

CLARKE COUNTY
Conservation Easement Authority
Friday – 19 July – 10:00 am
A/B & Main Conference Room, 2nd Floor Government Center

AGENDA

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes of the May 10, 2024 meeting
4. Bank Account balances
5. Campaign for the Authority
6. PEC updates from Tia Earman
7. Discussion
 - a. Ruritan County Fair donation
 - b. June solicitation letter
 - c. Summer internship update
8. Easement Donation/Purchase
 - a. Summary of easement applications/inquiries
 - b. Weir – TM 30-A-58 – Grant purchase – new application
 - c. Williams – TM 14-A-37B – DUR purchase - request
9. Adjournment – The next meeting is scheduled for Friday August 9 at 10:00

Clarke County Conservation Easement Authority

Draft - Meeting Minutes

Friday, May 10, 2024 – 10:00 AM

Berryville/Clarke County Government Center – A/B Meeting Room

ATTENDANCE			
Randy Buckley (Chair)	✓	John Hedlund	✓ ^E
George L. Ohrstrom, II (Vice-Chair)	✓	Michelle Jones	✓
Walker Thomas (Secretary/Treasurer)	X	Bev McKay	✓
Rives Bacon	✓		

E-Denotes electronic participation

STAFF PRESENT: Alison Teetor, Lorien Lemmon, Danielle Ritter (Planning Office Manager/Zoning Officer)

OTHERS PRESENT: Robin Couch-Cardillo

CALL TO ORDER: Mr. Buckley, Chair called the meeting to order at 10:00 a.m.

Approval of the Agenda – May 10, 2024:

The Authority voted 6-0-0 to approve the Agenda with the addition of Item 9. Williams - closed session to discuss the acquisition of real property and Item 7b. Update on second iPad.

Motion to approve the Agenda as amended:			
Buckley (Chair)	AYE	Hedlund	AYE
Ohrstrom (Vice-Chair)	AYE	Jones	AYE (seconded)
Bacon	AYE (moved)	McKay	AYE

Approval of Meeting Minutes – April 12, 2024:

The Authority voted 6-0-0 to approve the April 12, 2024 meeting minutes as amended with minor changes requested by the Authority.

Motion to approve Meeting minutes for April 12, 2024 as corrected:			
Buckley (Chair)	AYE	Hedlund	AYE
Ohrstrom (Vice-Chair)	AYE	Jones	AYE (moved)
Bacon	AYE (seconded)	McKay	AYE

Bank Account:

Ms. Lemmon reviewed the financial spreadsheets. Current fund balances show a total fund balance of \$575,185.71 consisting of \$169,848.70 in the donations account, \$245,801.15 in stewardship/restricted, and \$159,535.86 in local funds. Ms. Lemmon explained that the expenditures for April included legal fees for the Lilly easement. Ms. Lemmon stated that the Lilly easement closing used up \$41,125.00 of the remaining VDACS money and Ms. Teetor noted that VDACS granted a six-month extension for the Fansler easement, which will also help use up the remaining FY22 VDACS funds.

Campaign for the Authority:

Ms. Couch-Cardillo stated that donations were \$5,195.00 from 43 donors. She explained that the Spring newsletter had been mailed out using the list of addresses the County uses to mail out tax bills. She noted

that once duplicate addresses were removed, Winchester Printers sent the newsletter to approximately 6,000-7,000 recipients.

Ms. Couch-Cardillo inquired about CEA banners and Ms. Teetor noted that two banners were located in the Planning Department office. Ms. Teetor mentioned that a banner used to be displayed at Berryville Farm Supply and that the banners at the Clarke County Fairgrounds are usually kept on site in order to be displayed again the following year.

The Authority requested that staff ask Berryville Farm Supply to hang a CEA banner on store property and for staff to apply for a sign permit with the Town of Berryville. Ms. Bacon inquired if there was a location in Berryville Farm Supply where a poster could be displayed and requested staff to ask if posters may be displayed there as well.

The Authority discussed other locations where a banner and posters may be shown across the County and voted 6-0-0 to approve the purchase of two new banners and posters.

Motion to approve purchase of two new banners and posters:			
Buckley (Chair)	AYE	Hedlund	AYE
Ohrstrom (Vice-Chair)	AYE (moved)	Jones	AYE
Bacon	AYE (seconded)	McKay	AYE

Ms. Couch-Cardillo reported that the CEA had no new donors for the month of April.

Discussion:

a. Landscape Software Invoice

Ms. Lemmon explained the invoice from Dendroyka for the Landscape software used for annual monitoring of easement properties held by the Authority. Vice-Chair Ohrstrom mentioned that the invoice could be paid out of stewardship funds and Ms. Lemmon stated that the Authority receives around \$7,500 a year to cover stewardship costs from the Virginia Land Conservation Foundation (VLCF).

