



**Oconee County Conservation Bank  
PROPERTY OWNER  
STATEMENT OF INTEREST FORM  
Oconee County, South Carolina**

Property Owner Name \_\_\_\_\_

Property Owner Address \_\_\_\_\_

Eligible OCCB Recipient  
Name and Address \_\_\_\_\_

Property Owner Telephone Numbers: Home: \_\_\_\_\_  
Cell: \_\_\_\_\_  
Work: \_\_\_\_\_

Description & Size of Your Property in Acres: \_\_\_\_\_

General Location of Your Property: \_\_\_\_\_

Oconee County Tax Map Number[s] *[required]* \_\_\_\_\_

Your Property's Unique Characteristics: \_\_\_\_\_

**Completed Form to be forwarded to:**

Oconee County Conservation Bank Board  
c/o Clerk to Council

Oconee County Administrative Offices  
415 South Pine Street  
Walhalla, SC 29691

or  
via email to: [bhulse@occonesc.com](mailto:bhulse@occonesc.com)



# Oconee County Conservation Bank Application for Funding

Oconee County, South Carolina

**Completed Application to be forwarded to:**

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c/o Clerk to Council  
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Walhalla, SC 29691

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**SECTION I**

**I. General Information:**

Acquisition type:        \_\_\_ Fee Simple    \_\_\_ Conservation Easement

Landowner's Name

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Mailing Address:

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Daytime Telephones        (        )

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**Eligible OCCB Recipient Seeking Funding**  
*(See Oconee County Ordinance 2011-16, Section II,G)*

Name of Organization

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Authorized Agent Name:

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Mailing Address:

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Daytime Telephones        (        )

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## II. Property Information

Legal Description

County: Oconee

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Tax Map #

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Assessor's Plat & Lot Numbers:

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Deed Reference [Book & Page]

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Current Zoning Classification

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Location on County Map (attach copy as **EXHIBIT A**)

Brief description of property including:

- a. Total Acres
- b. Total Forested
- c. Total Cleared / Open
- d. Total Wetlands
- e. Creeks and/or Rivers

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Please include any surveys, USGS maps, directions, county locator map, or any other pertinent information.

**III. Miscellaneous Information:**

Who is the Party responsible for managing the land?

Name

\_\_\_\_\_

Address:

\_\_\_\_\_

\_\_\_\_\_

Telephone Number

\_\_\_\_\_

Who is responsible for enforcing any conservation easements or other restrictions on this property?

Name

\_\_\_\_\_

Address:

\_\_\_\_\_

\_\_\_\_\_

Telephone Number

\_\_\_\_\_

**IV. Adjoining landowners.**

Adjoining landowners must be notified of this grant request by Oconee County ordinance. Please attach an affidavit that all adjoining landowners have been notified.

\_\_\_\_\_  
Signature of Eligible OCCB Recipient (Applicant)

\_\_\_\_\_  
Date

**Section II**  
**To be filled out by the landowner**

1. **Has the Eligible OCCB Recipient seeking funding notified you in writing:**  
*(See Oconee County Ordinance 2011-16, Section VII)*
- a. **That interests in land purchased with trust funds result in a permanent conveyance of such interests from the landowner to the eligible trust fund.**
- \_\_\_\_\_ yes                  \_\_\_\_\_ no
- b. **That it may be in the landowner's best interests to retain independent legal counsel, appraisals, and other professional advice.**

\_\_\_\_\_ yes                  \_\_\_\_\_ no

2. **Are there any existing liens, mortgages, or encumbrances that currently exist on this property?**

\_\_\_\_\_ yes                  \_\_\_\_\_ no                  **If yes, please explain below:**

**Oconee County Conservation Bank—Landowner Inspection Consent Agreement.**

I, \_\_\_\_\_, as the landowner or landowner's agent agree to allow inspection, or appraisal if necessary, of the property being presented to the OCCB Board for consideration. I agree to allow authorized or designated agent or staff to inspect this property as may be required. Reasonable notice of inspection will be given.

