

LIMITED IN-PERSON ATTENDANCE PERMITTED

Due to the Novel Coronavirus pandemic and the ongoing state of emergency, in-person attendance at this Council meeting by members of the general public will be limited. Attendance will be limited to twenty percent of the stated maximum occupancy, which equates to thirty-four (34) persons (including Council members, other elected officials, and staff). Attendees will be required to sit in designated seats, appropriately spaced. In-person attendance will be allowed on a "first-come" basis.

Additionally, to ensure the meeting otherwise remains open to the public, we will continue to broadcast it live on the County's YouTube channel, which can be found via the County's website at Oconeesc.com. Further, the public may call in and listen by dialing **888-475-4499 OR 877-853-5257** and entering meeting ID # **812 6006 5857**. And, individuals parked in close proximity to Council Chambers may listen to the meeting on FM 92.3.



A G E N D A OCONEE COUNTY CONSERVATION BANK BOARD

March 2, 2021

9:00 AM

Oconee County Administrative Offices
Council Chambers, 415 South Pine Street, Walhalla, SC

1. Call to Order
2. Approval of Minutes
 - February 9, 2021
3. Treasurer's Report
 - January 2021 [Community First Bank & Local Government Investment Pool]
4. Fundraising and Public Relations Reports
5. Discussion Items [to include Vote and/or Action on matters brought up for discussion, if required]
 - Discussion and/or action regarding revised OCCB forms
 - Discussion and/or action regarding Policy 0003 and Grant Agreement
6. Adjourn

There will not be any Public Comment session at this meeting.

BOARD MEMBERS

Andrew Smith, Chairman, District II	Emily Hitchcock, Vice-Chairman, At-Large
Laura Havran, Treasurer, District I	Ryan Keese, Secretary, District III
Nicholas Gambrell, District IV	VACANT, District V
Charles VanOver, At-Large	

OCONEE CODE OF ORDINANCES

Sec. 2-61. - Access to and conduct at county meetings, facilities and property.

(a) *Purpose.* The county council has determined that it is necessary to regulate access to county facilities, grounds and property in order to ensure the safety and security of the public who visit these areas or the county employees who serve them. The conduct of persons who visit county facilities and/or who have contact with county employees must also be regulated to preserve public order, peace and safety. The regulation of access and conduct must be balanced with the right of the public to have reasonable access to public facilities and to receive friendly, professional service from county employees. These regulations apply to all county facilities and meetings, as defined below, for and over which county council exercises control and regulation, and to the extent, only, not preempted by state or federal law.

(b) *Definitions.* The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Facility means any building, structure, or real property owned, leased, rented, operated or occupied by the county or one of its departments, offices or agencies.

Meeting means any assemblage of persons for the purpose of conducting county governmental business, operations or functions or any assemblage of persons within a county governmental facility. The term "meeting" includes, but is not limited to, county council meetings, county board and committee and staff meetings, trials, hearings and other proceedings conducted in the courts of general sessions and common pleas, family court, master-in-equity, probate court and magistrate's court; and other meetings by entities duly authorized by the county council.

(c) *Prohibited acts.* It shall be unlawful for any person to:

- (1) Utter loud, obscene, profane, threatening, disruptive or abusive language or to engage in any disorderly or disruptive conduct that impedes, disrupts or disturbs the orderly proceedings of any meeting, or operations of any department or function of the county government, including, without limitation, speaking when not explicitly recognized and authorized to do so by the presiding official in such meeting.
- (2) Bring, carry, or otherwise introduce any firearm, knife with blade longer than two inches or other dangerous weapon, concealed or not concealed, into any facility or meeting. This prohibition does not apply to law enforcement personnel or any other person whose official, governmental duties require them to carry such firearm, knife, or other weapon.
- (3) Engage in partisan political activity, including speech, in any meeting not authorized and called for the purpose of partisan political activity and explicitly authorized for such purpose in the facility in which such activity is to be conducted, or refusing to cease such activity when the presiding official of the meeting in question has ruled that the activity in question is partisan political activity and has directed that such activity stop.
- (4) Interfere with, impede, hinder or obstruct any county governmental official or employee in the performance of his duties, whether or not on county government property.
- (5) Enter any area of a county government facility, grounds or property when such entry is prohibited by signs, or obstructed or enclosed by gates, fencing or other physical barriers. Such areas include rooms if clearly marked with signs to prohibit unauthorized entry.
- (6) Enter by vehicle any area of a county governmental facility, grounds or property when such area is prohibited by signs or markings or are obstructed by physical barriers; or park a vehicle in such restricted areas; or park in a manner to block, partially block or impede the passage of traffic in driveways; or park within 15 feet of a fire hydrant or in a fire zone; or park in any area not designated as a parking space; or park in a handicapped parking space without proper placarding or license plate; or park in a reserved parking space without authorization.

- (7) Use any county governmental facility, grounds or other property for any purpose not authorized by law or expressly permitted by officials responsible for the premises.
 - (8) Enter without authorization or permission or refuse to leave any county governmental facility, grounds or other property after hours of operation.
 - (9) Obstruct or impede passage within a building, grounds or other property of any county governmental facility.
 - (10) Enter, without legal cause or good excuse, a county governmental facility, grounds or property after having been warned not to do so; or, having entered such property, fail and refuse without legal cause or good excuse to leave immediately upon being ordered or requested to do so by an official, employee, agent or representative responsible for premises.
 - (11) Damage, deface, injure or attempt to damage, deface or injure a county governmental property, whether real property or otherwise.
 - (12) Enter or attempt to enter any restricted or nonpublic ingress point or any restricted access area, or bypass or attempt to bypass the designated public entrance or security checkpoint of a facility without authorization or permission.
 - (13) Perform any act which circumvents, disables or interferes with or attempts to circumvent, disable or interfere with a facility's security system, alarm system, camera system, door lock or other intrusion prevention or detection device. This includes, without limitation, opening, blocking open, or otherwise disabling an alarmed or locked door or other opening that would allow the entry of an unauthorized person into a facility or restricted access area of the facility.
 - (14) Exit or attempt to exit a facility through an unauthorized egress point or alarmed door.
- (d) *Penalty for violation of section.* Any person violating the provisions of this section shall be deemed guilty of a misdemeanor and, upon conviction, shall be punished in accordance with section 1-7. In addition, vehicles that are improperly parked on any county property, facility, or other premises may be towed at the owner's expense.

(Ord. No. 2003-04, §§ 1—4, 4-15-2003; Ord. No. 2012-06, § 1, 4-3-2012)



**OCONEE COUNTY
CONSERVATION BANK BOARD**

415 South Pine Street
Walhalla, SC 29691
c/o Clerk to Council

Treasurer's Report

Community First Bank Account: *****183

Period Ending: January 31, 2021

Month Opening Balance \$4,220.00

DEPOSITS

Deposit
TOTAL DEPOSITS \$200.00

EXPENDITURES

TOTAL EXPENDITURES \$0.00

**BALANCE IN ACCOUNT
AS OF PERIOD ENDING DATE** \$4,420.00

Report Submitted by:

Handwritten signature of Laura Havran.

Laura Havran
Oconee County Conservation Bank Board Treasurer



OCONEE COUNTY
CONSERVATION BANK BOARD

415 South Pine Street
Walhalla, SC 29691
c/o Clerk to Council

Treasurer's Report
Local Government Investment Pool

Period Ending: January 31, 2021

DEPOSITS

Month Opening Balance \$344,247.00

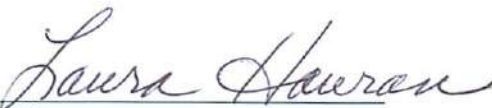
EXPENDITURES

Reinvestments [Interest] \$45.41

BALANCE IN ACCOUNT

AS OF PERIOD ENDING DATE **\$344,292.41**

Report Submitted by:



Laura Havran
Oconee County Conservation Bank Board Treasurer



Oconee County Conservation Bank Application for Funding

Oconee County, South Carolina

To be completed pursuant to the
OCCB Ordinance and OCCB Board Policies No. 0001 and 0003

Send Completed Application to:

Oconee County Conservation Bank Board
c/o Clerk to Council
via email to: ksmith@oconeesc.com

Application Deadlines: April 1, August 1, November 1

SECTION I - General Property/Project Information

General Information

Property/Project Name: _____

Property Address or Description of Location: _____

Acquisition type: ____ Fee Simple or ____ Conservation Easement

Total monetary amount requested: \$ _____

Conservation Value of property? \$ _____

Attach a certified appraisal or an explanation of the basis for the Conservation Value. S1-A

Landowner

Name _____

Mailing Address _____

Email Address _____

Cell Phone (____) _____

Work Phone (____) _____

Home Phone (____) _____

Eligible OCCB Recipient ("Applicant") Seeking Funding

Name of Organization _____

Mailing Address _____

Contact Name _____

Contact Email Address _____

Contact Cell Phone (____) _____

Contact Work Phone (____) _____

Organization EIN _____

Property Information

Parcel ID or TMS#: _____

Plat Reference (*Plat Book/Page*) S1-B1: _____

Deed Reference (*Deed Book/Page*) S1-B1: _____

Current Zoning Classification: _____

Total Acres: _____

Total Acres Forested: _____

Total Acres Cleared/Open/Pasture: _____

Total Acres Wetlands: _____

Creeks and/or Rivers – Names, Length, Width: _____

Total Acres Farmed – List Farm Type, e.g. livestock, row crop: _____

Is project acreage part of larger parcel? If so, what is larger parcel acreage: _____

Unique characteristics of property (may be submitted as part of Applicant’s narrative):

Show location of property on County Map S1-B2 and show location on other pertinent documents such as plat, USGS map, etc. S1-B3.

Section II - Mandatory Requirements/Submissions

1. Applicant's Requirements - by signing below the Applicant confirms that to the best of the Applicant's knowledge and belief all answers in this Application are accurate:

- a. Applicant certifies that it notified all adjoining landowners within 5 days of submission of the application that:
- i. The Applicant is applying for funding from the OCCB and
 - ii. The adjoining landowners have 30 days to submit comments to the OCCB regarding the application. *Attach a list of the adjoining landowners and addresses. S2-A1*

_____ yes _____ no

Failure to meet the above requirement will require the application to be returned to applicant for correction and resubmission.

- b. Applicant agrees that OCCB funds may not be used for endowments, monitoring, staffing, management, planning, or any costs not associated with the purchase.
- c. Applicant acknowledges that, if no appraisal is attached and the Applicant is awarded a grant, a certified appraisal establishing the Fair Market Value of the Conservation Value and Property must be submitted within 12 months of Oconee County Council approval and that the award shall be 10% of the Conservation Value in the Appraisal or that the OCCB awarded, whichever is less.

