



**Public Parks in Clover**

- Clover Community Park
- Roosevelt Park
- New Centre Park

**Public Parks in Fort Mill**

- Calhoun Street Park
- Doby Bridge Park
- Harris Street Park
- Millstone Park
- Steele Street Park
- Veterans Park
- Walter Elisha Park

**Public Parks in Rock Hill**

- Cherry Park
- Fountain Park
- Giordana Velodrome
- Glencairn Gardens
- Manchester Meadows
- River Park

**Public Parks in Tega Cay**

- Diamond Head Park
- Heron Harbor
- Koala Park
- Lookout Park
- Palmyra Park
- Pitcairn Park
- Runde Park
- Trailhead Park
- Turner Field
- Windjammer Park

**Public Parks in York**

- City Park
- Green Street Park
- Jefferson Field
- Lincoln Park
- Magnolia Street Park
- McCelvey Field
- Moore Park
- New Street Park
- Wooded Valley Park

**Inside this issue:**

- New Property in Lake Wylie 1
- Hamrick Property 2
- Mitigation Banking 2-3
- Earth Day Info 4

# The Resource



*Preserving our Past and Protecting our Future*

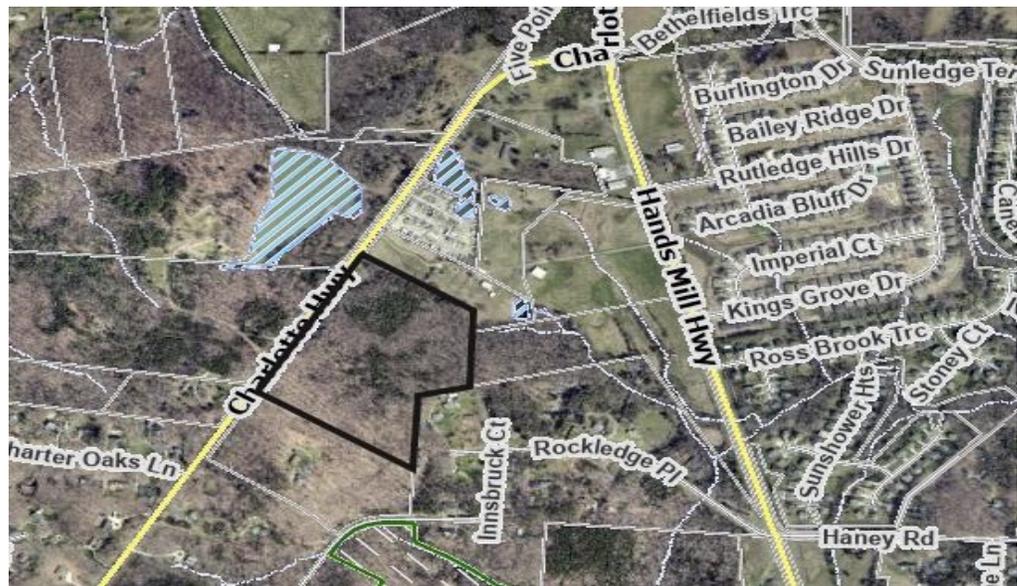
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## Property Conserved in Lake Wyle

Many residents of York County are aware of the growth and development occurring in the Lake Wylie area. According to respondents from the Lake Wylie Community Survey, residents placed the preservation of open space/tree canopy and loss of rural character among the top five threats to the vitality of the community.

Fortunately, Dorsey Patrick, a property owner in Lake Wylie, has placed an approximately 24 acre tract just north of Nanny's Mountain into a conservation easement. With YCF's recommendation, County Council approved to pay the conservation easement costs which totaled \$18,375. Ms. Patrick has expressed interest to develop a five acre public dog park on the property. The property is located on Highway 49 and was historically used for farming. Currently the property is not open to the public; however, the proposed dog park, once constructed, will allow for public access. Additionally, the conservation easement permits pervious trails or walkways which may be considered in the future.



Outline of the Patrick Property Pictured Above

## Historically Significant Property Seeking Conservation Funding

Joseph and Annie Hamrick possess a beautiful, 458 acre property on the banks of the Broad River. The property is located about a mile and a half north of Worth Mountain right outside of Hickory Grove. Joseph and Annie's property is steeped in history covered in evidence dating back thousands of years. Smith's Ford, which was named during the Revolutionary War, is an island in the Broad River that has been used by indigenous Americans to cross the river for millennia. Furthermore, the Hamrick's live in a home that was built in the 1790's, and although the home has had numerous additions, much of the original homestead still remains. The home is eligible for the National Register. The remaining acreage possesses numerous bluffs and views of the river.

Mr. and Mrs. Hamrick reached out to Nation Ford Land Trust and they are working together to secure South Carolina Conservation Bank (SCCB) funding to purchase their development rights. The Hamrick's have also reached out to YCF to cover the conservation easement costs which include: a survey, an appraisal, legal fees, baseline, and stewardship fees. YCF and York County Council have agreed to cover the easement costs totaling \$46,175. However, if the SCCB does not award the grant monies to the Hamrick's, they will not proceed with the easement process.

There are many reasons why someone may seek to have their development rights purchased: the family does not make enough money to benefit from the tax incentives, retirees who need a more secure retirement, the family owns land in a highly sought after area, etc. Conservation easements actually decrease the value of land typically by a third, which is why property owners who need the funds will not place an easement on their land.