\_\_\_\_\_  
Signature of Landowner/Agent

\_\_\_\_\_  
Date

### Section III

To be filled out by the Eligible OCCB Recipient seeking funding (Applicant)

Organization Name

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Address

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Daytime Telephones

(       )

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Contact Person

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Organization EIN Number:

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**NOTE:** You are required to attach certification that this is a charitable not-for-profit corporation or trust authorized to do business in this state; whose principal activity is the acquisition and management of land for conservation or historic purposes and which has tax-exempt status as a public charity under the Internal Revenue Code of 1986 or Certification that the applicant is an otherwise qualified entity under Oconee County Ordinance 2011-16, Section II and Section VII.

How will you be able to complete the project and acquire the interests in the proposed lands?

How many total acres of lands or projects have you preserved in this State? In this County?

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

Has the Eligible OCCB Recipient notified the owner of the land that is the subject of the potential OCCB grant of the following in writing? (See Oconee County Ordinance 2011-16, Section VII)

a. That interests in land purchased with trust funds result in a permanent conveyance of such interests in land from the landowner to the eligible trust fund recipient or it assignees.

b. That it may be in the landowner's interest to retain independent legal counsel, appraisals and other professional advice.

**Note:** Applications not having affirmation that the notice requirement of this section has been met will not be considered for funding requests.

Does the Eligible OCCB Recipient or the landowner have a general summarized land management plan for this proposal? If so, please attach.

\_\_\_\_\_ yes                  \_\_\_\_\_ no

Explain how the Eligible OCCB Recipient intends to enforce the easement restrictions on this proposal, if a conservation easement is proposed. Attach additional sheet if necessary.



Does the Eligible OCCB Recipient agree that OCCB funds may only be used for the acquisition of interests in land including closing costs and not for management, planning, staffing, or any costs not associated with the purchase of interests in lands?

\_\_\_\_\_ yes                      \_\_\_\_\_ no

Does the Eligible OCCB Recipient have reasonable documentation to support this request?  
Please attach.

The proposal will not be considered without adequate substantiation of estimated Fair Market Value and a qualified and competent appraisal establishing fair market value and/or the value of the proposed easement will subsequently be required prior to closing.

*(See Oconee County Ordinance 2011-16, Section VII,B,f)*

\_\_\_\_\_ yes                      \_\_\_\_\_ no

What is the amount of support sought for this proposal?

\$

Explain how this proposal will satisfy the Criteria listed in Sections Four and Five of the ensuing pages. (Please attach a narrative of what your intended plans are and how you plan to accomplish them.)

\_\_\_\_\_  
Signature of Authorized Agent for Eligible OCCB Recipient (Applicant)

\_\_\_\_\_  
Notary Signature

My commission expires: \_\_\_\_\_

**Section IV**  
**Conservation Criteria**  
**Oconee County Ordinance 2011-16, Section VI**  
**Information to be considered in filling out the application**

1. Does the property contain or adjoin wetlands? Yes \_\_\_\_ No \_\_\_\_

If yes, please attach certification by USACOE or NRCS.

2. Does the property contain or adjoin a USGS Blue Line Stream or Lake?

If yes, please provide USGS topographic map showing such stream or lake in relation to property.

3. Does the property contain or adjoin Water Classified as either (i) Outstanding Natural Resource Water (ii) Outstanding Resource Water or (iii) Trout Water, by South Carolina DHEC.

If yes, please provide evidence of such classification by SC DHEC.

4. Does the property currently contain threatened or endangered species or habitat suitable for threatened or endangered species?

If yes, please provide a certification by SC DNR, NRCS, USFS or other qualified professional providing evidence of such species existence on the property or of such habitat suitability.

5. Does the property currently contain native wildlife species or habitat suitable for native wildlife species?

If yes, please provide substantial evidence (e.g. Statement from a qualified agency or professional, etc.) of such species existence on the property of such habitat suitability.

6. Does the property currently contain special or concentrated biodiversity?

If yes, please provide substantial evidence (e.g. Statement from a qualified agency or professional, etc.) of such biodiversity on the property.

7. Does the property currently contain a unique geological feature, such as a mountain, rock outcropping, waterfall or other similar feature?

If yes, please provide substantial evidence (e.g. Statement from a qualified agency or professional, etc.) of such geological feature on the property.

