



OCONEE COUNTY CONSERVATION BANK BOARD CONSERVATION GROUP LISTING

This listing is for informational purposes only and may not be a complete listing of conservation organizations working in Oconee County, South Carolina. Additional organizations may be added and inactive organizations may be removed from time to time to maintain an updated list. The listing of any organization does not indicate the approval, support and/or any opinion whatsoever of Oconee County, the Oconee County Conservation Bank and/or their members or staff with regards to any organization listed herein.

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Land Trust Alliance

Southeast PO Box 33355 Phone: (919) 827-0023 southeast@lta.org
Raleigh, NC 27636 Fax: (919) 827-0683

Land Trust Alliance Member Land Trusts Operating in South Carolina

Name	Main Office Location
<i>Land Trust Alliance Member Land Trusts Operating Locally</i>	
<u>Aiken Land Conservancy</u> *S&P	Aiken, SC
<u>Beaufort County Open Land Trust</u> *S&P	Beaufort, SC
<u>Carolina Mountain Land Conservancy - An Accredited Land Trust</u> *S&P	Hendersonville, NC
<u>Central Savannah River Land Trust - An Accredited Land Trust</u> *S&P	Augusta, GA
<u>Congaree Land Trust - An Accredited Land Trust</u> *S&P	Columbia, SC
<u>Dorchester Trust Foundation</u>	Harleyville, SC
<u>Edisto Island Open Land Trust - An Accredited Land Trust</u> *S&P	Edisto Island, SC
<u>Katawba Valley Land Trust</u> *S&P	Lancaster, SC
<u>Kiawah Island Natural Habitat Conservancy</u> *S&P	Johns Island, SC
<u>Lowcountry Open Land Trust</u> *S&P	Charleston, SC
<u>Nation Ford Land Trust</u> *S&P	Fort Mill, SC
<u>Natural Lands Trust - An Accredited Land Trust</u> *S&P	Media, PA
<u>Naturaland Trust</u> *S&P	Greenville, SC
<u>Paeolet Area Conservancy</u> *S&P	Tryon, NC
<u>Pee Dee Land Trust - An Accredited Land Trust</u> *S&P	Florence, SC
<u>Southeast Regional Land Conservancy, Inc.</u> *S&P	Atlanta, GA
<u>Spartanburg Area Conservancy</u> *S&P	Spartanburg, SC
<u>Upper Savannah Land Trust</u> *S&P	Greenwood, SC
<u>Upstate Forever - An Accredited Land Trust</u> *S&P	Greenville, SC

Naturaland Trust

Mission Statement Our mission for the past 37 years has been to preserve a few special places in trust for the future.

Contact Information

Naturaland Trust
44 East Camperdown Way
Greenville, SC 29601-3512

Phone: (864) 242-8213
Fax: (864) 235-8900
E-Mail: grassroutes@mindspring.com

Demographics

Year Founded	1973
Land Trust Alliance Member Since	1990
Adopted S&P*	Yes
Area of Operation	
Number of Full-time Staff	1
Number of Supporters	5
Land Protection Priorities	Historic or cultural resources; Important natural areas or wildlife habitats; Water resources, including wetlands

*Indicates adoption of the [2004 Land Trust Standards and Practices](#)

Counties of Operation:

South Carolina: [Greenville](#) [Oconee](#) [Pickens](#)
North Carolina: [Henderson](#) [Polk](#) [Transylvania](#)

Acres Conserved

State	Total	Owned	Under Easement	Other*
NORTH CAROLINA	—	—	—	—
SOUTH CAROLINA	6,457	1,200	57	5,200

*This figure includes land that has been acquired by land trusts — whether through purchase, donation or by another means — and subsequently has been transferred to a public agency. It also includes land protected through other methods such as negotiating and preparing for acquisition by other organizations or agencies.

The Nature Conservancy

Contact Us

Worldwide Office

The Nature Conservancy
4245 North Fairfax Drive, Suite 100
Arlington, VA 22203-1606
[Directions](#)

Nature Conservancy Staff

Worldwide Office: +1 (703) 841-5300
[Other Nature Conservancy Offices](#)

OCONEE PRESERVATION UNLIMITED STEWARDSHIP TRUST

Public Id: P11351
Mr. Edward Martin , CEO
730 Jumping Branch Rd.
Tamassee, SC29686

Soil and Water Conservation Districts

Oconee Conservation District

301 W. South Broad Street

Walhalla, SC 29691

Phone: (864) 638-2213, ext. 3

Fax: (864) 718-7750

Email: oconeeswcd@yahoo.com

Commissioners and Staff		
Name	Position	Expiration of Term
Alexander P. Ramsay	Chairman	07/05/12(A)
Lee Keese	Vice Chairman	01/31/15(E)
Dorothy Lee	Secretary/Treasurer	07/05/14(A)
Bob Winchester	Commissioner	01/31/15(E)
Lee James Jones	Commissioner	01/31/13(E)
Eddie Martin	District Employee	

(A) stands for Appointed.

(E) stand for Elected.

All programs and services of the Oconee Soil and Water Conservation District, USDA-Natural Resources Conservation Service, and SC Department of Natural Resources Land, Water, and Conservation Division are offered on a non-discriminatory basis without regard to race, color, national origin, religion, sex, age, marital status or handicap.

Conservation

Coastal Conservation

- [ACE Basin](#)
- [ACE Basin National Estuarine Research Reserve](#)
- [ACE Basin Project](#)
- [Beach Sweep / River Sweep](#)
- [SC Estuarine & Coastal Assessment](#)
- [Oyster Shell Recycling](#)

Land Conservation

- [Conservation Districts](#)
- [Conservation Partnership Conference](#)
- [Conservation Tillage](#)
- [COWASEE Basin](#)
- [Heritage Preserves](#)
- [Kanasco Gorges](#)
- [Land & Water Stewardship Program](#)
- [Scenic Rivers](#)

Wildlife and Species Conservation

- [Comprehensive Wildlife Conservation Strategy](#)
- [Rare, Threatened & Endangered Species Inventory](#)

SCDNR - Divisions

Division	Fact Sheet
Executive Office	
Land, Water and Conservation	Fact Sheet
Law Enforcement	Fact Sheet
Marine Resources	Fact Sheet
Outreach and Support Services	Fact Sheet
Wildlife and Freshwater Fisheries	Fact Sheet

SCDNR Office / Program
Advisory Committees
Climate
DNR Board
Geological Survey
GIS
Hatcheries
Human Resources
Managed Lands
MRRI
SCDNR Regions
Water - Hydrology

Land, Water & Conservation Division - Fact Sheet

<http://www.dnr.sc.gov/divisions/lwc.html>

Land, Water and Conservation Programs

- Aquatic Nuisance Species
- Conservation Districts
- Flood Mitigation
- Geological Survey
- Heritage Trust
- Hydrology Section
- Land and Water Stewardship
- Managed Lands
- Scenic Rivers
- SC Rare, Threatened and Endangered Species Inventory
- State Climatology Office

Street Address:

1000 Assembly Street
Columbia, SC 29201

Telephone Numbers:

Mailing Address:
PO Box 167
Columbia, SC 29202

Main Purpose:

The Division of Land, Water and Conservation develops and implements programs that study, manage and conserve the state's land and water resources. This is accomplished by providing guidance in resource development and management through planning, research, technical assistance, public education, and development of a comprehensive natural resources database.

