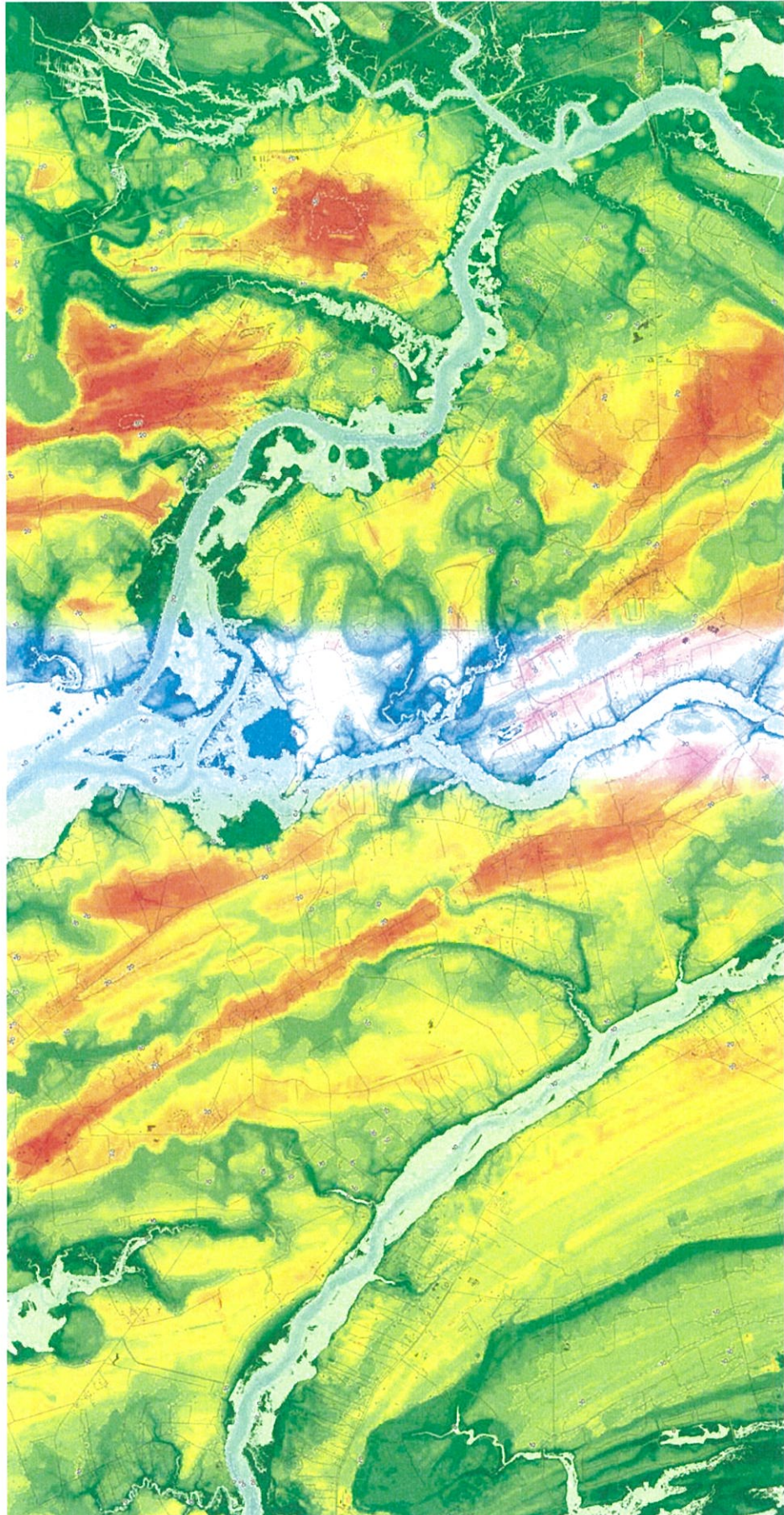
LEGEND

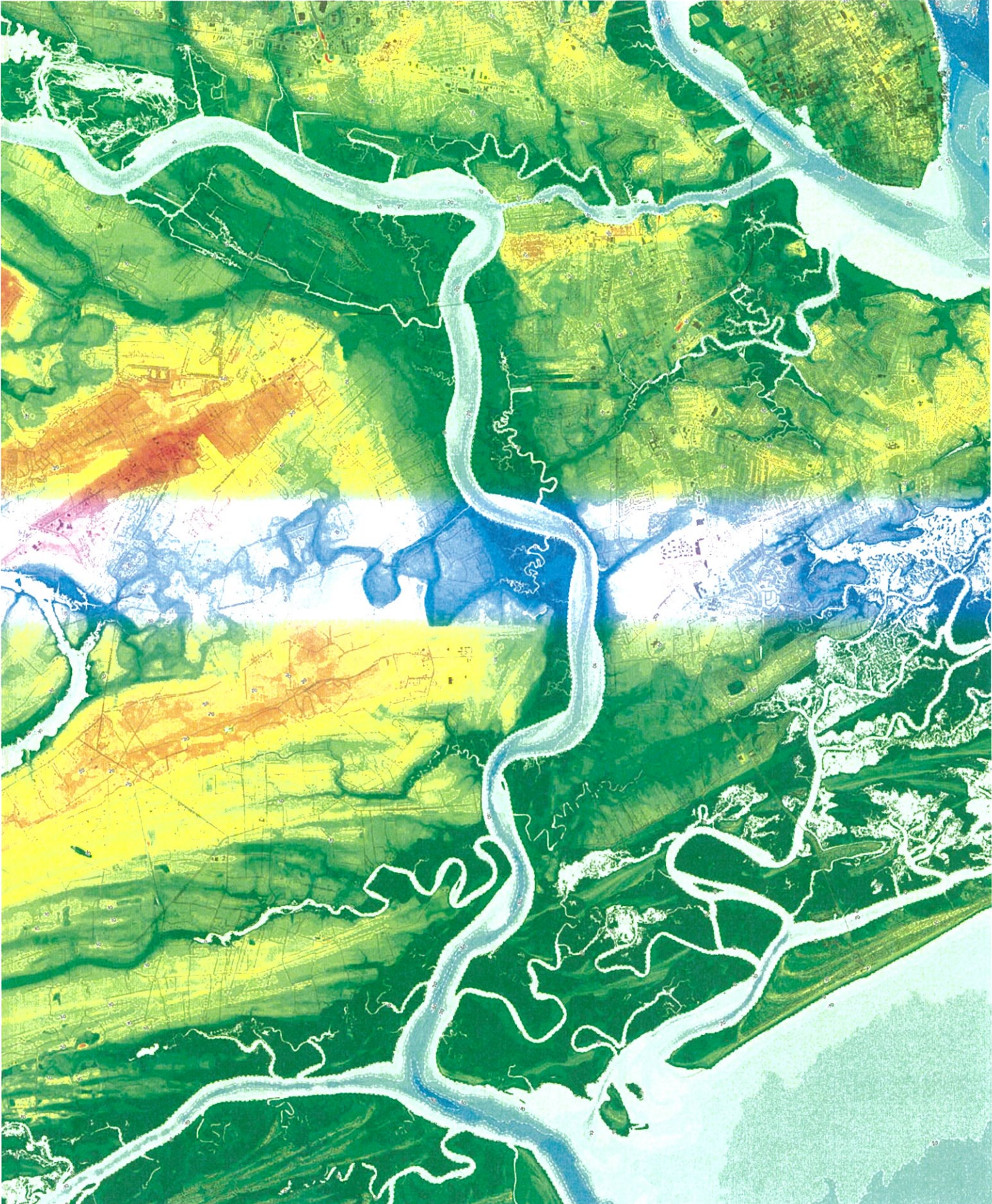
Topography 0'-30'

- ≤ 50
- ≤ 28
- ≤ 26
- ≤ 24
- ≤ 22
- ≤ 20
- ≤ 18
- ≤ 16
- ≤ 14
- ≤ 12
- ≤ 10
- ≤ 8
- ≤ 6
- ≤ 4
- ≤ 2

Bathymetry

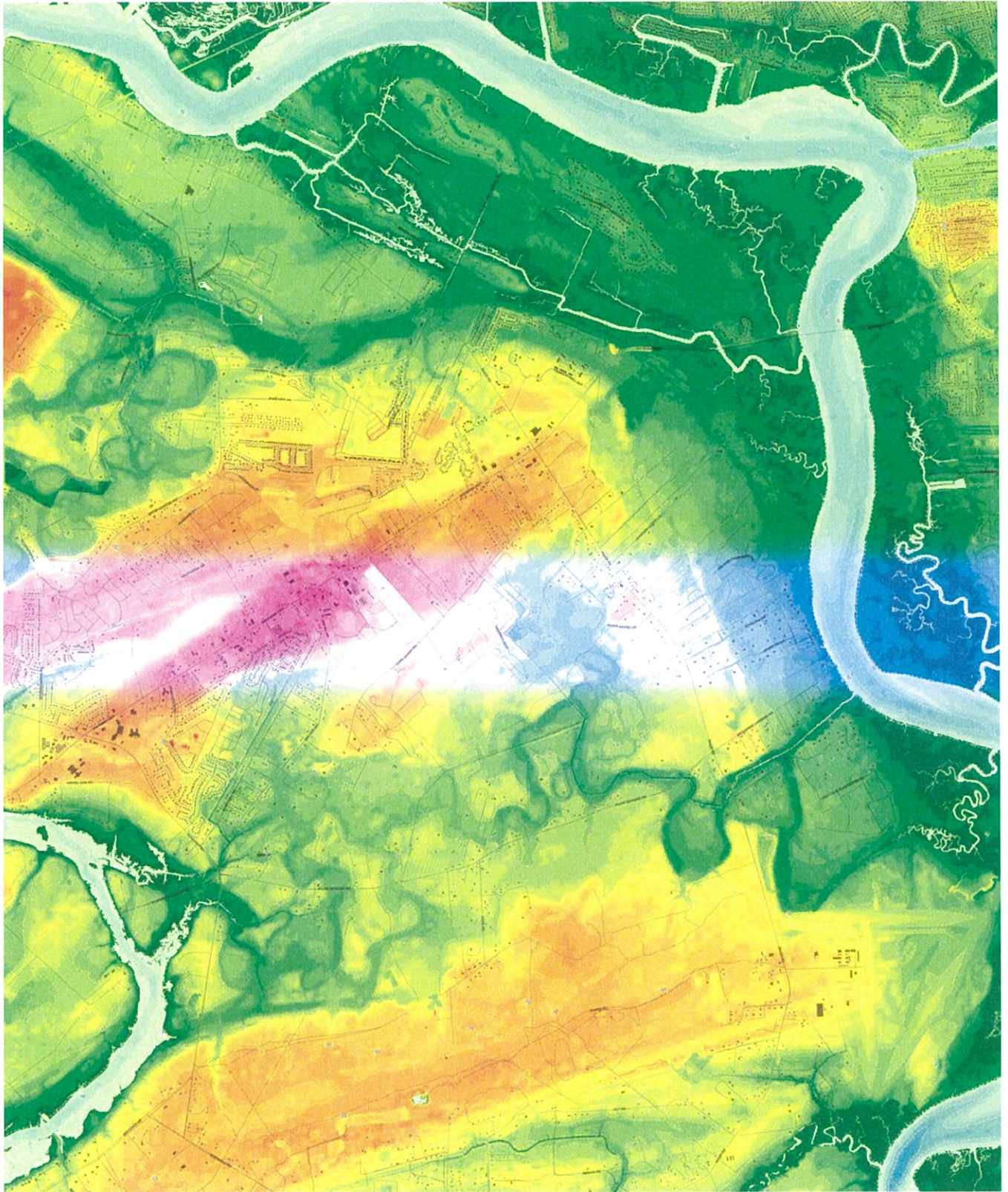
- ≤ 0
- ≤ -5
- ≤ -10
- ≤ -15
- ≤ -20
- ≤ -25
- ≤ -30
- ≤ -35
- ≤ -40
- ≤ -45
- ≤ -50
- ≤ -55
- ≤ -60
- ≤ -65
- ≤ -70
- ≤ -75
- ≤ -80







Floodplain and Development
Floodplain is the light blue overlay and
development sites are the yellow parcels



Elevation

Green is the lower ground, red is the higher ground.