_____ yes _____ no

_____ yes _____ no

- d. If this is a fee simple acquisition project, Applicant agrees to be bound by the Grant Agreement and the language required in OCCB Policy No. 0003, Grant Procedures in the deed.

_____ yes _____ no

- e. Is this a small grant application as defined in OCCB Ordinance Section 2-404(c)(3)d. and OCCB Policy No. 0003, Grant Procedures? To be a small grant application the request must be at least \$1 less than either \$30,000 or 10% of the Conservation Value, whichever is smaller.

_____ yes _____ no *If no, Applicant agrees to submit a certified environmental hazard assessment. S2-A5*

Signature of Applicant

Date

2. Landowner's Requirements*: *by signing below the Landowner confirms that to the best of the Landowner's knowledge and belief all answers in this Application are accurate, in addition:*

a. Is Landowner committed to placing a Conservation Easement on the property or to conveying title to the property to the Applicant with OCCB deed restrictions if a grant of OCCB funds is approved?

_____ yes _____ no

b. Landowner certifies that the Applicant notified Landowner in writing:

- i. that the property interest purchased with OCCB funds will result in a permanent conveyance of such property interests from the Landowner to the Applicant, and
- ii. that it may be in the Landowner's best interests to retain independent legal counsel, appraisals, and other professional advice.

c. Does Landowner agree to allow inspection by the OCCB of the property and project being presented for OCCB funding?

_____ yes _____ no

d. Are there any existing liens, mortgages, or other encumbrances, such as easements, restrictive covenants, etc., that currently exist on the property?

_____ yes _____ no

If yes, attach a list of the encumbrances. S2-B4a.

If this is an application for the funding of a Conservation Easement and there is a mortgage, the Landowners must submit documentation showing that Applicant or Landowner has notified each lender in writing that if OCCB funding is awarded, the mortgage will be subordinate to the Conservation Easement. S2-B4b.

Signature of Landowner

Date

Sworn and subscribed this _____ day of _____ 20____.

Notary Public for
My Commission expires:

** May be submitted as Landowner's notarized affidavit.*

Section III - Applicant and Project Information

1. Applicant Information - Type of Organization seeking funding. Check one:

- Oconee County
- Municipality located in Oconee County
- Oconee County agency or commission whose mission relates to land conservation
- Public Charity having tax-exempt status under IRS Code of 1986
- Federal, State, or local agency operating for natural protection, land conservation, or historical preservation purposes

2. Entity that will be responsible for managing the land

Name _____

Mailing Address _____

Contact Name _____

Contact Email _____

Cell Phone () _____

Work Phone () _____

3. Entity that will be responsible for enforcing conservation easement or deed restrictions and grant agreement.

Name _____

Mailing Address _____

Contact Name _____

Contact Email _____

Cell Phone () _____

Work Phone () _____

Section IV - Conservation Criteria

1. Environmental Sensitivity

- a. Does the property contain or adjoin wetlands?

_____ yes _____ no

If yes, attach documentation, such as GIS using NWI or USFWS; regarding the wetlands, wetland delineation, or certification by USACOE or NRCS. S4-1a

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

_____ yes _____ no

If yes, provide a USGS topographic map showing such stream or lake in relation to property. S4-1b

- c. Does the property contain or adjoin Water Classified as:

_____ (i) Outstanding Natural Resource Water
_____ (ii) Outstanding Resource Water
_____ (iii) Trout Water

If yes, provide evidence of classification by SC DHEC. S4-1c

- d. Does the property currently contain threatened or endangered species?

_____ yes _____ no

If yes, attach certification by SC DNR, NRCS, USFS or other qualified professional providing evidence of such species or likelihood of existence on the property. S4-1d

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

_____ yes _____ no

If yes, attach documentation by SC DNR, NRCS, USFS or other qualified professional providing evidence of the habitat suitability for specific species. S4-1e

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

_____ yes _____ no

If yes, provide evidence (e.g. Statement from a qualified agency or professional, etc.) of such species existence on the property or of habitat suitability for such species. S4-1f

g. Does the property contain special or concentrated biodiversity? *If yes, please provide evidence of the biodiversity on the property, such as photographs, species list, or narrative description. S4-1g*

_____ yes _____ no

h. Does the property currently contain a unique geological feature?

_____ yes _____ no

If yes, provide a description and evidence of geological feature(s). S4-1h

2. Does the property share a boundary with Protected Land?

_____ yes _____ no

If yes, describe the Protected Land and present a legible map showing such Protected Land in relation to the property. S4-2a

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

_____ 1%-25% _____ 26%-50% _____ > 50% _____ 100%

3. Does the property contain any of the following pre-historic or historic features or designations? Check those in a – e that apply.

a. _____ Listing on the National Historic Register? *Provide a letter or other evidence from the Department of the Interior demonstrating such listing. S4-3a*

b. _____ Eligible for listing on the National Historic Register? *Provide a letter or other evidence from the SC State Historic Preservation Office demonstrating such eligibility. S4-3b*

c. _____ Contains historic or pre-historic structures? *Provide evidence in the form of photographs and a description of the reason the structure(s) are considered historic or pre-historic. S4-3c*

d. _____ Contains a site(s) of historic or pre-historic significance without a structure? *Provide evidence in the form of photographs and a description of the reason the site(s) are considered historic or pre-historic. S4-3d*

e. _____ Location of an Historic Event? *Provide a description and evidence of the event. S4-3e*

f. Is this an application for a solely cultural or historic site?

_____ yes _____ no

If yes, submit documentation describing the significance of the site and the preservation plans; plans to restore the property, provide public access, and provide signage related to the cultural or historical significance, etc. S4-3f

4. Does the property contain soils classified as Prime or Important by the State of South Carolina?

_____ yes _____ no

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

_____ 30%-44% _____ 45%-59% _____ 60%-75% _____ >75 %

If yes, provide a legible soil overlay map showing such Prime or important soil types upon the property. S4-4b

5. Is the property farmland as defined under one or both of following criteria?

- a. _____ Actively Farmed - *Provide documentation that the property has been farmed for the last five years, such as copies of filed IRS Forms Schedule F or documentation demonstrating that the landowner has produced significant agricultural products. S4-5a*
- b. _____ Future Plans - *Provide documentation explaining the extent to which the proposal will keep the property in farmland or wooded land. S4-5b*

6. Is the property visible to the public from one of the following?

- a. Public road? _____ yes _____ no
- b. Public land? _____ yes _____ no

If yes, provide supporting documentation. S4-6

7. Does the property provide one of the following?

- a. Scenic View from the property? _____ yes _____ no
- b. Maintain Scenic Nature of the County? _____ yes _____ no

If yes, provide supporting documentation. S4-7

8. Does the proposal for the conservation project on the Property allow for the following? See OCCB Policy No. 0003 for definitions.

- a. Limited Access by the public to the property? _____ yes _____ no

If yes, provide supporting documentation. S4-8a

- b. Unlimited Access by the public to the property? _____ yes _____ no

If yes, provide supporting documentation. S4-8b

9. Location of Property.

- a. Proximity to Protected Lands: _____
_____ *Provide supporting documentation. S4-9a*

b. Proximity to municipality or community: _____
_____ Provide supporting documentation. S4-9b

10. Is there a threat of development?

_____ yes _____ no

If yes, provide documentation or a detailed narrative description of the threat. S4-10

11. What is the approximate acreage of the property to be conserved?

_____ Acres

Provide documentation to support the stated acreage, including survey(s), tax information, deeds or other similar documentation. S4-11

12. What, if any, is the potential positive or negative impact on water quality to wetlands or other water bodies not on the property?

13. Attach a narrative description of the intended plans for the property, including the specific requirements that will be in the Conservation Easement or Deed, and how they will be accomplished. Include plans, such as restoration plans, commitments for future public access, and stream buffers for the property not already addressed in this Application. S4-13

OCCB Application Attachment List (Each attachment must reference section and question to which it applies.)

Check	Reference	Title	Required
	S1-A	Certified appraisal or explanation of basis for Conservation Value	X
	S1-B1	Legal Description of the property	
	S1-B2	Location on County Map	X
	S1-B3	Surveys, USGS maps, directions, county locator map, etc.	
	S2-A1	Adjoining landowners notification: landowners and addresses list	X
	S2-A5	Certified environmental hazard assessment	
	S2-B4a	List of liens, mortgages, or encumbrances, etc.	
	S2-B4b	Mortgage lender notification: subordinate to CE	
	S3-D1	Project Completion and additional funding plans	
	S3-D4	Conservation Easement/deed restriction enforcement plan	
	S3-E1	Qualification of Managing Entity	
	S3-E2	Land Management Property Plan	
	S4-1a	Wetland certification	
	S4-1b	USGS Blue Line Stream or Lake documentation and map	
	S4-1c	SC DHEC Water Classification	
	S4-1d	Threatened or endangered species certification/evidence	
	S4-1e	Habitat suitability certification/evidence	
	S4-1f	Native wildlife species or habitat certification/evidence	
	S4-1g	Biological diversity evidence	
	S4-1h	Geological feature evidence	
	S4-2a	Protected Land Map relationship	
	S4-3 a-e	National Historic Register or Pre-historic structures/site evidence	
	S4-3f	Solely Cultural or Historic Site documentation	
	S4-4b	Soil overlay map of Prime or important soils types	
	S4-5 a-b	Actively Farmed documentation or plans/proposal	
	S4-6	Property visibility to public documentation	
	S4-7	Scenic View documentation	
	S4-8 a-b	Limited or Unlimited Access to Property documentation	
	S4-9 a-b	Location of Property supporting documentation	
	S4-10	Threat of development documentation or narrative	
	S4-11	Property size documentation: surveys, tax or deeds information	
	S4-13	Narrative of property plans	
	S5-1	Enforcement Party financial resources documentation	X



Oconee County Conservation Bank

CRITERIA WORKSHEET

PROJECT/PROPERTY NAME: _____

GRANT CYCLE: ___April ___August ___November Year: _____

SECTION II: MANDATORY REQUIREMENTS/SUBMISSIONS

1. Applicant signature present and all required documents attached. ___Yes ___No
2. Landowner notarized signature present, items a and c on Application checked yes, and if item d checked yes, documentation attached. ___Yes ___No

Application will not be processed until all mandatory requirements are met and all mandatory submissions are present.