The Authority voted 6-0-0 to renew the 1-yr contract for the Landscape software for \$3,700.

Motion to approve \$3,700 Landscape 1-year subscription:			
Buckley (Chair)	AYE	Hedlund	AYE
Ohrstrom (Vice-Chair)	AYE (moved)	Jones	AYE (seconded)
Bacon	AYE	McKay	AYE

Ms. Jones asked if the subscription price seemed stable and Ms. Teetor noted that this year’s contract was \$500 more than the contract for 2023. Ms. Teetor stated that Landscape saves hours of staff time and Ms. Lemmon explained that the software ensures that crucial details to the annual monitoring are not missed and that the reports are consistent amongst the sites.

b. Second iPad Price Update

Ms. Lemmon explained that the pricing for the iPad used to run the Landscape software in the field would be at full cost, not the First Net discount as previously discussed and approved. She recommended an iPad that was a year older and closer in cost to the previously approved iPad.

The Authority voted 6-0-0 to approve the purchase of a different iPad.

Motion to approve revised purchase of 2nd iPad:			
Buckley (Chair)	AYE	Hedlund	AYE (seconded)
Ohrstrom (Vice-Chair)	AYE	Jones	AYE
Bacon	AYE	McKay	AYE (moved)

Report on Easement Donations/Purchases:

a. Summary of easement applications/inquiries

Ms. Lemmon gave a broad overview of the current status of active applications and inquiries for easements. She explained the updated map and table used to track easements that are in various stages. She stated that there had been four easements recorded within the past month including Lilly, Bryant, and the two McDonald parcels.

She briefly explained her conversations with Mr. Williams about building size restrictions and building envelopes but noted that overall, he seemed amenable to all of the terms. She mentioned that Ms. Greenhalgh is currently in conversation with family members about the final acreage and configuration of the parcels that would go into easement. Ms. Teetor stated that Ms. Fine is still discussing the terms of the easement with her attorney. Ms. Lemmon explained that she had numerous inquiries due to the winter newsletter and the solicitation letter that was sent in January.

Ms. Teetor stated that staff is still waiting on a contract with the Natural Resources Conservation Service (NRCS) and had requested a 6-month extension for VDACS funding for the Fansler easement.

Williams – TM 14-A-37B – DUR purchase, closed session

On motion of Vice-Chair Ohrstrom, seconded by Mr. McKay the Authority unanimously approved going into Closed Session pursuant to Section 2.2-3711-A3 of the Code of Virginia, as amended, to discuss the Acquisition or Sale of Property. On motion of Ms. Bacon, seconded by Vice-Chair Ohrstrom the Authority unanimously approved reconvening in Open Session. Chair Buckley moved, seconded by Vice-Chair Ohrstrom, to certify that to the best of the member’s knowledge:

- (i) only public business matters lawfully exempted from Open Meeting requirements under Chapter 2.2-3700, et sec., of the Code of Virginia, as amended, pursuant to Section 2.2-3711-A3 of the Code of Virginia, as amended, to discuss the Acquisition or Sale of Property, and
- (ii) only such public business matters as were identified in the motion by which the Closed meeting was convened were heard, discussed, and considered in the meeting by the Authority. The vote on the above motion was:

Buckley (Chair)	AYE	Hedlund	AYE
Ohrstrom (Vice-Chair)	AYE	Jones	AYE
Bacon	AYE	McKay	AYE

The Authority voted 6-0-0 to give final approval to George Williams, IV for a DUR purchase on the parcel identified by Tax Map# 14-A-37B for a total of \$40,000 for the purchase of 1 DUR.

Motion to grant final approval and offer \$40,000 for retiring 1 DUR to George Williams, IV:			
Buckley (Chair)	AYE	Hedlund	AYE (seconded)
Ohrstrom (Vice-Chair)	AYE	Jones	AYE
Bacon	AYE (moved)	McKay	AYE

Adjournment

There being no further business, the Authority agreed to adjourn the meeting at 10:34 AM. The next Clarke County Easement Authority meeting is scheduled for June 14, 2024 at 10 AM in the A/B conference room, Government Center, Berryville.

The Authority voted 6-0-0 to adjourn the May 10, 2024 meeting at 10:34 AM.