Natural & Historic Character



New Development



Sea Island Context

Johns Island is the 4th largest Island on the US East Coast with a rich, diverse ecology and culturally significant history. The Island is under substantial development and transportation pressure, which add to its significant stormwater, tidal and surge risks. Johns Island functions as a natural storm surge buffer for much of the Charleston region west of the Ashley River; **its protective role in the Lowcountry's landscape, like that of other sea and barrier islands, cannot be overstated.**

Johns Island is also naturally resilient, designed to regenerate and protect itself in a layered system of sands and sediment, water courses, and marsh and upland vegetation. The dunes and sand ridges, which run parallel to the coast, naturally migrate, accrete and dissipate over time. The accretion, migration and dissipation processes are influenced by coastal forces of wind, waves, surge and erosion and are constantly underway. **The ridges and dunes are compacted into stable formations and are naturally robust.** The Maybank Corridor and parts of Bohicket and River Roads run atop and follow these high ground ridges. Johns Island has an incredible forest canopy, productive soils, and rich ecological systems, all of which benefit the island's current and historic inhabitants.

The Lowcountry's saltmarsh is an ecological keystone habitat for water, plants, fish and other crucial species and for the Gullah Geechee culture and people. Historic homes and properties are abundant. This ecology and community are also home for more recent residents, often concentrated in newer developments in which the widespread use of fill for elevation and drainage routing often impair watershed functionality and the Island's hydrology connecting ridge to river. The removal or covering of native topsoil and coastal forests and trees further reduce natural water infiltration and storage capacity.

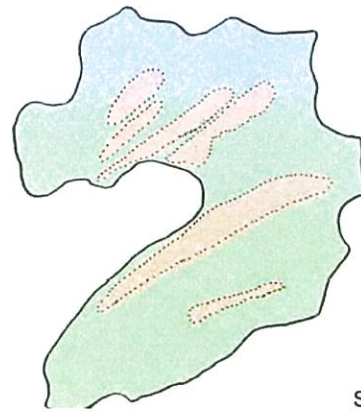
Water Challenges

A pressing challenge on Johns Island is stormwater management: ponding, pooling,

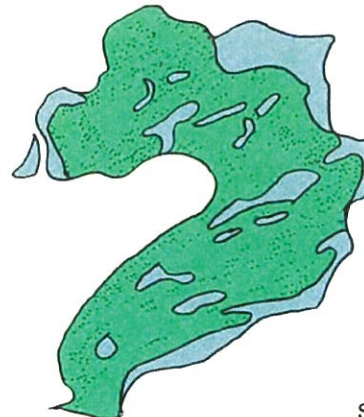
Residents and citizens, whether recent arrivals or long-term inhabitants, should not be put in risky surge, tidal or drainage zones.



Forest Canopy



Sand Ridges



Soil Infiltration



Johns Island Waterways & Infiltration Areas

Natural streams and man-made ditches weave between sand ridges.

infiltration, and drainage. While drainage codes and guidelines are crucial management tools to address these problems, a crucial determinant of their magnitude is mean sea level, which increased by 6" between 1990 and 2016 in Charleston Harbor (NOAA Tides & Currents). Higher tides can slow or even reverse drainage outflows, and **managing water in the soil and where it falls becomes all the more vital.** Drainage regulations, overland drainage siting and maintenance regimes, and development patterns must be updated to reflect current (and rising) tidal levels and account for future anticipated sea level rise. If these higher water levels are ignored, and overland drainage channels are undermaintained, the drainage infrastructure may fail to mitigate the direct, harmful consequences of stormwater management on the Island's ecology and people.

Another primary and long-term risk on Johns Island is storm surge, which also will be exacerbated by rising sea levels. Residents and citizens, whether recent arrivals or long-term



Water Flow Through Ecological Zones

inhabitants, should not settle or build in risky surge, tidal or drainage zones.

Tide levels, surge levels and storm return periods fundamentally guide our thinking on Johns Island. All planning must be based in two- and three-dimensional perspectives (levels, section and cross section), not the traditional one-dimensional (plan) view.

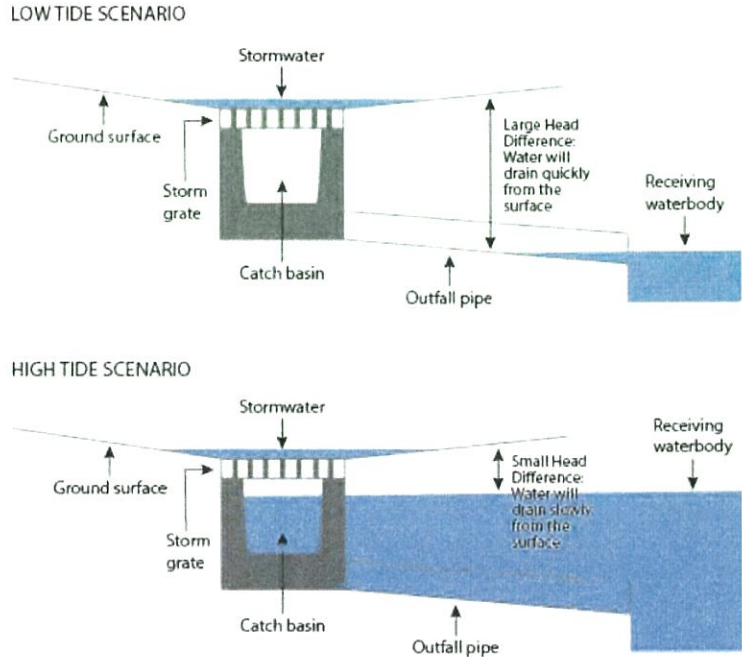
Elevation Zones

The Team identified four planning or safety zones – **wet, ecological, transition, community** – based upon elevation above local mean sea level (MSL).

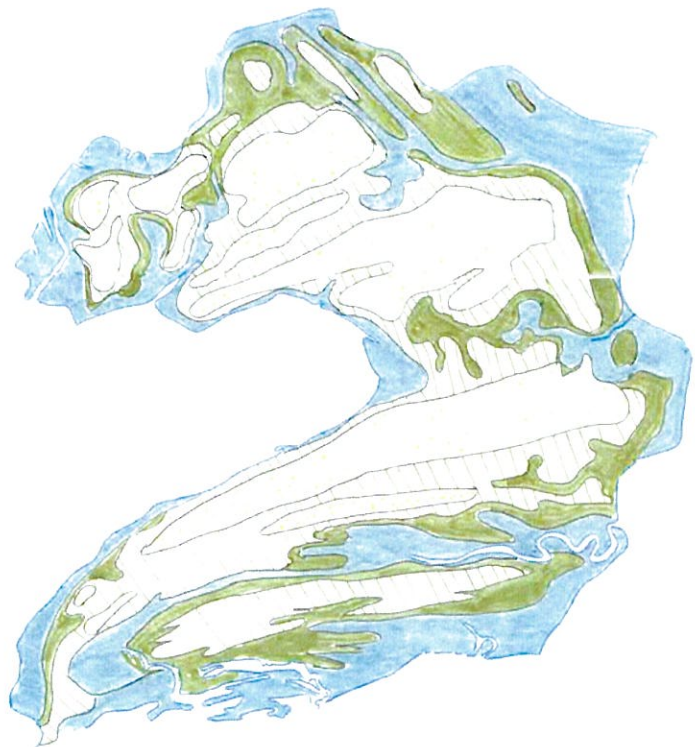
The first “wet” zone is from zero to six feet above MSL, which coincidentally correlates with the impacts of the 10-year storm return period. As noted in the NOAA Coastal Surge / HTF summary, 10-yr design storms are quickly becoming the 2-yr design storm. Similarly, rainfall amounts associated with the previous 10-yr storm are now associated with the 2-yr storm.

We recommend prohibiting future development in the wet zone. Marsh in this zone is essential for storm surge protection. In addition, marshland warrants robust ecological protection and restoration, possibly through the addition of living shorelines, although sediment accretion and marsh migration must be studied and encouraged. Sea walls and bulkheads should not be used, as they ultimately cause erosion and undermine natural lines of coastal defense. Adding access points for Johns Island residents to the river and marshes would provide recreation and health benefits and opportunities to educate citizens about the marsh ecosystem’s role in surge protection.

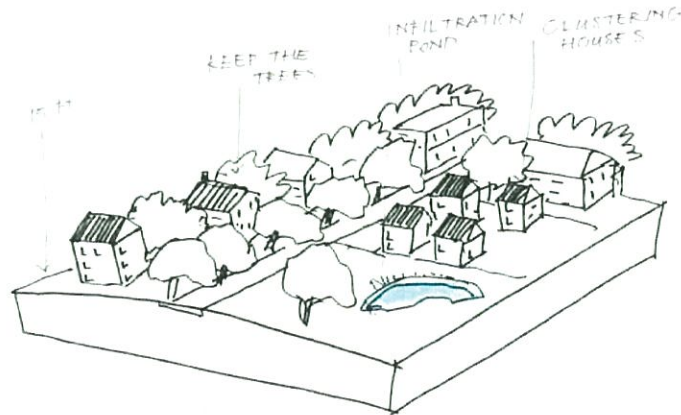
The ecological zone exists from six to ten feet above MSL. This is primarily saltmarsh and low coastal forest, providing ecological connections, ecosystem services and water storage / sponge functions between the Island’s lowland and highland. Only limited and adapted development should occur in the ecological zone, such as low density, pile-elevated, single-family homes-- with access provided by elevated roads (at +8 feet or



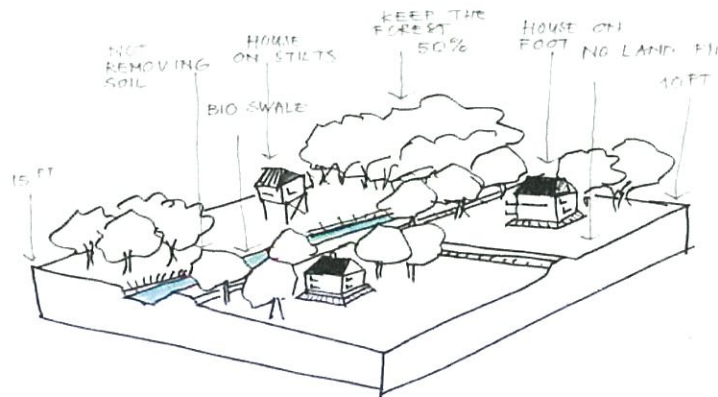
Tides & Drainage
Tidal impact on water levels and “wet pipe” regulations
Credit: Adam Clinch, ARCADIS



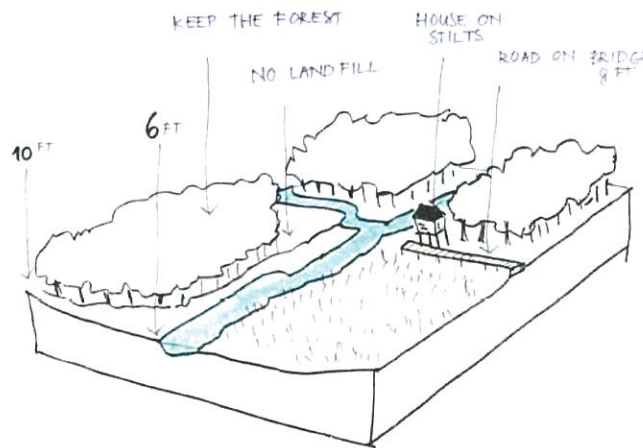
Elevation Zones
Development pressure should be steered away from low, vulnerable areas and ecological assets.



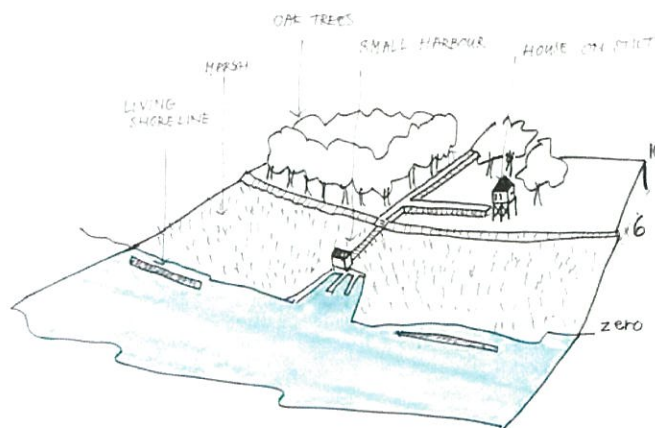
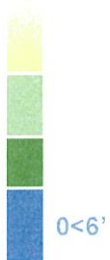
Community Zone



Transition Zone



Ecological Zone



Wet Zone

more) and bridges-- with little-to-no landfill and no large-scale removal of existing soils and trees. Maintaining the existing coastal forest is essential: the average forest canopy should be maintained at 50% or more of land cover in this zone.

