

**JAMES CITY COUNTY**  
**Purchase of Development Rights Program**  
 Department of Community Services  
 5249 Olde Towne Road  
 Williamsburg, Virginia 23188  
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**PURCHASE OF DEVELOPMENT RIGHTS PROGRAM**  
**RANKING SHEET**

(Version: 01/09/02)  
 (Modified:04/24/04)

**Open Period:**            **June 1, 2004 – July 31, 2004**  
**Property Owner:**  
**Tax Map No.:**  
**Total Points:**  
**Ranking:**

TO BE ELIGIBLE FOR THE PDR PROGRAM, A PROPERTY MUST MEET THE FOLLOWING CRITERIA:

Eligibility for PDR Program:

Parcel in permanent open space is consistent with James City County's Comprehensive Plan?         Yes         No

The proposed easement terms are consistent with the PDR Criteria for Easement Terms?         Yes         No

Parcel is located in James City County?         Yes         No

RANKING CRITERIA POINT SYSTEM	Points Available	Points Earned	Notes
<b>A. OPEN SPACE RESOURCES</b> (40 max. pts.) 1. Percentage of parcel in open land areas zoned A-1: a. 75% or more    = 20 pts. b. 50 - 74%       = 15 pts. c. 20 - 49%       = 10 pts. d. Less than 20% = 0 pts.	20 PTS.		

<b>RANKING CRITERIA POINT SYSTEM</b>	<b>Points Available</b>	<b>Points Earned</b>	<b>Notes</b>
2. Size of Parcel a. 25.0 - 49.99 acres = 4 pts b. 50.0 - 99.99 acres = 6 pts c. 100.0 - 199.99 acres = 8 pts d. 200.00 or more = 10 pts	10 PTS.		*max. at 200 ac.
3. Parcel is contiguous with an existing permanent conservation easement, a national, state or local park, or other permanently protected open-space.	10 PTS.		
4. Parcel is within 1/4 mile, but not contiguous, of an existing permanent conversation easement, a national, state or local park.	*5 PTS.		
<b>B. FARMLAND RESOURCES</b> (37 max. pts.) 1. Parcel contains active farmland with a majority zoned A-1. <i>(Active Farmland: cropland or pastureland that has been harvested or grazed during the preceding year or in 3 out of previous 5 years)</i> * 2 points per 10 acres or fraction thereof with a limit of 20 total points.	20 PTS.		*max. at 100 ac.
2. Owner has implemented or agrees to implement any of the following Soil and Water Quality Conservation Plan Categories approved by the Colonial Soil and Water Conservation District (2 pts. for each category): - Nutrient Management Plan - Conservation Tillage - Grazing Land Protection - Cover Crops - Structural Practices - Streambank Protection	12 PTS.		
3. Parcel has a Soil and Water Quality Conservation Plan that has been approved and meets James City County Code and Chesapeake Bay Act requirements.	5 PTS.		

<p><b>C. ENVIRONMENTAL AREA RESOURCES</b> (30 max. pts.)</p> <p>1. Parcel contains an occurrence of a plant or animal species listed as rare or endangered on Va. Natural Heritage Inventory, or a portion of the parcel is within a primary or secondary ecological boundary as described in the "Natural Heritage Technical Report Number 93-4".</p>	15 PTS.		
<p><b>RANKING CRITERIA POINT SYSTEM</b></p>	<b>Points Available</b>	<b>Points Earned</b>	<b>Notes</b>
<p>2. Parcel is contiguous with the James, York or Chickahominy Rivers, or with a tidal stream or tidal marsh, or with property containing a public reservoir:</p> <p style="padding-left: 40px;">a. 1000 feet or more    15 pts. b. Less than 1000 feet    12 pts.</p>	15 PTS.		
<p>3. Parcel is within 1/4 mile, but not contiguous with the James, York or Chickahominy Rivers, or with a tidal stream or tidal marsh, or with property containing a public reservoir.</p>	*8 PTS.		
<p><b>D. COMMUNITY CHARACTER CORRIDOR RESOURCES</b> (25 max. pts.)</p> <p>1. Parcel is contiguous with a road designated as either a Virginia Scenic highway or byway or as a Community Character Corridor as designated by the James City County Comprehensive Plan.</p> <p style="padding-left: 40px;">a. 1000 feet or more    25 pts. b. Less than 1000 feet    20 pts.</p>	25 PTS.		
<p>2. Parcel is within 1000 feet, but not contiguous, of a road designated as either a Virginia Scenic highway or byway or as a Community Character Corridor as designated by the James City County Comprehensive Plan.</p>	*12 PTS.		
<p><b>E. NATURAL, CULTURAL AND SCENIC RESOURCES</b> (40 max. pts.)</p> <p>1. Majority of parcel is outside the primary service area.</p>	15 PTS.		
<p>2. Parcel contains class I, II, or III soils based on USDA Natural Resources Conservation Service Land Capability Classes as described in the USDA Soil Survey of James City County.</p> <p style="padding-left: 40px;">* 3/4 point per 10 acres or fraction thereof with a limit of 15 total points.</p>	15 PTS.		*max. at 200 ac.

