

**Ranking Order of ACE Applicants from FY 2018**

(20 points are needed to qualify for ACE Funding)

Enrollment Date: October 31<sup>st</sup>, 2017

<b>Applicant</b>	<b>Tax Map</b>	<b>Acres</b>	<b>Tourism</b>	<b>Points</b>	<b>Status</b>
<b>DOLLARD, Laura</b> (Scottsville)	TM 122, Parcel 17	(159.84 acres)	no	27.11	
<b>WALKER, James H.</b> (Red Hill)	TM 100, Parcel 23	(108.82 acres)	no	26.86	
	TM 100, Parcel 23A	( 5.56 acres)			
	<u>TM 100, Parcel 26</u>	<u>( 20.63 acres)</u>			
	Total	(135.01 acres)			
<b>RUDDOCK, Cheryl</b> (Esmont)	TM 119, Parcel 22	(112.91 acres)	no	23.04	
<b>PULLIAM, William R.</b> (Esmont)	TM 127, Parcel 41	(65.05 acres)	yes	<i>incomplete</i>	
<b>TATUM, Elfriede</b> (Barboursville)	TM 36, Parcel 37	(122.361 acres)	yes	<i>withdrawn (4/9/2018)</i>	

**Notes:**

- 1) Though we no longer use tourism funds (the hotel tax), tourism value is determined by the presence of specific elements from the ranking evaluation criteria that have tourism value, including: contains historic resources or lies in a historic district; lies in the primary Monticello viewshed; adjoins a Virginia scenic highway, byway or entrance corridor; lies on a state scenic river; provides mountaintop protection.
- 2) Over the last few years, easements have typically been 20-35% of appraised land value depending on location, suitability for development, and retained building and development rights.

## **ACE Ranking Evaluation Criteria & Points Determination**

Owner: **Broomfield Farm (Dollard)**  
 Property: TM 122, Parcel 17 (159.84 acres)      6 DivR's + 8 DevR's = 14 DR's (1 dwelling)

<u>Ranking Criteria</u>	<u>Determination</u>	<u>Source for Points</u>	<u>Points</u>
Criteria A.1	< ¼ mile of easement	plats/County overlay maps	2.00
Criteria A.2	159.84 acres	RE Assessor's Office	3.32
Criteria B.1	no	landowner	0.00
Criteria B.3	11 usable DR's eliminated	Zoning & Planning Departments	5.50
Criteria C.1	not in mountains	County overlay maps	0.00
Criteria C.2	no	landowner	0.00
Criteria C.3	1,215 feet on Glendower Road 1,950 feet on Blenheim Road	County tax map/plats	5.17
Criteria C.4	yes – Southern Albemarle RHD	DHR	3.00
Criteria C.5	no	DCR Division of Natural Heritage	0.00
Criteria C.6	142 acres of “prime” farm/forest	County Soil Survey	2.84
Criteria C.7	Totter Creek watershed	County overlay maps	3.00
Criteria C.8	no	plat/survey/County overlay maps	0.00
Criteria C.9	850 feet on 2 perennial streams (>50' wide riparian buffer)	landowner	1.28
Criteria C.10	underground aquifer	County Engineering Department	1.00
Criteria C.11	no	County overlay maps	0.00
Criteria C.12	no	landowner/DOF	0.00
<u>Criteria D.1</u>	<u>none</u>	<u>based on AGI &amp; income grid</u>	<u>0.00</u>
Point Total			27.11

DCR = Department of Conservation & Recreation; DHR = Department of Historic Resources; SH = Scenic Highway;  
 EC = entrance corridor; SR = State Road; CE = Conservation Easement; SFRR = South Fork Rivanna River watershed;  
 SWMHD = Southwest Mountains Historic District.

DivR's = 21 acre lots; DevR's = 2 acre by-right lots

**Notes:** The Dollard property consists of one parcel. A smaller parcel with the main residence (ca. 1890) was excluded in this application. The landowners (2 daughters of Laura Dollard) want to reserve the right to divide the property one time and have no more than 3 dwellings on it.