The ecological zone carries substantial flood risk and can expect to get wet in a 100-year storm which, oddly, means a 1% chance of flooding in any year but also a 26% chance that a home with a 30-yr mortgage will flood once over the mortgage term. Those living in this zone should be fully aware of the risk they assume by living there.

The transition zone is defined as areas between 10-15ft above MSL. **In the transition zone, development is possible**, including clustered, elevated homes. Development here must respect the dynamic nature of the landscape, with fluctuating water levels and sufficient, maintained overland drainage channels, and the need for tailored flood risk reduction strategies. Fill should be sparingly used, primarily for road

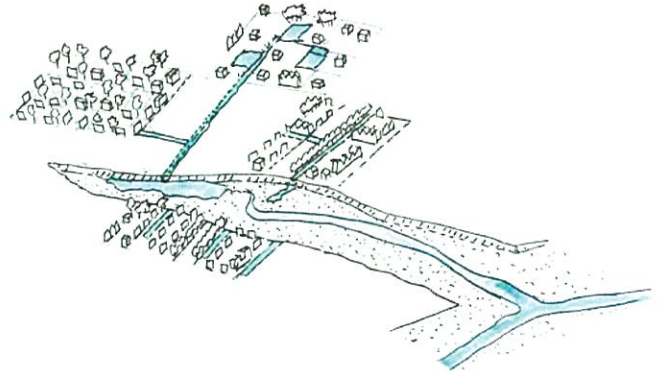
construction or to elevate only certain homes. The coastal forests in this zone should not be further degraded as trees are essential for storing and managing stormwater.

The community zone, at 15 feet and more above MSL, is on historic and stable sand ridges, the most prominent of which are along Maybank Ridge and Upper Burden Creek. **This is stronger, higher, safer, and thus valuable ground**, although it is neither scarce nor abundant. Clustered development combined with stormwater infiltration could be encouraged in this zone, especially where the soils readily infiltrate and store water. The existing water systems-- channels, swales, creeks, ditches -- in these zones must also be protected, maintained and not further compromised, filled or eliminated. These systems store and infiltrate stormwater, providing stormwater management and hydrologic balance. Clear rules to protect these hydrologic features must be developed and enforced.

Zone	Approx. Land Elev. (NAVD)	Allowable Development Density	Allowable Foundation Types	Fill Allowed	Potential Stormwater BMPs
Wet Zone	0 – 6'	None	N/A	No	Living Shorelines/Buffers
Ecological Zone	6 – 10'	Limited (Single)	Elevated	Roadways Only	Promote Buffers/Open Systems/Space/Storage Only
Transition Zone	10 – 15'	Moderate	Elevated/ Limited Slab on Grade	Limited	Closed Systems/ Open Space/Storage and Green Infrastructure/ Infiltration
Community Zone	> 15'	Moderate to Urban	Mix	Limited to Moderate	Green Infrastructure/ Infiltration and Limited Closed Systems

Elevation Zones
Four different zones are described relative to development strategies

With sea level rise, the curves change. The hundred-year storm today, with 2-feet of sea level rise, becomes a fifty-year storm, or one with a 2% annual chance of occurrence. 3-feet of sea level rise means the 100-year storm becomes a twenty-five-year storm. In short, increasing storm, surge, flood and occurrence are forecast in Charleston’s future.



Drainage Network
Johns Island needs a drainage network that connects multiple ecologies and land uses.

Connections across the four zones are essential, as are other connections: between the salt marshes and freshwater zones, between the groundwater and surface water, between the tree canopy and tree roots, and between Johns Island residents and the natural systems – the “Island Life” – they want to embrace and sustain.

Critical infrastructure—evacuation routes, fire stations, utilities, hospitals—all need immediate, targeted, science-based, near-term planning for future surge, water level, storm frequency and rainfall increase. This is true even if residential and commercial development regulations are adjusted to reflect the new levels over time.

Zone	Approx. Land Elev. (NAVD)	Approx. Infiltration Rate	Approx. Depth to WT	Approx. WT Elev (NAVD)	Approx. Available Storage*
Wet Zone	0 – 6'	1 in/hr	0 – 1'	5'	1"
Ecological Zone	6 – 10'	3 in/hr	1 – 3'	6'	7"
Transition Zone	10 – 15'	6 in/hr	3 – 5'	8'	14"
Community Zone	> 15'	6 in/hr	> 5'	10'	18"

Soil Infiltration Characteristics

30 percent porosity is assumed. The 100-year/24-hour rainfall event equals 10.3".
Source: SCS Soil Survey.

Policy & Regulation

Market-based strategies to achieve land-use recommendations should be supported via common-sense policy and regulations, including transfer of development rights, low-impact development, conservation easements, stormwater credits, and deployment of green infrastructure measures. Without such requirements and market-based mechanisms supporting them, Johns Island residents will carry substantially higher flood risks and potential for catastrophic or steady and likely irreversible physical and financial losses.

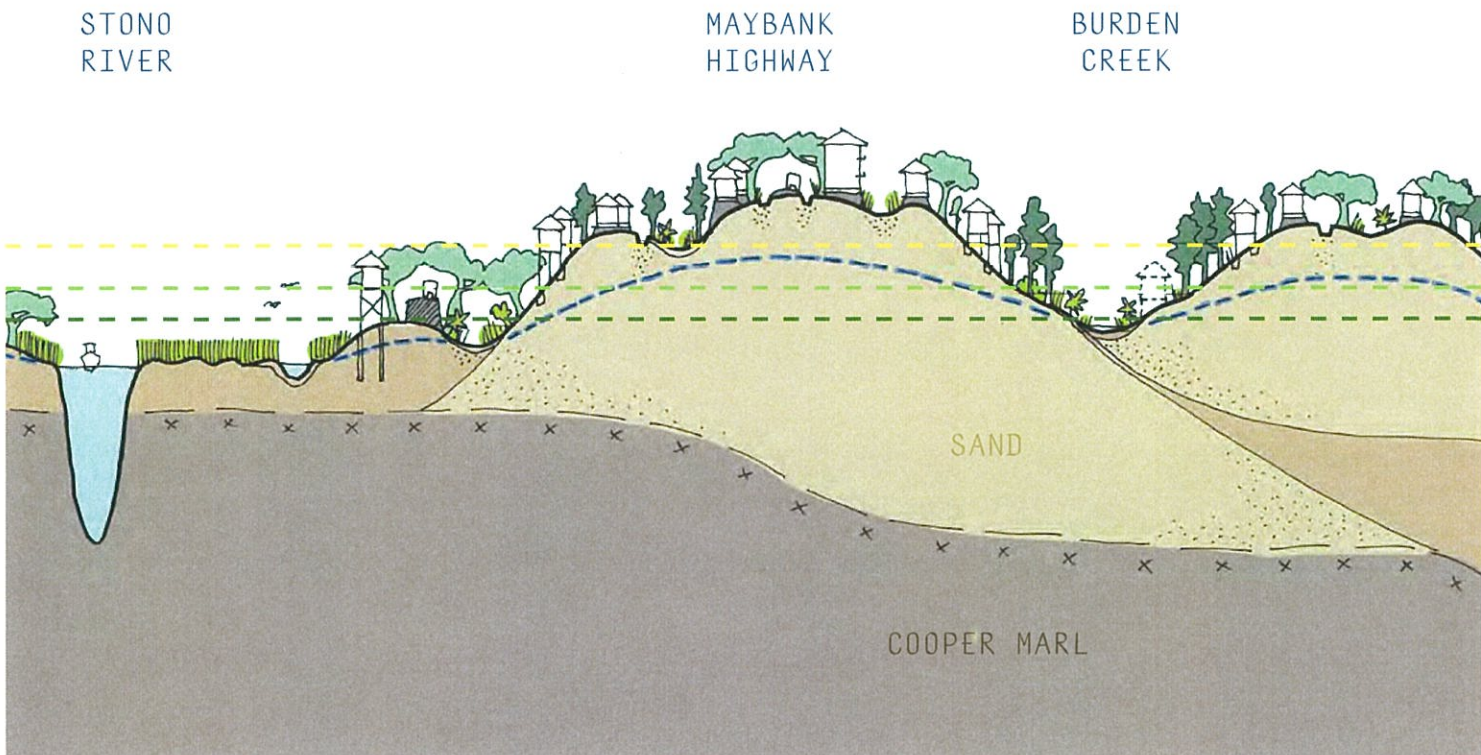
A primary goal is to reinforce the land, soil and water system’s natural tendencies to store, manage and drain the area’s stormwater. Our team acknowledges both the advantages and disadvantages of deploying wet pipes. The addition of bioswales, infiltration ponds, and restoration of former creek beds should be strongly encouraged. They should be designed

and constructed to also provide amenity to connect new and existing neighborhoods with linear park-like and natural spaces and to connect residents to the landscape and ecology in which they live.

This new approach on Johns Island will require time to be carefully designed, developed and implemented. More science-based research is recommended to refine levels for each zone as a basis for all future planning, design, retrofits, and regulatory decision making. While implementation of this approach can be phased, **immediate conservation of the Island’s existing ecological assets should begin now**: they cannot be replaced once gone. Development of a Johns Island Watershed Master Plan – a blue-green framework, across the entire Island, which would entail coordination with County officials and that informs or is integrated into an updated Johns Island Master or Zoning Plan is strongly recommended.

Elevation Zones

Recommendations for building on Johns Island are directly tied to stable geology and elevation.



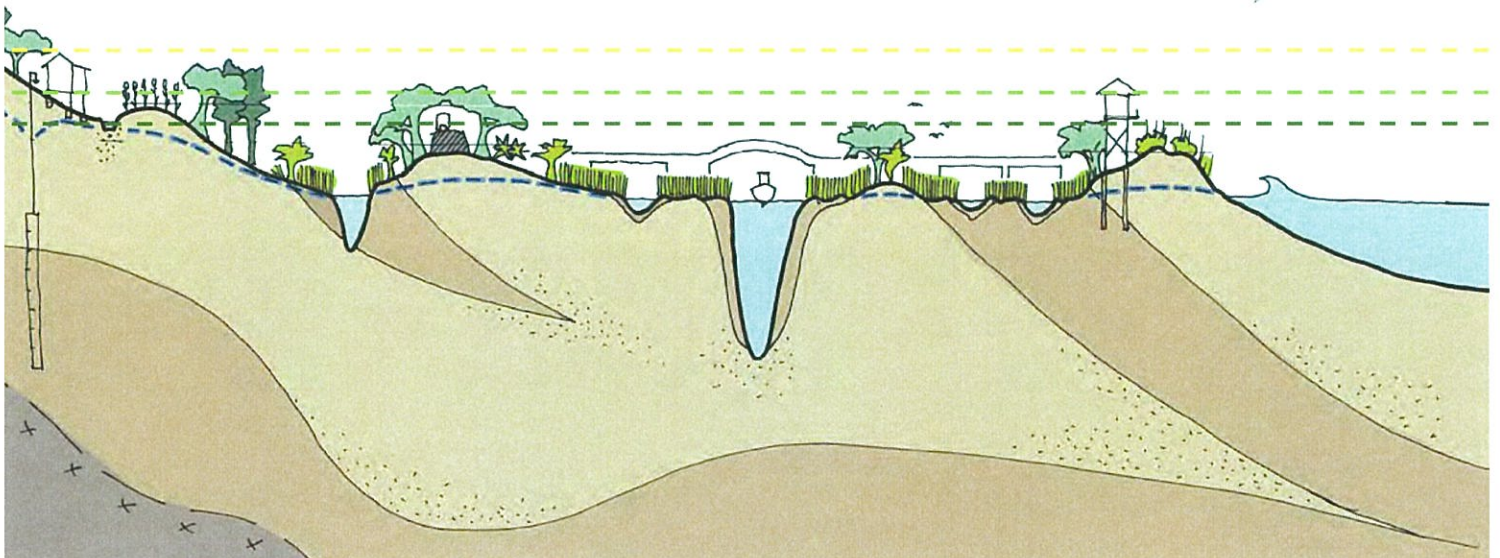


Development on the High Ground
The densest development is located on the highest ground.

