

Farmland Protection Ranking Criteria^{1,2}

Imminence of Residential, Commercial or Industrial Development

- 1 Sales potential (maximum of 25 points)**
 - a Property is offered by buyer who holds a current sales contract 25
 - b Property is listed for sale 20
 - c Property listed for sale at any time during the last two years 15
 - d Property is in the estate process or has been inherited within the last two years 10

- 2 Area development (maximum of 15 points)**
 - a Intensive development (10 lots or more) in the adjacent properties 15
 - b Extensive scattered development (20 lots or more) within 2,500 feet 10
 - c Scattered non-agriculture development (20 lots or more) within 5,000 feet 5

- 3 Availability of public water and sewer characteristics (maximum of 15 points)**
 - a Public water and/or sewer available at the property 15
 - b Public water and/or sewer within 2,500 feet of the property 10
 - c Public water and/or sewer within 5,000 feet of the property 9

- 4 Septic constraints (maximum of 25 points)**
 - a Severe septic constraints, no public sewer available 25
 - b Moderate septic constraints, no public sewer available 20

¹ Unless noted, evaluation criteria were originally adopted by the Berkeley County Commission prior to 2007.

² Includes amendments through April 16, 2015.

5 Road or rail frontage (maximum of 25 points)

Extensive developable road frontage (1,300 feet or more)

| | | |
|----|-----------------------|----|
| a- | | |
| 1 | Federal or state road | 15 |
| a- | | |
| 2 | County primary road | 10 |
| a- | | |
| 3 | County secondary road | 8 |

Moderate developable road frontage (less than 1,300 feet)

| | | |
|----|-----------------------|----|
| d- | | |
| 1 | Federal or state road | 10 |
| d- | | |
| 2 | County primary road | 9 |
| d- | | |
| 3 | County secondary road | 8 |

| | | |
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| | Rail frontage | 25 |
|--|----------------------|----|

Total Acreage Offered for Conservation or Preservation Easement

1 Size of parcel(s) offered for easement (maximum of 50 points)

| | | |
|---|---------------------|----|
| a | 200 acres or more | 50 |
| b | 100 to 199.99 acres | 45 |
| c | 75 to 99.99 acres | 40 |
| d | 40 to 74.99 acres | 35 |
| e | 25 to 39.99 acres | 30 |
| f | 10 to 24.99 acres | 15 |
| g | Less than 10 acres | 0 |

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| 2 | Entire fee simple property to be placed in easement | 15 |
| | (maximum of 15 points) | |

**Presence of Prime or Unique Farmland;
Farmland of
State-Wide Importance; or Locally-
Significant Farmland;
Productive Capacity**

- | | | |
|----------|---|-----|
| 1 | Farmland categorized as one of the following: (maximum of 50 points) | |
| | a Prime or unique soils | 50 |
| | b State-wide or locally significant farmland | 40 |
| | c Other farmland | 10 |
| 2 | Property currently has a farm-use valuation for ad valorem tax purposes (maximum of 20 points) | 20 |
| 3 | Property currently has a conservation plan (Maximum of 10 points) | 10 |
| 4 | Focus on Working Farms³ | |
| | a \$5,000 - \$10,000 Gross Revenue | 50 |
| | b \$10,001 – 20,000 Gross Revenue | 100 |
| | c \$20,001 and up Gross Revenue | 150 |

Property is Contiguous or Appurtenant to Working Farms

- | | | |
|----------|--|----|
| 1 | Proximity of working farms (Maximum of 25 points for proximity of working farms and a maximum of 25 points for proximity of protected property) | |
| | Contiguous with prop under easement with the | |
| | a Berkeley FPB | 25 |
| | Contiguous with prop that have a farm-use | |
| | b valuation | 20 |
| | Within 2,500 feet of prop under easement with | |
| | c the Berkeley FPB | 20 |
| | Within 2,500 feet of prop that have a farm-use | |
| | d valuation | 10 |
| 2 | Proximity of protected property | |
| | Contiguous with other property with a perpetual | |
| | a conservation easement | 25 |

³ Amended by an Act of the County Commission on May 30th, 2007.

b Within 2,500 feet of other property with a perpetual conservation easement 20

3 Preference to cover all areas of the county⁴ 50

50 points if no farms have previously been eased in that part of the county. This award will be applicable to the first farm only in an area defined as the following quadrants on the Berkeley County WV Explorer Map:

- | | | | |
|------|------|----------|----|
| 1.* | ABCD | 1-2-3 | 50 |
| 2. * | ABCD | 4-5-6 | |
| 3. * | ABCD | 7-8-9 | |
| 4. * | ABCD | 10-11-12 | |
| 5. * | EFGH | 1-2-3 | |
| 6. * | EFGH | 4-5-6 | |
| 7. | EFGH | 7-8-9 | |
| 8. * | EFGH | 10-11-12 | |

**Quadrant no longer qualifies.*

Ratio of Asking Price to Fair Market Value

1 Asking price is leveraged with grants, donations, or funding⁵

Purchase cost of the conservation easement has committed third party funding that matches at least 40% of the fair market value of the conservation easement. 100

2 Offers less than 6,500 per acre⁶

*((6,500-Asking Price)/6,500) * 200
Asking price MUST be \$6,500 or less. Maximum point award is 200 for a full donation of easement value*

⁴ Amended by an Act of the County Commission on May 30th, 2007.

⁵ Amended by an Act of the County Council on April 16th, 2015.

⁶ Amended by an Act of the County Council, April 16th, 2015.

**Historical, Architectural, Archaeological, Cultural, Recreational,
Natural, Scenic, Source Water Protection,
or Unique Value of the Easement**

- 1 Property is associated with an important historic place, event, person, or activity (maximum of 15 points)**
- a Property is on the National Register of Historic Places 15
Property is of national, state or local
 - b significance 10
 - c Property is adjacent to such an area 5
- 2 Property is a familiar visual feature that is part of an historic landscape (maximum of 15 points). Documented, either in state records or by Berkeley County Historical Society, certifying that the referenced aspects are important or significant.**
- WV identity or settlement or development
 - a patterns 15
 - b Symbol of the Eastern Panhandle 10
- 3 Property contains a structure with unique architectural/historical value (maximum of 20 points) Documented, either in state records or by Berkeley County Historical Society, certifying that the referenced aspects are important or significant.**
- The structure is on the National Register of Historic
 - a Places 20
 - The structure has value on a national or state
 - b level 10
 - The structure has value to the Eastern
 - c Panhandle 5
- 4 Property contains an archaeological site (maximum of 20 points). Property owner must verify.**
- a Property has documented archaeological significance 20
 - Property has potential archaeological significance ~
 - b past uses 10
- 5 Property contains important natural features (cumulative to maximum 75 points)**
- a Includes frontage on a major stream 50
 - Contains mountainous terrain or scenic
 - b ridgelines 45
 - c Contains mature forests 40
 - d Property is within 2,500 feet of properties listed above 30

| | | |
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| 6 | Property contains unique natural features or habitat (cumulative to maximum 75 points) | |
| | a Contains a cave | 50 |
| | b Contains limestone cliffs | 40 |
| | c Contains a shale barren | 40 |
| | d Is an area of biological significance | 40 |
| | e Contains or is contiguous to endangered or threatened species habitat | 40 |

| | | |
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| 7 | Source water protection (cumulative to maximum 75 points) | |
| | a Fronts on a major stream | 50 |
| | b Fronts on a minor stream | 45 |
| | c Contains a year-round spring | 35 |
| | d Contains a seasonal or wet-weather spring | 30 |
| | e Contains wetlands | 50 |
| | f Contains a sink or a sink hole | 40 |
| | g Property has significant ground water recharge potential | 45 |

Existence and Amount of Secured Debt on the Property

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| 1 | Property has no secured debt or the mortgage loan has been subordinated. The subordination must be officially quantified and signed at the time of the application. | 50 |
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| | | |
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| 2 | Debt is small enough that the landowner can pay it off in full at closing. Property has non-subordinated, secured debt in relationship to ag value | |
| | a From 1% to 10% of agricultural value | 20 |
| | b From 11% to 20% of agricultural value | 15 |
| | c From 21% to 30% of agricultural value | 10 |
| | d From 31% to 40% of agricultural value | 9 |
| | e From 41% to 50% of agricultural value | 8 |
| | f From 51% to 60% of agricultural value | 7 |
| | g From 61% to 70% of agricultural value | 6 |
| | h From 71% to 80% of agricultural value | 5 |
| | i 81% to 100% of agricultural value | 0 |