Hydrology Section staff conduct scientific studies of the state's surface and groundwater resources, provide technical assistance to water users and develop state wide water assessments and plans.

The purpose of the Geological Survey is to encourage economic development through the dissemination of geologic information. Value is created with the development of 1:24,000-scale maps in a digital format that accurately portrays and delineates the area's geologic framework and structural architecture. The information also is used to address environmental protection, land-use, and hazard mitigation issues from a geologic perspective.

The Habitat Protection section coordinates habitat protection efforts by the agency. It consists of the Heritage Trust, Focus Areas and River Conservation programs. In conjunction with the Habitat Protection Committee, which reviews and approves all land acquisition initiatives in the agency, this section takes a systematic approach to land acquisition. This approach is blended with the need to respond to opportunities for habitat protection, basing such decisions on agency wide goals. The River Conservation programs include the State Scenic Rivers Program which manages and conserves important river corridors in the state.

The State Climate Office serves as the focal point for the state's climate data and makes this information available to the public. With records dating to 1738, the State Climate Office provides documentation for many uses, including litigation involving weather and documentation for insurance claims. This office serves as liaison between the National Weather Service and other state agencies during severe weather events such as tornadoes, drought, and hurricanes.

South Carolina's 46 soil and water conservation districts, which correspond to county boundaries, receive staff, funding and guidance from the division. Division staff work through the districts' network to provide technical assistance and other programs to facilitate the protection, wise use and enhancement of the state's soil and water resources.

The Aquatic Nuisance Species Program works to prevent and control aquatic nuisance species, such as hydrilla, in the state's public waters. These non-native species can affect a variety of water uses, including public water supply, recreation and power generation.

The Flood Mitigation Program coordinates floodplain management and National Flood Insurance Program functions in the state. The division coordinates DNR's review of environmental impacts of construction and alteration activities in the 38 inland counties of South Carolina. Analytical laboratory services are provided to all divisions of the DNR.

South Carolina Conservation Bank Board

<http://sccbank.sc.gov/about.html>

In 2000, work began on an effort to determine what lands in South Carolina were significant and how they could be protected and sustained. This effort resulted in the Land Legacy Initiative. This initiative was a grass roots effort that combined many individuals, groups, and businesses to determine what issues were involved and to seek remedies for those issues. Considerable time and effort were made to study other states that shared the same growth issues. The long-term objective of the Land Legacy Initiative was to identify these issues and possible solutions. It was determined that as urban lands increase, there is need to preserve greenways, open space, and parks in urban areas in order to promote balanced growth and to promote the well-being and quality of life in South Carolina. There is also a critical need to fund the preservation of, and public access to, wildlife habitats, natural areas, historical sites, sites of unique ecological significance, forestlands, farmlands, watersheds, open space, and urban parks as an essential element in the orderly development of the State. It was also found that the protection of open space by acquisition of interests in real property from willing sellers is essential to ensure that the State continues to enjoy the benefits of wildlife habitats, and healthy streams, rivers, bays, and estuaries; for recreation purposes, scientific studies, and aesthetic appreciation, and to maintain the State's position as an attractive location for visitors and new industry, and to preserve the opportunities of future generations to access and benefit from these outstanding natural and historical sites.

The Initiative determined that the State needed to establish an ongoing funding source to acquire these real estate interests from willing sellers and that it was critical to encourage cooperation and innovative partnerships among landowners, state agencies, municipalities, and non-profit organizations to work together in order to meet these objectives. The South Carolina General Assembly, in a bipartisan effort, agreed with the need to conserve these vital areas and passed the South Carolina Conservation Bank Act, which was introduced by Representative Chip Campsen from Charleston. The Act was signed and ratified by the Governor in April 2002. The language in the Act prevented the funding of the Bank, which is derived from a portion of the State Documentary Fee from being placed in a separate trust fund until July 2004. The Bank Board, which consists of 12 members, was appointed and an executive Director was hired and two years were spent studying other states, setting board policy, and establishing the grant application process until fiscal year 2004-05 began. Funding began in July 2004 and since that time the Bank has actively pursued its mission of conserving those significant sites from willing landowners that will truly allow South Carolina to remain such a special and significant place. The Conservation Bank program will simultaneously protect valuable natural resources and private property rights. Voluntary landowners who wish to participate may sell property outright or they may enter into conservation easements and

retain traditional use of the land. South Carolina has an exceptionally high quality of life, but in order to attract the next generation of growth, with an ever increasingly mobile society, our quality of life must be protected by securing our landscapes.

About the Conservation Bank

Organizations that support the conservation bank include:

- The SC Association of Realtors
- The SC Realtors Land Institute
- Palmetto Agribusiness Council
- SC Chamber of Commerce
- SC Municipal Association
- SC Tourism Council
- SC Small Business Chamber of Commerce
- SCBIPEC
- S.C. Farm Bureau
- SC Poultry Association
- SC Forestry Association
- The Nature Conservancy
- SC Coastal Conservation League
- The Conservation Fund
- Beaufort County Open Land Trust
- Quail Unlimited
- Charleston Trident Chamber of Commerce
- Ducks Unlimited
- Upstate Forever
- Lowcountry Open Land Trust
- Trust for Public Land
- Congaree Land Trust
- The Land Trust Alliance
- Katawba Valley Land Trust
- The League of Women Voters
- Palmetto Conservation Foundation
- National Audubon Society
- The Sierra Club
- The SC Wildlife Federation
- Historic Ricefield Association
- The SC Sportsmen's Association
- The SC Sporting Protection League
- Trout Unlimited
- National Wild Turkey Federation

Physical Address

1000 Assembly Street
Room #316
Rembert Dennis Bldg.
Columbia, S.C. 29201

Mailing Address

P.O. Box 167
Columbia, S.C. 29202

Fax Number

803-734-6326

Related Links

Federal Agencies

- [Federal Emergency Management Agency- FEMA](#)
- [National Park Service](#)
- [Natural Resources Conservation Service - USDA](#)
- [Sport Fish and Wildlife Restoration Programs](#)
- [U.S. Department of the Interior](#)
- [U.S. Fish & Wildlife Service](#)
- [U.S. Geological Survey](#)