## ACE Ranking Evaluation Criteria & Points Determination

Owner:	<b>WALKER, James H.</b>		
Property:	TM 100, Parcel 23	(108.82 acres)	4 DivR's + 4 DevR's = 8 DR's (0 dwelling)
	TM 100, Parcel 23A	( 5.56 acres)	0 DivR's + 1 DevR's = 1 DR's (1 dwelling)
	TM 100, Parcel 26	( 20.63 acres)	0 DivR's + 5 DevR's = 5 DR's (0 dwelling)
	Total	(135.01 acres)	4 DivR's + 10 DevR's = 14 DR's (1 dwelling)

Ranking Criteria	Determination	Source for Points	Points
Criteria A.1	no	plats/County overlay maps	0.00
Criteria A.2	135.01 acres	RE Assessor's Office	2.70
Criteria B.1	no	landowner	0.00
Criteria B.2	11 usable DR's eliminated	Zoning & Planning Departments	5.50
Criteria C.1	not in mountains	County overlay maps	0.00
Criteria C.2	yes (hay and cattle)	landowner	3.00
Criteria C.3	3,850 feet on Red Hill Road (SR 708)	County tax map/plats	3.85
Criteria C.4	no	DHR	0.00
Criteria C.5	no	DCR Division of Natural Heritage	0.00
Criteria C.6	86 acres of "prime" forestland	County Soil Survey	1.71
Criteria C.7	no	County overlay maps	0.00
Criteria C.8	no	plat/survey/County overlay maps	0.00
Criteria C.9	7,100 feet on North Fork of Hardware River & 2 streams (>35' wide riparian buffers)	landowner	7.10
Criteria C.10	n/a	County Engineering Department	0.00
Criteria C.11	no	County overlay maps	0.00
Criteria C.12	no	landowner/DOF	0.00
Criteria D.1	70% payment	based on AGI & income grid	3.00
Point Total			26.86

DHR = Dept. of Historic Resources; DCR = Depart. of Conservation & Recreation; SH = Scenic Highway; EC = entrance corridor; SFRR = South Fork Rivanna River watershed; DivR's = 21 acre lots; DevR's = 2 acre by-right lot

**Notes:** The Walkers want to reserve the right to divide the property one time and have no more than 3 dwellings on it. In addition, they want to exclude livestock from the North Fork of the Hardware River and 2 perennial streams.

## **ACE Ranking Evaluation Criteria & Points Determination**

Owner: **Ruddock, Cheryl**  
 Property: TM 119, Parcel 22 (112.91 acres) 5 DivR's + 4 DevR's = 9 DR's (2 dwellings)

<u>Ranking Criteria</u>	<u>Determination</u>	<u>Source for Points</u>	<u>Points</u>
Criteria A.1	none	plats/County overlay maps	0.00
Criteria A.2	112.91 acres	RE Assessor's Office	2.26
Criteria B.1	yes	landowner	3.00
Criteria B.2	7 usable DR's eliminated	Zoning & Planning Departments	3.50
Criteria C.1	not in mountains	County overlay maps	0.00
Criteria C.2	yes (some farming)	landowner	3.00
Criteria C.3	1,215 feet on SR 717	County tax map/plats	3.22
Criteria C.4	no (surrounded by SoARHD)	DHR	0.00
Criteria C.5	no	DCR Division of Natural Heritage	0.00
Criteria C.6	44 acres "prime" farm/woodland	County Soil Survey	0.86
Criteria C.7	no	County overlay maps	0.00
Criteria C.8	no	plat/survey/County overlay maps	0.00
Criteria C.9	4,800 feet on 3 woodland streams (>50' wide riparian buffers)	landowner	7.20
Criteria C.10	n/a	County Engineering Department	0.00
Criteria C.11	no	County overlay maps	0.00
Criteria C.12	no	landowner/DOF	0.00
Criteria D.1	no	based on AGI & income grid	0.00
Point Total			23.04 points

PEC = Piedmont Environmental Council; VOF = Virginia Outdoors Foundation; TNC = The Nature Conservancy  
 DCR = Department of Conservation & Recreation; SH = Scenic Highway; EC = entrance corridor; SR = State Road;  
 CE = Conservation Easement; SFRR = South Fork Rivanna River watershed; SWMHD = Southwest Mountains  
 Historic District.

DivR's = 21 acre lots; DevR's = 2 acre by-right lots

**Notes:** There is currently a doublewide dwelling (2,656 ft<sup>2</sup>) and improved cabin (643 ft<sup>2</sup>) on the property; she wants to be able to divide the property one time and have a total of two dwellings; she wants >50' wide buffers on 3 perennial woodland streams.

## ACE Ranking Evaluation Criteria & Points Determination

Owner: **Pulliam, William R.**  
 Property: TM 127, Parcel 41 (65.05 acres) *3 DivR's + 0 DevR's = 3 DR's (1 dwelling)*

<u>Ranking Criteria</u>	<u>Determination</u>	<u>Source for Points</u>	<u>Points</u>
Criteria A.1	1,155 feet adjoining Wildlife Foundation of Virginia	plats/County overlay maps	4.31
Criteria A.2	65.05 acres	RE Assessor's Office	1.30
Criteria B.1	no	landowner	0.00
Criteria B.2	2 usable DR's eliminated	Zoning & Planning Departments	1.00
Criteria C.1	not in mountains	County overlay maps	0.00
Criteria C.2	yes (lease barn for horses)	landowner	3.00
Criteria C.3	725 feet on Route 6 (Irish Road)	County tax map/plats	3.21
Criteria C.4	yes (Southern Albemarle RHD)	DHR	3.00
Criteria C.5	no	DCR Division of Natural Heritage	0.00
Criteria C.6	34 acres "prime" farmland	County Soil Survey	0.68
Criteria C.7	no	County overlay maps	0.00
Criteria C.8	no	plat/survey/County overlay maps	0.00
Criteria C.9	1,200 feet on 1 perennial stream (>50' wide riparian buffers)	landowner	1.80
Criteria C.10	n/a	County Engineering Department	0.00
Criteria C.11	no	County overlay maps	0.00
Criteria C.12	no	landowner/DOF	0.00
<u>Criteria D.1</u>	<u>no</u>	<u>based on AGI &amp; income grid</u>	<u>0.00</u>
Point Total			18.32 points

PEC = Piedmont Environmental Council; VOF = Virginia Outdoors Foundation; TNC = The Nature Conservancy  
 DCR = Department of Conservation & Recreation; SH = Scenic Highway; EC = entrance corridor; SR = State Road;  
 CE = Conservation Easement; SFRR = South Fork Rivanna River watershed; SWMHD = Southwest Mountains  
 Historic District.

DivR's = 21 acre lots; DevR's = 2 acre by-right lots

**Notes:** Because the property did not score enough points to be eligible, Ron is in the process of trying to acquire some additional development rights/parcels to reach the threshold. Until he does this, I consider his application *incomplete*.

## **ACE Ranking Evaluation Criteria & Points Determination – APPLICATION WITHDRAWN**

Owner: **Tatum, Elfriede**  
Property: TM 36, Parcel 37 (122.361 acres) 5 DivR's + 3 DevR's = 8 DR's (2 dwellings)

<u>Ranking Criteria</u>	<u>Determination</u>	<u>Source for Points</u>	<u>Points</u>
Criteria A.1	none	plats/County overlay maps	0.00
Criteria A.2	122.361 acres	RE Assessor's Office	2.45
Criteria B.1	no	landowner	0.00
Criteria B.2	6 usable DR's eliminated	Zoning & Planning Departments	3.00
Criteria C.1	74 acres in SW Mountains MOD 10 acres of ridge area boundary	County overlay maps	2.46
Criteria C.2	yes (forestry)	landowner	3.00
Criteria C.3	425 feet on SR 608	County tax map/plats	2.42
Criteria C.4	yes (SWMRHD)	DHR	3.00
Criteria C.5	no	DCR Division of Natural Heritage	0.00
Criteria C.6	79 acres "prime" woodland	County Soil Survey	1.58
Criteria C.7	no	County overlay maps	0.00
Criteria C.8	no	plat/survey/County overlay maps	0.00
Criteria C.9	1,600 feet on 2 streams (>50' wide riparian buffers)	landowner	2.40
Criteria C.10	n/a	County Engineering Department	0.00
Criteria C.11	no	County overlay maps	0.00
Criteria C.12	no	landowner/DOF	0.00
<u>Criteria D.1</u>	<u>no</u>	<u>based on AGI &amp; income grid</u>	<u>0.00</u>
Point Total			20.31 points

PEC = Piedmont Environmental Council; VOF = Virginia Outdoors Foundation; TNC = The Nature Conservancy  
DCR = Department of Conservation & Recreation; SH = Scenic Highway; EC = entrance corridor; SR = State Road;  
CE = Conservation Easement; SFRR = South Fork Rivanna River watershed; SWMHD = Southwest Mountains  
Historic District.

DivR's = 21 acre lots; DevR's = 2 acre by-right lots

**Notes:** Property has two dwellings: a main house (1,278 ft<sup>2</sup>) and a cottage; also a pool w/ pool house

### **Sec. A.1-103. Definitions and construction.**

A. The following definitions shall apply in the interpretation and implementation of the ACE program:

(5) *Family member.* The term “family member” means a great grandparent or any natural or legally defined descendant of a great grandparent of an owner, or any spouse of a great grandparent or of any natural or legally defined descendant of a great grandparent of an owner.

### **Sec. A.1-108. Ranking criteria.**

In order to effectuate the purposes of the ACE program, parcels for which conservation easement applications have been received shall be ranked according to the criteria and the point values assigned as provided below. Points shall be prorated and rounded to the first decimal.

#### **A. *Open-space resources.***

1. The parcel adjoins an existing permanent conservation easement, a national, state or local park, or other permanently protected open-space: two (2) points, with one (1) additional point for every five hundred (500) feet of shared boundary; or the parcel is within one-quarter (1/4) mile of, but not adjoining, an existing permanent conservation easement, a national, state or local park, or other permanently protected open-space: two (2) points.

2. Size of the parcel: zero (0) points for parcels of less than fifty (50) acres; one (1) point for parcels of at least fifty (50) acres; one (1) additional point for each fifty (50) acres over fifty (50) acres; one (1) additional point for each fifty (50) acres over two hundred (200) acres.

#### **B. *Threat of conversion to developed use.***

1. The parcel is threatened with forced sale or other hardship: three (3) points.

2. The number of division rights to be eliminated on the parcel: one-half (1/2) point for each division right to be eliminated, which shall be determined by subtracting the number of retained division rights from the number of division rights.

#### **C. *Natural, cultural and scenic resources.***

1. Mountain protection: one (1) point for each fifty (50) acres in the mountain overlay district, as delineated in the Comprehensive Plan; an additional one (1) point may be awarded for each twenty (20) acres within a ridge area boundary. For purposes of this section, the term “ridge area boundary” means the area that lies within one hundred (100) feet below designated ridgelines shown on county mountain overlay district elevation maps. The deed restriction set forth in section A.1-109(B)(1) shall apply if the parcel is eligible for points under this criterion.

2. Working family farm, including forestry: five (5) points if at least one family member’s principal occupation and income (more than half) is farming or foresting the parcel; three (3) points if at least one family member has as a secondary occupation farming or foresting the parcel so that it is eligible for or subject to land use taxation as land devoted to agriculture, horticulture or forest use under

Albemarle County Code § 15-800 *et seq.*; one (1) additional point if the parcel is certified as a Virginia Century Farm by the Virginia Department of Agriculture and Consumer Services.

3. The parcel adjoins a road designated either as a Virginia scenic highway or byway, or as an entrance corridor under section 30.6.2 of Chapter 18 of the Albemarle County Code: two (2) points, with one (1) additional point for each six hundred (600) feet of road frontage if the parcel is subject to a deed restriction as provided herein; otherwise, one (1) point for each one thousand (1000) feet of road frontage; the parcel adjoins a public road: two (2) points, with one (1) additional point for each one thousand (1000) feet of road frontage; or, the parcel is substantially visible from, but is not contiguous to, a public road designated either as a Virginia scenic highway or byway, or as an entrance corridor under section 30.6.2 of Chapter 18 of the Albemarle County Code: two (2) points. The deed restriction set forth in section A.1-109(B)(2) shall apply if the parcel is eligible for points for adjoining a Virginia scenic highway or byway.

4. The parcel contains historic resources: three (3) points if it is within a national or state rural historic district or is subject to a permanent easement protecting a historic resource; two (2) points if the parcel is within the primary Monticello viewshed, as shown on viewshed maps prepared for Monticello and in the possession of the county; two (2) points if the parcel contains a site of archaeological or architectural significance as determined by a qualified archaeologist or architectural historian under the United States Department of Interior's professional qualification standards. The deed restriction set forth in section A.1-109(B)(4) shall apply if the parcel is eligible for points under this criterion.

5. The parcel contains an occurrence listed on the Virginia Natural Heritage Inventory or a qualified biologist submitted documentation of an occurrence of a natural heritage resource to the program administrator and the Virginia Division of Natural Heritage on behalf of the owner: five (5) points.

6. The parcel contains capability class I, II or III soils ("prime soils") for agricultural lands or ordination symbol 1 or 2 for forest land, based on federal natural resources conservation service classifications found in the United States Department of Agriculture Soil Survey of Albemarle County, Virginia: one (1) point for each fifty (50) acres containing such soils to a maximum of five (5) points.

7. The parcel is within the South Fork Rivanna Reservoir Watershed, the Chris Greene Lake Watershed, the Ragged Mountain Reservoir Watershed, or the Totier Creek Reservoir Watershed: three (3) points; or the parcel adjoins the Ivy Creek, Mechums River, Moormans River, Rocky Creek (of the Moormans River), Wards Creek (of the Moormans River), Buck Mountain Creek, South Fork Rivanna River, North Fork Rivanna River, Swift Run (of the North Fork Rivanna River), Lynch River (of the North Fork Rivanna River), Hardware River, Rockfish River, James River, any waters designated as "Exceptional Waters" by the Virginia Water Control Board, any public water supply reservoir or emergency water supply reservoir: one-half (1/2) point for each one thousand (1000) feet of frontage.

8. The parcel adjoins a waterway designated as a state scenic river: one-half (1/2) point for each one thousand (1000) feet of frontage. The deed restriction set forth in section A.1-109(B)(3) shall apply if the parcel is eligible for points under this criterion.

9. If the owner voluntarily offers in his application to place the parcel in a permanent easement that establishes or maintains buffers adjoining perennial or intermittent streams, as those terms are defined in Chapter 17 of the Albemarle County Code or if the parcel is subject to such an existing permanent easement: one (1) point for each one thousand (1000) linear feet of buffer that is between at least thirty-five (35) and fifty (50) feet wide; one and one-half (1 ½) points for each one thousand (1,000) linear



feet of buffer that is at least fifty (50) feet but less than one hundred (100) feet wide; two (2) points for each one thousand (1000) linear feet of buffer that is at least one hundred (100) feet wide.

10. The parcel is within a sensitive groundwater recharging area identified in a county-sponsored groundwater study: one (1) point.

11. The parcel is within an agricultural and forestal district: two (2) points.

12. The parcel is subject to a professionally prepared Forestry Stewardship Management Plan approved by the Virginia Department of Forestry: one (1) point.

D. *County fund leveraging.* State, federal or private funding identified to leverage the purchase of the conservation easement: one (1) point for each ten (10) percent of the purchase price for which those funds can be applied.