



Land Considerations

Conservation Easements for the Beaty Street Property

What are they? Legal agreements that permanently restrict building and uses of property. Each easement is customized to recognize the conservation values of a property and the owner's desired uses.

Why would we put a conservation easement on the Beaty property? An easement would permanently ensure that the property is never developed.

How would it work? The Town will grant a conservation easement to a Conservancy (such as Davidson Lands Conservancy or Catawba Lands Conservancy). The easement will be recorded in the land records and is permanent. The Conservancy will monitor the property to ensure adherence to the terms of the easement. If violations to the easement occur, the Conservancy is responsible to legally defend the easement. The Town will still own the property, but subject to the easement.

Are other park properties under easement? Yes. Fisher Farm has a conservation easement. Conservation easements are commonly used across the U.S. to protect natural lands with conservation values. There are over 50 million acres in the U.S. protected by conservation easements.

Does a conservation easement mean there can never be any building on the property? No. Easements can be written to recognize "envelopes" for buildings and the potential for other structures and improvements, like tree houses and trails. The key is that conservation values are protected.

Can easements be reversed? Yes, but only when approved by a court of law and when the conservation purpose for the easement is no longer valid. To our knowledge, this has not happened.

Amount of Beaty property acreage to possibly be considered under a conservation easement? Around 20. Of that, close to 2 acres may be placed in an "envelope" and designated for the site of a small building with gathering and other public space amenities to be determined through further public input.