SC Natural Resource and Science Related

- [Anne Springs Close Greenway](#)
- [Bat Conservation International](#)
- [Bat House - Rocket Box Plans](#)
- [Bears Bluff National Fish Hatchery](#)
- [Butterflies of South Carolina](#)
- [Coastal Conservation Association of South Carolina](#)
- [Coastal Conservation League](#)
- [Department of Health and Environmental Control - DHEC](#)
- [Francis Beidler Forest Sanctuary \(Audubon Society\)](#)
- [Francis Marion and Sumter National Forest](#)
- [Harry Hampton Memorial Wildlife Fund](#)
- [Hilton Pond Center for Piedmont Natural History](#)
- [List of SC Endangered Species](#)
- [Orangeburg National Fish Hatchery](#)
- [Pee Dee Land Trust](#)
- [Riverbanks Zoo and Garden](#)
- [Rivers of Columbia, SC](#)
- [Santee Cooper Power](#)
- [SC Aquarium](#)
- [SC Bass Federation, Inc.](#)
- [SC Department of Natural Resources](#)
- [SC Ducks Unlimited](#)
- [SC Forestry Commission](#)
- [SC National Parks](#)
- [SC Parks, Recreation & Tourism, State Parks Guide](#)
- [SC Parks, Recreation & Tourism, State Tourism Guide](#)
- [SC Regional Tourism Commissions](#)
 - [Charleston](#)
 - [Lake Murray](#)
 - [Myrtle Beach](#)
 - [Santee Cooper](#)
 - [Upcountry](#)
- [SC Reptiles and Amphibians](#)
- [SC River Level Information from National Weather Service](#)
- [SC Trails Program](#)
- [SC Trout Unlimited Chapters](#)
 - [Saluda River Chapter, Columbia, SC](#)
 - [Chattooga River Chapter, Clemson, SC](#)

- [Mountain Bridge, Greenville,](#)
- [Waccamaw](#)
- [SC](#)
- [SC Wildlife Federation](#)
- [SC National Wildlife Refuges](#)
- [SC Whitewater Rivers \(from American Whitewater Affiliation\)](#)
- [ACE Basin](#)
- [Cape Romain](#)
- [Southeast Quail Study Group](#)
- [Carolina Sandhills](#)
- [The Nature Conservancy's South Carolina Chapter](#)
- [Pinckney Island](#)
- [The Palmetto Conservation Foundation](#)
- [Santee](#)
- [Tybee](#)
- [The Trust for Public Land](#)

SC State Government

- [SC State Agencies](#)
- [SC State Government](#)
- [SC State Government Jobs](#)
- [SC Web Seek](#) (Search Engine for SC Government)
- [The SC General Assembly](#)

Other

- [Cornell Lab of Ornithology](#)
- [International Association of Fish and Wildlife Agencies](#)
- [National Trout Unlimited](#)
- [National Wild Turkey Federation](#)

Upstate Forever

Mission Statement Promoting sensible growth and protecting special places in Upstate, SC.

Contact Information

Upstate Forever - An Accredited Land Trust
507 Pettigru Street
Greenville, SC 29601-3116

Phone: (864) 250-0500
Fax: (864) 250-0788
E-Mail:
bwyche@upstateforever.org
Website: www.upstateforever.org

Demographics

Year Founded	1998
Land Trust Alliance Member Since	1999
Adopted S&P*	Yes
Area of Operation	South Carolina watersheds in North Carolina or Georgia
Number of Full-time Staff	3
Number of Supporters	1959
Land Protection Priorities	Historic or cultural resources; Open space, in general; Urban parks, gardens or open spaces; Working farms or ranchlands; Important natural areas or wildlife habitats; Recreation lands; Water resources, including wetlands; Working forest lands

*Indicates adoption of the [2004 Land Trust Standards and Practices](#)

Counties of Operation:

South Carolina: [Anderson](#) [Greenville](#) [Greenwood](#) [Laurens](#) [Oconee](#)
[Pickens](#) [Spartanburg](#) [Union](#)

North Carolina: [Polk](#)

Acres Conserved

State	Total	Owned	Under Easement	Other*
NORTH CAROLINA	788	—	788	—
SOUTH CAROLINA	14,582	—	14,022	560

*This figure includes land that has been acquired by land trusts — whether through purchase, donation or by another means — and subsequently has been transferred to a public agency. It also includes land protected through other methods such as negotiating and preparing for acquisition by other organizations or agencies.



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

Property Owner Name John Landowner

Property Owner Address 630 Landowner Road, Seneca SC 29678

Eligible OCCB Recipient Upstate Forever
Name and Address Dana Leavitt, 507 Pettigru St., Greenville SC 29601

Property Owner Telephone Numbers Home: 864-123-4567
Cell: 864-xxx-xxxx
Work: 864-123-4568

Description & Size of Your Property in Acres: 130.91 acres with approx. 30% in pasture and remainder in mixed hardwood/pine. Rocky Fork Creek flows through the property which has 3,500 foot common boundary with the Sumter National Forest.

General Location of Your Property: 1/2 mile north of Hwy. 76 and west of Westminster by 9 miles.

Oconee County Tax Map Number[s] *[required]* 186-00-01-003; 186-01-013; 188-00-01-002

Your Property's Unique Characteristics: Has a 15 foot waterfall on the Rocky Fork Creek immediately above border with Sumter National Forest. The confluence of 5 streams forms Rocky Fork with the landscape being sloping topography and rich bottomland soils.

Completed Form to be forwarded to:

Oconee County Conservation Bank Board
c/o Clerk to Council
Oconee County Administrative Offices
415 South Pine Street
Walhalla, SC 29691

or
via email to: bhulse@oconeesc.com



Oconee County Conservation Bank Application for Funding

Oconee County, South Carolina

Completed Application to be forwarded to:

Oconee County Conservation Bank Board
c/o Clerk to Council
Oconee County Administrative Offices
415 South Pine Street
Walhalla, SC 29681

or

via email to: bhulse@oconeesc.com

SECTION I

I. General Information:

Acquisition type: ___ Fee Simple X Conservation Easement

Landowner's Name John Landowner

Mailing Address: 630 Landowner Road

Seneca, SC 29678

Daytime Telephones (864) 123-4567

Eligible OCCB Recipient Seeking Funding

(See Oconee County Ordinance 2011-16, Section II, G)

Name of Organization Upstate Forever

Authorized Agent Name: Dana H. Leavitt

Mailing Address: 507 Pettigru St.

Greenville, SC

Daytime Telephones (864) 250-0500 ext. 23

II. Property Information

Legal Description

County: Oconee

Tax Map #: 140-00-12-345

Assessor's Plat & Lot Numbers:

Book A123, Page 4

Deed Reference [Book & Page]

Book 1234, Page 56

Current Zoning Classification

None

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

Brief description of property including:

a. Total Acres	130.91
b. Total Forested	+/- 85 acres
c. Total Cleared / Open	+/- 43 acres
d. Total Wetlands	+/- 0 acres
e. Creeks and/or Rivers	+/- 3 acres

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

III. Miscellaneous Information:

Who is the Party responsible for managing the land?

Name John Landowner

Address: 630 Landowner Road

Seneca, SC 29678

Telephone Number 864-123-4567

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

Name Upstate Forever; Land Trust

Address: 507 Pettigru Street

Greenville, SC 29601

Telephone Number 864 250-0500 ext. 23

IV. Adjoining landowners.

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

Signature of Eligible OCCB Recipient (Applicant)

Date

Section II
To be filled out by the landowner

1. Has the Eligible OCCB Recipient seeking funding notified you in writing:
(See Oconee County Ordinance 2011-16, Section VII)

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

yes no

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

yes no

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

yes no If yes, please explain below:

There is a mortgage on the farm with a local bank.