**8. Does the property share a boundary with other Protected Land? For purposes of this question, "Protected Land" includes any land or byway substantially protected from development or designated as scenic or protected through any federal, state, or local act.**

**(a) If yes, what percentage of a boundary is shared with such Protected Land?**

\_\_\_\_\_ **1%-25%**

\_\_\_\_\_ **26%-50%**

\_\_\_\_\_ **Greater than 50%**

**(b) If yes, please describe the Protected Land and present a legible map showing such Protected Land in relation to the property.**

**9. Does the property contain any of the following pre-historic or historic features or designations?**

**(a) Listing on the National Historic Register? If yes, please provide a letter or other evidence from the Department of the Interior demonstrating such listing.**

**(b) Eligible for listing on the National Historic Register? If yes, please provide a letter or other evidence from the SC State Historic Preservation Office demonstrating such eligibility.**

**(c) Contains historic or pre-historic structures? If yes, please provide evidence in the form of photographs and statement of a qualified agency or professional describing the structure(s) on the property.**

**(d) Contains a site of historic or pre-historic significance? If yes, please provide evidence in the form of photographs and statement of a qualified agency or professional describing the site(s) on the property.**

**10. Does the property contain fifty percent (50%) or greater surface area of soils classified as Prime or Important by the State of South Carolina?**

**(a) If yes, what percentage of the property contains soils classified as Prime or Important by the State of South Carolina?**

\_\_\_\_\_ **50%-60%**

\_\_\_\_\_ **61%-75%**

\_\_\_\_\_ **Greater than 75 %**

**(b) If yes, please provide a legible soil overlay map showing such Prime or Important soil types upon the property.**

**11. Has the property been Actively Farmed as defined under one of the following qualifications?**

- (a) The landowner has filed IRS Form Schedule F in the previous two tax years? If yes, please provide evidence of such tax filings and a notarized statement affirming that such farming activities pertained to the property referred to in this application;**
- (b) The landowner has filed IRS Form Schedule F in seven of the last ten years? If yes, please provide evidence of such tax filings and a notarized statement affirming that such farming activities pertained to the property referred to in this application; or**
- (c) The landowner can produce documentation demonstrating that the landowner has produced significant agricultural products in Oconee County in the last two years? If yes, please provide such documentation and a notarized statement affirming that such farming activities pertained to the property referred to in this application.**

**12. Does the property allow public viewing:**

- (a) ...from a Federal, State or County maintained road? If yes, please provide documentation describing precise location of point along a Federal, State or County Road where property is visible. Include a photograph taken from this point.**
- (b) ...from any other public access land or waterway? If yes, please provide documentation describing precise location of point along such public access land or waterway where property is visible. Include a photograph taken from this point.**

**13. Does the property provide a Scenic View to the public or help maintain the Scenic Nature of an area in the County? For purposes of this question, a Scenic View includes mountain, river, lake, forest, pasture, agricultural and other pastoral views which are viewable by the public from a public roadway or other publically accessible area.**

**If yes, please provide photograph evidence to support the Scenic View, a description of the Scenic View and a description of the specific locations with map references from which the public may observe the Scenic View.**

**14. Does the proposal for the conservation project on the Property allow...**

- (a) ...Limited Access by the public to the property? For purposes of this question, Limited Access means any access which is less than access on a year round and continual basis, but allows access by the public for some limited time or seasonal period(s).**

**If yes, please provide documentation supporting such Limited Access, including any formal agreements with agencies or groups authorized to use the property, a description of the use(s) permitted and the times or seasons when the property will be accessible by the public.**

**(b) ...Unlimited Access by the public to the property? For purposes of this question, Unlimited Access means any access which provides the public access to the property on a year round and continual basis and, additionally, requires that such access is (or will be) communicated to the public.**

**If yes, please provide documentation supporting such Unlimited Access, including any formal agreements with agencies or groups authorized to use the property, a description of the use(s) permitted and the times or seasons when the property will be accessible by the public. In addition, please provide evidence that the Unlimited Access is (or will be) reasonably communicated to Oconee County citizens.**

**15. Is the property located in any one or more of the following locations? If yes, for each such location please provide an aerial map and supporting documentation which demonstrates such location in relation to the relevant municipality or other land.**