### What is Mitigation Banking?

Mitigation banking is a system of credits and debits devised to ensure that ecological loss, especially loss to wetlands and streams resulting from various development works, is compensated by the preservation and restoration of wetlands, natural habitats, and streams in other areas so that there is no net loss to the environment. To mitigate means to reduce the severity of something. In this case, mitigation banking is reducing the damage caused to the environment.

According to the Ecological Restoration Business Association (ERBA), "mitigation banks are highly regulated enterprises that have historically been proved to deliver the highest quality, most reliable offset to environmental impacts...and a private investment into 'green infrastructure' to help offset the impacts associated with economic growth."

A mitigation bank site developed for such a purpose, whereas the person or entity undertaking such restoration work is referred to as a mitigation banker. Just as a commercial bank has cash as an asset that it can loan to customers, a mitigation bank has mitigation credits that it can eventually sell to those who are trying to offset mitigation debits. Generally, these purchasers of mitigation credits are individuals or entities undertaking commercial projects.

There are two types of mitigation banks:

**Wetland or stream mitigation banks** offer mitigation credits to offset ecological losses that occur in wetlands and streams. These are regulated and approved by the U.S. Army Corps of Engineers (USACE) and the U.S. Environmental Protection Agency (USEPA).

**Conservation banks** offer mitigation credits to offset losses of endangered species and/or their habitats. These are regulated and approved by U.S. Fish and Wildlife Service (USFWS) and National Marine Fisheries Service (NMFS).

### How Does Mitigation Banking Work?

The mitigation banker, after purchasing an environmentally damaged site that they wish to regenerate, works with regulatory agencies such as the MBRT (Mitigation Banking Review Team) and the CBRT (Conservation Banking Review Team) that approve plans for building, maintaining and monitoring the bank.

These agencies also approve the number of mitigation credits that the bank may earn and sell with a particular restoration project. These mitigation credits may then be bought by anyone who plans to undertake commercial development on or near a wetland or stream that will in the process negatively impact the ecosystem of that region. The mitigation banker is responsible for not just the development, but also the future upkeep and maintenance of the mitigation bank.

The US EPA has defined four distinct components of a mitigation bank:

**The bank site** is the physical acreage that is restored, established, enhanced, or preserved.

**The bank instrument** is the formal agreement between the bank owners and regulators establishing liability, performance standards, management and monitoring requirements, and the terms of the bank credit approval.

**The Interagency Review Team (IRT)** is the interagency team that provides regulatory review, approval, and oversight of the bank.

**The service area** is the geographic area within which permitted impacts can be compensated for at a given bank.

### Benefits of Mitigation Banking

#### Protection and Conservation of the Environment

Mitigation banking aids in protecting nature and its diversity. The impact of increasing industrialization and urbanization on natural habitats, streams, and wetlands is inevitable. Mitigation banks provide an opportunity to at least partially offset this impact.

#### More Efficiency

A mitigation bank is more efficient in that it ensures that a vast consolidated piece of land is recovered or conserved to offset the adverse impact of developers on a lot of small sites. The economies of scale and technological expertise of a mitigation bank make it more efficient not just in terms of cost, but also in terms of the quality of restored acreage.

#### Less Time Lag and Regulatory Ease

It is easier for developers to buy credits from an approved bank than to get regulatory approvals that might otherwise take months to procure. As mitigation banks have already restored units of affected acreage in the process of earning credits, there is little to no time lag between the environmental impact at a service area and its restoration at a bank site.

### Challenges and Concerns

The foremost challenge to the success of mitigation banking is the difficulty encountered by regulatory agencies in correctly assessing ecological loss in economic or monetary terms. The credits offered to mitigation banks have to be appropriately priced and evaluated by regulators, but although these agencies make use of a number of environmental assessment techniques, it is not an easy task to fully capture the economic impact of such damage caused to natural resources.

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### Mitigation Banking Cont.

It is also believed that mitigation banks, as opposed to individual mitigation where developers create their own mitigation sites in the vicinity of acreage destroyed, tend to be located far from the sites of impact, and hence cannot fully replicate the site impacted.

Mitigation bank information retrieved from an article by Vikram Jhawar titled, "Understanding the Basics of Mitigation Banking"

### Commission Information

The York County Forever Commission (YCF) was created by York County Council in 1998, to serve as the county's land conservation organization through promotion and protection of significant natural, cultural, historic, and environmental resources.

For an information packet about how you can protect your land or the personal benefits of donating property or a conservation easement through the York County Forever program, please visit the YCF webpage or contact the York County Planning Department at 803.909.7221.

### Bird Feeder Pine Cones

Unfortunately, YCF was not able to make these pine cones with all of the Earth Day participants this year due to COVID-19. This is a fun and easy craft that everyone can enjoy.

## Make a pine cone bird feeder

Did you know? You can make a big difference for the environment by giving wildlife a helping hand. These pine cone feeders are not only fun to make, but will help local birds in the winter, when food is hard to find.

#### You'll Need:

One (or more!) Pine Cones  
Peanut Butter  
Bird Seed  
String  
Paper Plate

Using some sturdy string, tie a knot around the top of your pine cone, leaving at least 2 feet of extra length for hanging. Next, scoop peanut butter all over your pine cone. Make sure to get a thick layer! Pour bird seed onto a plate and roll your pine cone over the seed until it is covered.

Once you are finished, refrigerate it for at least one hour, then hang it up on a branch or your porch and see who comes to visit!



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