Oconee County Conservation Bank—Landowner Inspection Consent Agreement.

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

Signature of Landowner/Agent

Date

Section III

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

Organization Name Upstate Forever

Address 507 Pettigru Street

Greenville, SC 29601

Daytime Telephones (864) 250-0500 ext. 23

Contact Person Dana H. Leavitt; Director of Special Projects

Organization EIN Number: 57-1070433

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

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

Upstate Forever will complete the project by acquiring a conservation easement that will ensure permanent protection of this tract.

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

Upstate Forever holds easements on 16,050 acres in South Carolina, 2,617 acres in Oconee County and in addition has assisted in the acquisition of thousands of acres which have been turned over to public park services.

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

Of the 85 properties conserved with Conservation Easements the majority are privately owned properties with county and state parks. In addition, Upstate Forever has assisted in the acquisition of approximately 1,500 acres of other properties which are now in State Parks or with a sister Land Trust. With the exception of 2 parcels in adjoining North Carolina, all properties are in the Upstate region primarily as working farm and forest lands. Of the 2,486 acres in Oconee County, 403 acres is owned by the City of Walhalla as the Stumphouse / Issaqueena Falls Park, primary use being youth hunting & fishing through SC DNR. Ramsey Creek Preserve is a certified cemetery for "natural" human burials within the mature hardwood forests. Chestnut Return is 244 acres devoted to creating replacement hybrids of the native American Chestnut trees. Four easement properties, totaling 625 acres adjoin either State park or National Forest remaining two properties, consisting of 950 acres, are working farmlands in the southeastern corner of the county.

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

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

Yes

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

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

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

yes no

Should this project be awarded funding the landowner has agreed to have a Forest Management Plan prepared by a Registered Forester, which will be shared with the Land Trust prior to the easement being in place.

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

Upstate Forever administers and manages a Land Trust Program that includes criteria for accepting conservation easements, the preparation of Baseline Reports for each accepted easement, annual inspections of the property, and enforcement actions, if necessary, to address and correct violations of the easements. When the nationally based Conservation Defense Insurance program is available (expected in 2013) Upstate Forever has pre-qualified to enter their blanket insurance program. In the interim, Upstate Forever has a separate Stewardship Fund which is reserved exclusively for the costs associated with monitoring and enforcing its' conservation easements.

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

yes no

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

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

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

yes no

What is the amount of support sought for this proposal?

\$53,000 which is 10% of the appraised conservation value

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

Signature of Authorized Agent for Eligible OCCB Recipient (Applicant)

Notary Signature

My commission expires: _____

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

1. Does the property contain or adjoin wetlands? Yes ____ No X

If yes, please attach certification by USACOE or NRCS.

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

If yes, please provide USGS topographic map showing such stream or lake in relation to property. ***Topo with blue line streams attached***

3. Does the property contain or adjoin Water Classified as either (i) Outstanding Natural Resource Water (ii) Outstanding Resource Water or (iii) Trout Water, by South Carolina DHEC. **YES. Data attached for Chauga River and Rocky Fork as named tributary.**

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

4. Does the property currently contain threatened or endangered species or habitat suitable for threatened or endangered species? **Transplanted Oconee Bell, photo attached.**

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

5. Does the property currently contain native wildlife species or habitat suitable for native wildlife species? **Yes, photos attached. A healthy population of deer, turkey, songbirds, raccoon and amphibians exist on the property.**

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

5. Does the property currently contain special or concentrated biodiversity? **Yes. Five streams adjoin on the property with mature hickory / oak stands in 2 locations.**

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

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

Yes. A large pool below a waterfall on the Rocky Fork Creek and a second 15 foot waterfall where the property line to the Sumter National Forest is.

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

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

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

_____ 1%-25%

X 26%-50% *Yes, there is a 3,500 foot border with Sumter National Forest.*

_____ Greater than 50%

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

9. Does the property contain any of the following pre-historic or historic features or designations?
No.

- (a) Listing on the National Historic Register? If yes, please provide a letter or other evidence from the Department of the Interior demonstrating such listing.
- (b) Eligible for listing on the National Historic Register? If yes, please provide a letter or other evidence from the SC State Historic Preservation Office demonstrating such eligibility.
- (c) Contains historic or pre-historic structures? If yes, please provide evidence in the form of photographs and statement of a qualified agency or professional describing the structure(s) on the property.
- (d) Contains a site of historic or pre-historic significance? If yes, please provide evidence in the form of photographs and statement of a qualified agency or professional describing the site(s) on the property.

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

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

_____ 50%-60%

_____ 61%-75%

 X Greater than 75 %: *Hayesville and Cecil Fine Sandy Loam are predominant.*

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

11. Has the property been Actively Farmed as defined under one of the following qualifications?
Yes. Property is active pasture for cattle and goat production.

(a) The landowner has filed IRS Form Schedule F in the previous two tax years? If yes, please provide evidence of such tax filings and a notarized statement affirming that such farming activities pertained to the property referred to in this application;

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

12. Does the property allow public viewing:

- (a) ...from a Federal, State or County maintained road? If yes, please provide documentation describing precise location of point along a Federal, State or County Road where property is visible. Include a photograph taken from this point.
- (b) ...from any other public access land or waterway? If yes, please provide documentation describing precise location of point along such public access land or waterway where property is visible. Include a photograph taken from this point.
Yes. Photo attached along 3,500 ft. common boundary w/ Sumter National Forest.

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

No.

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

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

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

Yes.

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

Landowner has historically allowed the Boy Scouts and Girl Scouts of America to use the cabin, shelter and pond for overnight stays and will continue this within a condition written in the Conservation Easement if it is funded by the OCCB. Language from the Conservation Agreement draft is attached.

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

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

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

(a) Is the property located within or adjacent to land of the United States Forest Service, a South Carolina State Forest, a State Park, a County Park or a Park of Municipality located in Oconee County, South Carolina?

See attached map with 3,500 ft. frontage with Sumter National Forest.

(b) Is the property located within 1 mile of a municipality?

(c) Is the property located from 2-5 miles of a municipality?

(d) Is the property located greater than 5 miles from a municipality?

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

<u>Tax Map #</u>	<u>Acres</u>
123-00-12-345	45.73
123-00-12-346	65.30
123-00-12-347	19.88

Also please see attached survey map.

<p style="text-align: center;">Section V - Financial Criteria Oconee County Ordinance 2011-16 Section VI</p>
--

Information to be considered in filling out the application

1. (a) What is the Total Market Value of the proposed conservation project? \$530,000
(Total Market Value for a fee simple project is the total fair market value of the property as supported by a current appraisal. Total Market Value for a conservation easement project is the value of the conservation easement as determined under the methods prescribed in IRS Treasury Regulations 1.170A-14(h) as supported by a current appraisal.)

(b) What is the amount of the grant requested from the OCCB? \$53,000

Based on the figures above, what is the total percentage of funding requested for the project from the OCCB. (Divide Sum (b) by Sum (a) to Find Percentage)? 10%

2. Please list and describe any other grants, contributions or gifts from any non-governmental agencies, groups, entities or individuals which will support the proposed conservation project?
An application has been submitted to the South Carolina Conservation Bank requesting 40% funding of the appraised conservation value at \$212,000.