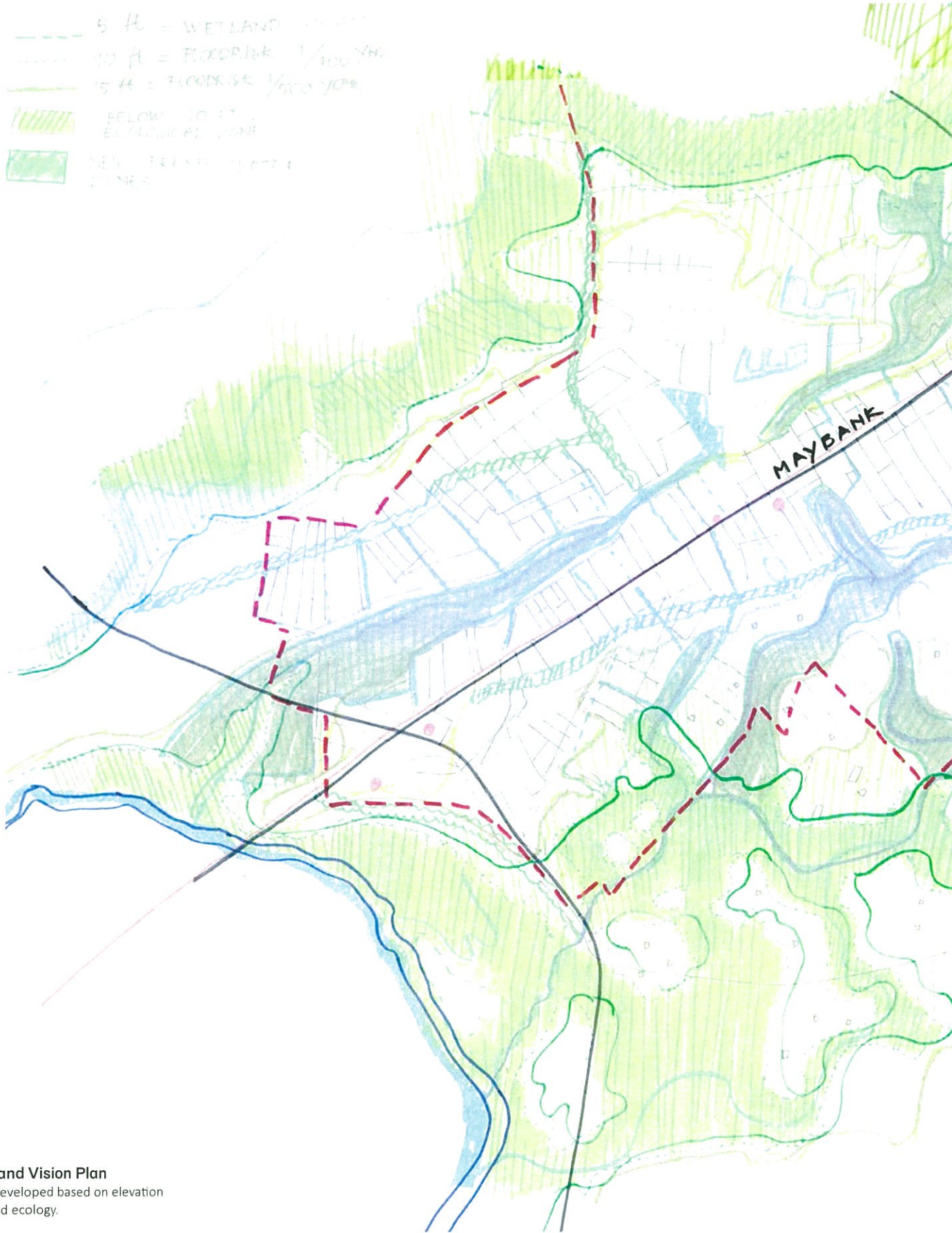
KIAWAH
RIVER

KIAWAH
ISLAND

ATLANTIC
OCEAN



- 5 ft = WETLAND
- 10 ft = FLOODRISK 1/100 YRS
- 15 ft = FLOODRISK 1/500 YRS
- BELOW 10 FT - ECOLOGICAL ZONE
- NEW FRESH WATER ZONE



Johns Island Vision Plan
Zones are developed based on elevation
floodrisk and ecology.



STONO

Johns Island Recommendations

The island is an irreplaceable ecological and cultural asset, a character setting resource for the region. If unmanaged, the features that draw residents to the island could be lost to growth and environmental change. The unique environment of Johns Island, and its inhabitants' safety, require unique consideration to sustain its many values.

Do No Harm

Do not place future residents in risky surge, intertidal or overland drainage zones.

Conserve & Protect Natural and Cultural Assets

Protection, restoration and maintenance of the existing marsh, wetland and coastal forest features across the island must be secured through revisions to land-use planning and protocols. These environmental features are essential attractions of the Islands' aesthetic and provide crucial flood risk mitigation. Maintaining them is, therefore, an all-of-community interest. Connecting new and existing developments to these environmental features would be beneficial and create more awareness of their essential functions and fragility. The Gullah Geechee community, its heritage and future are crucial Charleston-region assets and must be protected too.

Respect Elevation

The City Stormwater Management processes and its development and zoning regulations must be regularly updated to reflect the current and projected mean and high-water levels. Water levels will increase over time and so will flood risk on the Island unless properly mitigated. Costs will be incurred and the spectrum of benefits must be optimized.

The Dutch Dialogues Team developed four Johns Island conceptual planning zones. Certain practices should be either (a) prohibited, restricted or allowed only under certain circumstance or (B) encouraged to achieve smart growth, flood risk mitigation, connectivity or environmental protection / restoration goals. The four zones are Wetland, Ecological, Transition and Community. Please refer to the Johns Island Chapter for more detailed recommendations and guidelines.

The City / County should immediately create a near-term plan to elevate evacuation routes and protect critical facilities / infrastructure on the Island. Planning should be based upon the likely water-level, storm frequency, precipitation amount and surge levels projected in 30 years. The City / County should build and expand the number of community (flood) evacuation centers on high ground for Island residents.

Update Johns Island Plan with a Regional Perspective

Revise or re-animate the existing Johns Island Community Plan, based upon new weather, water level and flood-risk information, to guide the Island's future. As a tactical matter, any development plan should include two- and- three-dimensional visual sections and cross sections so citizens and decisionmakers can understand surge, tidal and flood risks of development. Risk communication in the plan is key.

The City / County should develop an Island-wide watershed masterplan, from River Road and Maybank Highway in the east to Kiawah and Seabrook.

Maintain and Improve Overland Drainage

Do not further compromise overland drainage channels; ensure these channels are maintained. Infiltrate stormwater on the high ground and ridges. Low-lying areas provide crucial space for surface water storage.

Use Market-Based Tools

Market-based policies are especially relevant for Johns Island: stormwater credits, smart growth, transfer of development rights, conservation easements, green infrastructure incentives, etc. City Council should develop, legislate and adopt such tools as soon as possible.



Tidal Creek Outlet

Johnny Martin, Coastal/Hydraulic Engineer, Moffatt & Nichol

Storm Frequencies & Storm Surge Levels

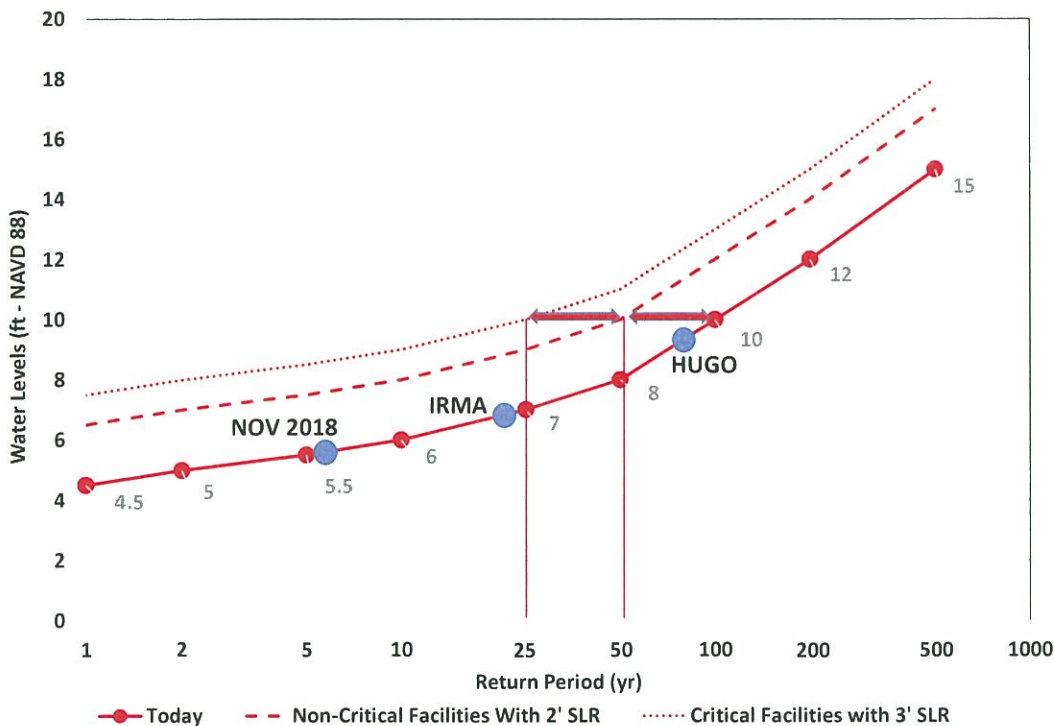
The community of Johns Island is currently largely undeveloped but is experiencing development pressures as the regional community is looking to provide a mix of housing stock including affordable homes as well as higher end properties. Given that the area is just on the verge of significant development pressure, the opportunity exists to develop smart planning tools to assist in determining the level/types of development that should be allowed within various elevation zones based on existing and future risk of flooding from storm surge. It should be noted that the graphs below only consider coastal storm surge flooding and that rainfall flooding should also be considered.

The solid red line on the graphic below outlines the current storm surge water levels vs. return period to show the coastal flooding risk to Johns Island based on current FEMA studies and measured water levels. The graphic also shows some historical events for perspective. For example, the peak water level experienced during Hurricane Hugo is currently estimated to be roughly an event that would happen on average once every 80 years.

The dashed and dotted lines demonstrate how under various sea level rise scenarios, a given water level will happen much more often than under current conditions (e.g. the 10ft water level shifts from having a return period of 100 years to a return period of 50 years). The 2 ft SLR scenario is currently being used for planning of non-critical facilities in the region while the 3 ft SLR scenario is currently being used for critical facilities.

The graphic on the right shows our teams initial recommendation of development zones to encourage safe development and keeping people out of harms way. The development zones consist of the “wet zone” (elevations between 0 to +6 ft NAVD), the “ecological zone” (elevations between +6 to +10 ft NAVD), the “transitional ecological zone” (elevations between +10 to +15 ft NAVD), and the “community zone” (elevations higher than +15 ft NAVD).

The team has designated land elevations below 6 ft NAVD to be in the “wet zone”. This zone is within the normal tide zone as well as up to the currently estimated water level that happens on average once every 10 years. Nonetheless,



Water Levels for Johns Island (FEMA) vs. Return Period with Sea Level Rise

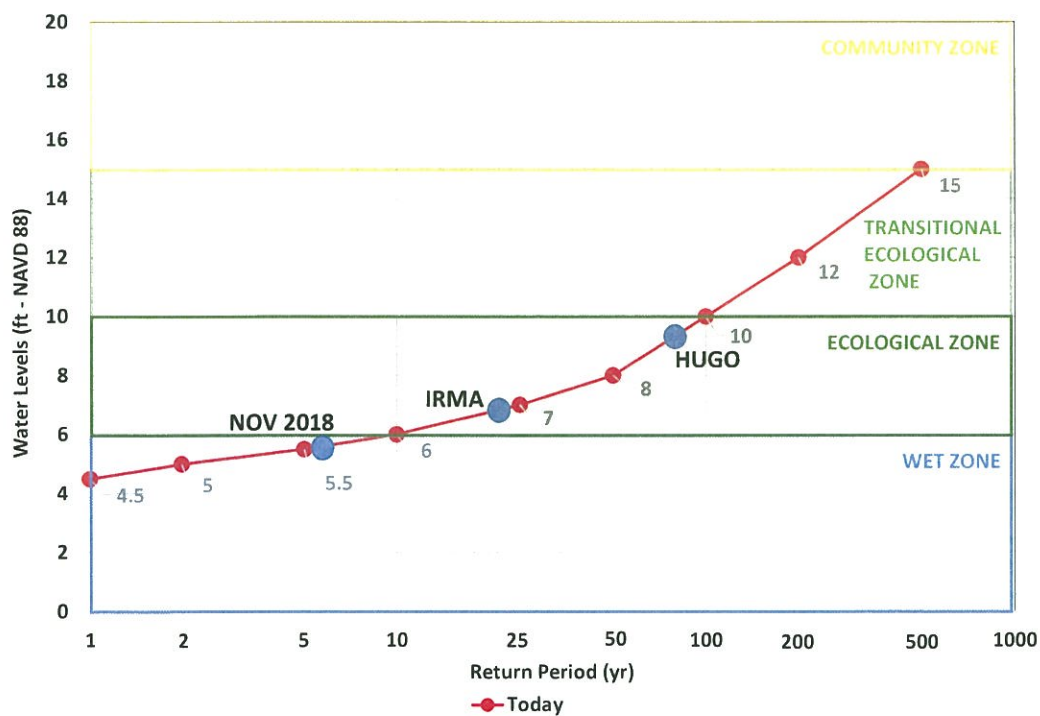
the recent behavior of king tides (shown on the graphic as the Nov 2018 event) demonstrates that these water levels can be experienced much more often than once every 10 years. Looking at the 2 ft and 3 ft SLR scenarios, the wet zone peak elevation of +6 ft NAVD will happen many times a year. For these reasons, no development is recommended to be allowed in this zone.