<p>3. Parcel contains historic resources:  <i>(Select highest point category)</i></p> <p>a. Parcel is within a national or state historic / archaeological district or contains a natural or state historic landmark = 10 pts.</p> <p>b. Parcel contains areas of archeological significance as deemed by a qualified archeologist who meets the qualifications set forth in the U.S. Department of Interior's Professional Qualification Standards = 8 pts.</p>	10 PTS.		
<p><b>RANKING CRITERIA POINT SYSTEM</b></p>	<p><b>Points Available</b></p>	<p><b>Points Earned</b></p>	<p><b>Notes</b></p>
<p>4. Parcel is contiguous with a public road not designated as either a Virginia scenic highway or byway or as a Community Character Corridor as designated by the James City County Comprehensive Plan, and did not receive points under D-2.</p> <p>a. 1000 feet or more      8 pts.</p> <p>b. Less than 1000 feet      6 pts.</p>	*8 PTS.		
<p><b>F. CONVERSION TO DEVELOPED USE</b>  (31 max. pts.)</p> <p>1. Acreage suitable for conversion to a developed use (determined by PDR Administrator and based on slope and soil type).  * 1.5 points per 10 acres or fraction thereof with a limit of 15 total points.</p>	15 PTS.		*max. at 100 ac.
<p>2. Parcel is threatened (development would be inconsistent with James City County goals and objectives).</p>	8 PTS.		
<p>3. Parcel is accessible by present or future external and internal roadways as determined by PDR Administrator.</p> <p>a. accessible      8 pts.</p> <p>b. moderately accessible      4 pts.</p> <p>c. difficult accessibility      0 pts.</p>	8 PTS.		

<p><b>G. PROPERTY OWNER VOLUNTARY DONATIONS AND RESTRICTIONS</b> (42 max. pts.)</p> <p>1. Purchase price is leveraged or below market value using other funding sources including but not limited to state, federal, foundation funding, or private, landowner donations.</p> <p style="padding-left: 40px;">a. One (1) point for each five (5) percent of purchase price leveraged or below market value.</p>	20 PTS.		
<p>2. Landowners have agreed to any of the following restrictions:</p> <ul style="list-style-type: none"> <li>- Timber harvesting restrictions or timber buffers = 10 pts.</li> <li>- No new dwellings may be located on the property = 6 pts.</li> <li>- Parcel shall not be further divided = 3 pts.</li> <li>- No option to reacquire any property rights given = 3 pts.</li> </ul>	22 PTS.		
<p><b>SUB-TOTAL OF POINTS</b></p>	245 PTS.		
<p><b>RANKING CRITERIA POINT SYSTEM</b></p>	<b>Points Available</b>	<b>Points Earned</b>	<b>Notes</b>
<p><b>H. CITIZEN INPUT</b> ( 15 max. pts.)</p> <p>1. Parcel's importance to James City County citizens.</p> <ul style="list-style-type: none"> <li>- PDR committee may add or subtract up to 15 pts.</li> </ul>	15 PTS.		
<p><b>TOTAL POINTS IN THIS RANKING SHEET:</b></p>	260 PTS.		

*This Ranking Sheet provides a priority ranking among the applicants for James City County's PDR Program. The program administrator and the PDR committee shall not recommend to purchase a conservation easement on parcels that receive less than 45 total points on this ranking sheet.*

Version: 01/09/02

Submitted by: \_\_\_\_\_

Edward Overton  
Program Administrator

Date: \_\_\_\_\_

Approved by: \_\_\_\_\_

John T. P. Horne  
Director of Development Management

Date: \_\_\_\_\_

Approved by: \_\_\_\_\_

Sanford B. Wanner  
County Administrator

Date: \_\_\_\_\_