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

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

X is available at a low cost per acre

_____ is available from a willing seller at a reasonable price

4. How does the proposal leverage OCCB funds by including funding or in-kind assets or services from other governmental sources? ***None have been aligned.***

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

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

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

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

This farm and forest land property provides a protective buffer to two thirds mile boundary of the Sumter National Forest. The appraised value of the land was \$1,439,000. By providing the requested \$53,000 conservation easement incentive, the County will have achieved a protective buffer to the forest and the water quality of the Chauga watershed at less than 4% of the cost of acquiring the land. Of further benefit, the landowner can still derive income and employment opportunities through agriculture and timber management and the landowner will continue paying property taxes on the land. A copy of the appraisal will be furnished upon request.



Waterfall Just Across Boundary in
Sumter National Forest

Rocky Fork Creek



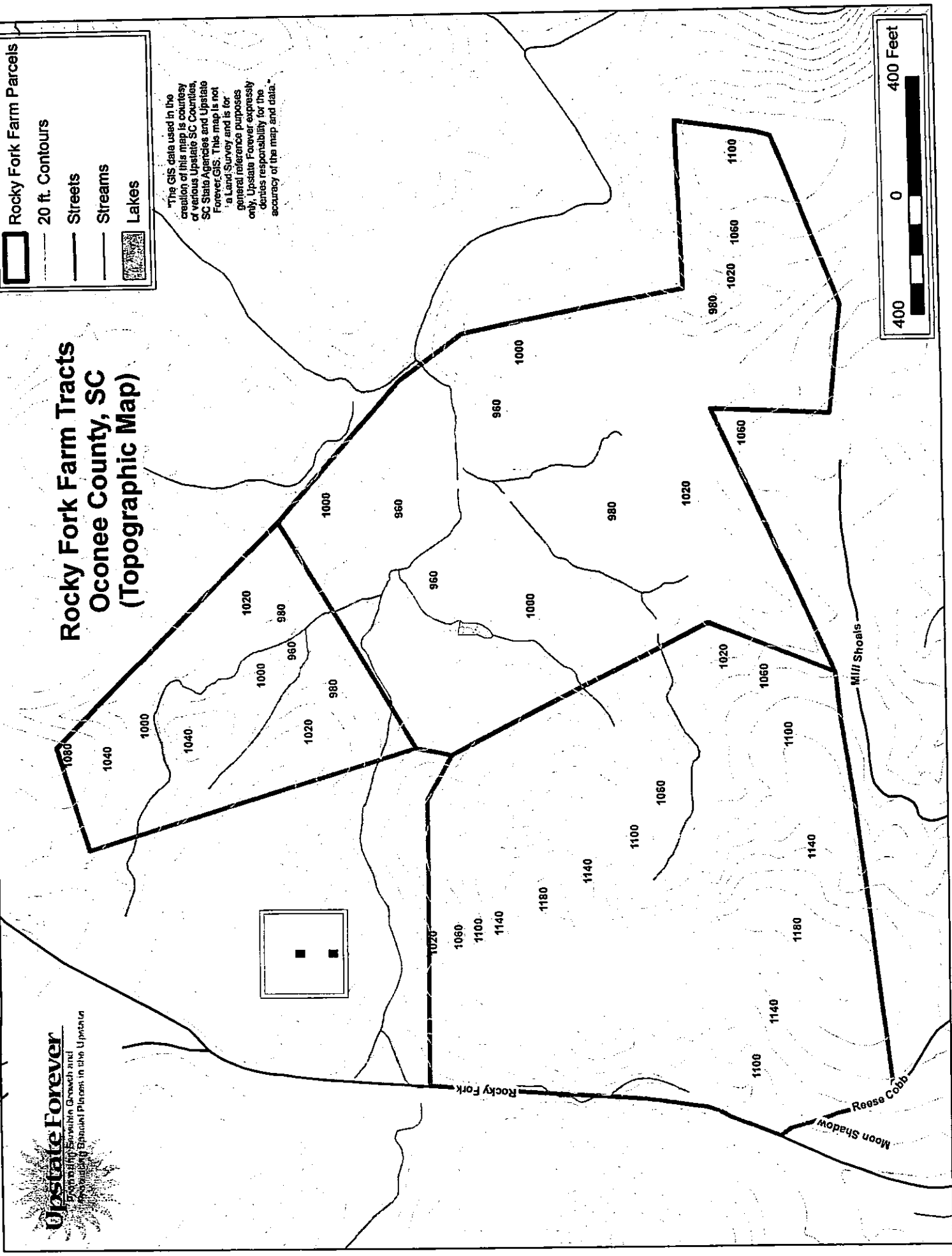
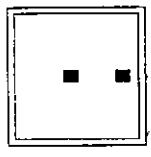
3. Use of Protected Property. Grantor agrees to allow limited access to and use of the Protect Property by members, employees and representatives of the Boy Scouts, the Girl Scouts, YMCA, and similar groups, organizations and agencies, and Grantor shall have the sole right to establish conditions for such access and use including, but not limited to, advance notification, time and duration of the use, and the nature and extent of the use.

Otherwise, access to and use of the Protected Property shall be restricted to Grantor and his heirs, successors, assigns and invitees.

Rocky Fork Farm Tracts Oconee County, SC (Topographic Map)

-  Rocky Fork Farm Parcels
-  20 ft. Contours
-  Streets
-  Streams
-  Lakes

"The GIS data used in the creation of this map is courtesy of various Upstate SC Counties, SC State Agencies and Upstate Forever GIS. This map is not a Land Survey and is for general reference purposes only. Upstate Forever expressly denies responsibility for the accuracy of the map and data."



03060102-03
(Chauga River)

General Description

Watershed 03060102-03 (formerly 03060102-120) is located in Oconee County and consists primarily of the *Chauga River* and its tributaries. The watershed occupies 70,776 acres of the Blue Ridge region of South Carolina. Land use/land cover in the watershed includes: 83.3% forested land, 11.8% agricultural land, 3.8% urban land, 0.5% forested wetland (swamp), 0.4% water, and 0.2% barren land. A map depicting this watershed is found in Appendix A, page A-31.

Village Creek (West Village Creek, Mountain Rest Lake) and East Village Creek (Clear Branch, Big Stakey Creek, Ores Mill Creek, Chattooga Lake, Taylor Creek) join to form the Chauga River. The river accepts drainage from Jerry Creek (Crystal Lake, Lake Becky, Oconee State Park Lake), Miller Field Branch, Coppermine Branch, Limestone Creek (Grapevine Branch), Bone Camp Creek (Sawyer Branch, Orchard Branch, Chambers Branch), Hell Hole Creek (Long Branch), and Shingle Mill Branch. Further downstream, the Chauga River accepts drainage from Hickory Flat Branch, Rhoda Branch, Mill Creek (Woodall Branch), Double Branch, Spider Valley Creek (Persimmon Branch, Laurel Creek, Sand Creek), Doran Creek, and Crooked Creek. Cedar Creek (Baker Branch) enters the river next, followed by Spy Rock Creek, Devils Fork Creek (Flint Creek), Barton Creek, Muddy Creek (Findley Branch), and Rocky Fork. The Chauga River and its tributaries from its origin to 1 mile above US 76 are classified ORW, with the exception of Jerry Creek (FW).

