

# Albemarle Conservation Easement Authority

## Easement Donation Proposal Summary

### Property Description

Owner(s)	William S. Coleman
Tax Map – Parcel Numbers	Tax Map 50 Parcel 7
Acreage	21.70 acres
Location	5992 Turkey Sag Road, Keswick, VA 22947

### Minimum Standards

In order for an easement to be considered by the ACEA, the answers to the questions in Table 1 must all be “yes” or “n/a.”

Table 1: Minimum Standards	Response
Standard	
Granted in perpetuity?	Yes
Consistent with Albemarle County Comprehensive Plan?	Yes
Only permits structures or other improvements in locations that avoid impacts to the resources to be protected.	Yes
Eliminates some residential development potential?	Yes – approximately three potential dwellings eliminated
If property is 40 acres or more and proposed density is more than 1 unit per 40 acres, are new dwellings prohibited?	N/A
If property is under 40 acres, are 0-1 dwellings permitted (or no new dwellings if 2 or more already exist)?	No

### Resource-protection Standards

Any easement being considered by the ACEA should include *at least* the minimum number of protection standards listed in the table below. Easement that protect more resources, or that have stronger restrictions, will be stronger candidates. The standards are described in Table A.

Property Size	Density	Minimum number of protection standards to be met (see Table A)
40 acres +	1 unit/40 acres or less	1
40 acres +	More than 1 unit/40 acres	1
Under 40 acres		2

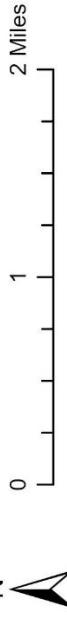
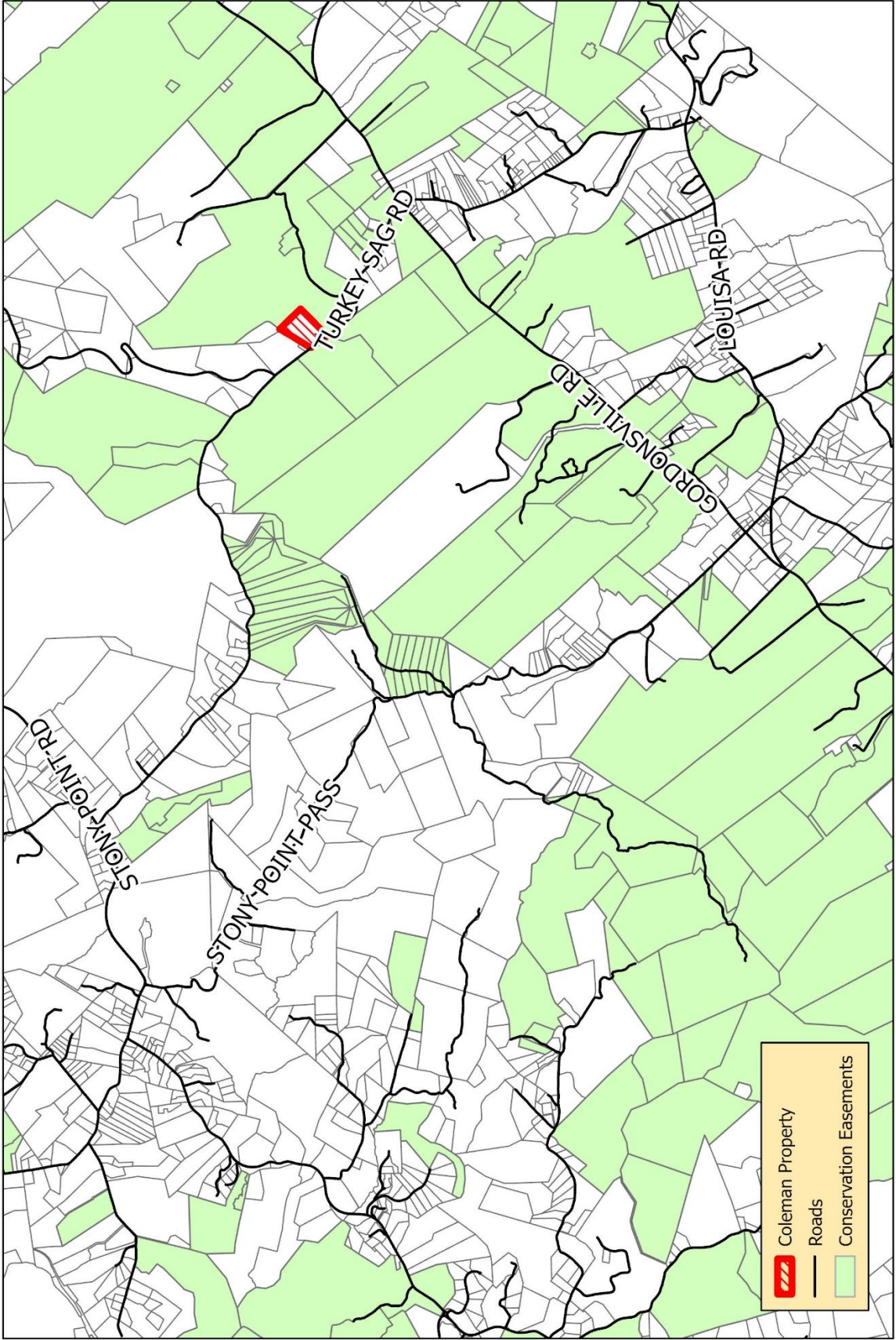
## **Table A: Qualifying Standards for Resource Protection**