The ecological zone (denoted as land elevations between +6 to +10 ft NAVD) currently is estimated to be inundated during events that happen on average between once every 10 to 100 years. However, under the 2 ft and 3 ft SLR scenarios, these water levels will occur in this range from multiple times per year (elevations +6 to +7) to once every 25-50 years (elevation +10). For this reason, only limited development is recommended in this zone with elevated structures only being allowed.

The transitional ecological zone (denoted as land elevations between +10 to +15 ft NAVD) currently are estimated to be inundated during events that happen on average between once every 100 to 500 years. However, under the 2 ft and 3 ft SLR scenarios, these water levels will occur in this range from once every 25 to 50 years (elevations +10 to +11) to once every 100 to 300 years (elevations +14 to +15). For this reason, low-moderate development density

is recommended in this zone with a mix of elevated and slab-on grade structures being allowed (depending on elevation).

The community zone (denoted as land elevations higher than +15 ft NAVD) currently is estimated to be inundated during events that happen on average every 500 years. However, under the 2 ft and 3 ft SLR scenarios, these water levels will occur from once every 200 to 500 years. For this reason, moderate to high development density is recommended in this zone with a mix of elevated and more slab-on grade structures being allowed.



Water Levels for Johns Island (FEMA) per Elevation Zones

Roelof Stuurman, Geohydrologist, Deltares

Water-Neutral Site Preparation

Most lowland soils are very old forest soils, developed over thousands of years. The top layer of this soil is an organic layer that acts, under natural circumstances, as a sponge. This sponge effect is improved by the natural forest morphology (less wind, relative high humidity).

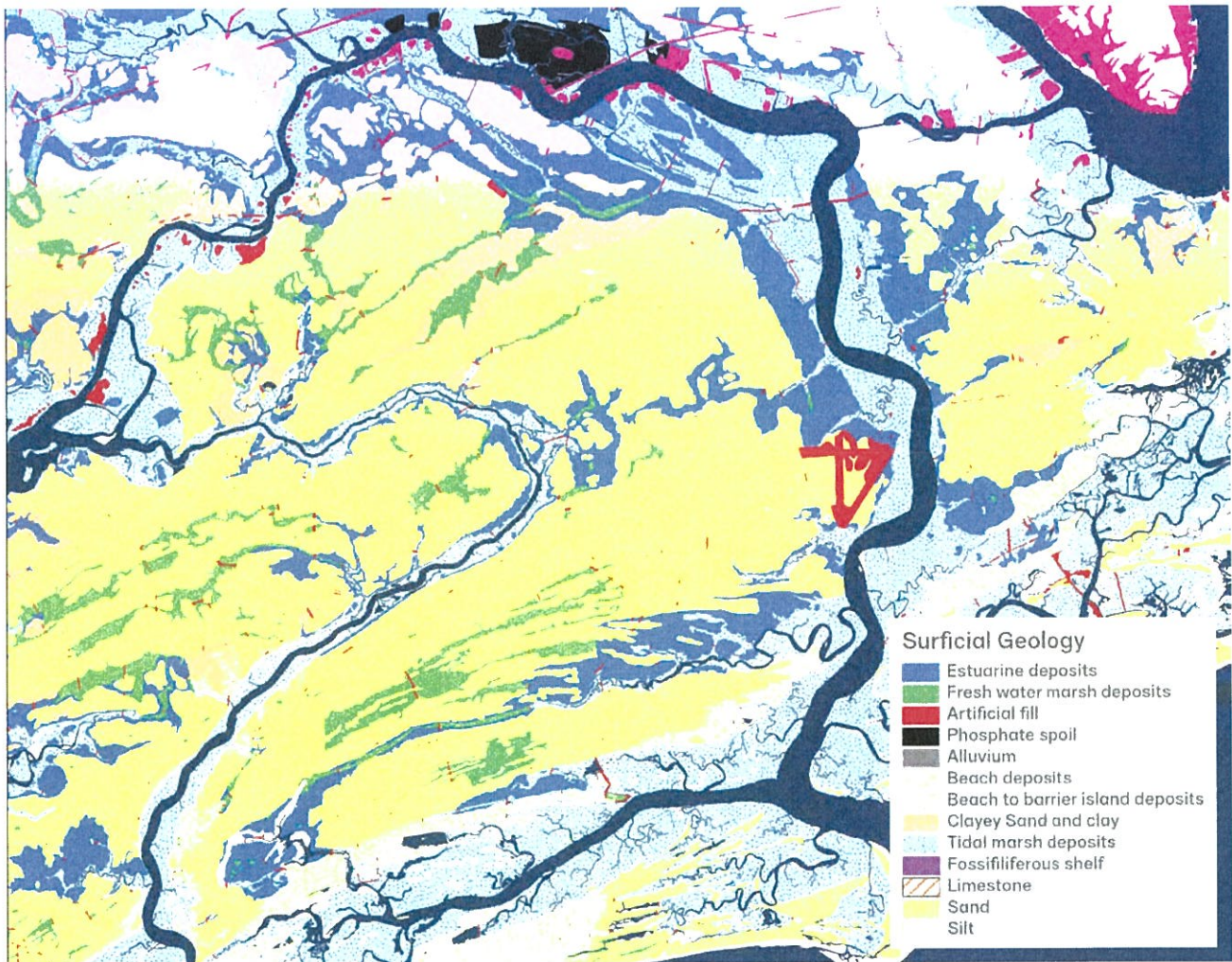
Site development practices often remove, harm or destroy this organic layer, which in-turn creates ponding and fast storm drainage run-off. Lower layers of the organic soil column are unable to absorb intensive rainstorms, especially after dry periods.

A new development paradigm, one that would retain as much existing forest, soil and the organic top-layer as possible, is needed.

This should ensure that sites in which fill is used are in equilibrium with the existing soils. Additionally, site development should be “water neutral,” in which surface water drainage and groundwater infiltration are, as much as possible, equal to the pre-development (pristine coastal forest) conditions. Sites should also be developed with future conditions in mind, including climate change and sea level rise.

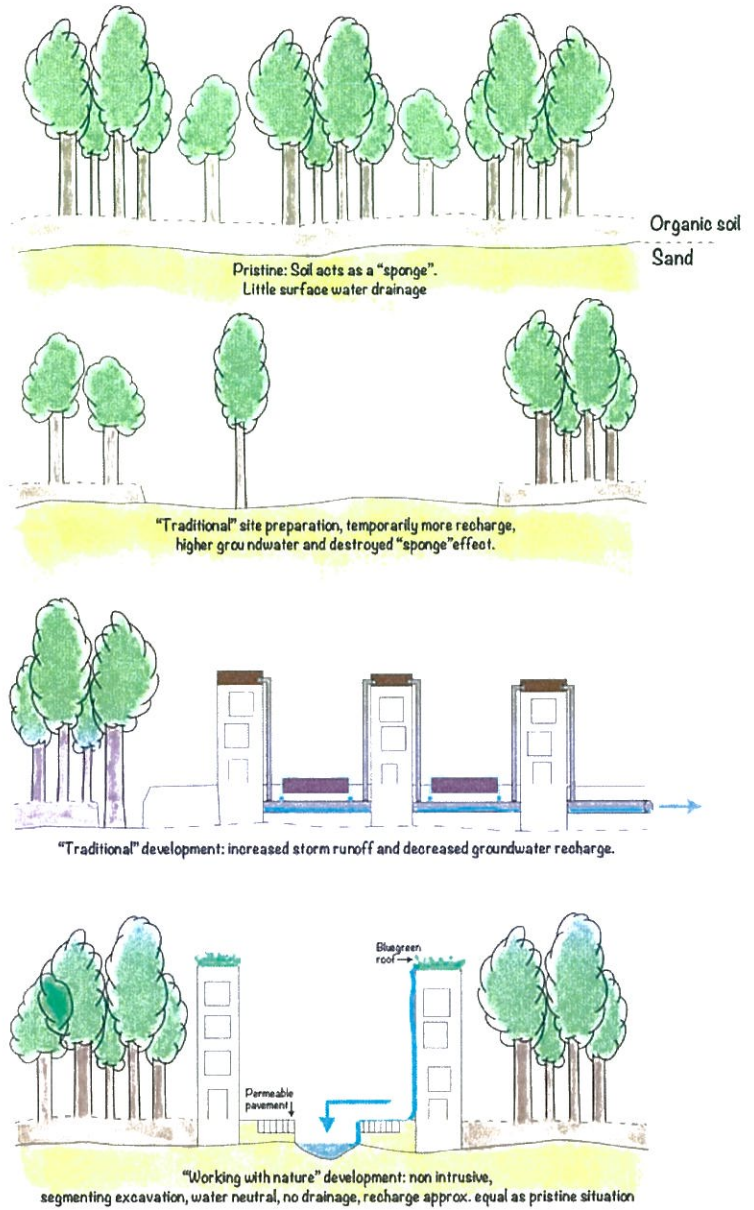
Surficial (near surface) Geology

Sand lies just below the surface, and native topsoil encourages infiltration.



Valuable Soil

Right: Native topsoil is perfectly adapted to its wet environment, and should be preserved.



Johns Island Development

Below: Standard site clearing practices remove valuable native topsoil.
Credit: *Post & Courier*



C.)

REAL ESTATE COMMITTEE
GENERAL FORM

TO: John J. Tecklenburg DATE: 06/17/2020

FROM: Jason Kronsberg DEPT: Parks

ADDRESS: Angel Oak Park


TMS: _____

Approval of a Memorandum of Understanding between the City of Charleston, the Low Country Land Trust, LLC and the Angel Oak Park, LLC wherein the City agrees to construct a surface parking lot to serve the City's Angel Oak park on land that will be deeded to the City by the Low Country Land Trust, LLC and the Angel Oak Park, LLC as more fully stated in Exhibit A attached hereto.

ACTION REQUEST: _____

COORDINATION: The request has been coordinated with:

All supporting documentation must be included

	<u>Signature</u>	<u>Attachments</u>
Department Head		<input type="checkbox"/>
Legal Dept	_____	<input type="checkbox"/>
Real Estate Mgmt. Director	_____	<input type="checkbox"/>
	_____	<input type="checkbox"/>
	_____	<input type="checkbox"/>

FUNDING: Was funding needed? Yes No

If yes, was funding previously approved? Yes No

*If approved, provide the following: Dept/Div. _____ Acct: _____

Balance in Account _____ Amount needed for this item _____

NEED: Identify any critical time constraint(s).

Does this document need to be recorded at the RMC's Office? Yes No

***Commercial Property and Community & Housing Development have an additional form.**

REAL ESTATE COMMITTEE
GENERAL FORM

ORIGINATING OFFICE PLEASE NOTE: A FULLY STAFFED/APPROVED PACKAGE IS DUE IN THE CLERK OF COUNCIL'S OFFICE NO LATER THAN 10:00AM THE DAY OF THE CLERK'S AGENDA MEETING.

