

PURCHASE OF DEVELOPMENT RIGHTS (PDR) 2017 APPLICATION ROUND



Board of Supervisors
June 5, 2018

Background

- Board of Supervisors established PDR program in 2007
- Application rounds in 2009 and 2013
 - easement acquisition on 6 properties totaling 450 acres
 - total development rights retired = 115
- Application rounds are based on availability of funds
- New application round opened in 2017, with 11 applications

PDR Program Process

- Landowners submit application
- Properties are ranked using specific criteria (Chap. 22A of County Code)
- PDR Committee reviews and makes recommendations to Board based on rankings
- Board recommends properties for easement acquisitions, based on funding

Current Funding

- \$992,000 available from FY2018 (as of April)
- Additional rollback funds likely by end of FY2018
- Potential for 50% matching funds through various State and Federal agencies

Board Consideration

- Prioritize 2017 applications for easement acquisitions
- Authorize matching grant applications, with first applications due July 1
- Consider additional properties as additional funds become available



2017 PDR Applications in Red



Ranking Criteria

- 5 categories, total 270 points
 - Quality of parcel (productivity capability)
 - Maximum 90 points
 - Likelihood of development
 - Maximum 90 points
 - Circumstances supporting agriculture
 - Maximum 40 points
 - Environmental and aesthetic quality
 - Maximum 30 points
 - Cultural resources
 - Maximum 20 points

2017 Applications in Order of Ranking

Rank	Property	Election District	Acreage	Zoning	Dev't Rights	Purchase Price	County Cost	Proposed Matching Funds	Score out of 270
1	Harris	Hartwood	122.17	A-1	36	900,000	450,000	450,000	195
2	Moore	George Washington	82.68	A-1	19	475,000	237,500	237,500	179
3	Secrest	George Washington	58	A-1	15	375,000	187,500	187,500	147
4	Shelton	Hartwood	81.78	A-1	19	475,000	237,500	237,500	145
5	Beach	Hartwood	32.84	A-1	9	225,000	112,500	112,500	142
6	Littlejohn	George Washington	49	A-1/A-2	26	650,000	325,000	325,000	138
7	Jones	George Washington	76.1	A-1	15	375,000	187,500	187,500	137
8	Snyder	Hartwood	45.76	A-1	9	225,000	112,500	112,500	123
9	Johnson	George Washington	21.68	A-1	6	150,000	75,000	75,000	104
10	Caton	Hartwood	30.87	A-1	7	175,000	87,500	87,500	102
11	Petley	Aquia	54	A-1	12	300,000	150,000	150,000	101
	TOTALS		654.88		173	4,325,000	2,162,500	2,162,500	

Scenarios for Easement Acquisition

1) As ranked by PDR Committee,
and presented to CEDC in April

Rank	Property	Election District	Acreage	Zoning	No. of Devt. Rights	Cost to Purchase Easement	County Cost	Comments
1	Harris	Hartwood	122.17	A-1	36	900,000	450,000	
2	Moore	George Washington	82.68	A-1	19	475,000	237,500	
3	Secrest	George Washington	58	A-1	15	375,000	187,500	Purchase contract with developer valid through September, 2018
5	Beach	Hartwood	32.84	A-1	9	225,000	112,500	Located in REPI target area
	Totals		295.69		79	\$1,975,000	\$987,500	

Scenarios for Easement Acquisition

2) Prioritize Properties with Extenuating Circumstances

Rank	Property	Election District	Acreage	Zoning	No. of Devt. Rights	Cost to Purchase Easement	County Cost	Comments
3	Secrest	George Washington	58	A-1	15	375,000	187,500	Purchase contract with developer
5	Beach	Hartwood	32.84	A-1	9	225,000	112,500	Located in REPI target area
10	Caton	Hartwood	30.87	A-1	7	175,000	87,500	Located in REPI target area
1	Harris	Hartwood	122.17	A-1	36	900,000	450,000	
8	Snyder	Hartwood	45.76	A-1	9	225,000	112,500	
	Totals		289.64		76	\$1,900,000	\$950,000	

Scenarios for Easement Acquisition

3) From lowest to highest cost

Rank	Property	Election District	Acreage	Zoning	No. of Devt. Rights	Cost to Purchase Easement	County Cost	Comments
9	Johnson	George Washington	21.68	A-1	6	150,000	75,000	
10	Caton	Hartwood	30.87	A-1	7	175,000	87,500	Located in REPI target area
5	Beach	Hartwood	32.84	A-1	9	225,000	112,500	Located in REPI target area
8	Snyder	Hartwood	45.76	A-1	9	225,000	112,500	
11	Petley	Aquia	54	A-1	12	300,000	150,000	
3	Secrest	George Washington	58	A-1	15	375,000	187,500	Purchase contract with developer valid through September, 2018
7	Jones	George Washington	76.1	A-1	15	375,000	187,500	
	Totals		319.25		73	\$1,825,000	\$912,500	

Additional CEDC Recommendation

- Consider changes to ordinance for future application rounds
- Changes would not affect 2017 applications