SECTION III: LAND MANAGEMENT EVALUATION

Land Manager Qualifications

___ Pass ___ Fail

If does not pass; will not recommend an award of a grant to the Council

SECTION IV: CONSERVATION CRITERIA

1. Environmental Sensitivity <i>(Assign 0-4 points for all that apply. Maximum Subtotal Points = 32)</i>	Point Subtotal	Notes
a. Wetlands		
b. USGS Blue Line Streams & Lake		
c. Adjacent to Water Classified as either ___ (i) Outstanding Natural Resource Water ___ (ii) Outstanding Resource Water ___ (iii) Trout Water		
d. Presence of Threatened/Endangered Specie		
e. Presence of Habitat Suitable for Threatened/Endangered Species		
f. Presence of Native Wildlife Species or Habitat Suitable for Native Wildlife Species		
g. Extent of Biodiversity		
h. Unique Geologic/Natural Feature		

2. Percentage of Property Sharing Boundary with Protected Land <i>(Select the appropriate category, if any. Maximum Points = 4)</i>	Points	Notes
1% - 25% <i>(1 point)</i>		
26% - 50% <i>(2 points)</i>		
> 50% <i>(3 points)</i>		
100% <i>(4 points)</i>		

3. Historic/Cultural Features <i>(Assign 1 point for each of a. – e. that apply; Assign 0–5 for item f. Maximum Total = 9)</i>	Point Subtotal	Notes
a. National Historic Register Designation		
b. National Historic Register Eligible		
c. Historic/Prehistoric Structures		
d. Historic/Prehistoric Site		
e. Location of a Historic Event		
f. Solely historical or cultural site		

4. Prime/Statewide Soil Types <i>(Select the appropriate category, if any. Maximum Points = 8)</i>	Point Subtotal	Notes
30 – 44% <i>(2 points)</i>		
45 – 59% <i>(4 points)</i>		
60 – 74% <i>(6 points)</i>		
>75% <i>(8 points)</i>		

5. Actively Farmed/Future Farmed <i>Maximum Points = 6)</i>	Point Subtotal	Notes
a. Actively Farmed <i>(up to 3 points)</i>		
b. Future Plans <i>(up to 3 points)</i>		

6. Public Visibility of Property <i>(Maximum Points = 1)</i>	Points	Notes
a. Visible from Federal, State, County Rd		
b. Visibility from Public Access Lands or Waterways		

7. Scenic Views <i>(Maximum Total Points = 2)</i>	Point Subtotal	Notes
a. Scenic View from Property		
b. Preservation of Scenic Nature of Area		

8. Public Access <i>(Assign points for one category only, if any)</i>	Points	Notes
a. Limited <i>(0-3 points)</i>		
b. Unlimited <i>(4-6 points)</i>		

9. Location <i>(Maximum Points = 2)</i>	Point Subtotal	Notes
a. Proximity to Protected Lands		
b. Proximity to municipality/community		

10. Threat of Development <i>(Range of 0-5 total points)</i>	Points	Notes
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11. Size of Protected Property <i>(Assign points for one category only. Maximum points = 5)</i>	Points	Notes
> 0 Acres – 50 Acres <i>(1 point)</i>		
>50 Acres – 100 Acres <i>(2 points)</i>		
> 100 Acres – 250 Acres <i>(3 points)</i>		
> 250 Acres – 500 Acres <i>(4 points)</i>		
> 500 Acres <i>(5 points)</i>		

12. Impact on Offsite Water Quality <i>(Range of -1 to +3 total points)</i>	Points	Notes
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13. Plans for Property <i>(Range of 0 - 2 total points)</i>	Points	Notes
SUBTOTAL - SECTION IV <i>(Maximum Points = 85)</i>	Points	

SECTION V: FINANCIAL CRITERIA		Notes
1. Financial Expertise and Resources for Enforcement <i>(Pass/Fail Item)</i>		If does not pass, will not recommend an award of a grant to the Council
2. Funding Percentage Requested <i>(Assign a maximum of 3 Points)</i>		
3. Matching Funds <i>(Assign a maximum of 5 Points)</i>		
4. Partnerships, Etc. <i>(Assign a maximum of 3 Points)</i>		
5. Cost Per Acre to OCCB <i>(Assign a maximum of 2 Points)</i>		
6. Other Economic Benefits <i>(Assign a maximum of 2 Points)</i>		
SUBTOTAL - SECTION V <i>(Maximum Points = 15)</i>	Points	

<u>TOTAL POINTS</u> <i>(Maximum Points = 100)</i>	<u>Points</u>	
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NOTES:



Oconee County Conservation Bank Evaluation Scoresheet

Property/Project Name	
Acquisition Type	
Amount Applied For	\$
Conservation Value	\$
Landowner	
Eligible OCCB Applicant	
Acres	
Location	

Met ALL Mandatory Requirements

Yes _____ No _____

If no, application fails and will not be processed until corrected.

Conservation Criteria Evaluation

Score

1. Environmental Sensitivity	
2. Share Boundary With Protected Land	
3. Historic or Cultural Features	
4. Prime or Important Soil Types	
5. Actively Farmed	
6. Public Visibility of Property	
7. Scenic View	
8. Public Access	
9. Location to Park, Forest, Municipality	
10. Threat of Development	
11. Size of Property	
12. Water Quality Impact	
13. Plans for Property	
TOTAL SECTION I – Max 85	

Financial Criteria Evaluation

Points

Notes

1. Financial Resources - Enforcement	Yes or No	If no, will not recommend award to Council
2. Funding Percentage Requested		
3. Matching Funds		
4. Partnerships, Etc.		
5. Cost Per Acre		
6. Other Economic Benefits		
TOTAL SECTION II – Max 15		

TOTAL Evaluation Max 100					
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Comments



**OCONEE COUNTY CONSERVATION BANK BOARD
SEC. 2-404(b)(4) FINDINGS**

Date:

Applicant's Name:

Recommended Award:

Parcel Name:

Owner:

Acres:

Location:

Tax Map(s):

A. How the applicant meets the criteria set forth in section 2-403

•

B. The purpose of the award and the use to which the land will be put

•

C. The party responsible for managing and maintaining the land

•

D. The party responsible for monitoring and enforcing any conservation easements or other restrictions upon the land

•

E. How the parties designated in items c. And d. possess the expertise and financial resources to fulfill their obligations

•

F. The availability of funds in the OCCB fund for the award

•

G. Conservation Value and Cost Per Acre for OCCB to support project

-

H. Any other findings or information relevant to the award

-

draft 1.06

Oconee County Conservation Bank

Title: Grant Procedures
Policy No. 0003

Effective Date:

Revision Date(s):

Page 1 of 6

Attachments:

- Application For Funding
- Criteria Worksheet
- Evaluation Scoresheet
- Grant Agreement
- Section 404 Findings Template

Purpose:

This policy provides guidelines for Applicants and governs the evaluation procedures used by the Oconee County Conservation Bank Board to process, award, and monitor grants.

Definitions:

1. The definitions set forth in Chapter 2, Article IV, Division 9, Section 2-399 of the Oconee County Code of Ordinances are incorporated by this reference.
2. "Applicant" means an Eligible OCCB Recipient applying for a grant related to a specific property.
3. "Application" or "application" means the attached Application For Funding.
4. "Blue Line Stream or Lake," as used in the application, means a stream or lake that appears as a broken or solid blue line (or a purple line) on a USGS map.
5. "Conservation Value" means either
 - a. the Fair Market Value of the property for a fee simple acquisition; or
 - b. the amount the Fair Market Value of the property will be reduced by the placement of a Conservation Easement on the property.

draft 1.06

Title: Grant Procedures
Policy No. 0003
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6. "Grant Agreement" means a binding contract between the Applicant and Oconee County that meets the requirements of OCCB Ordinance Section 2-404(c)(2).
7. "Inholding Land" means privately owned property that is 100% surrounded by Protected Land.
8. "Limited Access" means any public access that is less than access on a year-round and continual basis, i.e., access by the public for some limited time or seasonal period(s).
9. "Property/Project Name" means the common or colloquial name used to identify a specific piece of land or project that is the subject of an Application. Each Property/Project Name must be unique.
10. "Protected Land" means any land substantially protected from development or designated as scenic or protected through any federal, state, or local government law or private action.
11. "Scenic View" means a vista that includes mountain, river, lake, forest, pasture, agricultural, or other pastoral scenery.
12. "Small grant application" means an application for an interest in land if the amount requested is less than thirty thousand dollars (\$30,000.00) or ten percent (10%) of the Conservation Value, whichever is less.
13. "Unlimited Access" means any public access on a year-round and continual basis and, additionally, requires that such access is communicated to the public.

Policy:

Part One: Application Procedures

1. An Applicant may, but is not required to, submit a letter to the Board requesting the Board's examination of land or project that may be the subject of a future application for a preliminary review.
2. The Board will accept applications on or before April 1st, August 1st, and November 1st of each calendar year.

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3. Applicants may apply for a grant from the OCCB by filing an application with the Board's administrative staff on or before the application deadline. All applications must be submitted in duplicate pursuant to Board Policy No. 0001 Applicant Privacy. All applications must be submitted in electronic pdf or similar format.
4. An application for a grant that does not fall within the jurisdiction of the OCCB will not be accepted. The Board will inform the Applicant in writing of the reason for its refusal to accept the application.
5. All applications must meet the mandatory requirements in Section II of the application. See OCCB Ordinance Sections 2-404(a)(2), (3), & (6), 2-404(b)(6), 2-404(c)(3)c, and 2-405(c) & (d).
6. All application attachments must identify the application Section and Question to which it applies.
7. As part of the application procedure, each applicant is required to provide documentation of the expertise and financial resources of the entity enforcing any Conservation Easement or deed restriction, the expertise and financial resources of the entity managing the property, and a description of the proposed management plan for the property. Failure to provide documentation satisfactory to the Board will result in a recommendation to the Council that the grant application be denied.
8. During the review process, the Board may request additional information from the Applicant. Failure to provide the requested information in a timely manner will result in a delay in processing the application until the next cycle.
9. Applications will be evaluated utilizing the Criteria Worksheet. The Board members will reduce their final collective evaluation to a score as set forth on the Evaluation Scoresheet, which will be attached to the official minutes.
10. Each application must meet the applicable minimum score to be recommended for a grant award.