Motion to adjourn to the May 10, 2024 meeting at 10:34 AM:			
Buckley (Chair)	AYE	Hedlund	AYE
Ohrstrom (Vice-Chair)	AYE (moved)	Jones	AYE
Bacon	AYE (seconded)	McKay	AYE

Randy Buckley, Chair

Lorien Lemmon, Clerk to the Authority

Fund 235 - Conservation Easement Balances

	Total Fund Balance	Donations (128)	Stewardship/Restricted Funds Account (210)	Local Funds (000)
SOY FY24	555,145	144,891	241,636	168,618
Fiscal Year 2024				
July Rev/AR		2,006	352	277
July Exps/AP		-500	-2,700	0
Aug Rev/AR		207	0	10,551
Aug Exps/AP		-929	-2,065	0
Sept Rev/AR		944	346	14,814
Sept Exps/AP		-1,644	0	-40
Oct Rev/AR		4,148	358	4,208
Oct Exps/AP		-2,024	0	0
Nov Rev/AR		16,955	347	2,941
Nov Exps/AP		-5,542	0	-208
Dec Rev/AR		12,915	359	4,788
Dec Exps/AP		-284	0	-2,620
Jan Rev/AR		1,185		134
Jan Exps/AP		-160	0	0
Feb Rev/AR		665	7,527	
Feb Exps/AP		-688	0	0
Mar Rev/AR		2,175		
Mar Exps/AP		-4,742	0	-1,658
Apr Rev/AR		865		78,153
Apr Exps/AP		-491	0	-623
May Rev/AR		1,260		6,112
May Exps/AP		-7,818	-3,700	-1,113
Lilly Easement Purchase				-119,875
June Rev/AR				
June Exps/AP		0	0	0
YTD Rev/AR	174,592.44	43,325.91	9,288.70	121,977.83
YTD Exps/AP	159,421.09	24,821.41	8,464.68	126,135.00
Adjustments				
YTD FUND BALANCE (AR & AP)	570,316.81	163,395.91	242,460.38	164,460.52

Emily Johnson:
\$10,161.77 Rollback tax

Emily Johnson:
14,342.33 Rollback Tax

Emily Johnson:
\$3,675.47 Rollback Tax

Emily Johnson:
\$2,418.76 Rollback Tax

Emily Johnson:
\$4,787.97 Rollback Tax

Emily Johnson:
134.40 Rollback Tax

Emily Johnson:
\$7,526.51 Annual Stewardship Award

Emily Johnson:
Piedmont Council contribution \$37,625
VDACS \$40,528.16
Lilly property purchase-NOT received yet

Emily Johnson:
\$6111.70 Refund for overpayment of closing

ESTIMATED YTD FUND BALANCE **570,316.81** **163,395.91** **242,460.38** **164,460.52**

FY24 Expenditure Appropriations	Appropriated	Actual Expenses	Appropriated Balance Remaining
General Expenses	48,875	39,546	9,329
Lilly Property	119,875	119,875	0
	168,750	159,421	9,329

Clarke County:
includes expenses not specifically designated to an easement (including donation, stewardship and monthly Hall, Monahan expenses).

Through 05/31/24

Conservation Easement Expense Detail - FY24

	Donations (128)	Stewardship (210)	Local Funds (000)
July	500.00 Clarke County Ruritans Sponser at Fair	2,700.00 CEA Landscape Govt subscription	
	<u>500.00</u>	<u>2,700.00</u>	<u>0.00</u>
August	190.47 Postage 178.98 Winchester Printers CEA mailing labels 560.00 Robin Couch Cardillo July 2023	444.68 Mileage Emma Coutts 1,620.00 Summer Intern CEA	
	<u>929.45</u>	<u>2,064.68</u>	<u>0.00</u>
Sept	233.56 Winchester Printers Envelopes 450.00 Gloria Marconi Summer CEA 2023 960.00 Robin Couch Cardillo August 2023		40.00 Legal Services August
	<u>1,643.56</u>	<u>0.00</u>	<u>40.00</u>
Oct	41.49 Postage 816.23 Winchester Printers 2023 CEA BBQ 1,166.15 Winchester Printers Summer 2023		
	<u>2,023.87</u>	<u>0.00</u>	<u>0.00</u>
Nov	2,725.00 Bank of America CEA Dinner 450.00 Gloria Marconi Fall CEA Newsletter 1,230.00 Winchester Printers Fall Newsletter 1,136.52 Robin Couch Cardillo CEA Newsletter		207.50 Hall, Monohan Sept/Oct Legal Fees
	<u>5,541.52</u>	<u>0.00</u>	<u>207.50</u>
Dec	84.33 Postage 200.00 Gloria Marconi CEA EOY 2023 Appeal letter		2,620.00 Hall, Monahan July-Nov Legal
	<u>284.33</u>	<u>0.00</u>	<u>2,620.00</u>
Jan	160.00 Robin Couch Cardillo December 2023		
	<u>160.00</u>	<u>0.00</u>	<u>0.00</u>
Feb	500.00 VAULT CEA Donation 96.00 CEA Wordpress 91.77 Pitney Bowes Postage		Pitney Bowes Postage
	<u>687.77</u>	<u>0.00</u>	<u>0.00</u>
Mar	186.23 Postage 15.80 Crown Trophy Wingate Trophy 900.00 Love at First Bite Reimbursement 980.28 Winchester Printers Services 450.00 Gloria Marconi Services 1,111.34 Robin Couch Cardillo Services 1,098.36 Winchester Printers CCEA Winter		1,657.50 Hall, Monahan Dec-Feb Legal
	<u>4,742.01</u>	<u>0.00</u>	<u>1,657.50</u>
Apr	10.88 Postage 480.00 Robin Couch Cardillo March 2024		622.50 Hall, Monahan March Legal
	<u>490.88</u>	<u>0.00</u>	<u>622.50</u>
May	450.00 Gloria Marconi Spring Newsletter 100.00 Long Branch banner advertisement 640.00 Prepare fundraising report 1,823.56 Winchester Printers 4,804.46 Winchester Printers spring newsletter	3,700.00 Landscape Government Subscript	119,875.00 Hall Monohan Closing Lilly Property 1,112.50 Hall, Monahan March Legal
	<u>7,818.02</u>	<u>3,700.00</u>	<u>120,987.50</u>
YTD Totals	<u><u>24,821.41</u></u>	<u><u>8,464.68</u></u>	<u><u>126,135.00</u></u>

