



Beaufort County Rural and Critical Land Preservation Board Rural Lands Criteria

Approved April 11, 2019

Property Name:

Scorer:

Owner:

Location:

Parcel Desc.

Acreage:

Section & Criteria Description

Score (0 - 10)	Section Criteria Weight %	Total Section Weight %	Property Ranking
---------------------------	--	---------------------------------------	-----------------------------

I. Property Characteristics: Soil Type and Use

USDA-designated prime, important or unique farm land	50%		
Currently in agricultural or timber production	30%		
Current use of Best Management Practices, erosion & soil mgmt	<u>20%</u>		
	100%	20%	

II. Threat of Conversion from Rural to Developed

Rapidly developing area	40%		
Changing land regulations/zoning	30%		
Competing land transaction (non-agricultural) pending/threatened	<u>30%</u>		
	100%	20%	

III. Sufficient Connections/Size to Ensure Stability of Rural Uses

Proximity to other protected lands	40%		
Provides connections between rural land uses	40%		
Sufficient size for stand-alone rural use	<u>20%</u>		
	100%	20%	

IV. Financial & Stewardship Considerations

Bargain sale aspects	45%		
Leverage of other funding	45%		
Long-term management plan	<u>10%</u>		
	100%	20%	

V. Environmental and Other Public Benefits

Water quality/groundwater recharge	40%		
Flood control/marsh migration	30%		
Protection of wildlife habitat, corridors, buffers	<u>30%</u>		
	100%	20%	

Total Score



Beaufort County Rural and Critical Land Preservation Board

Rural Lands Criteria Descriptions

Section & Criteria	Criteria Weight	Criteria Explanation
<u>Property Characteristics: Soil Type/Use (20%)</u>		
USDA-designated prime, important or unique	50%	Is the quality of the land for rural agricultural uses high? Are the soils of the property, as designated by USDA: prime farmland, land of statewide significance, or unique to the state or region?
Currently in agricultural or timber production	30%	Is the entire property, or a portion of the property, currently used for agricultural production or timber production?
Current use of BMPs, erosion and soil management	20%	If the answer to the previous question is yes, is the landowner (or lessee) currently using Best Management Practices including erosion control and soil nutrient management?
<u>Threat of Conversion from Rural to Developed (20%)</u>		
Rapidly developing area	40%	Is the property located in an area that is rapidly developing or is threatened to be converted to non-agricultural use?
Changing land regulations/zoning	30%	How likely is it that the current zoning for this property will be modified to a non-agriculture use and/or how likely is it that an upzoning of the property will be requested and granted for the property?
Competing land transaction pending/threatened	30%	Is there a current sale being offered by a non-agricultural/rural use buyer?
<u>Sufficient Connections/Size to Ensure Stability (20%)</u>		
Proximity to other protected lands	40%	The relationship of the property to publicly owned land and/or property subject to a conservation easement? What percentage of the property boundary is adjacent to protected land? Where does the property fit in with protected land in the same area?
Provides connections between rural land uses	40%	The relationship of the property to property that is used for agricultural, timber, or rural recreational uses. What percentage of the property boundary is adjacent to land subject to these uses?

Sufficient size for stand-alone rural use	20%	If the property is not in close proximity to other protected land or lands used for traditional rural uses, is the property of a sufficient size for stand-alone rural use?
<u>Financial & Stewardship Considerations (20%)</u>		
Bargain sale aspects	45%	Is the property owner willing to sell the property at less than fair market value? To what extent?
Leverage of other funding	45%	Are there other cost-share partners willing to provide funding for the protection of the property? To what degree?
Long-term management plan	10%	Is the landowner willing to commit the financial and other resources necessary to a long-term management plan for the property?
<u>Environmental and Other Public Benefits (20%)</u>		
Water quality/groundwater recharge	40%	To what extent does the property provide groundwater filtration services?
Flood control/marsh migration	30%	To what extent can the property provide natural protections against flooding and/or opportunities for marsh to migrate in response to sea level rise?
Protection of wildlife habitat, corridors, buffers	30%	Does the property contain habitat to support government-classified endangered, threatened or species of concern? Does the property provide connective corridors for wildlife movement between protected areas?



Beaufort County Rural and Critical Land Preservation Board Critical Lands Criteria

Approved April 11, 2019

Property Name:

Scorer:

Owner:

Location:

Parcel Desc:

Acreage:

<u>Section & Criteria Description</u>	<u>Score (0 - 10)</u>	<u>Section Criteria Weight %</u>	<u>Total Section Weight %</u>	<u>Property Ranking</u>
<u>I. Property Characteristics</u>				
Level of threat		25%		
Uniqueness of property		20%		
Historic or cultural features		15%		
Proximity to other protected land		20%		
Consistency w/ applicable Comp. Plan(s)		<u>20%</u>		
		100%	25%	
<u>II. Financial Considerations</u>				
Bargain sale aspects		40%		
Favorable post-sale costs		30%		
Leverage of other funding		<u>30%</u>		
		100%	20%	
<u>III. Public Benefits</u>				
Potential public access/passive recreation		60%		
Vista protection		20%		
Reduction in traffic congestion		<u>20%</u>		
		100%	25%	
<u>IV. Environmental Benefits</u>				
Protection of wildlife habitat		25%		
Protection of wildlife corridors, buffers		25%		
Water quality/groundwater recharge		25%		
Flood control/marsh migration		<u>25%</u>		
		100%	30%	
<u>Total Score</u>				



Beaufort County Rural and Critical Land Preservation Board

Critical Lands Criteria Descriptions

Section & Criteria	Criteria Weight	Criteria Explanation
<u>Property Characteristics (25%)</u>		
Level of threat	25%	If the property owner exercised all development rights to the full extent, would the result be adverse to goals of the program and/or detrimental to quality of life in Beaufort County?
Uniqueness of property	20%	Does the property possess unique natural resources with regional significance?
Historic or cultural features	15%	Is the property eligible for listing on the National Register of Historic Places? Is the property associated with historical events in Beaufort County or the United States?
Proximity to other protected land	20%	The relationship of the property to publicly owned land and/or property subject to a conservation easement? What percentage of the property boundary is adjacent to protected land? Where does the property fit in with protected land in the same area?
Consistency w/ applicable Comp. Plan(s)	20%	Is protection of the property consistent with the Beaufort County Comprehensive Plan and/or applicable municipal plan?
<u>Financial Considerations (20%)</u>		
Bargain sale aspects	40%	Is the property owner willing to sell the property at less than fair market value? To what extent?
Favorable post-sale costs	30%	Is the seller committing to providing cash or other resources dedicated for this particular property?
Leverage of other funding	30%	Are there other cost-share partners willing to provide funding for the protection of the property? To what degree?
<u>Public Benefits (25%)</u>		
Potential public access/passive recreation	60%	Does the property have reasonable potential for public access/ passive recreation?
Vista protection	20%	Is the property visibly prominent from public roadways, waterways, or trails? Does it provide important open space for the community?
Reduction in traffic congestion	20%	Will preservation of the property help to ease traffic congestion?

<u>Environmental Benefits (30%)</u>		
Protection of wildlife habitat	25%	Does the property contain habitat to support government-classified endangered, threatened or species of concern?
Protection of wildlife corridors, buffers	25%	Does the property provide connective corridors for wildlife movement between protected areas?
Water quality/groundwater recharge	25%	To what extent does the property provide groundwater filtration services?
Flood control/marsh migration	25%	To what extent can the property provide natural protections against flooding and/or opportunities for marsh to migrate in response to sea level rise?