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- a. Farmland must have a minimum score of 30.
 - b. Inholding Land must have a minimum score of 22.
 - c. Non-farmland must have a minimum score of 40.
 - d. Solely historic or cultural land must have a minimum score of 21.
11. The Board may recommend a grant of up to ten percent (10%) of the Conservation Value of the project. In extraordinary circumstances and for good cause, the Board may recommend a grant that is more than 10% of the Conservation Value of the project.
 12. Within ninety (90) days of each application deadline, the Board will process all pending applications and submit its recommendations to the Oconee County Council.
 13. The Board's recommendation to Council shall include the findings required by OCCB Ordinance 2-404(b)(4) utilizing the Section 2-404 Findings Form. The Board may delegate the responsibility to prepare the Section 2-404 Findings to a single Board member.
 14. Council will take action within thirty (30) days of submission of the Board's recommendation.

Part Two: Post Award Procedures

1. The Board shall notify the Applicant of the Council's decision within ten (10) days of the Council's decision.
2. If awarded a grant, the Applicant and Landowner have a period of four (4) months from the date of the Council's decision to notify the Board of their decision to accept the grant.
3. The recipient must execute and record a Grant Agreement within fourteen (14) days of acceptance of the grant award.
4. The transaction must close within one year of recipient's notice of acceptance of award. If recipient is unable to close on the Property/Project by the Closing Deadline, recipient shall submit to the Board, before the Closing Deadline, a written status report explaining the circumstances, and shall either

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Title: Grant Procedures
Policy No. 0003
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- a. withdraw the Application and acceptance of the Grant award, or
 - b. request a one-time extension not to exceed six (6) months.
6. If the transaction fails to close, the recipient, Council, and Board will execute and record a document terminating the Grant Agreement.
7. The following closing documents must be submitted to the Board for review at least ten (10) days prior to the scheduled closing:
 - a. An independent certified appraisal of the Property dated within twelve (12) months of the Grant approval by Council;
 - b. A certified environmental hazard assessment, unless the Application qualifies as a small grant application;
 - c. A final draft of the conservation easement and/or deed;
 - d. A final draft of the settlement statement;
 - e. A final draft of the title insurance commitment and exceptions;
 - f. A recorded by copy of this Grant Agreement signed by the Grantee, and for conservation easements, by the Landowner; and
 - g. Any other data, acknowledgement, or documentation requested by the OCCB.
 - h. The name, address, email address, and phone number of the Closing Attorney and Firm.

The Board reserves the right to reject documents that do not comply with the OCCB Ordinance.

8. The Board will process the grant funds pursuant to Policy No. 0002, Bank Account.
9. Within sixty (60) days of closing, recipient must provide the Board with executed closing documents, a report of how the grant funds were distributed, and the status of the project.
10. If the grant award is for the fee simple purchase of land that will not be subject to a conservation easement, the property is subject to inspection by the County and the deed must include the following language:

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Policy No. 0003
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Said premises shall be subject to: the provisions of Sections 2-398 through 2-409 of the Oconee County, South Carolina Code of Ordinances, the policies adopted by the Oconee County Conservation Bank, and the grant agreement executed by the Grantee and Oconee County, such that the premises shall be permanently protected for the conservation purposes described therein.

11. The recipient shall submit a copy of recipient's annual inspections of the Property to the OCCB within twelve (12) months of the release of Grant Funds. Thereafter, copies of all future inspection reports must be submitted to the OCCB on an annual basis. Electronic copies of recipient's annual stewardship reports are acceptable. Recipient is required to give the OCCB notice of any stewardship concern that materially threatens the conservation purposes of the Grant Award within thirty (30) days of discovery.
12. The recipient and the Board shall retain copies of all documents related to the award of the grant and the acquisition of interests in land.
13. For all grants, a copy of the recipient's annual inspection of the property must be submitted to the Board within twelve (12) months of closing on the property. Thereafter, copies of all future inspection reports must be submitted to the Board on an annual basis. The annual reports shall be in a format comparable to the annual reports typically required of conservation easements. Recipients are required to give the Board notice of any stewardship concerns that materially threatens the conservation purposes of the grant within thirty (30) days of discovery.
14. All interests in land obtained with OCCB funds may only be assigned from one eligible OCCB recipient to another eligible OCCB recipient after approval by the majority of the Board.
15. Any fee simple interest in land acquired with OCCB funds may not be used for any purpose other than that set forth in the Grant Agreement. If OCCB

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funds were used to purchase a Conservation Easement, the Conservation Easement is the controlling legal document on what is or is not permitted on the property.

16. The eligible OCCB recipient or the Landowner must notify the Board if a claim is made against the title to the property.
17. Any interest in land or any portion thereof funded in whole or part by OCCB funds shall not be transferred without the approval of the Board. The Board shall have the unilateral authority to approve or deny such transfer.
18. If the interest in the Property is reduced or increased by 10% or less in acreage of that stated in the Application, the Board shall have the authority to reduce the award on a proportional per acre basis. However, a reduction or increase of acreage exceeding 10% shall be deemed material and will render the original grant award and the Grant Agreement null and void.

Record and Return:
Oconee County Conservation Bank
415 S. Pine Street
Walhalla, SC 29691

SOUTH CAROLINA)
)
OCONEE COUNTY)

GRANT AGREEMENT

WHEREAS, the Oconee County Council approved the Oconee County Conservation Bank’s (the “OCCB”) recommendation for grant funding to _____ (the “Grantee”) on _____ 20____ in the amount of _____ and 00/100 Dollars (\$_____.00) (the “Grant Funds”) for the _____ fee simple purchase of or the _____ placement of a conservation easement on the tract of land described in Exhibit A (the “Property”) for the purpose of permanently conserving the Property;

WHEREAS, the OCCB’s award was effected pursuant to Sections 2-398 through 2-409 of the Oconee County Code of Ordinances (the “Conservation Bank Ordinance”);

WHEREAS, the Conservation Bank Ordinance requires the Grantee to enter into a Grant Agreement to ensure that the Property is permanently conserved in accordance with Conservation Bank Ordinance, the Grantee’s Application for funding, and this Grant Agreement; and

WHEREAS, Sections 2-404 and 2-405 of the Conservation Bank Ordinance require that a) Grantee enter into this Grant Agreement and b) the County and the OCCB be indemnified in the amount of the Grant Funds in the event of improperly used OCCB funding, title issues or defects, or other issues referenced in Section 2-405.

NOW, THEREFORE, the County, the OCCB, and the Grantee agree that by signing this Agreement and accepting any of the Grant Funds, the following shall apply:

1. **Grant Award.** The OCCB hereby awards funding in the amount of _____ and 00/100 Dollars (_____.00) to Grantee for the acquisition of real estate interests for the conservation purposes set forth in the Conservation Bank Ordinance, this Grant Agreement, and Grantee’s Application for

Funding, which was received by the OCCB on _____ 20____. All representations made by Grantee in the Application and during the review and consideration of the Application by the OCCB and Council are incorporated into this Grant Agreement.

2. General Terms of Grant.

- a. Grantee: _____
- b. Project/Property: _____
- c. Fee Simple or Conservation Easement: _____
- d. Date Approved by the OCCB: _____
- e. Date Approved by Oconee County Council: _____
- f. Date Grant Award Accepted by Grantee: _____
- g. Total Grant Amount: _____
- h. Proportional Per Acre Percent of Fair Market Value: _____
- i. Closing Deadline: _____
- j. Title Insurance Provider: _____

3. Failure to Close. The failure to close by the Closing Deadline, unless a written extension is granted by the OCCB, shall automatically render the Grant Award null and void.

4. Use of Grant Funds. The OCCB awarded this Grant in reliance upon the accuracy and completeness of the Grantee's Application and supporting documents, and Grantee's representations. Grant Funds must only be used for the acquisition of real estate interests for conservation purposes, including closing costs as allowed by the Conservation Bank Ordinance. Any material changes to the scope or purpose of the Project arising after approval by the Oconee County Council must be approved by the OCCB and Council.

5. Conditions for Disbursement of Grant Funds. Pursuant to the Conservation Bank Ordinance, the OCCB shall not disburse the Grant Funds until the Grantee provides the OCCB with the following:

- a. An independent certified appraisal of the Property dated within twelve (12) months of the Grant approval by Council;
- b. A certified environmental hazard assessment, unless the Application qualifies as a small grant application;
- c. A final draft of the conservation easement and/or deed;
- d. A final draft of the settlement statement;
- e. A final draft of the title insurance commitment and exceptions;

- f. A recorded by copy of this Grant Agreement signed by the Grantee, and for conservation easements, by the Landowner; and
- g. Any other data, acknowledgement, or documentation requested by the OCCB.
- h. The name, address, email address, and phone number of the Closing Attorney and Firm.

The OCCB reserves the right to reject documents that do not comply with the Conservation Bank Ordinance.

- 6. **Recorded Grant Agreement.** The Grantee shall record the executed Grant Agreement with the Register of Deeds for Oconee County, South Carolina. A copy of the recorded Grant Agreement must be submitted to the OCCB in accordance with Paragraph 5f herein.
- 7. **Delivery of Grant Funds.** All approved Grant Funds shall be delivered to the closing attorney identified by the Grantee after the OCCB approves the documents required in Paragraph 5.
- 8. **Discrepancies.**
 - a. Acreage Discrepancies. If the interest in the Property is reduced by 10% or less in acreage as to that stated in the Application, the OCCB Chair shall have the authority to reduce the award on a proportional per acre basis. However, a reduction of acreage exceeding 10% shall be deemed material and will render the Application and Grant Award null and void.
 - b. Valuation Discrepancies. The ultimate amount of the Grant Funds shall be based upon the Conservation Value cited in the appraisal or in the Application, whichever is less.
- 9. **Closing Deadline.** Closing for the Property shall be scheduled no later than the date set forth in Paragraph 2h or within 30 days of delivery of Grant Funds, whichever is sooner. In the event that Grantee is not going to close on the Property/Project by the Closing Deadline, Grantee shall submit to the OCCB, before the Closing Deadline, a written status report explaining the circumstances, and shall either a) withdraw the Application and acceptance of the Grant award, or b) request a one-time extension not to exceed six (6) months.
- 10. **Closing Report.** Within sixty (60) days of closing, the Grantee shall submit to the OCCB a report detailing how the Grant Funds were distributed and the status of the Project.
- 11. **Monitoring and Inspection.** If this Grant Agreement relates to the fee simple transfer of the Property to the Grantee, the Grantee acknowledges and agrees that Oconee County: a) has the right to access the Property for the sole purpose of inspecting and monitoring the status of

conservation of the Property and b) has the authority to enforce the provisions of this Grant Agreement and the Conservation Bank Ordinance.