The table below identifies resources that the ACEA considers important for protection. The “proposed terms” column describes how those resources will be protected.

<b>Resource To Be Protected</b>	<b>Resources Present &amp; Effects of Proposed Terms</b>
<b>Open Space: Farmland, Forest Land, Natural Resources</b>	
Critical Slopes (areas of slopes of 25% or greater, particularly those uphill of important water resources such as water-supply areas or aquatic habitat)	
Important Stream Valleys, 100-year Floodplain, Perennial Streams	
Sensitive Soils (unsuitable for development due to problems with flooding, wetness, or insufficient depth to bedrock)	
Wetlands	
Virginia Scenic Rivers and County Scenic Streams	
Water Supply Impoundments	
Water Supply Protection Areas	
Mountain Protection Areas	
Farmlands and Productive Soils (parcels of 40 acres or more only)	The property contains approximately 18.3 acres of soils listed as important for agriculture in the Comprehensive Plan. Development restrictions would ensure this resource was preserved for future agricultural production.
Forests (parcels of 40 acres or more only)	
Important Wooded Areas (Development Areas) – designated wooded areas from Open Space Plan only	
State Scenic Highways, Virginia Byways and Entrance Corridors	
Adjacency to existing conservation easements, parks, or other conserved land	The property is surrounded on three sides by existing conservation easements, sharing approximately 2,800 feet of boundary. Placing this parcel under easement would expand the contiguous area of protected lands.
<b>Habitat Protection</b>	
Natural Areas & Habitat	
Wetlands	
<b>Historic Preservation</b>	
Historic Sites and Districts	The main dwelling is listed as contributing to the Southwest Mountains Rural Historic District. It was built circa 1900. Demolition restrictions would preserve the historic character of the District.
Archaeological Sites	
<b>Public Outdoor Recreation</b>	
Trails and Greenway Corridors	
Parkland	

## Summary of Restrictions

<input type="checkbox"/> Subdivisions permitted	No subdivisions.
<input type="checkbox"/> Dwellings permitted, with sizes	<p>No willful demolition of the existing 2,393-square-foot dwelling. Expansion or replacement (in the case of casualty) up to 4,000 square feet of above-ground enclosed living space.</p> <p>One accessory dwelling unit permitted, up to 1,000 square feet of above-ground enclosed living space, to be contained within a farm structure.</p>
<input type="checkbox"/> Other structures permitted, with sizes	<p>Standard terms. Accessory and farm structures up to 2,500 square feet.</p> <p>One existing 216-square-foot shed or its replacement may be converted to a guest cottage furnished for sleeping but not cooking, up to 650 square feet of above-ground enclosed living space.</p> <p>Total structure cap (including dwellings) to be 1% of the parcel size, or approximately 9,450 square feet.</p>
<input type="checkbox"/> Agricultural uses	Standard terms.
<input type="checkbox"/> Forestry uses	Standard terms.
<input type="checkbox"/> Grading and earthmoving	Standard terms.
<input type="checkbox"/> Commercial uses	Standard terms.
<input type="checkbox"/> Riparian Buffers	None (no streams on the property).



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