COUNTY OF ALBEMARLE
Department of Community Development
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Albemarle Conservation Easement Authority

October 22, 2020
4:45pm – Held Online

Agenda

1. Call to Order
2. Approval of Minutes (8/13/20)
3. ACEA202000002 Hanes (revised proposal)
4. ACEA202000010 Guthrie Hall
5. ACEA202000013 Gough
6. ACEA202000006 Detmer
7. New Business
8. Old Business
9. Adjournment

MINUTES OF A MEETING OF THE
ALBEMARLE CONSERVATION EASEMENT AUTHORITY
August 13, 2020 (Thursday)

The Albemarle Conservation Easement Authority met online on August 13th, 2020 at 4:45 p.m.

The meeting was held virtually because of the national, state, and local emergency declarations arising from the COVID-19 pandemic, which made it unsafe for the Authority to meet in person

Members present were:
Sherry Buttrick
Rose Emery
David Emmitt
Jay Fennell, Chair
David Mitchell
John Moore
Jennie More

Members absent were:
Hamilton Moses, III
Peter Taylor, Vice-chair

Staff members present were:
Scott Clark, Senior Planner
Richard Deloria, Senior Assistant County Attorney

Agenda

1. Call to Order
2. Approval of Minutes (7/9/20)
3. ACEA202000005 Liberty Hall Farm Donation Proposal
4. ACEA202000008 Daniel Donation Proposal
5. New Business
6. Old Business
7. Adjournment

1. Call to Order

A quorum of seven was present at 4:45 p.m. when Mr. Fennell called the meeting to order.

Mr. Deloria read the Virtual Meeting Preamble for the ACEA (see attached) regarding the legal authorization for online meetings, and held a roll call of the members, who stated their names and locations.

2. Approval of Minutes (7/9/20)

Ms. Emery moved and Ms. Buttrick seconded to approve the minutes of the 7/9/20 meeting.

The motion passed by a vote of 6:0, with one recusal.

3. **ACEA202000005 Liberty Hall Farm Donation Proposal**
   Mr. Clark presented a proposal for a conservation easement donation on the Liberty Hall Farm property (Tax Map 43, Parcels 24A, 24B, 24C; 186.61 acres).

   Based on the staff presentation and their conclusion that the proposal met the Authority's acceptance criteria, Mr. Moore moved and Mr. Emmitt seconded that the Authority accept the proposal and authorize the Chair to sign a deed of easement reflecting the revised terms, provided that the following changes were made:

   - The proposed 500-foot no-structure setback should be increased to 850 feet, and should permit buildings and structures up to 500 square feet.
   - For the "Natural Forest" area,
     - The reference to "timbering" should be changed to "cutting or removal"
     - Restrictions should be added that clearly state that buildings, structures, utilities, and paved roads are not permitted within the Natural Forest area
     - The language referring to the "Existing Cleared Area" should be struck, and that area should be removed from the map
     - The small portion of the Natural Forest area between the "Existing Cleared Area" and the stream should be removed from the Natural Forest area designation, to avoid isolating the cleared area and making it unusable.

   The motion passed by a vote of 7:0.

4. **ACEA202000008 Daniel Donation Proposal**
   Ms. Buttrick recused herself from this item.

   Mr. Clark presented a proposal for a conservation easement donation on the Daniel property (Tax Map 29 Parcel 71, 16.1 acres).

   Based on the staff presentation and their conclusion that the proposal met the Authority's acceptance criteria, Mr. Moore moved and Ms. More seconded that the Authority accept the proposal and authorize the Chair to sign a deed of easement reflecting the revised terms.

   The motion passed by a vote of 5:1, with one recusal.

5. **New Business**
   The Chair invited new business. Their being none, the meeting moved on to the next item.

6. **Old Business**
   The Chair invited old business.

The Chair asked for an update about the enforcement situation on the Pluger property (TMP 40-10). Mr. Clark reported on CDD Code Enforcement staff's recent contact with the landowner, and the landowner's statement that he had not received the Authority's letter. Mr. Clark said that he would re-send the letter with a return receipt.

7. Adjournment

Ms. Emery moved to adjourn. The motion passed unanimously. The Authority adjourned the meeting at 6:25 p.m.