12. **Annual Report.** The Grantee shall submit a copy of Grantee's annual inspections of the Property to the OCCB within twelve (12) months of the release of Grant Funds. Thereafter, copies of all future inspection reports must be submitted to the OCCB on an annual basis. Electronic copies of Grantee's annual stewardship reports are acceptable. Grantee is required to give the OCCB notice of any stewardship concern that materially threatens the conservation purposes of the Grant Award within thirty (30) days of discovery.
13. **Record-Keeping.** Grantee shall be responsible for the expenditure of Grant Funds and for retaining and maintaining documents and records consistent with generally accepted accounting practices pertaining to the Grant award, acquisition of interests in the Property, and management and/or status of the conservation of the Property. Grantee's financial record-keeping and accounting procedures relating to the administration of the Grant Award must be made available for examination by the OCCB during normal business hours and if requested with reasonable notice.
14. **Public Relations.** Grantee agrees to coordinate with the OCCB before issuing press releases or other public statements concerning the Grant Award. The OCCB may issue press releases without notice to or the consent of the Grantee.
15. **Title Insurance.** The Grantee shall obtain and maintain title insurance in the Grantee's name to indemnify and reimburse the County and the OCCB in an amount up to the total of the Grant Funds for issues related to the title to the Property
16. **Indemnification Funds.** The Grantee shall maintain funds sufficient to indemnify and reimburse the County and the OCCB in an amount up to the total of the Grant Funds for issues unrelated to title to the Property that impact the conservation of the Property.
17. **Indemnification – Breach of Grant Agreement, Improper Use of Grant Funds.** The Grantee agrees to indemnify and reimburse the County and the OCCB in an amount up to the total of the Grant Funds for deficiencies, claims, damages, or any other liabilities in the event of the breach of the Grant Agreement or the improper use of Grant Funds.
18. **Indemnification – Section 2-405 (g):** In the event the Grantee's interest in the Property is extinguished, terminated, sold, transferred, assigned, alienated, or converted and can not be replaced as required in Subsections 2-405(g) of the Conservation Bank Ordinance, the Grantee agrees to indemnify and reimburse the County and the OCCB in the amount of the Grant Funds or the Proportional Per Acre Percent of the then current Fair Market Value, whichever is greater.

19. **Indemnification – Hold Harmless.** Grantee agrees to indemnify, defend, and hold harmless the OCCB and Oconee County from and against any loss, cost, or damage of any kind arising out of the Grantee’s negligence or willful misconduct.
20. **Notification of Breach.** The OCCB shall notify the Grantee in writing if the OCCB determines the Grantee has breached this Agreement; has not made adequate attempts to fulfill the terms of the Grant Agreement; has made a misrepresentation about the organization, such as its 501(c)(3) status, or about the Project; files bankruptcy; has misappropriated Grant Funds; or has otherwise jeopardized the ability of the Property to be permanently conserved. Grantee shall have thirty (30) days to review and respond to the OCCB’s determination and if no response is made, the OCCB shall have the unilateral authority to require that the Grantee reimburse the OCCB in the full amount of the Grant Award or the Proportional Per Acre Percent of the then current Fair Market Value, whichever is greater or require other actions, such as transferring the property to a willing and eligible OCCB recipient, to ensure the permanent conservation of the Property.
21. **Notification of Intended Transfer of Property Interest.** The Grantee agrees to notify the OCCB of any intended transfer of the Property or any part or interest in the Property, including the transfer of the Conservation Easement, if any exists, as soon as the Grantee determines that the transfer is intended and in no even not later than sixty (60) days before the intended transfer is to occur.
22. **Authority to Prohibit Transfer of Property.** The Grantee agree that the OCCB shall have the unilateral authority to prohibit the transfer of the Property or any part or interest in the Property, including the transfer of the Conservation Easement, if any exists, if the OCCB determines that the proposed transfer a) will threaten or jeopardize the permanent conservation of the Property or b) will not be to a qualified eligible OCCB recipient as that term as defined and required in the Conservation Bank Ordinance..
23. **Binding Agreement.** This Agreement shall bind the Grantee, it successors and assigns, and shall continue in existence so long as the obligations as described herein and in the Conservation Bank Ordinance remain in force.
24. **Severance of Provisions.** In the event any one or more of the provisions contained in this Grant Agreement shall be for any reason held invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision of this Grant Agreement, and this Grant Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.
25. **Future Grant Support.** The OCCB has no obligation to provide any support beyond award of the Grant, unless otherwise agreed to in writing between the Parties to this Grant Agreement.

26. **Governing Law.** This Grant Agreement shall be governed by and construed in accordance with the laws of South Carolina and the Conservation Bank Ordinance. In carrying out the Project, Grantee will comply with all applicable laws, regulations, rules, and ordinances and will not infringe, misappropriate, or violate the intellectual property, privacy, or publicity rights of any third party.

27. **Independence.** Nothing contained herein shall create a partnership, joint venture, employment, agency or fiduciary relationship between the parties. Neither party has the right or authority to control or direct the activities of the other or the right or ability to bind the other to any agreement with a third party or to incur any obligation or liability on behalf of the other party, unless expressly authorized in this Agreement. Neither party to this Agreement shall be liable to the other party for any consequential, punitive, special or exemplary damages (including lost profits) resulting from or arising out of any breach of this Agreement, or any party's performance under this Agreement.

28. **Counterparts.** This Agreement may be executed in any number of counterparts (or upon separate signature pages bound together in one or more counterparts), each executed counterpart constituting an original agreement, but altogether constituting only one agreement. This Agreement may be executed via facsimile or electronic document (including PDF) signature.

This Grant Agreement is executed by and between Oconee County, South Carolina, the Oconee County Conservation Bank, the Grantee, its successors and assigns, to wit:

OCONEE COUNTY:

Signature

Witness: _____

By: _____

Witness: _____

Its: _____

Date: _____

Sworn and subscribed before me this
____ day of _____ 20____.

Notary Seal:

Notary Public for:
My Commission ends:

GRANTEE:

Signature

By: _____

Its: _____

Sworn and subscribed before me this
____ day of _____ 20____.

Notary Public for:
My Commission ends:

Witness: _____

Witness: _____

Date: _____

Notary Seal:

OCONEE COUNTY CONSERVATION BANK:

Signature

Witness: _____

By: _____

Witness: _____

Its: _____

Date: _____

Sworn and subscribed before me this
____ day of _____ 20____.

Notary Seal:

Notary Public for:
My Commission ends:

FOR GRANT AGREEMENT RELATING TO A CONSERVATION EASEMENT

LANDOWNER HEREBY ACKNOWLEDGES THAT

- A) THE EXECUTION OF THE CONSERVATION EASEMENT IS A BINDING LEGAL DOCUMENT THAT PERMANENTLY CONVEYS A PROPERTY INTEREST, AND
- B) THE LANDOWNER WILL BE LEGALLY BOUND BY THE TERMS OF THE CONSERVATION EASEMENT, WHICH WILL BE THE CONTROLLING DOCUMENT REGARDING WHAT IS AND WHAT IS NOT PERMITTED UPON THE PROPERTY.

LANDOWNER:

Signature

Witness: _____

By: _____

Witness: _____

Its: _____

Date: _____

Sworn and subscribed before me this
____ day of _____ 20____.

Notary Seal:

Notary Public for:
My Commission ends:

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Village Green, Clemson	2BR/1.5BA, Townhouse	\$825-\$835
Cedarwood, Clemson	2BR/2BA	\$720-\$750
Crawford Falls, Clemson	3BR or 4BR	\$2200
Lindsay Rd., Clemson	1BR/1BA, Washer & Dryer	\$525
Creekside, Clemson	Studio Includes Utilities	\$525
E. Tamassee Dr., Seneca	3BR/2BA House, Lawn & Trash Services Inc.	\$1500
Rochester Hwy., Seneca	1BR/1BA	1 Person=\$625, 2 People=\$640
Weatherstone, Central	3BR/2BA House	\$1800

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Prop. Mgr.

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nonconfidential portions of the application will be made available upon request.

NOTICE OF APPLICATION

NOTICE IS HEREBY given that Food Lion, LLC intends to apply to the South Carolina Department of Revenue for a license and/or permit that will allow the sale and OFF premises consumption of **BEER AND WINE** at **191 Bilo Plaza, Seneca, SC 29678**. To object to the issuance of this license and/or permit, written protest must be postmarked no later than **FEBRUARY 21, 2021**.

For a protest to be valid, it must be in writing, and should include the following information:

- (1) The name, address and telephone number of the person filing the protest;
- (2) The specific reasons why the application should be denied;
- (3) That the person protesting is willing to attend a hearing (if one is requested by the applicant);
- (4) That the person protesting resides in the same county where the proposed place of business is located or within five miles of the business; and,
- (5) The name of the applicant and the address of the premises to be licensed.

Protests must be mailed to: **SCDOR, ABL SECTION, P.O. Box 125, Columbia, SC 29214-0907**; or faxed to: **(803) 896-0110**.

Public Notice

The Oconee County Conservation Bank Board will meet on the following dates/times in Council Chambers, 415 South Pine Street, Walhalla, SC unless otherwise advertised:

- March 2, 2021;
- April 6, 2021;
- May 18, 2021;
- August 10, 2021;
- September 21, 2021;
- November 9, 2021;
- December 14, 2021;
- and February 8, 2022.

All meetings are scheduled for 9:00 a.m.

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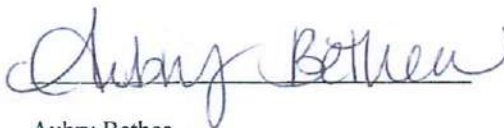
IN RE: The Oconee Conservation Bank Board Meeting Schedule 2021

BEFORE ME the undersigned, a Notary Public for the State and County above named, This day personally came before me, Hal Welch, who being first duly sworn according to law, says that he is the General Manager of THE JOURNAL, a newspaper published Tuesday through Saturday in Seneca, SC and distributed in **Oconee County, Pickens County** and the Pendleton area of **Anderson County** and the notice (of which the annexed is a true copy) was inserted in said papers on 02/12/2021 and the rate charged therefore is not in excess of the regular rates charged private individuals for similar insertions.