- (a) Is the property located within or adjacent to land of the United States Forest Service, a South Carolina State Forest, a State Park, a County Park or a Park of Municipality located in Oconee County, South Carolina?**
- (b) Is the property located within 1 mile of a municipality?**
- (c) Is the property located from 2-5 miles of a municipality?**
- (d) Is the property located greater than 5 miles from a municipality?**

**16. What is the approximate size (in acres) of the property? Please provide documentation to support the stated acreage, including survey(s), tax information, deeds or other similar documentation.**

**Section V - Financial Criteria**  
**Oconee County Ordinance 2011-16 Section VI**  
**Information to be considered in filling out the application**

1. (a) What is the Total Market Value of the proposed conservation project? \_\_\_\_\_  
*(Total Market Value for a fee simple project is the total fair market value of the property as supported by a current appraisal. Total Market Value for a conservation easement project is the value of the conservation easement as determined under the methods prescribed in IRS Treasury Regulations 1.170A-14(h) as supported by a current appraisal.)*

(b) What is the amount of the grant requested from the OCCB? \_\_\_\_\_

Based on the figures above, what is the total percentage of funding requested for the project from the OCCB. *(Divide Sum (b) by Sum (a) to Find Percentage)?* \_\_\_\_\_

2. Please list and describe any other grants, contributions or gifts from any non-governmental agencies, groups, entities or individuals which will support the proposed conservation project?

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For any listed grant, contribution or gift, please provide evidence or a written pledge of such support from the relevant non-governmental party.

3. How does the proposal present a unique value opportunity in that it protects land at a reasonable cost? Parcel:

\_\_\_\_\_ is available at a low cost per acre

\_\_\_\_\_ is available from a willing seller at a reasonable price

4. How does the proposal leverage OCCB funds by including funding or in-kind assets or services from other governmental sources?

Have matching funds of any kind or services-in-kind been applied for or received?

Please explain and described the in-kind services or amount of financial support applied for or r received. Please also provide written documentation to support such application or receipt of such support.

5. Please describe any other financial advantage of the proposed conservation project which helps ensure that the project represents a good use of limited OCCB funds and/or provides a good return on investment for the citizens of Oconee County?

Please explain any other such financial advantage and provide documentation to support your answer to this question.



# Oconee County Conservation Bank

## Criteria Worksheet

Oconee County, South Carolina

CATEGORY	POINTS	REQUIRED EVIDENCE
<b>Environmental Sensitivity</b> <i>(Allow and add points for all that apply. Maximum Points = 35)</i>		
Wetlands	5	Certification by USACOE or NRCS
USGS Blue Line Streams & Lakes	5	USGS Topographic Map with Property Boundary
Adjacent to Water Classified as either (i) Outstanding Natural Resource Water (ii) Outstanding Resource Water or (iii) Trout Water, by South Carolina DHEC.	5	Proof of such classification by SC DHEC
Presence of or Habitat Suitable for Threatened/Endangered Species	5	Certification by SC DNR, NRCS, USFS or other qualified professional
Presence of or Habitat Suitable for Native Wildlife Species	5	Applicant must provide substantial evidence (e.g. Statement from a qualified agency or professional, etc.)
Presence of special or concentrated Biodiversity	5	Applicant must provide substantial evidence (e.g. Statement from a qualified agency or professional, etc.)
Unique Geologic/Natural Feature	5	Applicant must provide substantial evidence (e.g. Statement from a qualified agency or professional, description in publication, etc.)

<b>Percentage of Property Sharing a Boundary with Protected Land</b> <i>(Select one appropriate category, if any. Maximum Points = 10)</i>		<b>"Protected Land"</b> includes any land or byway substantially protected from development or designated as scenic or protected through any federal, state, or local act. Applicant may be required to provide evidence if requested by the Board of the OCCB.
1% - 25%	4	
26% - 50%	6	
> 50%	10	

**Historic/Cultural Features***(Allow points for one category, if any.**Maximum Points = 5)*

National Historic Register Designation	5	NHR designation letter from the Department of the Interior.
National Historic Register Eligible	3	Letter of eligibility from the SC State Historic Preservation Office.
Historic/Prehistoric Structures	5	Points to be determined by OCCB board according to evidence submitted by applicant. Suggested evidence may include photographs, statements by professionals regarding integrity of structures, publications, etc.
Historic/Prehistoric Site or Location of a Historic Event	5	Points to be determined by OCCB board according to evidence submitted by applicant. Suggested evidence may include photographs, statements by professionals regarding integrity of structures, publications, etc.