The Chauga River then accepts drainage from Ramsey Creek (Collins Lake) and Dickson Lake. West Toxaway Creek and East Toxaway Creek join to form Toxaway Creek (Big Branch, Little Longnose Creek, Sourwood Branch, Little Toxaway Creek, Harper Pond), which flows into the Chauga River near the base of the watershed to form an arm of Lake Hartwell. The Chauga River and its tributaries from 1 mile above US 76 to its confluence with the Tugaloo River are classified FW. There are a total of 323.4 stream miles and 456.3 acres of lake waters in this watershed. The upper two thirds of the watershed resides within the Sumter National Forest.

Surface Water Quality

<u>Station #</u>	<u>Type</u>	<u>Class</u>	<u>Description</u>
RS-04538	RS04	FW	CHAUGA RIVER AT FOOT BRIDGE IN CHAU-RAM COUNTY PARK
SV-344	INT	FW	CHAUGA RIVER AT S-37-34
SV-225	BIO	FW	TOXAWAY CREEK AT S-37-34
RS-04380	RS04/BIO	FW	CHAUGA TRIB. AT BRIDGE ON CO. RD S-37-142, 5.8 MI SW OF WESTMINSTER

Chauga River – There are two SCDHEC monitoring stations along the Chauga River (*RS-04538*, *SV-344*). Aquatic life and recreational uses are fully supported at both sites; however, there are significant increasing trends five-day biochemical oxygen demand and total nitrogen concentration at the downstream site (*SV-344*).

Toxaway Creek (SV-225) – Aquatic life uses are fully supported based on macroinvertebrate community data.

Chauga River Tributary (RS-04380) - Aquatic life uses are fully supported based on macroinvertebrate community data. Recreational uses are not supported due to fecal coliform bacteria excursions.

Natural Swimming Areas

<i>FACILITY NAME</i> <i>RECEIVING STREAM</i>	<i>PERMIT #</i> <i>STATUS</i>
CAMP CHATUGA ORES MILL CREEK	37-N04 ACTIVE
OCONEE STATE PARK JERRY CREEK	37-N02 ACTIVE

NPDES Program

Active NPDES Facilities

<i>RECEIVING STREAM</i> <i>FACILITY NAME</i>	<i>NPDES#</i> <i>TYPE</i>
JERRY CREEK SCPRT/OCONEE STATE PARK	SC0024872 MINOR DOMESTIC

Water Supply

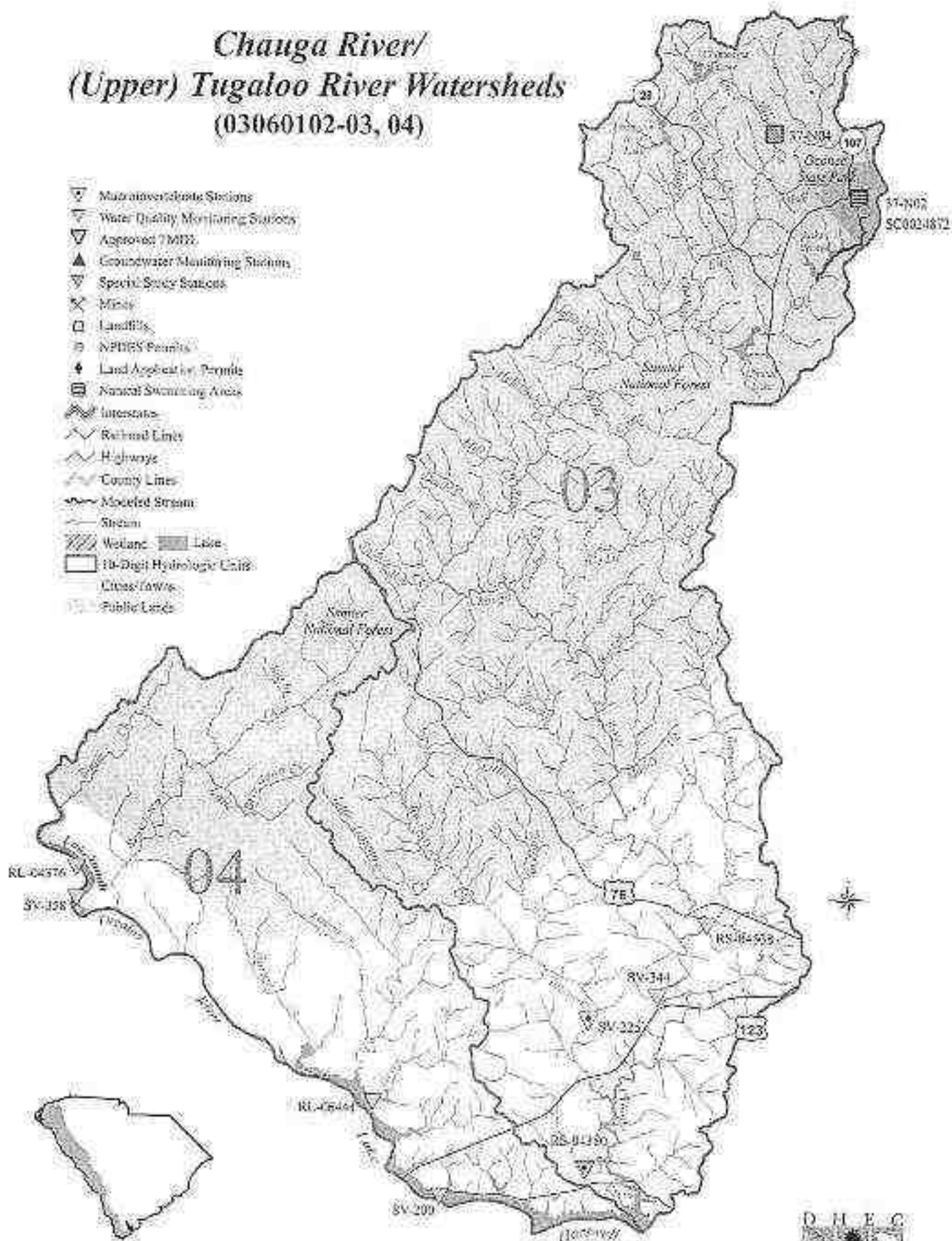
<i>WATER USER (INTAKE #)</i> <i>STREAM</i>	<i>TOTAL PUMP. CAPACITY (MGD)</i> <i>RATED PUMP. CAPACITY (MGD)</i>
TOWN OF WESTMINSTER (S37103) RAMSEY CREEK	3.8 1.8
TOWN OF WESTMINSTER (S37104) CHAUGA RIVER	8.0 4.0

Growth Potential

There is a low potential for growth in this watershed, which has a large area residing within the Sumter National Forest. The steep slopes of this region would limit establishment of infrastructure and any serious growth.