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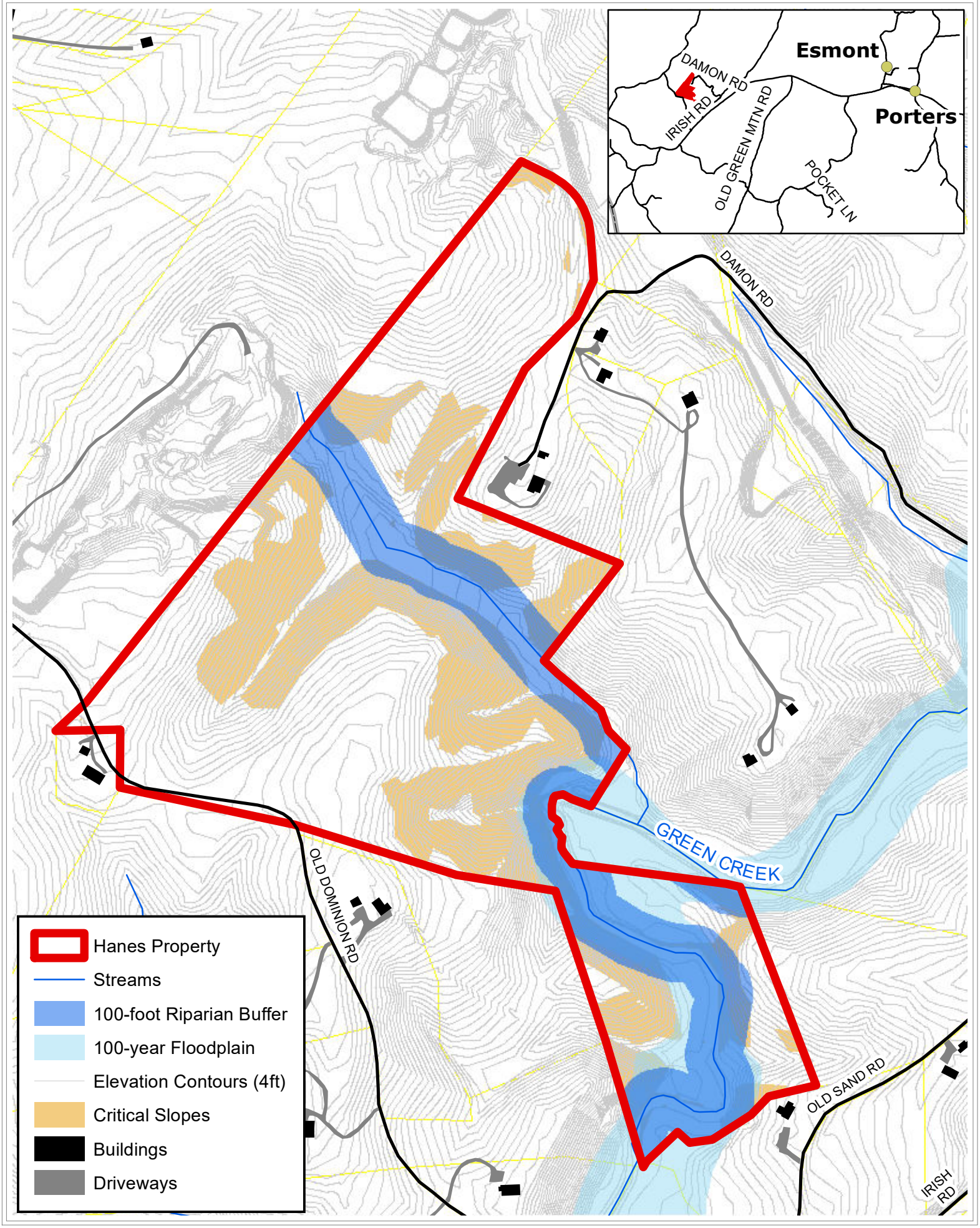
Jay Fennell, Chair

VIRTUAL MEETING PREAMBLE for the ACEA

Everyone on the phone and attending via Zoom from the public is in listen only mode. During public comment period - please enter your comment in the Chat and it will be read into the record. Include your full name and the magisterial district in which you reside, if you don't know your magisterial district please provide a general location or your home/business street address. We will run through the chat comments first and then take comments by phone. For those on the phone, please use *9 to indicate you'd like to make a public comment. We will ask you to provide your full name and magisterial district or general location of your home or business and then allow up to 3 minutes for your comment.

Notwithstanding any provision in our Bylaws to the contrary, as permitted under Albemarle County's Continuity of Government Ordinance No. 20-A(6) adopted on April 15th, 2020, and Chapter 1283 of the 2020 Acts of the General Assembly, Item 4-0.01(g) , we are holding this meeting by real time electronic means with no Authority member physically present at a single, central location. All Authority members are participating electronically. This meeting is being held pursuant to Section 6(e) of the County's Continuity of Government Ordinance. All Authority members will identify themselves and state their general physical location by electronic means during the roll call which we will hold next.

The public has real time audio-visual access to this meeting over Zoom and real time audio access over telephone, both as provided in the lawfully posted meeting notice. The public is always invited to send questions, comments, and suggestions to the Authority through the County's Community Development Office at any time and through the Zoom chat and raise hand features. This meeting is being recorded and will be made available on the County's website.