***Commercial Property and Community & Housing Development have an additional form.**



LOWCOUNTRY
LAND TRUST

MEMO

TO: Cathy Ruff, Director Charleston County Greenbelt Program
Charleston County Greenbelt Advisory Board

FROM: David Ray & Alison Cercy, Lowcountry Land Trust

CC: Janie Borden, Assistant Corporation Counsel, City of Charleston
Jason Kronsberg, Director of Parks, City of Charleston

DATE: June 11, 2020

RE: Proposed Memorandum of Understanding - Angel Oak Property Parking Lot

The purpose of this memo is to request approval by the Charleston County Greenbelt Advisory Board of a proposed MOU among the City of Charleston, Angel Oak Park LLC, and Lowcountry Land Trust (LLT) that anticipates the transfer of a small portion of Greenbelt-funded land from one Greenbelt-eligible entity to another. The purpose of the MOU is to enable the coordinated creation of a parking solution at the highly visited Angel Oak tree.

The Greenbelt Program granted funds to Lowcountry Land Trust for the purchase of approximately 35 acres surrounding the City-owned Angel Oak Park. The 35 acres are owned by Angel Oak Park LLC, of which LLT is the sole member. Greenbelt also granted funds to the City for the purposes of improving visitor parking. The grant agreements specifically outlined the expectation of integrating the design and uses of all these properties as a public park.

The City and LLT have agreed that the parking facility conceptual design attached as Exhibit A to the proposed MOU will be highly beneficial to the visitor experience of the Angel Oak tree, and to public safety. In recent years, many days of extremely high visitation have resulted in cars and tour buses lining Angel Oak Road, and occasionally getting stuck in the ditch, creating issues for pedestrians and nearby residents. Execution of the MOU will enable the City to proceed with construction drawings and move toward constructing a solution.

The parties propose in the MOU that prior to construction, fee simple title to a portion of the Angel Oak Park LLC property overlapping the parking area be transferred to the City, in exchange for a shared parking easement agreement. The MOU states that the parking project must conform to the terms of agreements with all agencies that made grants for acquisition of the properties.

The Greenbelt Program's funding of the Angel Oak properties was an incredible accomplishment, and we are eager to move forward with a much-needed parking solution, as well as community engagement in crafting a vision for a park that spans property boundaries. We would be happy to answer any questions that will be helpful in responding to this request.

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding made this _____ day of _____, 2020, and is entered into by and between the City of Charleston ("City"), a governmental entity of the State of South Carolina, the Lowcountry Land Trust, Inc. ("LLT"), and Angel Oak Park, LLC ("AOP LLC") to document the understanding of the Parties with respect to their responsibilities in connection with the construction, use, and maintenance of a joint use parking lot ("Property") to serve the City's Angel Oak Park and the Angel Oak Preserve, both passive parks, on Johns Island, Charleston County, South Carolina.

RECITALS

WHEREAS, the Lowcountry Land Trust, Inc. is a non-profit entity organized and existing under the laws of the State of South Carolina with the mission of conserving greenspace in the Lowcountry area and maintaining the rural character of specific areas in Charleston County and other counties through conservation of tracts of real property; and

WHEREAS, the City of Charleston owns 7 acres on Johns Island that support Angel Oak Park (TMS parcels #279-00-00-248 and 279-00-00-116) including the Angel Oak tree, one of the area's oldest and largest grand oak trees, a significant natural, cultural and historic landmark; and

WHEREAS, the Lowcountry Open Land Trust, Inc., predecessor-in-interest to LLT, purchased land in 2013 adjacent to the East side of the Angel Oak property, the 17-acre Angel Oak Phase II Tract (TMS parcel # 279-00-00-665), which was subsequently transferred to Angel Oak Park, LLC, whose sole member is LLT; and

WHEREAS, Angel Oak Park, LLC purchased land in 2014 adjacent to the North side of the Angel Oak property, the 18-acre Angel Oak Phase I Tract (TMS parcel # 279-00-00-665); and

WHEREAS, on November 6, 2015, Lowcountry Open Land Trust, Inc., filed Articles of Amendment with the South Carolina Secretary of State, and is now known as Lowcountry Land Trust, Inc., a South Carolina non-profit organization; and

WHEREAS, Charleston County Council provided grant funding from the Charleston County Greenbelt Program to support the purchase of Angel Oak Phases I and II for the purpose of protecting in perpetuity the surrounding property to maintain and fortify the health of the Angel Oak and to allow the property to be managed as a publicly-accessible passive park; and

WHEREAS, the City of Charleston provided \$400,000.00 in funding to accomplish same; and

WHEREAS, the Grant Agreements entered into between Charleston County and the Lowcountry Open Land Trust directed that Charleston County Parks & Recreation Commission (CCPRC) be designated as the entity charged with management of the Angel Oak Phase I and II properties; and

WHEREAS, the Lowcountry Land Trust and CCPRC mutually determined and agreed that it is in their respective best interests for LLT to manage the Angel Oak Phase I and II properties and for CCPRC to be free of this ongoing obligation; and

WHEREAS, on September 8, 2016 CCPRC and LLT entered into an MOU whereby CCPRC assigned any and all property management obligations for the property to LLT; and

WHEREAS, it is the intent of LLT to develop the Angel Oak Phase I and II properties as a passive public park (Angel Oak Preserve); and

WHEREAS, the City is in receipt of a 2011 grant from the Charleston County Greenbelt Program for certain parking improvements that would enhance the visitor experience at Angel Oak Park and also aid with the parking needs of the future Angel Oak Preserve; and

WHEREAS, it is the intent of LLT and the City to plan, develop, and construct a joint use parking facility ("Parking Facility") to serve as a dual parking lot for the Angel Oak Preserve and the adjacent Angel Oak Park; and

WHEREAS, Angel Oak Park, LLC may transfer ownership of the parking lot to the City, provided the City prepares, at its expense, a plat of the parking area which shall be reasonably acceptable to LLT;

WHEREAS, if the parking lot is conveyed to the City, LLT shall retain a permanent, assignable easement for parking, access, ingress and egress across the parking lot for use by LLT, its employees, agents, contractors, invitees, and visitors to its passive park, their successors and assigns;

WHEREAS, LLT and the City believe that the development of Angel Oak Preserve in alignment with Angel Oak Park will enhance the ecological and historic value of the respective properties and highlight these public spaces as regionally significant public assets; and

WHEREAS, LLT engaged Dr. Joel M. Gramling, Professor of Plant Ecology and Dr. Richard D. Porcher, Jr. Emeriti Faculty at The Citadel, to conduct an ecological and potential trail assessment of Angel Oak Phases I and II ("Assessment"); and

WHEREAS, it is the long term plan of the City to work with LLT on an integrated master plan for both the Angel Oak Park and the Angel Oak Preserve.

TERMS

The parties have hereby mutually set their hands and agreed upon the following:

1. Scope: To collaborate on the design, development, and construction of an approximately 50 space parking lot to serve as a Parking Facility for the Angel Oak Park and the Angel Oak Preserve as outlined in the concept plan attached hereto and incorporated herein as Exhibit A. The parties believe that this concept plan is consistent with the recommendations in the Assessment, which is attached hereto as Exhibit B. Additional improvements or changes to the project may be made by mutual agreement of the Parties, subject to the terms of the Charleston County Greenbelt Program Grant Agreements, the Conservation Easement and applicable laws and regulations.

2. Effective Date:

This Agreement shall become effective as of the signature of an authorized representative of the LLT (acting on its own behalf and as the sole member of AOP LLC) and the City after consideration and agreement of the same by their respective boards or councils as decided and agreed upon in the meetings held during the normal course of their respective businesses.

3. Completion Date: If the Parking Facilities are not constructed within five (5) years of the date of this Agreement, this Agreement shall automatically terminate.

4. Project Funding: The City agrees to utilize its 2011 Charleston County Greenbelt Program grant and other city funds for the construction of a Parking Facility to serve the Angel Oak Park and Angel Oak Preserve, subject to the mutual agreement by the parties, including the Greenbelt program, on the location, and operation of the Parking Facility.

5. Maintenance Responsibility: The City commits to maintain the Parking Facility in a manner consistent with the City's standard level of maintenance for similar parking facilities located at City of Charleston parks.

6. Conditions:

- a. If the Parking Facility is gated, the City shall have the right to restrict and control the access to the Parking Facility with the exception of Lowcountry Land Trust having dedicated and unrestricted access to the Parking Facility during the normal business hours of the Park's operations and under reasonable terms, including advanced notice and prior authorization, not to be unreasonably withheld, when the park is closed. The granting of access as stated herein is in perpetuity and shall be in accordance with the terms of the easement to be retained by AOP LLC and LLT as contemplated herein.
- b. All improvements will be subject to the terms of the Conservation Easement required by the LLT's 2014 South Carolina Conservation Bank and Charleston County Greenbelt Program grants.
- c. Before the construction of the Parking Facility commences and simultaneously with the deeding of the property to the City as provided in 6d herein, the Parties agree

to enter into a shared parking easement agreement and record the agreement in the Charleston County ROD office.

d. Before construction of the Parking Facility commences and simultaneously with the Parties entering into a parking easement agreement as provided in 6c herein, AOP LLC agrees to deed the parking facility to the City.

7. Laws: This MOU shall be governed by the laws of the State of South Carolina.

8. Interpretation: Interpreting the MOU, it shall be deemed that it was prepared jointly by the Parties with full access to legal counsel of their own. No ambiguity shall be resolved against any party on the premise that it or its attorneys were solely responsible for drafting this MOU or any provision thereof.

9. Severability: The unenforceability, invalidity or illegality of any provision(s) of this MOU shall not render the other provisions unenforceable, invalid, or illegal.

10. Integration: This MOU represents the entire understanding of the Parties as to those matters contained herein and supersedes and cancels any prior oral or written understanding, promises or representations with respect to those matters covered hereunder. This MOU may not be modified or altered except in writing signed by both parties hereto. This is an integrated document.

11. Counterparts: This MOU may be executed in counterparts, each of which shall constitute an original and all of which shall constitute one agreement.

12. Attorney's Fees: In the event any action is commenced to enforce or interpret any term or condition of this MOU, in addition to costs and any other relief, the prevailing Party shall be entitled to its reasonable attorneys' fees, expert fees and other reasonable costs of defense.

13. Assignment: This MOU shall be binding on and accrue to the benefit of the successors and assigns of the Parties.

14. Waiver: No waiver of any default shall constitute a waiver of any other default or breach, whether of the same or other covenant or condition. No waiver, benefit, privilege, or service voluntarily given or performed by a Party shall give the other Party any contractual right by custom, estoppels, or otherwise.

15. Cooperation; Further Acts: The parties shall fully cooperate with one another and shall take any additional acts or sign any additional documents as may be necessary, appropriate or convenient to attain the purposes of this MOU.

16. Construction; Captions: Since the Parties have participated fully in the preparation of this MOU, the language of this MOU shall be construed simply, according to its fair meaning, and not strictly for or against any Party. The captions of the various articles and paragraphs are for

convenience and ease of reference only, and do not define, limit, augment, or describe the scope, content, or intent of this MOU.

17. Incorporation of Recitals: The Recitals are incorporated herein and made an operative part of this MOU.

18. Authority to Enter into Agreement: City, LLT and AOP LLC warrant that they have all requisite power and authority to execute and perform this MOU. Each person executing this MOU warrants that he or she has the legal power, right, and authority to make this MOU and bind his or her respective Party.

SIGNATURES

The City of Charleston

Lowcountry Land Trust, Inc.
(for itself and Angel Oak Park, LLC)

By: _____

John J. Tecklenburg

Its: Mayor

By: _____

David K. Ray

Its: Acting Chief Executive Officer

Date: _____

Date: _____

d(i)



Ratification
Number _____

A N O R D I N A N C E

TO PROVIDE FOR THE ANNEXATION OF PROPERTY KNOWN AS 1720 PINECREST ROAD (0.22 ACRE) (TMS# 351-12-00-038), WEST ASHLEY, CHARLESTON COUNTY, TO THE CITY OF CHARLESTON, SHOWN WITHIN THE AREA ANNEXED UPON A MAP ATTACHED HERETO AND MAKE IT PART OF DISTRICT 9. THE PROPERTY IS OWNED BY ELIZABETH WHITE.

BE IT ORDAINED BY THE MAYOR AND THE MEMBERS OF CITY COUNCIL, IN CITY COUNCIL ASSEMBLED:

Section 1. As an incident to the adoption of this Ordinance, City Council of Charleston finds the following facts to exist:

A) Section 5-3-150, Code of Laws of South Carolina (1976) as amended, provides a method of annexing property to a city or town upon a Petition by all persons owning real estate in the area requesting annexation.

B) The City Council of Charleston has received a Petition requesting that a tract of land in Charleston County hereinafter described be annexed to and made a part of the City of Charleston, which Petition is signed by all persons owning real estate in the area requesting annexation.

C) The area comprising the said property is contiguous to the City of Charleston.

Section 2. Pursuant to Section 5-3-150, Code of Laws of South Carolina (1976) as amended, the following described property be and hereby is annexed to and made part of the City of Charleston and is annexed to and made part of present District 9 of the City of Charleston, to wit:

SAID PROPERTY to be annexed, 1720 Pinecrest Road, (0.22 acre) is identified by the Charleston County Assessors Office as TMS# 351-12-00-038, (see attached map) and includes all marshes, public waterways and public rights-of-way, shown within the area annexed upon a map attached hereto and made a part hereof.

Section 3. This ordinance shall become effective upon ratification.

Ratified in City Council this _____ day of _____ in the Year of Our Lord, _____, in the _____ Year of the Independence of the United States of America.

By:

John J. Tecklenburg
Mayor

Attest:

Vanessa Turner Maybank
Clerk of Council

Annexation Profile

Parcel Address: 1720 Pinecrest Road

Presented to Council: 6/23/2020

Status: Received Signed Petition

Owner Names: Elizabeth White

Year Built: 1957

Number of Units: 1

Parcel ID: 3511200038

Number of Persons: 2

Race: Caucasian

Acreage: 0.22

Mailing Address: 1720 Pinecrest Rd

Current Land Use: Residential

Address: Charleston, SC 29407

Current Zoning: R-4

Requested Zoning: SR-2

City Area: West Ashley

Recommended Zoning: SR-2

Subdivision: Pinecrest Gardens

Appraised Value: \$185,000.00

Council District: 9

Assessed Value: \$11,100.00

Within UGB: Yes

Stormwater Fees: \$120.00

Police	Located in existing service area - Team 4
Fire	Located in existing service area - Station 12
Public Service	
Sanitation	Located in existing service area. One additional stop.
Storm Water	Contiguous to existing service area.
Streets and Sidewalks	Additional City-maintained right-of-way
Traffic and Transportation	
Signalization	None
Signage	None
Pavement Markings	None
Charleston Water System	CWS service area.
Planning	
Urban Growth Line	Property is a developed site within the line.
City Plan (Century Five)	Suburban
Elevation Range	20-23
Parks	Already being served.

Notes/Comments:

City Plan Recommendation:

The existing development and proposed zoning is consistent with the City Plan. Recommend annexation.

STATE OF SOUTH CAROLINA)
) PETITION FOR ANNEXATION
COUNTY OF CHARLESTON)

TO THE HONORABLE MAYOR AND CITY COUNCIL OF CHARLESTON

WHEREAS, SECTION 5-3-150 (3) Code of laws of South Carolina provides for the annexation of an area or property which is contiguous to a City by filing with the municipal governing body a petition signed by all persons owning real estate in the area requesting annexation, and

WHEREAS, the undersigned are all persons owning real estate in the area requesting annexation, and

WHEREAS, the area requesting annexation is described as follows, to wit:


SAID PROPERTY, located in West Ashley (approximately 0.22 acres) to be annexed is identified by the Charleston County Assessors Office as Property Identification Number: TMS# 351-12-00-038 (Address: 1720 Pinecrest Road).

NOW, THEREFORE, the undersigned petition the City Council of Charleston to annex the above described area into the municipal limits of the City of Charleston.

Dated this 11th day of
May, 2020

FREEHOLDERS (OWNERS) SIGNED

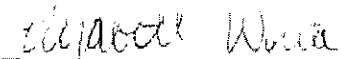
DATE OF SIGNATURE


(Signature)

5/16/20
(Date)

Lance Graham

(Print Name)


(Signature)

5/16/20
(Date)

Elizabeth White

(Print Name)

Annexation Map

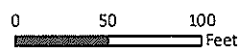
Location: West Ashley
Property Address: 1720 Pinecrest Rd
Tax Map # (TMS): 3511200038
Area (Acres): 0.22
Council District: 9



City of Charleston
Dept. of Planning, Preservation & Sustainability
2 George St, Third Floor
Charleston, SC 29401
www.charleston-sc.gov

Legend

Parcels	Charleston City Limits
Water	Annexation Area





Ratification
Number _____

AN ORDINANCE

TO PROVIDE FOR THE ANNEXATION OF PROPERTY KNOWN AS 2118 AND 2120 SAINT JAMES DRIVE (0.23 ACRE) (TMS# 343-02-00-072), JAMES ISLAND, CHARLESTON COUNTY, TO THE CITY OF CHARLESTON, SHOWN WITHIN THE AREA ANNEXED UPON A MAP ATTACHED HERETO AND MAKE IT PART OF DISTRICT 11. THE PROPERTY IS OWNED BY CLAIRE WITBECK.

BE IT ORDAINED BY THE MAYOR AND THE MEMBERS OF CITY COUNCIL, IN CITY COUNCIL ASSEMBLED:

Section 1. As an incident to the adoption of this Ordinance, City Council of Charleston finds the following facts to exist:

- A) Section 5-3-150, Code of Laws of South Carolina (1976) as amended, provides a method of annexing property to a city or town upon a Petition by all persons owning real estate in the area requesting annexation.
- B) The City Council of Charleston has received a Petition requesting that a tract of land in Charleston County hereinafter described be annexed to and made a part of the City of Charleston, which Petition is signed by all persons owning real estate in the area requesting annexation.
- C) The area comprising the said property is contiguous to the City of Charleston.

Section 2. Pursuant to Section 5-3-150, Code of Laws of South Carolina (1976) as amended, the following described property be and hereby is annexed to and made part of the City of Charleston and is annexed to and made part of present District 11 of the City of Charleston, to wit:

SAID PROPERTY to be annexed, 2118 and 2120 Saint James Drive, (0.23 acre) is identified by the Charleston County Assessors Office as TMS# 343-02-00-072, (see attached map) and includes all marshes, public waterways and public rights-of-way, shown within the area annexed upon a map attached hereto and made a part hereof.

Section 3. This ordinance shall become effective upon ratification.

Ratified in City Council this _____ day of _____ in the Year of Our Lord, _____, in the _____ Year of the Independence of the United States of America.

By: _____
John J. Tecklenburg
Mayor

Attest: _____
Vanessa Turner Maybank
Clerk of Council

Annexation Profile

Parcel Address: 2118 and 2120 Saint James Drive

Presented to Council: 6/23/2020

Status: Received Signed Petition

Owner Names: Claire Witbeck

Year Built: 2018

Parcel ID: 3430200072

Number of Units: 2

Number of Persons: 4

Race: Caucasian

Acreage: 0.23

Current Land Use: Residential

Mailing Address: 2120 Saint James Dr

Charleston, SC 29412

Current Zoning: R-4

Requested Zoning: SR-1

Recommended Zoning: SR-1

Appraised Value: \$265,000.00

Assessed Value: \$10,600.00

City Area: James Island

Subdivision: Riverland Terrace

Council District: 11

Within UGB: Yes

Stormwater Fees: \$120.00

Police	Located in existing service area - Team 3
Fire	Located in existing service area - Station 13
Public Service	
Sanitation	Located in existing service area. One additional stop.
Storm Water	Contiguous to existing service area.
Streets and Sidewalks	Additional State-maintained right-of-way
Traffic and Transportation	
Signalization	None
Signage	None
Pavement Markings	Good Condition
Charleston Water System	CWS provides water. James Island PSD provides sewer.
Planning	
Urban Growth Line	Property is a developed site within the line.
City Plan (Century Five)	Suburban
Elevation Range	8-10
Parks	Already being served.

Notes/Comments:

City Plan Recommendation: The existing development and proposed zoning is consistent with the City Plan. Recommend annexation.

STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON

PETITION FOR ANNEXATION

TO THE HONORABLE MAYOR AND CITY COUNCIL OF CHARLESTON

WHEREAS, SECTION 5-3-150(3) Code of laws of South Carolina provides for the annexation of an area or property which is contiguous to a City by filing with the municipal governing body a petition signed by all persons owning real estate in the area requesting annexation, and

WHEREAS, the undersigned are all persons owning real estate in the area requesting annexation, and

WHEREAS, the area requesting annexation is described as follows, to wit:

SAID PROPERTY, located on James Island (approximately 0.23 acre) to be annexed is identified by the Charleston County Assessors Office as Property Identification Number: TMS# 343-02-00-072 (Address: 2118 and 2120 Saint James Drive).

NOW, THEREFORE, the undersigned petition the City Council of Charleston to annex the above described area into the municipal limits of the City of Charleston.

Dated this 3rd day of
June, 2020

FREEHOLDERS (OWNERS) SIGNED

DATE OF SIGNATURE

Cornelia
(Signature)

6/3/2020
(Date)

Cornelia
(Print Name)

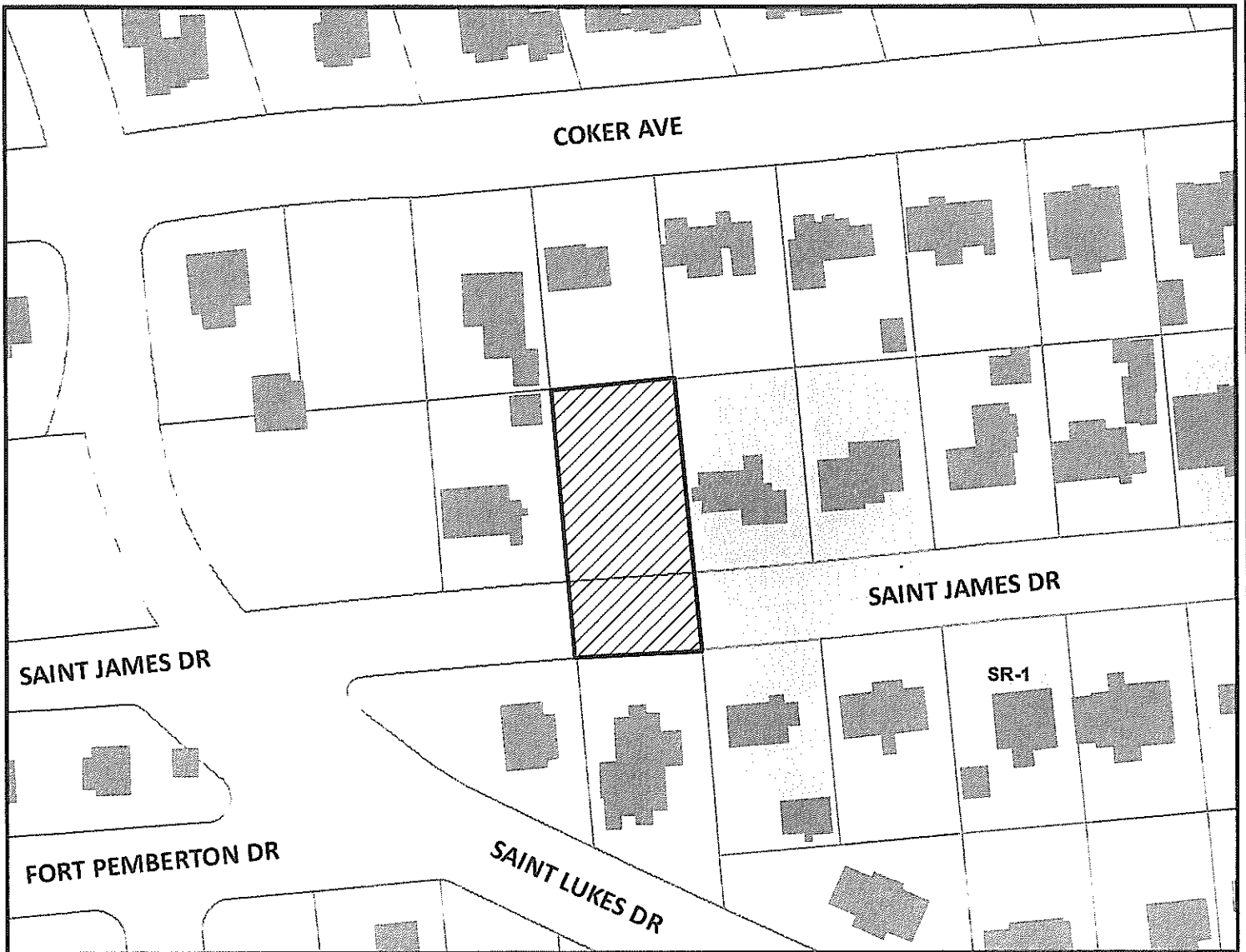
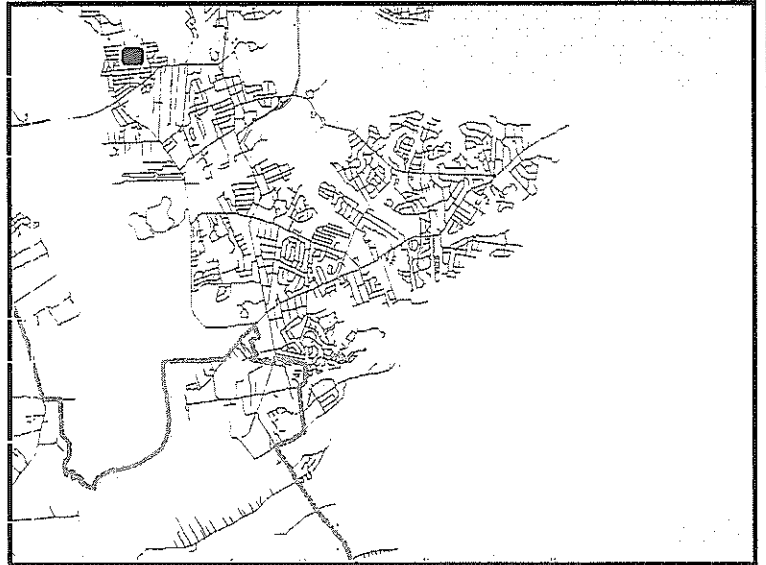
(Signature)

(Date)

(Print Name)

Annexation Map

Location: James Island
Property Address: 2118 & 2120 Saint James Dr
Tax Map # (TMS): 3430200072
Area (Acres): 0.23
Council District: 11



City of Charleston
Dept. of Planning, Preservation &
Sustainability
2 George St, Third Floor
Charleston, SC 29401
www.charleston-sc.gov

Legend

- Parcels
- Water
- Annexation Area
- Charleston City Limits



0 50 100 Feet



Ratification
Number _____

AN ORDINANCE

TO PROVIDE FOR THE ANNEXATION OF PROPERTY KNOWN AS PROPERTY ON SAVANNAH HIGHWAY (APPROX. 6.68 ACRES) (TMS# 307-05-00-015), WEST ASHLEY, CHARLESTON COUNTY, TO THE CITY OF CHARLESTON, SHOWN WITHIN THE AREA ANNEXED UPON A MAP ATTACHED HERETO AND MAKE IT PART OF DISTRICT 5. THE PROPERTY IS OWNED BY JOHN MCLEOD BRADHAM ET AL.

BE IT ORDAINED BY THE MAYOR AND THE MEMBERS OF CITY COUNCIL, IN CITY COUNCIL ASSEMBLED:

Section 1. As an incident to the adoption of this Ordinance, City Council of Charleston finds the following facts to exist:

- A) Section 5-3-150, Code of Laws of South Carolina (1976) as amended, provides a method of annexing property to a city or town upon a Petition by all persons owning real estate in the area requesting annexation.
- B) The City Council of Charleston has received a Petition requesting that a tract of land in Charleston County hereinafter described be annexed to and made a part of the City of Charleston, which Petition is signed by all persons owning real estate in the area requesting annexation.
- C) The area comprising the said property is contiguous to the City of Charleston.

Section 2. Pursuant to Section 5-3-150, Code of Laws of South Carolina (1976) as amended, the following described property be and hereby is annexed to and made part of the City of Charleston and is annexed to and made part of present District 5 of the City of Charleston, to wit:

SAID PROPERTY to be annexed, property on Savannah Highway, (6.68 acres) is identified by the Charleston County Assessors Office as TMS# 307-05-00-015, (see attached map) and includes all marshes, public waterways and public rights-of-way, shown within the area annexed upon a map attached hereto and made a part hereof.

Section 3. This ordinance shall become effective upon ratification.

Ratified in City Council this _____ day of _____ in the Year of Our Lord, _____, in the _____ Year of the Independence of the United States of America.

By: _____
John J. Tecklenburg
Mayor

Attest: _____
Vanessa Turner Maybank
Clerk of Council

Annexation Profile

Parcel Address: Property on Savannah Highway

Presented to Council: 6/23/2020

Status: Received Signed Petition

Owner Names: John McLeod Bradham et al

Year Built: NA

Number of Units: 0

Parcel ID: 3070500015

Number of Persons: 0

Race: NA

Acreage: 6.68

Mailing Address: PO BOX 3163

Current Land Use: Vacant

Address: Palm Beach, FL 33480

Current Zoning: R-4

Requested Zoning: GB

City Area: West Ashley

Recommended Zoning: GB

Subdivision:

Appraised Value: \$1,038,105.00

Council District: 5

Assessed Value: \$70.00

Within UGB: Yes

Stormwater Fees: To Be Calculated

Police	Located in existing service area - Team 4
Fire	Located in existing service area - Station 14
Public Service	
Sanitation	Located in existing service area. Property is undeveloped.
Storm Water	Contiguous to existing service area.
Streets and Sidewalks	Additional State-maintained right-of-way
Traffic and Transportation	
Signalization	None
Signage	Good Condition
Pavement Markings	Good Condition
Charleston Water System	CWS water and sewer available.
Planning	
Urban Growth Line	Property is an undeveloped site within the line.
City Plan (Century Five)	Highway
Elevation Range	7-10 ft
Parks	Already being served.

Notes/Comments:

City Plan Recommendation:

The existing development and proposed zoning is consistent with the City Plan. Recommend annexation.

STATE OF SOUTH CAROLINA)
) PETITION FOR ANNEXATION
COUNTY OF CHARLESTON)

TO THE HONORABLE MAYOR AND CITY COUNCIL OF CHARLESTON

WHEREAS, SECTION 5-3-150 (3) Code of Laws of South Carolina provides for the annexation of an area or property which is contiguous to a City by filing with the municipal governing body a petition signed by all persons owning real estate in the area requesting annexation, and

WHEREAS, the undersigned are all persons owning real estate in the area requesting annexation, and

WHEREAS, the area requesting annexation is described as follows, to wit:

SAID PROPERTY, located in West Ashley (approximately 6.68 acres) to be annexed is identified by the Charleston County Assessors Office as Property Identification Number: TMS# 307-05-00-015 (Address: Savannah Highway)

NOW, THEREFORE, the undersigned petition the Council of Charleston to annex the above described area into the municipal limits of the City of Charleston.

Dated this 9th day of
June, 2020

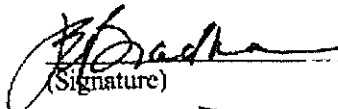
FREEHOLDERS (OWNERS) SIGNED

DATE OF SIGNATURE

(Signature)

(Date)

(Print Name)


(Signature)

6.10.20

(Date)

J.E. Bradham
(Print Name)

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

PETITION FOR ANNEXATION

TO THE HONORABLE MAYOR AND CITY COUNCIL OF CHARLESTON

WHEREAS, SECTION 5-3-150 (3) Code of laws of South Carolina provides for the annexation of an area or property which is contiguous to a City by filing with the municipal governing body a petition signed by all persons owning real estate in the area requesting annexation, and

WHEREAS, the undersigned are all persons owning real estate in the area requesting annexation, and

WHEREAS, the area requesting annexation is described as follows, to wit:

SAID PROPERTY, located in West Ashley (approximately 6.68 acres) to be annexed is identified by the Charleston County Assessors Office as Property Identification Number: TMS# 307-05-00-015 (Address: Savannah Highway).

NOW, THEREFORE, the undersigned petition the City Council of Charleston to annex the above described area into the municipal limits of the City of Charleston.

Dated this 9th day of
June, 2020

FREEHOLDERS (OWNERS) SIGNED

DATE OF SIGNATURE

Margaret B. Thornton
(Signature)

June 10, 2020
(Date)

MARGARET B. THORNTON
(Print Name)

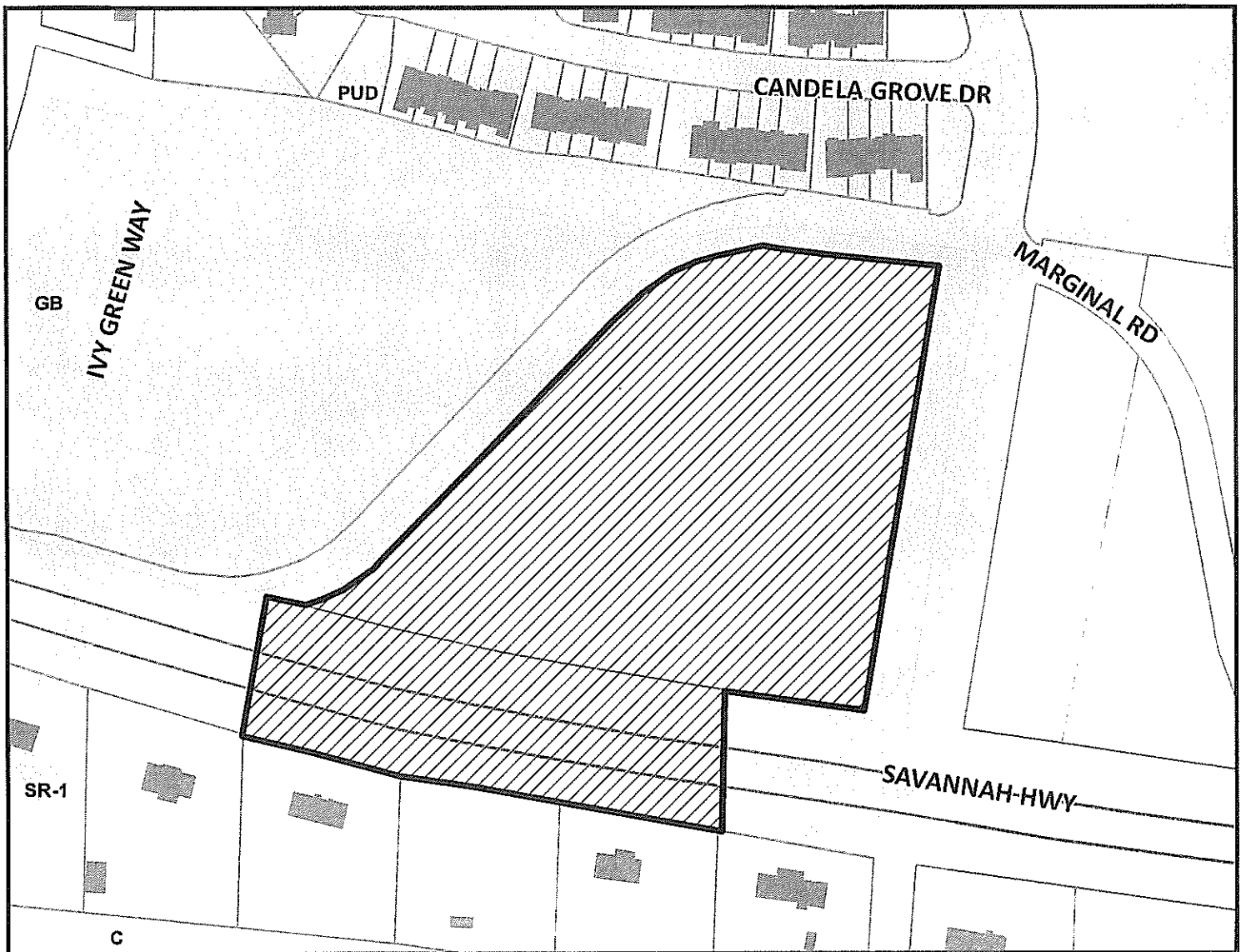
(Signature)

(Date)

(Print Name)

Annexation Map

Location: West Ashley
Property Address: Savannah Highway
Tax Map # (TMS): 3070500015
Area (Acres): approx. 6.68
Council District: 5



City of Charleston
Dept. of Planning, Preservation &
Sustainability
2 George St, Third Floor
Charleston, SC 29401
www.charleston-sc.gov

Legend

- Parcels
- Water
- Charleston City Limits
- Annexation Area



0 50 100 200
Feet