Chauga River/ (Upper) Tugaloo River Watersheds (03060102-03, 04)

- Major Watersheds Stations
- Water Quality Monitoring Stations
- Approved TMDL
- Groundwater Monitoring Stations
- Specific Stress Stations
- Mines
- Landfills
- NPDES Permits
- Land Application Permits
- National Swamping Areas
- Interstates
- Railroad Lines
- Highways
- County Lines
- Modeled Stream
- Stream
- Wetland
- Lake
- 10-Digit Hydrologic Unit
- Cities/Towns
- Public Lands

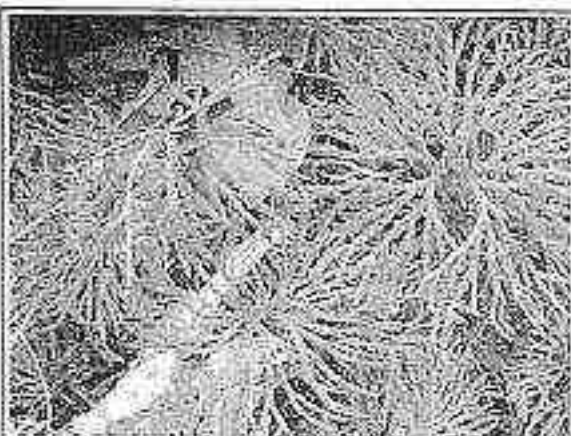




Wood Frog Eggs at Rocky Fork Farm



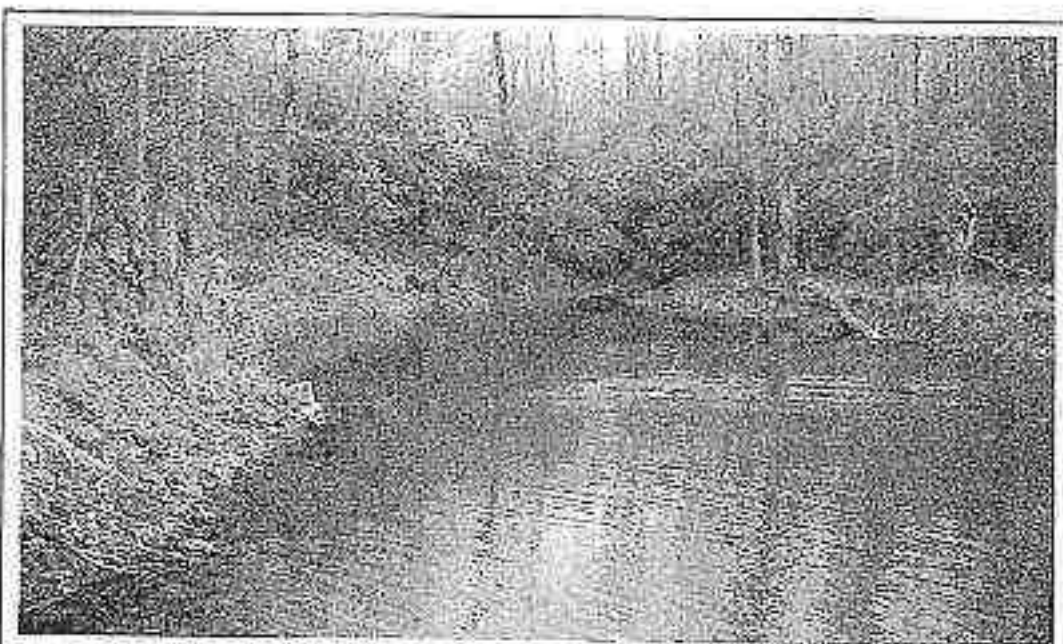
Transplanted Oconee Bell at
Rocky Fork Farm