ACEA202000002 Hanes

Albemarle Conservation Easement Authority

Easement Donation Proposal Summary

Property Description

Owner(s)	Robin Hanes
Tax Map – Parcel Numbers	Tax Map 126 Parcel 21C
Acreage	65.86 acres
Location	Old Dominion Rd., 0.62 miles north of the intersection with Irish Rd. (Route 6)

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	
Standard	**Response**
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 ~~11~~ 10 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)?	n/a

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

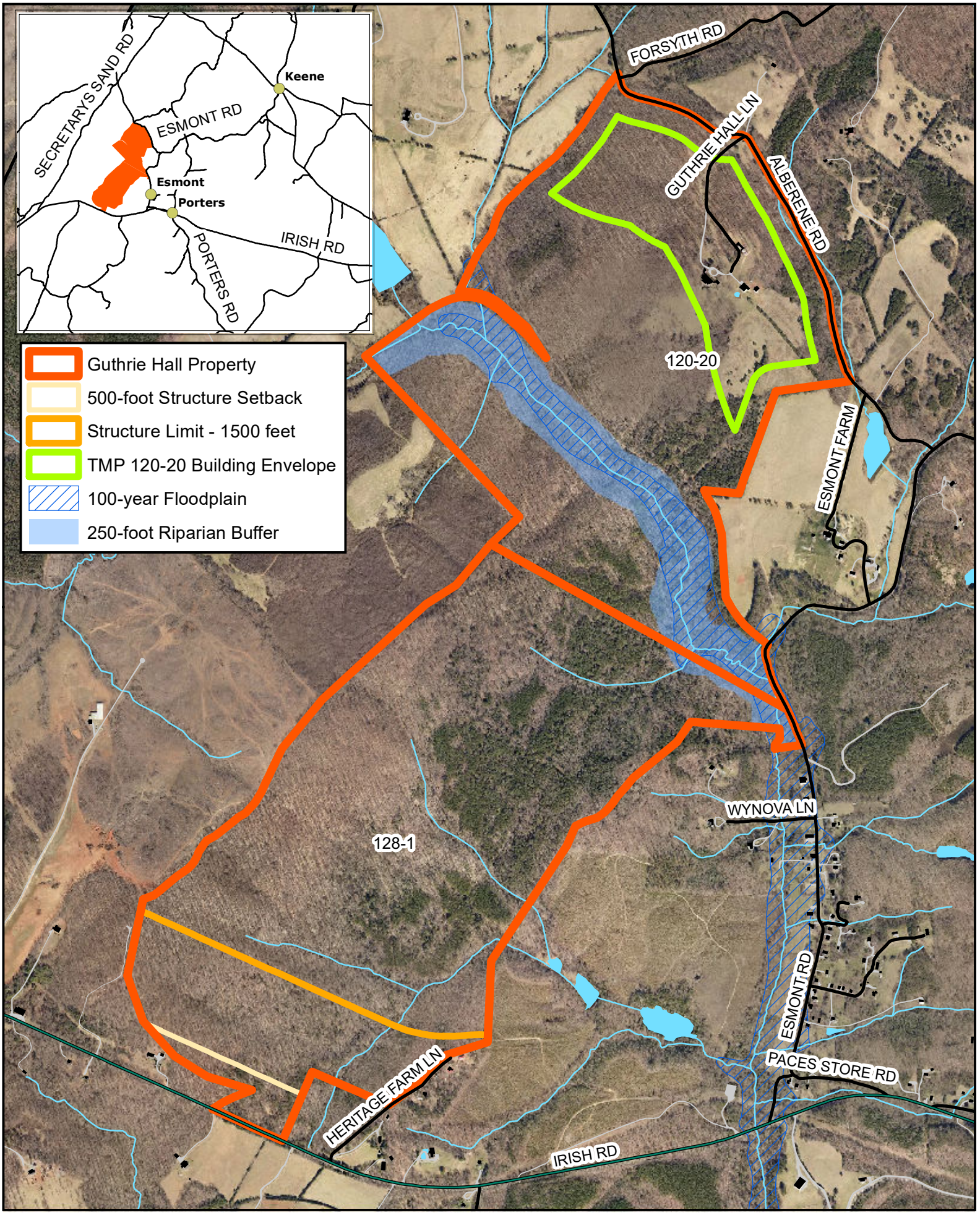
Table A: Qualifying Standards for Resource Protection