Hal Welch
General Manager

Subscribed and sworn to before me this
02/12/2021



Aubry Bethea
Notary Public
State of South Carolina
My Commission Expires November 20, 2030





APPROVED OCCB FORMS

Application for Funding, v4; Criteria Worksheet, v3; Evaluation Scoresheet, v3; 2-404
Findings, v2; Grant Procedures Policy 0003

Approved: March 2, 2021



Oconee County Conservation Bank Application for Funding

Oconee County, South Carolina

To be completed pursuant to the
OCCB Ordinance and OCCB Board Policies No. 0001 and 0003

Send Completed Application to:

Oconee County Conservation Bank Board
c/o Clerk to Council
via email to: ksmith@oconeesc.com

Application Deadlines: April 1, August 1, November 1

SECTION I - General Property/Project Information

General Information

Property/Project Name: _____

Property Address or Description of Location: _____

Acquisition type: ____ Fee Simple or ____ Conservation Easement

Total monetary amount requested: \$ _____

Conservation Value of property? \$ _____

Attach a certified appraisal or an explanation of the basis for the Conservation Value. S1-A

Landowner

Name _____

Mailing Address _____

Email Address _____

Cell Phone (____) _____

Work Phone (____) _____

Home Phone (____) _____

Eligible OCCB Recipient ("Applicant") Seeking Funding

Name of Organization _____

Mailing Address _____

Contact Name _____

Contact Email Address _____

Contact Cell Phone (____) _____

Contact Work Phone (____) _____

Organization EIN _____

Property Information

Parcel ID or TMS#: _____

Plat Reference (*Plat Book/Page*) S1-B1: _____

Deed Reference (*Deed Book/Page*) S1-B1: _____

Current Zoning Classification: _____

Total Acres: _____

Total Acres Forested: _____

Total Acres Cleared/Open/Pasture: _____

Total Acres Wetlands: _____

Creeks and/or Rivers – Names, Length, Width: _____

Total Acres Farmed – List Farm Type, e.g. livestock, row crop: _____

Is project acreage part of larger parcel? If so, what is larger parcel acreage: _____

Unique characteristics of property (may be submitted as part of Applicant’s narrative):

Show location of property on County Map S1-B2 and show location on other pertinent documents such as plat, USGS map, etc. S1-B3.

Section II - Mandatory Requirements/Submissions

1. Applicant's Requirements - by signing below the Applicant confirms that to the best of the Applicant's knowledge and belief all answers in this Application are accurate:

- a. Applicant certifies that it notified all adjoining landowners within 5 days of submission of the application that:
- i. The Applicant is applying for funding from the OCCB and
 - ii. The adjoining landowners have 30 days to submit comments to the OCCB regarding the application. *Attach a list of the adjoining landowners and addresses. S2-A1*

_____ yes _____ no

Failure to meet the above requirement will require the application to be returned to applicant for correction and resubmission.

- b. Applicant agrees that OCCB funds may not be used for endowments, monitoring, staffing, management, planning, or any costs not associated with the purchase.
- c. Applicant acknowledges that, if no appraisal is attached and the Applicant is awarded a grant, a certified appraisal establishing the Fair Market Value of the Conservation Value and Property must be submitted within 12 months of Oconee County Council approval and that the award shall be 10% of the Conservation Value in the Appraisal or that the OCCB awarded, whichever is less.

_____ yes _____ no

_____ yes _____ no

- d. If this is a fee simple acquisition project, Applicant agrees to be bound by the Grant Agreement and the language required in OCCB Policy No. 0003, Grant Procedures in the deed.

_____ yes _____ no

- e. Is this a small grant application as defined in OCCB Ordinance Section 2-404(c)(3)d. and OCCB Policy No. 0003, Grant Procedures? To be a small grant application the request must be at least \$1 less than either \$30,000 or 10% of the Conservation Value, whichever is smaller.

_____ yes _____ no *If no, Applicant agrees to submit a certified environmental hazard assessment. S2-A5*

Signature of Applicant

Date

2. Landowner's Requirements*: *by signing below the Landowner confirms that to the best of the Landowner's knowledge and belief all answers in this Application are accurate, in addition:*

a. Is Landowner committed to placing a Conservation Easement on the property or to conveying title to the property to the Applicant with OCCB deed restrictions if a grant of OCCB funds is approved?

_____ yes _____ no

b. Landowner certifies that the Applicant notified Landowner in writing:

- i. that the property interest purchased with OCCB funds will result in a permanent conveyance of such property interests from the Landowner to the Applicant, and
- ii. that it may be in the Landowner's best interests to retain independent legal counsel, appraisals, and other professional advice.

c. Does Landowner agree to allow inspection by the OCCB of the property and project being presented for OCCB funding?

_____ yes _____ no

d. Are there any existing liens, mortgages, or other encumbrances, such as easements, restrictive covenants, etc., that currently exist on the property?

_____ yes _____ no

If yes, attach a list of the encumbrances. S2-B4a.

If this is an application for the funding of a Conservation Easement and there is a mortgage, the Landowners must submit documentation showing that Applicant or Landowner has notified each lender in writing that if OCCB funding is awarded, the mortgage will be subordinate to the Conservation Easement. S2-B4b.

Signature of Landowner

Date

Sworn and subscribed this _____ day of _____ 20____.

Notary Public for
My Commission expires:

** May be submitted as Landowner's notarized affidavit.*

Section III - Applicant and Project Information

1. Applicant Information - Type of Organization seeking funding. Check one:

- Oconee County
- Municipality located in Oconee County
- Oconee County agency or commission whose mission relates to land conservation
- Public Charity having tax-exempt status under IRS Code of 1986
- Federal, State, or local agency operating for natural protection, land conservation, or historical preservation purposes

2. Entity that will be responsible for managing the land

Name _____

Mailing Address _____

Contact Name _____

Contact Email _____

Cell Phone () _____

Work Phone () _____

3. Entity that will be responsible for enforcing conservation easement or deed restrictions and grant agreement.

Name _____

Mailing Address _____

Contact Name _____

Contact Email _____

Cell Phone () _____

Work Phone () _____

4. Applicant Information

a. How will you be able to complete the project and secure additional funding to acquire the designated property interests? *Attach additional sheet if necessary. S3-D1*

b. How many total acres of land have you conserved in:

_____ South Carolina _____ Oconee County _____ Other

c. Briefly describe the lands your organization has preserved in this State and County, include size, location, and method of preservation.

d. Explain how the Conservation Easement and/or deed restrictions on the protected land will be enforced. *Attach additional sheet if necessary. S3-D4*

5. Land Management Information

a. Please describe the financial resources and qualifications of the managing entity. *Attach additional sheet if necessary. S3-E1*

b. Does the Applicant or Landowner have a conservation land management plan for this project? *If so, attach the plan or a summary of the plan. If no, please describe the uses to which the property will be put and how they will conserve the property. S3-E2*

_____ yes _____ no

Section IV - Conservation Criteria

1. Environmental Sensitivity

- a. Does the property contain or adjoin wetlands?

_____ yes _____ no

If yes, attach documentation, such as GIS using NWI or USFWS; regarding the wetlands, wetland delineation, or certification by USACOE or NRCS. S4-1a

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

_____ yes _____ no

If yes, provide a USGS topographic map showing such stream or lake in relation to property. S4-1b

- c. Does the property contain or adjoin Water Classified as:

_____ (i) Outstanding Natural Resource Water
_____ (ii) Outstanding Resource Water
_____ (iii) Trout Water

If yes, provide evidence of classification by SC DHEC. S4-1c

- d. Does the property currently contain threatened or endangered species?

_____ yes _____ no

If yes, attach certification by SC DNR, NRCS, USFS or other qualified professional providing evidence of such species or likelihood of existence on the property. S4-1d

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

_____ yes _____ no

If yes, attach documentation by SC DNR, NRCS, USFS or other qualified professional providing evidence of the habitat suitability for specific species. S4-1e

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

_____ yes _____ no

If yes, provide evidence (e.g. Statement from a qualified agency or professional, etc.) of such species existence on the property or of habitat suitability for such species. S4-1f

g. Does the property contain special or concentrated biodiversity? *If yes, please provide evidence of the biodiversity on the property, such as photographs, species list, or narrative description. S4-1g*

_____ yes _____ no

h. Does the property currently contain a unique geological feature?

_____ yes _____ no

If yes, provide a description and evidence of geological feature(s). S4-1h

2. Does the property share a boundary with Protected Land?

_____ yes _____ no

If yes, describe the Protected Land and present a legible map showing such Protected Land in relation to the property. S4-2a

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

_____ 1%-25% _____ 26%-50% _____ > 50% _____ 100%

3. Does the property contain any of the following pre-historic or historic features or designations? Check those in a – e that apply.

a. _____ Listing on the National Historic Register? *Provide a letter or other evidence from the Department of the Interior demonstrating such listing. S4-3a*

b. _____ Eligible for listing on the National Historic Register? *Provide a letter or other evidence from the SC State Historic Preservation Office demonstrating such eligibility. S4-3b*

c. _____ Contains historic or pre-historic structures? *Provide evidence in the form of photographs and a description of the reason the structure(s) are considered historic or pre-historic. S4-3c*

d. _____ Contains a site(s) of historic or pre-historic significance without a structure? *Provide evidence in the form of photographs and a description of the reason the site(s) are considered historic or pre-historic. S4-3d*

e. _____ Location of an Historic Event? *Provide a description and evidence of the event. S4-3e*

f. Is this an application for a solely cultural or historic site?

_____ yes _____ no

If yes, submit documentation describing the significance of the site and the preservation plans; plans to restore the property, provide public access, and provide signage related to the cultural or historical significance, etc. S4-3f

4. Does the property contain soils classified as Prime or Important by the State of South Carolina?

_____ yes _____ no

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

_____ 30%-44% _____ 45%-59% _____ 60%-75% _____ >75 %

If yes, provide a legible soil overlay map showing such Prime or important soil types upon the property. S4-4b

5. Is the property farmland as defined under one or both of following criteria?

- a. _____ Actively Farmed - *Provide documentation that the property has been farmed for the last five years, such as copies of filed IRS Forms Schedule F or documentation demonstrating that the landowner has produced significant agricultural products. S4-5a*
- b. _____ Future Plans - *Provide documentation explaining the extent to which the proposal will keep the property in farmland or wooded land. S4-5b*

6. Is the property visible to the public from one of the following?

- a. Public road? _____ yes _____ no
- b. Public land? _____ yes _____ no

If yes, provide supporting documentation. S4-6

7. Does the property provide one of the following?

- a. Scenic View from the property? _____ yes _____ no
- b. Maintain Scenic Nature of the County? _____ yes _____ no

If yes, provide supporting documentation. S4-7

8. Does the proposal for the conservation project on the Property allow for the following? See OCCB Policy No. 0003 for definitions.