Ground Cedar at Chattooga Valley Farm



Spotted Salamander at Rocky Fork Farm
State Amphibian



Pond at Rocky Fork Farm

Rocky Fork Farm

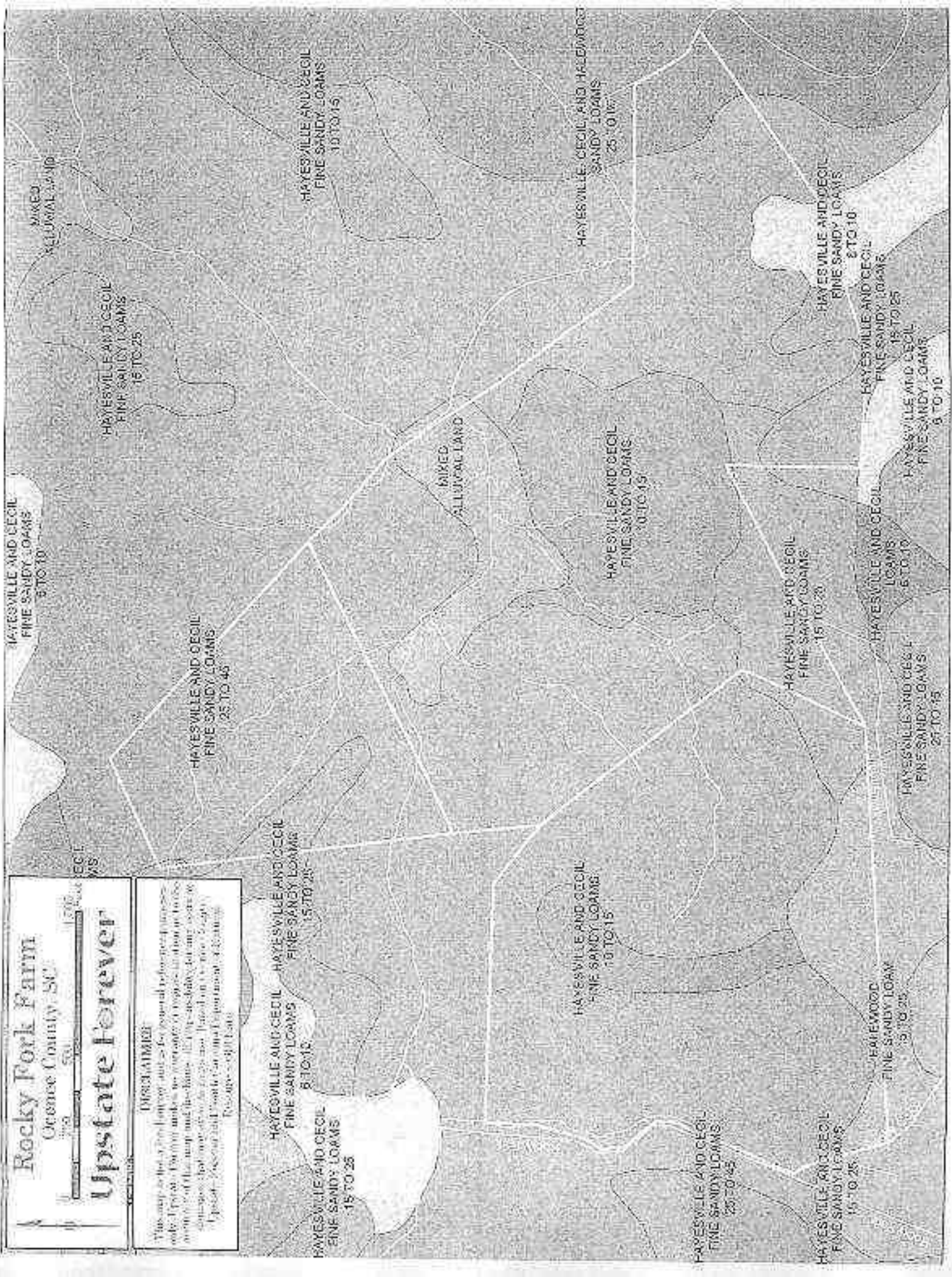
Greene County, SC



Upstate Forever

DISCLAIMER

This map is for informational purposes only and is not intended to be used for legal purposes. Upstate Forever makes no warranty or representation as to the accuracy of this map and the claims. It may include lot and acreage information that may not be current. It is based on the most current available information and is not intended to be used for legal purposes. Upstate Forever and its staff do not accept any liability for errors or omissions. Please contact your local planning department for more information.



Rocky Fork Farm

Oconee County, SC



Opstate forever

DISCLAIMER

This map is not a land survey and is for general reference only. Opstate Forests makes no warranty or representation as to the accuracy of data that may be obtained, all responsibility for any losses or damages that may result from its use. Dept. Forestry, Oconee County, Georgia. Forestry and Safety Division Department of Land and

Resources - 2004

Sumter National Forest

Sumter
National
Forest

It is hereby certified that the above is a true and correct copy of the original map and plat as recorded in the office of the County Clerk of this County, North Carolina, on this 9th day of March, 2009. At the County Seat of this County, on this 9th day of March, 2009.

LINE	BEARING	DISTANCE
1	N 84° 15' 00" W	20.1681
2	S 63° 15' 00" E	14.8200
3	S 89° 15' 00" E	10.3200
4	N 00° 00' 00" E	44.4501
5	S 89° 15' 00" E	10.3200
6	N 84° 15' 00" W	20.1681
7	N 89° 15' 00" E	10.3200
8	N 89° 15' 00" E	10.3200
9	S 89° 15' 00" E	10.3200
10	N 89° 15' 00" E	10.3200
11	S 89° 15' 00" E	10.3200
12	N 89° 15' 00" E	10.3200
13	S 89° 15' 00" E	10.3200
14	N 89° 15' 00" E	10.3200
15	S 89° 15' 00" E	10.3200
16	N 89° 15' 00" E	10.3200
17	S 89° 15' 00" E	10.3200
18	N 89° 15' 00" E	10.3200
19	S 89° 15' 00" E	10.3200
20	N 89° 15' 00" E	10.3200
21	S 89° 15' 00" E	10.3200
22	N 89° 15' 00" E	10.3200
23	S 89° 15' 00" E	10.3200
24	N 89° 15' 00" E	10.3200
25	S 89° 15' 00" E	10.3200
26	N 89° 15' 00" E	10.3200
27	S 89° 15' 00" E	10.3200
28	N 89° 15' 00" E	10.3200
29	S 89° 15' 00" E	10.3200
30	N 89° 15' 00" E	10.3200

William Donald Durham
DB-411 Pg 258
PB P-52 Pg 79

Maria Del Durham
SB-1105 Pg 47

Ronald L. Dodson
DB-13-7 Pg 277
PB P-64 Pg 789

Walter L. Dodson
DB-425 Pg 51
PB P-5 Pg 36

130.91 AC 13

NOTE:
I HEREBY certify that this is a true and correct copy of the original map and plat as recorded in the office of the County Clerk of this County, North Carolina, on this 9th day of March, 2009. At the County Seat of this County, on this 9th day of March, 2009.



Record this 9 day of
March 2009
Vol 271 Pg 4 and Certified
Deputy of Clerk, Wayne County

J.A. Hemstead
DB-12-P Pg 74
RR-P-24 Pg 124

Sumter National Forest
TR-871

Sumter National Forest
TR-987

Wills W. Carter
DB-78 Pg 81

130.91 Ac. Total

Rocky Fork Road PU 32

Road Release
Catawba
Road 31

PB P-29 Pg 62
Catalpa Kendrick

Lulu Shanche Cobb
DB-1274 Pg 1
PB P-54 Pg 948

Norman M. Cobb
DB-484 Pg 409
PB P-93 Pg 445

Mill Shoals Rd.
P-1092

Golden Corner Surveying Inc.
312 W. Main St.
Wayne, NC 27884
Phone: 815-351-1111

Survey for: **003695**
Edward A. Land
1530 Bluebonnet Rd.
Wayne, NC 27884

Legend:
--- 1/4" = 100'
--- 1/8" = 200'
--- 1/16" = 400'

Wayne County South Carolina
Date: Dec 17, 2009 Scale: 1" = 200'
200 0 200

NEXT & 2009





Oconee County Conservation Bank

Criteria Worksheet

Oconee County, South Carolina

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

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

Historic/Cultural Features

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

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

Prime/Statewide Important Soil Types

*(Select the appropriate category, if any.
Maximum Points = 10)*

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

Actively Farmed

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

5

- Applicant must provide one of the following:
- (i) IRS Form Schedule F filed two previous tax years;
 - (ii) IRS Form Schedule F filed seven of the last ten years; or
 - (iii) Documentation of selling and/or growing agricultural products in Oconee County for the previous two years.

OCCB Board reserves the right NOT to award points, pending assessment of natural resource protection in conjunction with Oconee Soil & Water Conservation District.

Public Visibility of Property*(Allow points for only one category, if any.)**Maximum Points = 5)*

Visible from Federal, State or County Road	5	Documentation describing precise location of point along a Federal, State or County Road where property is visible. Include a photograph taken from this point.
Visibility from Public Access Lands or Waterways	3	Documentation describing precise location of point along public access land or waterway where property is visible. Include a photograph taken from this point.

Scenic View from Property

(If applies, the OCCB Board may apply points ranging from 1-5 for the quality of the Scenic View and the public's ability to benefit from the Scenic View. Maximum Points = 5)

5

Points to be determined by OCCB Board according to evidence submitted by applicant. Suggested evidence may include photographs, publications, topographic map, description of mountains, rivers, or other features in the view.

Public Access*(Allow points for only one category, if any.)**Maximum Points = 10)*

Limited	5	Points to be determined by OCCB Board according to evidence submitted by applicant. Suggested evidence may include formal agreements with agencies or groups authorized to use the property, description of use and extent of use (times/seasons when the property is accessible).
Unlimited	10	Same as above with additional evidence that public access is reasonably advertised or communicated to the public.

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

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

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

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

TOTAL POINTS**Maximum = 100**



Oconee County Conservation Bank Evaluation Criteria Scoring

Oconee County, South Carolina

Parcel Name

Owner

Acres

Location

Tax Map[s]

Section I – Conservation Criteria

Calculation of Conservation Criteria

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

Section II – Financial

Scoring of Financial Criteria

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

Total OCCB Scoring Index (OSI):

Comments: