

CRS ACTIVITY 420: OPEN SPACE PRESERVATION

William Horne
Charleston County

WHERE WE STARTED

- Searched GIS records for “South Carolina” in owner’s name
- Expanded after seeing sites driving around to include words “National” or “Conservancy”
- Interns searched through all GIS records with names like the above and recorded on spreadsheet
- Interns then looked up flood zone info for these properties; came up with calculations to get percentages based on maps

GIS WORK

- Drew lines, overlaid paper maps
- Maps were then converted to a file from paper maps and added as a GIS layer
- The Nature Conservancy sent GIS file- interns compared, took out duplicates and added overlay

RESEARCH

- Deed research completed for every property to check if there were “no build” clauses or if property was deeded to National Conservancy, Ducks Unlimited, etc.
- If Conservancy is titled, copy of the deed is not necessary

DATA COLLECTION

Parcel ID	Owner	Location and Contact Information	Acres	Flood	estimated % in SFHA	Acres in SFHA	Pannel	Plat Book	Deed	Jurisdiction	DR	NFOS	SHOS	OSI	Description /Notes
2120000003	Charleston County Park and Recreation Commission	861 Riverland Dr, Charleston, SC 29412-3107	747.15	X & AE	0.67	500.5905	665	EA-35	Y243-235	County of Charleston	0	1			2662 Mullet Hall Rd.

Parcel ID	Owner	Location and Contact Information	Acres	Flood	estimated % in SFHA	Acres in SFHA	Pannel	Plat Book	Deed	Jurisdiction	DR	NFOS	SHOS	OSI	Description /Notes
3010000353	DUCK POND HILL LLC	15 Tradd St, Charleston, SC 29401-2537	29.7	AE	1	29.7	460	EG-902	0404-643	County of Charleston		1			On Bear Swamp Rd.

SEABROOK ISLAND OSP

Municipality	TMS #	Address	Total Acreage	Closed Date	Extra Credit			Notes
					DR	NFOS	SHOS	
Seabrook	147000027		307.0135544				Golf Course- Ocean Winds & Crooked Oaks Seabrook Island POA Buffer Area - Ocean Forest PUD (Qualifies for SHOS under Coastal Zone Mgmt Act, Sec. 48-39-280 C; Reference "CRS Uniform Minimum Credit SC")	
	1491300001	N/A	22.03586119		X	X	X	Equestrian Center
	147000022		22.39581871					SI Conservancy Green Space
	147000003		5.88612717		X	X		Camp St. Christopher
	1470200010		227.6322174				X	Seabrook Island POA Green Space
	1470200043		0.56939375		X	X		Seabrook Island POA Green Space
	1470200044		0.45376587		X	X		Seabrook Island POA Green Space
	1470200085		0.45186821		X	X		Seabrook Island POA Green Space
	1470200086		0.62546325		X	X		Seabrook Island POA Green Space
	1470200078		0.66392571		X	X		Seabrook Island POA Green Space
	1470000032		0.26484621		X	X		Seabrook Island POA Green Space
	2050000001		0.09420627				X	Conservation Island
	1490500153		5.04					Town Hall
	1470900301		0.54128587					Marsh Haven at Deer Point
	1470000030		3.51121187					Nature Trail on Hidden Oak
	1490600050		2.09		X	X		Kiawah Isl. Nat. Habitat Conservancy
	1490600050		1.67653859					Garden Plot Beach Open Space (Qualifies for SHOS under Coastal Zone Mgmt Act, Sec. 48-39-280 C; Reference "CRS Uniform Minimum Credit SC")
	1470000002		409.0951163				X	

WHERE WE ARE NOW

- We are now working on categorizing parcels into NFOS, DR, SHOS and OSI categories to get additional credit for the parcels that have been identified.

ADDITIONAL CREDIT CRITERIA

- Natural Functions of Open Space Requirements (NFOSI-5)
 - The areas qualifying for each credit need to be marked on the impact adjustment map
 - The property must be managed to stay in the natural state
 - Designated NFOSI, 2, 3, 4, or 5 depending on whether parcels are:
 - in an undeveloped natural state or have been restored to natural state
 - designated in a plan to protect natural functions
 - critical habitats for threatened or endangered species
 - open space corridor or connected network
 - provide educational material on the site's natural functions
 - ❖ As of 2017, NFOS5 has been retired and consolidated into NFOSI
- Special Flood-related Hazards Open Space requirements (SHOS)
 - The special hazard must be mapped and the area must be subject to development regulations that will help protect future development from damage from that hazard

ADDITIONAL CREDIT CRITERIA

- Deed Restrictions requirements (DR)
 - Legal restrictions that ensure that parcels credited for OPS will never be developed
 - No new buildings may be allowed on the property
 - The restriction runs with the land
 - The restriction cannot be changed by a future owner; it can only be amended by a court for just cause
- Open Space Incentives requirements (OSI)
 - Regulations that encourage developers to set aside flood-prone areas as flowage easements
 - Once a parcel is appropriately deeded, the community can receive credit under OSP (or possibly DR) for that site.