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

Resource To Be Protected	Resources Present & Effects of Proposed Terms
Open Space: Farmland, Forest Land, Natural Resources	
Critical Slopes (areas of slopes of 25% or greater, particularly those uphill of important water resources such as water-supply areas or aquatic habitat)	The property has approximately 25.5 acres of critical slopes, the majority of which are located adjacent to streams or drainages into streams. Proposed forest-cover protections for these slopes would protect water quality and aquatic habitat.
Important Stream Valleys, 100-year Floodplain, Perennial Streams	The property includes approximately 9.4 acres of land designated as 100-year floodplain. The majority of this area would be protected by the riparian buffer provisions.
Sensitive Soils	
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)	
Forests (parcels of 40 acres or more only)	
Important Wooded Areas (Development Areas)	
State Scenic Highways, Virginia Byways and Entrance Corridors	
Adjacency to existing conservation easements, parks, or other conserved land	
Habitat Protection	
Natural Areas & Habitat	• The forested property is located on the eastern edge of the southwestern "Conservation Focus Area" identified under Objective Four of the Natural Resources chapter of the Comprehensive Plan, which calls for protection of the County's biodiversity. • The property is entirely forested. A private consultant, the Center for Urban Habitats, has surveyed the site and found a high diversity of forest type and of plant species on the site. • Forest landcover requirements would protect the habitat value of the site, as well as protecting water quality and aquatic habitat value.
Wetlands	
Historic Preservation	
Historic Sites and Districts	The property is located in the Southern Albemarle Rural Historic District. The survey cited above by the Center for Urban Habitats also found remnants of a historic mill on the property. Development restrictions would protect the historic character of the property and the area.
Archaeological Sites	
Public Outdoor Recreation	
Trails and Greenway Corridors	
Parkland	

Summary of Restrictions

• Subdivisions permitted	No subdivisions
• Dwellings permitted, with sizes	• One single-family dwelling, up to ~~4,500~~ 3,000 square feet of finished above-ground living space • One single-family dwelling, up to 1,500 square feet of finished above-ground living space
• Other structures permitted, with sizes	Standard terms. All accessory and farm structures must be located within 200 feet of the permitted dwelling.
• Agricultural uses	Standard terms. However, no land clearing for agriculture except within 150 feet of the larger permitted dwelling. Both dwellings shall be located within the same clearing. No land clearing for agriculture in the riparian buffer or on critical slopes. See revised restrictions on page 4 below.
• Forestry uses	Standard terms. However, material timber harvest only permitted within 150 feet of the permitted dwelling. No material timber harvest in the riparian buffer or on critical slopes. ~~See revised restrictions on page 4 below.~~ Property subject to timbering restriction based on VOF "Natural Forest" provisions, to permit appropriate management, as previously approved by the Authority on June 11, 2020.
• Grading and earthmoving	Standard terms. No grading, earthmoving, or ponds in the riparian buffer or on critical slopes.
• Commercial uses	Standard terms
• Riparian Buffers	100-foot riparian buffer on all streams – see revised restrictions on page 5 below.



Guthrie Hall

N

0 750 1,500 3,000 Feet

Albemarle Conservation Easement Authority

Easement Donation Proposal Summary

Property Description

Owner(s)	Guthrie Hall LLC
Tax Map – Parcel Numbers	Tax Map 120 Parcel 20 and Tax Map 128 Parcel 1
Acreage	753.61 acres
Location	6764 Guthrie Hall Ln

Minimum Standards

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

Table 1: Minimum Standards	
Standard	**Response**
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 44 potential dwellings eliminated. *[Note: This analysis is an estimate based on the assumption that Parcel 128-1 is a single parcel of record. It may in fact be more than one parcel of record, meaning that even more potential dwellings would be eliminated. However, staff has not yet been able to decipher the parcel's history.]*
If property is 40 acres or more and proposed density is more than 1 unit per 40 acres, are new dwellings prohibited?	n/a - maximum proposed density is one dwelling per 125.6 acres
If property is under 40 acres, are 0-1 dwellings permitted (or no new dwellings if 2 or more already exist)?	n/a

Resource-protection Standards

Any easement being considered by the PRFA 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