- a. Limited Access by the public to the property? _____ yes _____ no

If yes, provide supporting documentation. S4-8a

- b. Unlimited Access by the public to the property? _____ yes _____ no

If yes, provide supporting documentation. S4-8b

9. Location of Property.

- a. Proximity to Protected Lands: _____
_____ *Provide supporting documentation. S4-9a*

b. Proximity to municipality or community: _____
_____ Provide supporting documentation. S4-9b

10. Is there a threat of development?

_____ yes _____ no

If yes, provide documentation or a detailed narrative description of the threat. S4-10

11. What is the approximate acreage of the property to be conserved?

_____ Acres

Provide documentation to support the stated acreage, including survey(s), tax information, deeds or other similar documentation. S4-11

12. What, if any, is the potential positive or negative impact on water quality to wetlands or other water bodies not on the property?

13. Attach a narrative description of the intended plans for the property, including the specific requirements that will be in the Conservation Easement or Deed, and how they will be accomplished. Include plans, such as restoration plans, commitments for future public access, and stream buffers for the property not already addressed in this Application. S4-13

Section V - Financial Criteria

- 1. Provide a narrative description to verify that the entity obligated to enforce the Conservation Easement or deed restrictions has the financial resources to enforce the easement or restrictions. *If Applicant fails to provide sufficient information, the Board will not recommend Council award a grant. S5-1***

- 2. What percent of Conservation Value is being requested from the OCCB?**
 - a. Conservation Value \$ _____
 - b. OCCB Request \$ _____
 - c. Percent _____% (b ÷ a x 100%)

- 3. Describe any committed, applied for, or potential matching funds and known or predicted timeline for receipt of matching funds, including landowner donation or a bargain sale by seller.**

- 4. Describe partnerships, management agreements, management leases, or other joint efforts that will help this project succeed.**

- 5. How does the proposal present a unique value opportunity in that it protects land at a reasonable cost?**
 - a. \$ _____ Cost per acre of OCCB funds
 - b. \$ _____ Fair market value per acre
 - c. _____% (a ÷ b x 100 = _____%)

- 6. Describe other ways that the project could provide economic benefits to Oconee County.**

OCCB Application Attachment List (Each attachment must reference section and question to which it applies.)

Check	Reference	Title	Required
	S1-A	Certified appraisal or explanation of basis for Conservation Value	X
	S1-B1	Legal Description of the property	
	S1-B2	Location on County Map	X
	S1-B3	Surveys, USGS maps, directions, county locator map, etc.	
	S2-A1	Adjoining landowners notification: landowners and addresses list	X
	S2-A5	Certified environmental hazard assessment	
	S2-B4a	List of liens, mortgages, or encumbrances, etc.	
	S2-B4b	Mortgage lender notification: subordinate to CE	
	S3-D1	Project Completion and additional funding plans	
	S3-D4	Conservation Easement/deed restriction enforcement plan	
	S3-E1	Qualification of Managing Entity	
	S3-E2	Land Management Property Plan	
	S4-1a	Wetland certification	
	S4-1b	USGS Blue Line Stream or Lake documentation and map	
	S4-1c	SC DHEC Water Classification	
	S4-1d	Threatened or endangered species certification/evidence	
	S4-1e	Habitat suitability certification/evidence	
	S4-1f	Native wildlife species or habitat certification/evidence	
	S4-1g	Biological diversity evidence	
	S4-1h	Geological feature evidence	
	S4-2a	Protected Land Map relationship	
	S4-3 a-e	National Historic Register or Pre-historic structures/site evidence	
	S4-3f	Solely Cultural or Historic Site documentation	
	S4-4b	Soil overlay map of Prime or important soils types	
	S4-5 a-b	Actively Farmed documentation or plans/proposal	
	S4-6	Property visibility to public documentation	
	S4-7	Scenic View documentation	
	S4-8 a-b	Limited or Unlimited Access to Property documentation	
	S4-9 a-b	Location of Property supporting documentation	
	S4-10	Threat of development documentation or narrative	
	S4-11	Property size documentation: surveys, tax or deeds information	
	S4-13	Narrative of property plans	
	S5-1	Enforcement Party financial resources documentation	X



Oconee County Conservation Bank

CRITERIA WORKSHEET

PROJECT/PROPERTY NAME: _____

GRANT CYCLE: ___April ___August ___November Year: _____

SECTION II: MANDATORY REQUIREMENTS/SUBMISSIONS

1. Applicant signature present and all required documents attached. ___Yes ___No
2. Landowner notarized signature present, items a and c on Application checked yes, and if item d checked yes, documentation attached. ___Yes ___No

Application will not be processed until all mandatory requirements are met and all mandatory submissions are present.

SECTION III: LAND MANAGEMENT EVALUATION

Land Manager Qualifications

___ Pass ___ Fail

If does not pass; will not recommend an award of a grant to the Council

SECTION IV: CONSERVATION CRITERIA

1. Environmental Sensitivity <i>(Assign 0-4 points for all that apply. Maximum Subtotal Points = 32)</i>	Point Subtotal	Notes
a. Wetlands		
b. USGS Blue Line Streams & Lake		
c. Adjacent to Water Classified as either ___ (i) Outstanding Natural Resource Water ___ (ii) Outstanding Resource Water ___ (iii) Trout Water		
d. Presence of Threatened/Endangered Specie		
e. Presence of Habitat Suitable for Threatened/Endangered Species		
f. Presence of Native Wildlife Species or Habitat Suitable for Native Wildlife Species		
g. Extent of Biodiversity		
h. Unique Geologic/Natural Feature		

2. Percentage of Property Sharing Boundary with Protected Land <i>(Select the appropriate category, if any. Maximum Points = 4)</i>	Points	Notes
1% - 25% <i>(1 point)</i>		
26% - 50% <i>(2 points)</i>		
> 50% <i>(3 points)</i>		
100% <i>(4 points)</i>		

3. Historic/Cultural Features <i>(Assign 1 point for each of a. – e. that apply; Assign 0–5 for item f. Maximum Total = 9)</i>	Point Subtotal	Notes
a. National Historic Register Designation		
b. National Historic Register Eligible		
c. Historic/Prehistoric Structures		
d. Historic/Prehistoric Site		
e. Location of a Historic Event		
f. Solely historical or cultural site		

4. Prime/Statewide Soil Types <i>(Select the appropriate category, if any. Maximum Points = 8)</i>	Point Subtotal	Notes
30 – 44% <i>(2 points)</i>		
45 – 59% <i>(4 points)</i>		
60 – 74% <i>(6 points)</i>		
>75% <i>(8 points)</i>		

5. Actively Farmed/Future Farmed <i>Maximum Points = 6)</i>	Point Subtotal	Notes
a. Actively Farmed <i>(up to 3 points)</i>		
b. Future Plans <i>(up to 3 points)</i>		

6. Public Visibility of Property <i>(Maximum Points = 1)</i>	Points	Notes
a. Visible from Federal, State, County Rd		
b. Visibility from Public Access Lands or Waterways		

7. Scenic Views <i>(Maximum Total Points = 2)</i>	Point Subtotal	Notes
a. Scenic View from Property		
b. Preservation of Scenic Nature of Area		

8. Public Access <i>(Assign points for one category only, if any)</i>	Points	Notes
a. Limited <i>(0-3 points)</i>		
b. Unlimited <i>(4-6 points)</i>		

9. Location <i>(Maximum Points = 2)</i>	Point Subtotal	Notes
a. Proximity to Protected Lands		
b. Proximity to municipality/community		

10. Threat of Development <i>(Range of 0-5 total points)</i>	Points	Notes
--	---------------	--------------

11. Size of Protected Property <i>(Assign points for one category only. Maximum points = 5)</i>	Points	Notes
> 0 Acres – 50 Acres <i>(1 point)</i>		
>50 Acres – 100 Acres <i>(2 points)</i>		
> 100 Acres – 250 Acres <i>(3 points)</i>		
> 250 Acres – 500 Acres <i>(4 points)</i>		
> 500 Acres <i>(5 points)</i>		

12. Impact on Offsite Water Quality <i>(Range of -1 to +3 total points)</i>	Points	Notes
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13. Plans for Property <i>(Range of 0 - 2 total points)</i>	Points	Notes
SUBTOTAL - SECTION IV <i>(Maximum Points = 85)</i>	Points	

SECTION V: FINANCIAL CRITERIA		Notes
1. Financial Expertise and Resources for Enforcement <i>(Pass/Fail Item)</i>		If does not pass, will not recommend an award of a grant to the Council
2. Funding Percentage Requested <i>(Assign a maximum of 3 Points)</i>		
3. Matching Funds <i>(Assign a maximum of 5 Points)</i>		
4. Partnerships, Etc. <i>(Assign a maximum of 3 Points)</i>		
5. Cost Per Acre to OCCB <i>(Assign a maximum of 2 Points)</i>		
6. Other Economic Benefits <i>(Assign a maximum of 2 Points)</i>		
SUBTOTAL - SECTION V <i>(Maximum Points = 15)</i>	Points	

<u>TOTAL POINTS</u> <i>(Maximum Points = 100)</i>	<u>Points</u>	
--	----------------------	--

NOTES:



Oconee County Conservation Bank Evaluation Scoresheet

Property/Project Name	
Acquisition Type	
Amount Applied For	\$
Conservation Value	\$
Landowner	
Eligible OCCB Applicant	
Acres	
Location	

Met ALL Mandatory Requirements

Yes _____ No _____

If no, application fails and will not be processed until corrected.

Conservation Criteria Evaluation

Score

1. Environmental Sensitivity	
2. Share Boundary With Protected Land	
3. Historic or Cultural Features	
4. Prime or Important Soil Types	
5. Actively Farmed	
6. Public Visibility of Property	
7. Scenic View	
8. Public Access	
9. Location to Park, Forest, Municipality	
10. Threat of Development	
11. Size of Property	
12. Water Quality Impact	
13. Plans for Property	
TOTAL SECTION I – Max 85	

Financial Criteria Evaluation

Points

Notes

1. Financial Resources - Enforcement	Yes or No	If no, will not recommend award to Council
2. Funding Percentage Requested		
3. Matching Funds		
4. Partnerships, Etc.		
5. Cost Per Acre		
6. Other Economic Benefits		
TOTAL SECTION II – Max 15		

TOTAL Evaluation Max 100					
---------------------------------	--	--	--	--	--

Comments



**OCONEE COUNTY CONSERVATION BANK BOARD
SEC. 2-404(b)(4) FINDINGS**

Date:

Applicant's Name:

Recommended Award:

Parcel Name:

Owner:

Acres:

Location:

Tax Map(s):

A. How the applicant meets the criteria set forth in section 2-403

•

B. The purpose of the award and the use to which the land will be put

•

C. The party responsible for managing and maintaining the land

•

D. The party responsible for monitoring and enforcing any conservation easements or other restrictions upon the land

•

E. How the parties designated in items c. And d. possess the expertise and financial resources to fulfill their obligations

•

F. The availability of funds in the OCCB fund for the award

•

G. Conservation Value and Cost Per Acre for OCCB to support project

-

H. Any other findings or information relevant to the award

-

Oconee County Conservation Bank

Title: Grant Procedures
Policy No. 0003

Effective Date: March 2, 2021

Revision Date(s):

Page 1 of 6

Attachments:

- Application For Funding
- Criteria Worksheet
- Evaluation Scoresheet
- Grant Agreement
- Section 404 Findings

Purpose:

This policy provides guidelines for Applicants and governs the evaluation procedures used by the Oconee County Conservation Bank Board to process, award, and monitor grants.

