Albemarle Conservation Easement Authority

Easement Donation Proposal Summary

Property Description

Owner(s)	Gonya, Ann M & Jeffrey K Gonya
Tax Map – Parcel Numbers	Tax Map 66 Parcel 11B, 29
Acreage	73.27 acres
Location	6531 Louisa Rd

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 5 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?	Yes
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 (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 includes 16 acres of FEMA-designated 100-year floodplain. Development restrictions and riparian buffers would limit impacts on this area and protect water quality.
Sensitive Soils	
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)	The property includes approximately 47.5 acres of soils rated as important for agriculture in the Comprehensive Plan. Development restrictions will keep these soils available for agricultural use.
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	The northern boundary of the property is Louisa Road, which is a County-designated Entrance Corridor. Development restrictions and setbacks will help to protect the scenic nature of this road.
Adjacency to existing conservation easements, parks, or other conserved land	
Habitat Protection	
Natural Areas & Habitat	
Wetlands	
Historic Preservation	
Historic Sites and Districts	The property is within the Southwest Mountains Rural Historic District. Development restrictions and setbacks would help to maintain the character of this district.
Archaeological Sites	
Public Outdoor Recreation	
Trails and Greenway Corridors	
Parkland	

Summary of Restrictions

□ Subdivisions permitted	No subdivisions. Two parcels to remain as a single property.
□ Dwellings permitted, with sizes	• Existing 5,507-square-foot dwelling or its replacement, up to a maximum of 6,500 square feet of finished above-ground living space • Existing approximately 1,000-square-foot dwelling or its replacement, up to a maximum of 1,200 square feet of finished above-ground living space No new structures within 500 feet of Louisa Road (see map).
□ Other structures permitted, with sizes	Standard terms
□ Agricultural uses	Standard terms
□ Forestry uses	Standard terms
□ Grading and earthmoving	Standard terms
□ Commercial uses	Standard terms
□ Riparian Buffers	35-foot riparian buffer on Turkeysag Creek (see map)