



STAFFORD COUNTY PUBLIC INFORMATION MEETING

PURCHASE OF DEVELOPMENT RIGHTS (PDR) PROGRAM



July 19, 2017

What is a PDR Program?

- Voluntary program
- County pays land owners to restrict residential development on their land
- Owner retains ownership, can reside on property, continue farm or timber operations, or related uses
- Perpetual easement placed on property
- Property may be sold, but easement and restrictions remain

Benefits of PDR program

- Preserves farmland and open space
- Reduces need for public services and infrastructure in rural areas
- Offers landowner alternative to selling
- Potential state tax credits or federal tax deductions



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

Current Funding

- \$800,000 available
- Funds generated through rollback tax program
- Potential for matching funds through various State and Federal agencies



Eligibility Requirements

- Property zoned A-1 or A-2, minimum 20 acres
 - Contiguous properties can be combined to achieve 20-acre minimum
- Property able to be subdivided
- Property has capability of supporting agricultural or forestal use



PDR Program Process

- Landowners submit application by September 15
 - Application is voluntary
 - Submission of application does NOT bind landowner to participate
- Properties are ranked using specific criteria
 - Criteria found in Chapter 22A of County Code
- Property scoring sent to applicant
- PDR Committee reviews and makes recommendations to Board

PDR Program Process (cont.)

- Number of development rights determined for each property
 - Available funding determines number of development rights purchased
 - Money and applications could carry over to future years
- Terms of easement agreed upon
- County pays applicant
- Easement recorded



Application

- Signed by all owners
- Applicant provides:
 - Basic property information
 - Copy of deed and survey
 - Lien information, i.e. mortgage
 - Info on agriculture/silviculture activities
 - Current management plans, easements or restrictions
 - List of structures and their uses
 - Photographs (optional)



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

Determining Development Rights

- A development right is equivalent to a buildable lot
- County pays \$25,000 per development right
- Formula determines number of development rights

Formula for A-1 Properties:

Property Size – (5% ROW dedication + Hydric Soils + 25% slopes) ÷ 3 (acres) = Number of Development Rights

*Note: A-2 properties are divided by 1 acre

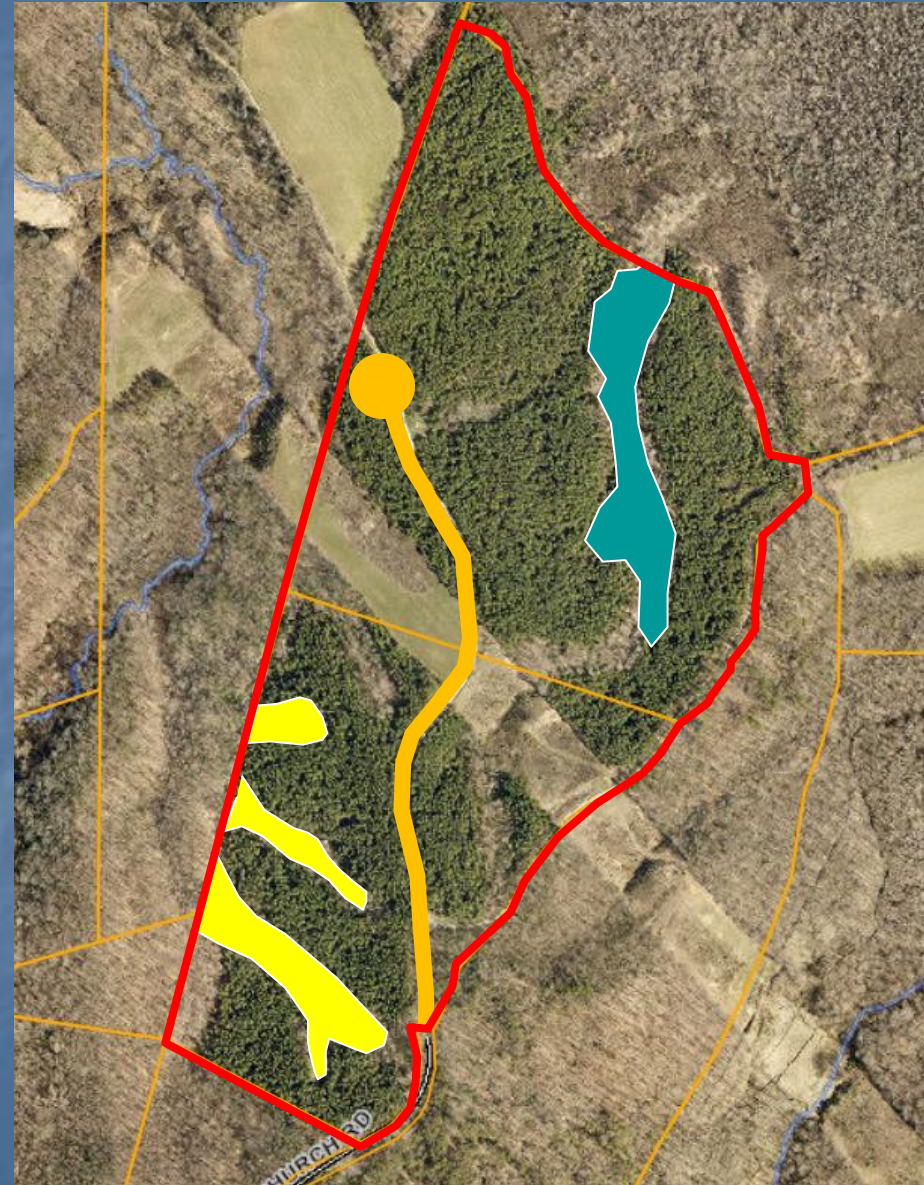
60 acres – (3 acres hydric soils/steep slopes) – (3 acres r/w) ÷ (3 acres)
= 18 development rights

EXAMPLE:

- 60-acre parcel
- 54 acres developable land
- 18 development rights
- \$25,000/dev. right

County pays landowner:

**18 development rights
X \$25,000 = \$450,000**



Additional information

- Easement spells out any restrictions
- Easement held by County, with possible land trust co-holder
- Annual monitoring conducted by County or designee to ensure compliance with easement



Steps for Landowners

- **Step 1:** Contact your accountant/attorney/advisor to determine if program is right for you
- **Step 2:** Contact PDR administrator with questions
- **Step 3:** Submit application and associated paperwork by September 15, 2017
- **Step 4:** Work with PDR administrator throughout process

QUESTIONS?



www.staffordcountyva.gov

Departments/Planning and
Zoning page, click Purchase of
Development Rights



Kathy Baker or
Joe Fiorello
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