Definitions:

1. The definitions set forth in Chapter 2, Article IV, Division 9, Section 2-399 of the Oconee County Code of Ordinances are incorporated by this reference.
2. "Applicant" means an Eligible OCCB Recipient applying for a grant related to a specific property.
3. "Application" or "application" means the attached Application For Funding.
4. "Blue Line Stream or Lake," as used in the application, means a stream or lake that appears as a broken or solid blue line (or a purple line) on a USGS map.
5. "Conservation Value" means either
 - a. the Fair Market Value of the property for a fee simple acquisition; or
 - b. the amount the Fair Market Value of the property will be reduced by the placement of a Conservation Easement on the property.
6. "Grant Agreement" means a binding contract between the Applicant and Oconee County that meets the requirements of OCCB Ordinance Section 2-404(c)(2).

7. "Inholding Land" means privately owned property that is 100% surrounded by Protected Land.
8. "Limited Access" means any public access that is less than access on a year-round and continual basis, i.e., access by the public for some limited time or seasonal period(s).
9. "Property/Project Name" means the common or colloquial name used to identify a specific piece of land or project that is the subject of an Application. Each Property/Project Name must be unique.
10. "Protected Land" means any land substantially protected from development or designated as scenic or protected through any federal, state, or local government law or private action.
11. "Scenic View" means a vista that includes mountain, river, lake, forest, pasture, agricultural, or other pastoral scenery.
12. "Small grant application" means an application for an interest in land if the amount requested is less than thirty thousand dollars (\$30,000.00) or ten percent (10%) of the Conservation Value, whichever is less.
13. "Unlimited Access" means any public access on a year-round and continual basis and, additionally, requires that such access is communicated to the public.

Policy:

Part One: Application Procedures

1. An Applicant may, but is not required to, submit a letter to the Board requesting the Board's examination of land or project that may be the subject of a future application for a preliminary review.
2. The Board will accept applications on or before April 1st, August 1st, and November 1st of each calendar year.
3. Applicants may apply for a grant from the OCCB by filing an application with the Board's administrative staff on or before the application deadline. All applications must be submitted in duplicate pursuant to Board Policy No. 0001 Applicant Privacy. All applications must be submitted in electronic pdf or similar format.

4. An application for a grant that does not fall within the jurisdiction of the OCCB will not be accepted. The Board will inform the Applicant in writing of the reason for its refusal to accept the application.
5. All applications must meet the mandatory requirements in Section II of the application. See OCCB Ordinance Sections 2-404(a)(2), (3), & (6), 2-404(b)(6), 2-404(c)(3)c, and 2-405(c) & (d).
6. All application attachments must identify the application Section and Question to which it applies.
7. As part of the application procedure, each applicant is required to provide documentation of the expertise and financial resources of the entity enforcing any Conservation Easement or deed restriction, the expertise and financial resources of the entity managing the property, and a description of the proposed management plan for the property. Failure to provide documentation satisfactory to the Board will result in a recommendation to the Council that the grant application be denied.
8. During the review process, the Board may request additional information from the Applicant. Failure to provide the requested information in a timely manner will result in a delay in processing the application until the next cycle.
9. Applications will be evaluated utilizing the Criteria Worksheet. The Board members will reduce their final collective evaluation to a score as set forth on the Evaluation Scoresheet, which will be attached to the official minutes.
10. Each application must meet the applicable minimum score to be recommended for a grant award.
 - a. Farmland must have a minimum score of 30.
 - b. Inholding Land must have a minimum score of 22.
 - c. Non-farmland must have a minimum score of 40.
 - d. Solely historic or cultural land must have a minimum score of 21.
11. The Board may recommend a grant of up to ten percent (10%) of the Conservation Value of the project. In extraordinary circumstances and for good cause, the Board may recommend a grant that is more than 10% of the Conservation Value of the project.

12. Within ninety (90) days of each application deadline, the Board will process all pending applications and submit its recommendations to the Oconee County Council.
13. The Board's recommendation to Council shall include the findings required by OCCB Ordinance 2-404(b)(4) utilizing the Section 2-404 Findings Form. The Board may delegate the responsibility to prepare the Section 2-404 Findings to a single Board member.
14. Council will take action within thirty (30) days of submission of the Board's recommendation.

Part Two: Post Award Procedures

1. The Board shall notify the Applicant of the Council's decision within ten (10) days of the Council's decision.
2. If awarded a grant, the Applicant and Landowner have a period of four (4) months from the date of the Council's decision to notify the Board of their decision to accept the grant.
3. The recipient must execute and record a Grant Agreement within fourteen (14) days of acceptance of the grant award.
4. The transaction must close within one year of recipient's notice of acceptance of award. If recipient is unable to close on the Property/Project by the Closing Deadline, recipient shall submit to the Board, before the Closing Deadline, a written status report explaining the circumstances, and shall either
 - a. withdraw the Application and acceptance of the Grant award, or
 - b. request a one-time extension not to exceed six (6) months.
6. If the transaction fails to close, the recipient, Council, and Board will execute and record a document terminating the Grant Agreement.
7. The following closing documents must be submitted to the Board for review at least ten (10) days prior to the scheduled closing:
 - a. An independent certified appraisal of the Property dated within twelve (12) months of the Grant approval by Council;
 - b. A certified environmental hazard assessment, unless the Application qualifies as a small grant application;

- c. A final draft of the conservation easement and/or deed;
- d. A final draft of the settlement statement;
- e. A final draft of the title insurance commitment and exceptions;
- f. A recorded by copy of this Grant Agreement signed by the Grantee, and for conservation easements, by the Landowner; and
- g. Any other data, acknowledgement, or documentation requested by the OCCB.
- h. The name, address, email address, and phone number of the Closing Attorney and Firm.

The Board reserves the right to reject documents that do not comply with the OCCB Ordinance.

8. The Board will process the grant funds pursuant to Policy No. 0002, Bank Account.
9. Within sixty (60) days of closing, recipient must provide the Board with executed closing documents, a report of how the grant funds were distributed, and the status of the project.
10. If the grant award is for the fee simple purchase of land that will not be subject to a conservation easement, the property is subject to inspection by the County and the deed must include the following language:
 - Said premises shall be subject to: the provisions of Sections 2-398 through 2-409 of the Oconee County, South Carolina Code of Ordinances, the policies adopted by the Oconee County Conservation Bank, and the grant agreement executed by the Grantee and Oconee County, such that the premises shall be permanently protected for the conservation purposes described therein.
11. The recipient shall submit a copy of recipient's annual inspections of the Property to the OCCB within twelve (12) months of the release of Grant Funds. Thereafter, copies of all future inspection reports must be submitted to the OCCB on an annual basis. Electronic copies of recipient's annual stewardship reports are acceptable. Recipient is required to give the OCCB notice of any stewardship concern that materially threatens the

conservation purposes of the Grant Award within thirty (30) days of discovery.

12. The recipient and the Board shall retain copies of all documents related to the award of the grant and the acquisition of interests in land.
13. For all grants, a copy of the recipient's annual inspection of the property must be submitted to the Board within twelve (12) months of closing on the property. Thereafter, copies of all future inspection reports must be submitted to the Board on an annual basis. The annual reports shall be in a format comparable to the annual reports typically required of conservation easements. Recipients are required to give the Board notice of any stewardship concerns that materially threatens the conservation purposes of the grant within thirty (30) days of discovery.
14. All interests in land obtained with OCCB funds may only be assigned from one eligible OCCB recipient to another eligible OCCB recipient after approval by the majority of the Board.
15. Any fee simple interest in land acquired with OCCB funds may not be used for any purpose other than that set forth in the Grant Agreement. If OCCB funds were used to purchase a Conservation Easement, the Conservation Easement is the controlling legal document on what is or is not permitted on the property.
16. The eligible OCCB recipient or the Landowner must notify the Board if a claim is made against the title to the property.
17. Any interest in land or any portion thereof funded in whole or part by OCCB funds shall not be transferred without the approval of the Board. The Board shall have the unilateral authority to approve or deny such transfer.
18. If the interest in the Property is reduced or increased by 10% or less in acreage of that stated in the Application, the Board shall have the authority to reduce the award on a proportional per acre basis. However, a reduction or increase of acreage exceeding 10% shall be deemed material and will render the original grant award and the Grant Agreement null and void.

Proposed Revisions to OCCB Website

March 2021

CONSERVATION BANK BOARD

The Oconee County Conservation Bank Board (OCCB) was established to protect Oconee County lands with significant natural, cultural, and/or historic resources that meet specific criteria by providing a financial incentive to willing landowners to convey either a conservation easement or fee simple title to eligible recipients. The Conservation Bank program will simultaneously protect valuable natural resources and private property rights.

If you would like to apply for a grant from the OCCB, please complete and file the Application for Funding. **All applicants are encouraged to review the OCCB's authorizing ordinance, Policies 0001 and 0003, and the Grant Agreement prior to filing an application. Failure to comply with the ordinance and the policies can result in a delay or denial of an application.** The deadlines for submitting applications are April 1st, August 1st, and November 1st. Applications may be submitted to the OCCB by email to councilclerkinfo@oconeesc.com or by drop off at the Clerk to Council's office:

Pine Street Administrative Complex
415 South Pine St.
Walhalla, SC 29691

Board Forms	Board Authority	Board Policies
<ul style="list-style-type: none">* Application for Funding* Criteria Worksheet* Evaluation Worksheet* Grant Agreement* Section 2-404 Form	<ul style="list-style-type: none">* Oconee County Code of Ordinances, Sec. 2-398 through 2-409	<ul style="list-style-type: none">* 0001 Applicant Privacy* 0002 Bank Account* 0003 Grant Procedures