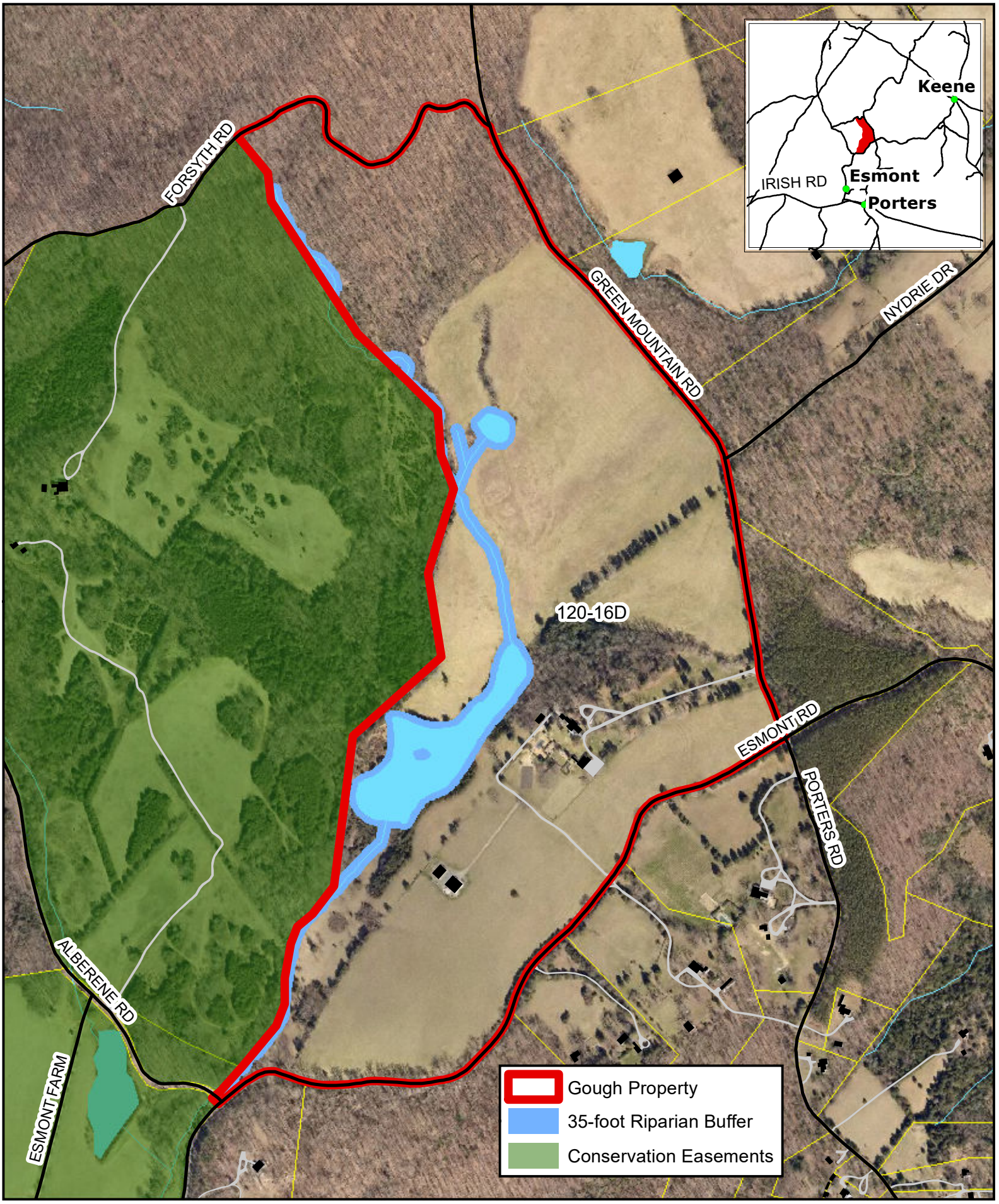
The table below identifies resources that the PRFA considers important for protection. The "proposed terms" column describes how those resources will be protected.

Resource To Be Protected	Resources Present & Effects of Proposed Terms
Open Space: Farmland, Forest Land, Natural Resources	
Critical Slopes	
Important Stream Valleys, 100-year Floodplain, Perennial Streams	The property includes 45.3 acres of the 100-year floodplain of Ballinger Creek. Riparian-buffer restrictions would protect vegetated cover and water quality in this area, and maintain flood protection for downstream properties.
Sensitive Soils	
Wetlands	The property includes 27.4 acres of riparian wetlands (as designated by the National Wetlands Inventory) along the Ballinger Creek stream valley. Riparian buffer restrictions and forestry restrictions would protect these wetlands.
Virginia Scenic Rivers and County Scenic Streams	
Water Supply Impoundments	
Water Resource Protection Areas	
Mountain Protection Areas	
Farmlands and Productive Soils (parcels of 40 acres or more only)	
Forests (parcels of 40 acres or more only)	The property has approximately 663 acres of land rated as 4 or 5 (out of 5) by the Virginia Department of Forestry's "Forest Conservation Value" analysis, indicating very high conservation value. Forestry restrictions would protect the hardwood-forested portions of this high-value area.
Important Wooded Areas (DAs)	
State Scenic Highways, Virginia Byways and Entrance Corridors	The property has approximately 800 feet of frontage on Virginia Route 6, which is a Virginia Byway and is in the Entrance Corridor zoning overlay district. Structure setback restrictions would protect the scenic character of this highway.
Adjacency to existing conservation easements, parks, or other conserved land	The property shares approximately 1.6 miles of boundary with existing conservation easements. Conservation of this property would create a larger block of contiguous protected land.
Habitat Protection	
Natural Areas & Habitat	• Ballinger Creek is designated as a Stream Conservation Unit (SCU) by the Virginia DCR Division of Natural Heritage. This SCU delineates riparian reaches that provide habitat for one or more significant aquatic natural communities. Riparian buffers and forestry restrictions protect land cover that in turns protects water quality for this habitat area. • The Guthrie Hall property includes the center and the largest portion of an important forest habitat block with a core area of 100 acres or more, as identified in the Natural Heritage Committee's landscape analysis and Biodiversity Action Plan. Forestry restrictions and riparian buffer restrictions would help to protect the core area of this 1,101-acre forest block, while allowing appropriate management.
Wetlands	
Historic Preservation	
Historic Sites and Districts	
Archaeological Sites	
Public Outdoor Recreation	
Trails and Greenway Corridors	
Parkland	

Summary of Restrictions

• Subdivisions permitted	Property currently includes two parcel under one ownership. May be divided into no more than three separate properties as follows: • TMP 120-20: No subdivisions • TMP 128-1: May be divided into no more than two separate properties. * Note: *De minimis* parcel-size reductions or forest-area/riparian-buffer impacts necessary for minor road improvements shall not be considered divisions of the property or reductions of the natural forest area or riparian buffer.
• Dwellings permitted, with sizes	• TMP 120-20: o Existing 13,216 square foot dwelling (6764 Guthrie Hall Ln), built 1905. Any replacement dwelling limited to 10,000 square feet of finished above-ground living space. o One new dwelling, up to 5,000 square feet of finished above-ground living space. o All structures must be built within the mapped Building Envelope, defined by: ▪ A 250-foot setback from Alberene Road and the property boundaries, and ▪ A maximum distance of 1,250 feet from Alberene Road • TMP 128-1: o Each of the two permitted properties may have up to 10,000 square feet of finished above-ground living space in dwellings, to be used in either one or two dwellings. o All structures shall be located in a Buildable Zone defined by: ▪ A 500-foot setback from Route 6 ▪ A 1,500-foot maximum distance from Route 6
• Other structures permitted, with sizes	• Standard terms; structures subject to location restrictions above • New covered riding ring (currently in design and construction) on TMP 120-20 of approximately 100x150 feet permitted
• Agricultural uses	• Standard terms, but no land clearing for agriculture outside the Building Envelope and Buildable Zone
• Forestry uses	• No commercial timbering outside the building envelopes, except that the existing pine stands may be harvested according to a plan approved in writing by the grantee. [Note: owner may decide to replant the pine areas as native meadows/grasslands; the terms will not require replacement with forest cover.] • Outside the pine stands, cutting and removal of trees permitted: o For dead and dying trees; o For removal of invasive species; o To prevent personal injury or property damage;

	○ For creation and maintenance of trails ○ For permitted improvements; ○ For firewood for domestic use permitted; and ○ With prior written approval of Grantee, for wildlife habitat management, or for the protection or enhancement of natural heritage resources, which approval or disapproval shall take into consideration the ecological importance of tree cover and avoidance of forest fragmentation;
• Grading and earthmoving	Standard terms.
• Commercial uses	Standard terms.
• Riparian Buffers	250-foot riparian buffer on Ballinger Creek (see map) No ponds in Ballinger Creek riparian buffer. (Natural Forest Area effectively creates buffers on remaining intermittent streams.)



ACEA202000013 Gough

N

0 500 1,000 2,000 Feet

Albemarle Conservation Easement Authority

Easement Donation Proposal Summary

Property Description

Owner(s)	OW VA LLC
Tax Map – Parcel Numbers	Tax Map 120 Parcel x
Acreage	165.72 acres
Location	6774 Green Mountain Road

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	
Standard	**Response**
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 9 dwellings eliminated. (Based on informal staff estimate of development rights, due to age of original plat and lack of formal determinations.)
If property is 40 acres or more and proposed density is more than 1 unit per 40 acres, are new dwellings prohibited?	n/a – maximum proposed density is one dwelling per 55 acres
If property is under 40 acres, are 0-1 dwellings permitted (or no new dwellings if 2 or more already exist)?	n/a

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

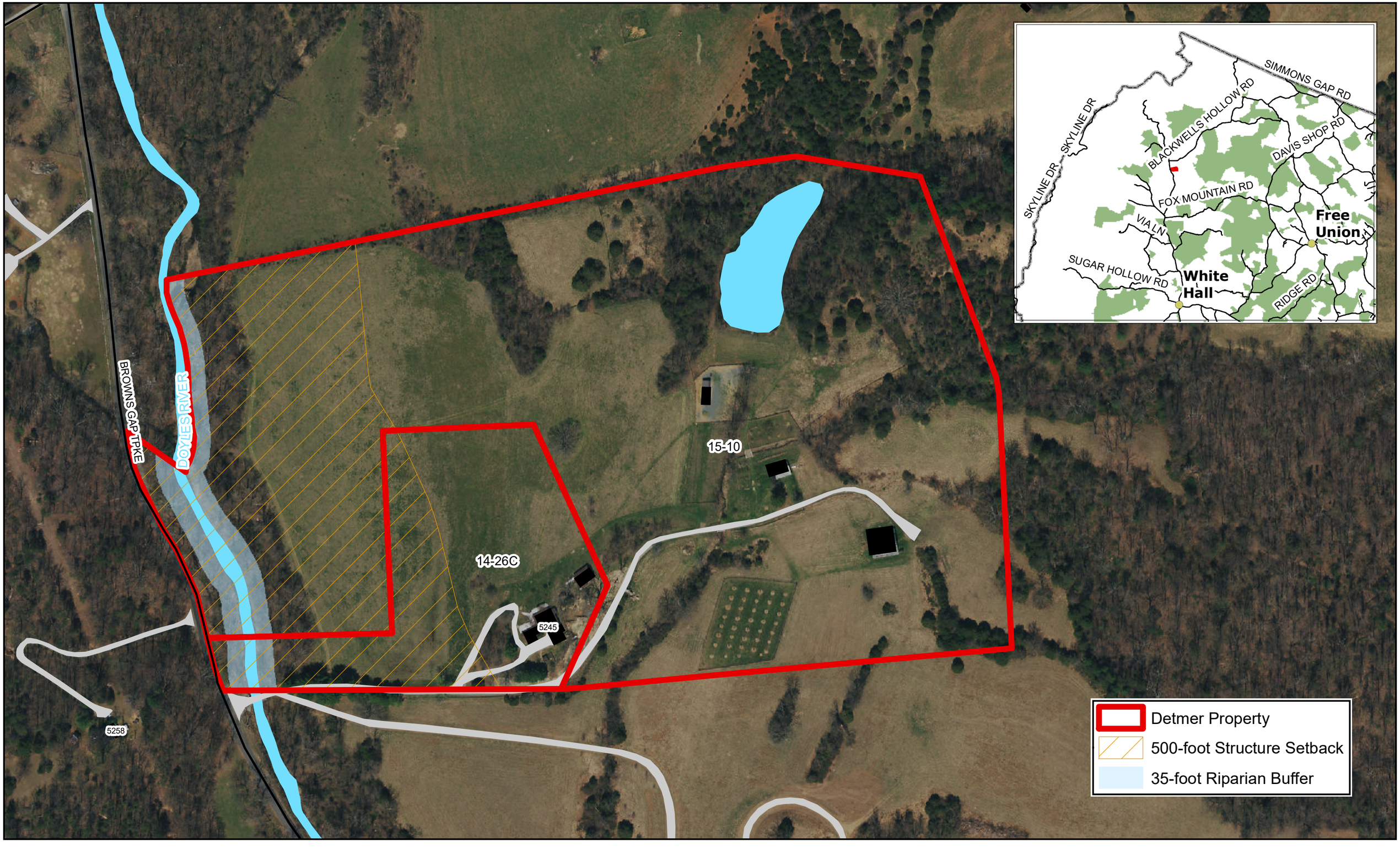
Table A: Qualifying Standards for Resource Protection

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

Resource To Be Protected	Resources Present & Effects of Proposed Terms
Open Space: Farmland, Forest Land, Natural Resources	
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	
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 has 127 acres of soils rated as Prime or Locally Important for agriculture in the Comprehensive Plans. Development restrictions would keep these soils available for agricultural production.
Forests (parcels of 40 acres or more only)	
Important Wooded Areas (Development Areas)	
State Scenic Highways, Virginia Byways and Entrance Corridors	
Adjacency to existing conservation easements, parks, or other conserved land	The property shares approximately 5,900 feet of boundary with existing conservation easements. Contiguous easements help to create larger effective blocks of protected land.
Habitat Protection	
Natural Areas & Habitat	
Wetlands	
Historic Preservation	
Historic Sites and Districts	The property is located in the Southern Albemarle Rural Historic District. Development restrictions would protect the characters of this district.
Archaeological Sites	
Public Outdoor Recreation	
Trails and Greenway Corridors	
Parkland	