**Prime/Statewide Important Soil Types***(Select the appropriate category, if any.**Maximum Points = 10)*

50 – 60%	4	Prime or Statewide Important Soils overlay on current aerial photograph. Show total acreage of P/SWI Soils. This proof applies to all percentage ranges in this category.
61 – 74%	8	
>75%	10	

**Actively Farmed***(Either applies or does not. If yes,**Maximum Points = 5)*

	5	<p>Applicant must provide one of the following:</p> <ul style="list-style-type: none"> <li>- (i) IRS Form Schedule F filed two previous tax years;</li> <li>- (ii) IRS Form Schedule F filed seven of the last ten years; or</li> <li>- (iii) Documentation of selling and/or growing agricultural products in Oconee County for the previous two years.</li> </ul> <p>OCCB Board reserves the right NOT to award points, pending assessment of natural resource protection in conjunction with Oconee Soil &amp; Water Conservation District.</p>
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<b>Public Visibility of Property</b> <i>(Allow points for only one category, if any. Maximum Points = 5)</i>		
Visible from Federal, State or County Road	5	Documentation describing precise location of point along a Federal, State or County Road where property is visible. Include a photograph taken from this point.
Visibility from Public Access Lands or Waterways	3	Documentation describing precise location of point along public access land or waterway where property is visible. Include a photograph taken from this point.

<b>Scenic View from Property</b> <i>(If applies, the OCCB Board may apply points ranging from 1-5 for the quality of the Scenic View and the public's ability to benefit from the Scenic View. Maximum Points = 5)</i>	5	Points to be determined by OCCB Board according to evidence submitted by applicant. Suggested evidence may include photographs, publications, topographic map, description of mountains, rivers, or other features in the view.
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<b>Public Access</b> <i>(Allow points for only one category, if any. Maximum Points = 10)</i>		
Limited	5	Points to be determined by OCCB Board according to evidence submitted by applicant. Suggested evidence may include formal agreements with agencies or groups authorized to use the property, description of use and extent of use (times/seasons when the property is accessible).
Unlimited	10	Same as above with additional evidence that public access is reasonably advertised or communicated to the public.

**Threat of Development***(Select the highest one applicable category.)**Maximum Points = 5)*

Property is within or adjacent to property of USFS, State Forest, State Park, County Park or Municipal Park.	5	Documentation describing location of property in relation to such Federal, State or County property.
Property is within one mile of an incorporated municipality.	1	Measurements will be taken on aerial photography with the shortest distance between the property boundary and the municipality boundary. This proof also applies to the following two measurements of distance from municipality.
Property is 2 – 5 miles of an incorporated municipality.	3	
Property is greater than 5 miles from an incorporated municipality.	2	

**Size of Protected Property***(Select the applicable category, if any.)**Maximum Points = 10)*

51 Acres – 250 Acres	5	
251 Acres – 500 Acres	8	
> 500 Acres	10	

**TOTAL POINTS****Maximum = 100**



# Oconee County Conservation Bank Evaluation Criteria Scoring

Oconee County, South Carolina

Parcel Name

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Owner

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Acres

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Location

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Tax Map[s]

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**Section I – Conservation Criteria**

**Calculation of Conservation Criteria**

	Score
Environmental Sensitivity	
Sharing Boundary With Protected Land	
Historic or Cultural Features	
Prime or Important Soil Types	
Actively Farmed	
Public Visibility of Property	
Scenic View	
Public Access	
Threat of Development	
Size of Protected Property	
<b>TOTAL SECTION I – Max 100</b>	

**Section II – Financial**

**Scoring of Financial Criteria**

	None 0	Poor 2	Fair 3	Good 4	Excellent 5	Score
Funding Percentage Requested						
Matching or Other Monetary Contributions from Other Agencies or Groups						
Low Cost for Value Received						
Other Financial Benefit						
Other incentives						
<b>TOTAL SECTION II – Max 25</b>						

Total OCCB Scoring Index (OSI):

Comments: