

CLARKE COUNTY
CONSERVATION EASEMENT AUTHORITY
Property Resource Score

June 2002, amended May 2007

The Authority evaluates parcel(s) proposed for conservation easement based on criteria that scores the property for its agricultural, natural, scenic, and historic resource value. Scoring is based on a scale of 0-100. 50% of score is derived from the Clarke County Land Evaluation & Site Assessment (LESA), which determines the agricultural (or forestry) potential of a property. 50% is based on natural, scenic, and historic resources.

LESA Score

Maximum points: 50

The Land Evaluation and Site Assessment (LESA) Score rates the agricultural value of a property based on:

1. Soils,
2. Property Size,
3. Consistency with County Land Use Plan,
4. Adjacent Land Uses,
5. Adjacency to water and sewer lines, roads, and utility easements and Zoning/Subdivision status,
6. Adjacency to areas protected for agriculture,
7. Distances to towns or villages, and
8. Availability of water.

The conventional maximum LESA score is 100. For the purposes of rating property for conservation easement, the score is divided by one half and comprises half the total score. For open land, the soils are rated based on their potential for grazing. For forested properties, the soils are rated based their potential for growing specific varieties of trees.

Natural, Scenic, and Historic Resources Score

Maximum points: 55

1. Number of Dwelling Unit Rights	5 points for each extinguished DUR
2. Within Prospect Hill Spring drainage basin or a wetland identified by the National Wetlands Inventory	1 point per each 2 acres in area
3. Adjacent to the Shenandoah River, Opequon Creek or to parcels containing the Appalachian Trail, the State Arboretum of Virginia, or under permanent open space easement	2 points per 1/10 mile of frontage
4. Adjacent to a perennial stream (other than the Shenandoah or Opequon)	1 point per 1/10 mile of frontage
5. Contains a perennial spring or sinkhole	10 points
6. Located within designated groundwater recharge area	5 points
7. Contains habitats of threatened or endangered species as identified by the Virginia Department of Conservation and Recreation or the U.S. Fish and Wildlife Service	15 points
8. Frontage on Primary Highways or Virginia Designated Scenic Byways	1 point per 1/10 mile of frontage
9. Ashby Gap and Snickers Gap Gateway Area or area of slopes greater than 25%	1 point per each 2 acres in area (or portion)
10. Historic Resources	(property can score in only one category)
a. National Historic Landmark	20 points
b. A structure (or site) listed on the National Register of Historic Places	15 points
c. Contributing structure in a district listed on the National Register	12 points
d. A structure determined eligible for listing on the National Register by the Virginia Department of Historic Resources	9 points
e. A structure determined eligible for listing on the National Register by the Clarke County Historic Preservation Commission either individually or as a contributing structure in a possible district	6 points
11. Preservation of Family Farm	
- Parcel has been owned by members of the same family,	
a. for over 50 years	10 points
b. for 30 to 50 years	5 points
c. for 20 to 30 years	3 points