Summary of Restrictions

□ Subdivisions permitted	No subdivisions.
□ Dwellings permitted, with sizes	• Existing 5,748-square-foot dwelling or its replacement, up to 7,500 square feet of finished above-ground living space. • One new dwelling up to 3,000 square feet of finished above-ground living space. • Existing approximately 1,500-square-foot apartment within garage structure (6776 Green Mountain Road) may remain and be used a dwelling, but may not be enlarged or replaced. **Note:** Due to recent IRS guidance, the donors intend to also include building envelopes in the deed of easement. The locations of those envelopes have not yet been specified. However, the proposal meets the ACEA's acceptance criteria without those envelopes, so their location is not critical to staff's recommendation. The ACEA's long-established practice has been to rely on avoidance areas and development restrictions to meet the acceptance criteria.
□ Other structures permitted, with sizes	Standard terms
□ Agricultural uses	Standard terms
□ Forestry uses	Standard terms
□ Grading and earthmoving	Standard terms. No new ponds in riparian buffer.
□ Commercial uses	Standard terms
□ Riparian Buffers	35-foot riparian buffer on ponds and streams. Maintenance of existing ponds permitted.



ACEA202000006 Detmer

Albemarle Conservation Easement Authority

Easement Donation Proposal Summary

Property Description

Owner(s)	Don E. Detmer
Tax Map – Parcel Numbers	Tax Map 14 Parcel 26C, Tax Map 15 Parcel 10
Acreage	31.8 acres
Location	5245 Browns Gap Turnpike

Minimum Standards

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

Table 1: Minimum Standards	
Standard	**Response**
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 – 1 potential dwelling 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 – 2 dwellings (one existing plus one new) permitted at donor's request. Overall density would be one dwelling per 15.9 acres.

Resource-protection Standards

Any easement being considered by the PRFA 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 PRFA considers important for protection. The "proposed terms" column describes how those resources will be protected.

Resource To Be Protected	Resources Present & Effects of Proposed Terms
Open Space: Farmland, Forest Land, Natural Resources	
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	The property has approximately 880 feet of frontage on one or both sides of the Doyles River, and contains approximately 3 acres of 100-year floodplain. Riparian buffer restrictions would protect water quality and flood capacity in this area.
Sensitive Soils	
Wetlands	
Virginia Scenic Rivers and County Scenic Streams	
Water Supply Impoundments	
Water Resource Protection Areas	The property is located in the watershed of the South Fork Rivanna reservoir. Development restrictions and riparian buffer restrictions would protect this public water supply.
Mountain Protection Areas	
Farmlands and Productive Soils (parcels of 40 acres or more only)	
Forests (parcels of 40 acres or more only)	
Important Wooded Areas (Development Areas)	
State Scenic Highways, Virginia Byways and Entrance Corridors	Browns Gap Turnpike is a recommended Virginia Scenic Byway. Riparian buffer and structure setback restrictions would protect scenic views from this road.
Adjacency to existing conservation easements, parks, or other conserved land	
Habitat Protection	
Natural Areas & Habitat	The Doyles River is designated as a Stream Conservation Unit (SCU) by the Virginia Department of Conservation & Recreation's Natural Heritage Division. Their analysis say, "[t]his SCU delineates riparian reaches that provide habitat for one or more rare aquatic plants, animals, and/or aquatic natural communities." The significance of this SCU is rated as "B2- very high." Riparian buffer restrictions and development restrictions would protect this aquatic resource.
Wetlands	
Historic Preservation	
Historic Sites and Districts	
Archaeological Sites	
Public Outdoor Recreation	
Trails and Greenway Corridors	
Parkland	

Summary of Restrictions

□ Subdivisions permitted	No subdivisions – two parcels to be conveyed as a single property.

□ Dwellings permitted, with sizes	• Maximum of two dwellings:
	  ○ Existing 2,333-square-foot dwelling located on parcel 14-26C or its replacement.
	  ○ One new dwelling to be located on parcel 15-10
	  ○ Limit of 4,500 square feet of finished above-ground living space per dwelling
	  ○ Aggregate limit of 6,500 square feet of finished above-ground living space
	• Existing 596-square-foot office/cottage structure on parcel 14-26C may continue to be furnished for sleeping, but not cooking.
	• No dwellings or other new structures within 500 feet of Browns Gap Turnpike.
	• Impervious footprint limit of 2% of property area

□ Other structures permitted, with sizes	• Standard terms, but existing farm buildings limited to 3,000 square feet (more with holder approval). • Future farm buildings for processing and sale limited to 4,500 square feet.
□ Agricultural uses	Standard terms
□ Forestry uses	Standard terms
□ Grading and earthmoving	Standard terms
□ Commercial uses	Standard terms
□ Riparian Buffers	35-foot riparian buffer on Doyle's River (see map). Existing driveway, stream crossing, and utilities may remain and be maintained, replaced, and improved.