VDACS

As of 5/31/24

Close Date	Project	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY2023	FY2024	TOTALS
		use by June 30, 2019	use by June 30, 2020	use by June 30, 2021	use by June 30, 2022	use by June 30, 2023	use by June 30, 2024	use by June 30, 2025	use by June 30, 2026	
		\$86,950.00	\$61,615.23	\$75,738.77	\$58,333.00	\$54,000.00	\$156,476.00	\$175,000.00	\$165,400.00	\$833,513.00
November 2018	Sprouse	-\$31,104.00								
February 2019	Opequon Cattle	-\$55,846.00	-\$696.00							
May 2019	Rowland		-\$38,148.50							
October 2019	Coleman		-\$21,448.00							
June 2020	Expired		-\$1,322.73							
July 2021	Moon			-\$40,717.75						
December 2021	RSP			-\$35,021.02	-\$48,435.98					
May 2022	Murphy				-\$9,897.02	-\$54,000.00	-\$17,519.05			
August 2022	Dupuy						-\$20,981.50			
June 2023	Pippy						-\$26,140.50			
May 2024	Lilly						-\$40,528.16			
TOTAL REMAINING		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$51,306.79	\$175,000.00	\$165,400.00	\$391,706.79

July 11, 2024

Clarke County Conservation Easement Authority
Fundraising Report
July 2024 meeting

Donor Statistics

See attached Master Report

- 2024 year-to-date total: \$9,735.00 from 74 donations

Ongoing

-Summer newsletter

- Topics – suggestions for landowner profile; donor reception on Oct 11; Clarke County Fair; other?
- Published in August, mailed to Authority mailing list

-Banners

- Ordering large, outdoor banners to rotate among several county locations, with permission; developing mini-posters for community bulletin boards, shops, etc.

-Clarke County Fair, August 11-17

- Sponsor the fair once again? Easement Authority display, signage

-Donor reception

- Friday, October 11, at George Ohrstrom's venue

-New donors

- 11 first-time donors in May/June! (related to mailing list provided by county?); will review list at meeting

Fundraising Results: Clarke County Conservation Easement Authority

as of July 11, 2024

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Amount	\$42,266	\$36,260	\$57,356.00	\$24,778.00	\$26,101.00	\$34,815.28	\$38,230.00	\$36,822.80	\$37,739.00	\$35,967.00	\$32,966.00	\$9,735.00
# Donations	200	169	158	164	169	169	167	209	206	201	180	74
YE Donor Appeal	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
YE Donor Appeal Amount	\$15,706	\$17,635	\$47,003	\$15,665	\$7,577	\$16,755	\$16,710	\$16,232	\$16,915	\$17,887	\$16,610	
Donor Respondents	69	51	61	47	48	58	52	73	73	83	78	
YE Prospect Amount		\$1,650	\$104	\$25	\$325	\$2,200	\$200	\$120	\$350	\$175	\$150	
Prospect Respondents		3	2	1	3	4	3	2	1	3	1	
Winter Newsletter	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Dollar Amount	\$4,805	\$3,335	\$2,700	\$2,228	\$2,815	\$4,920	\$2,668	\$3,105	\$1,710	\$4,371	\$1,875	\$2,845
Respondents	39	26	25	29	39	29	32	43	22	28	16	27
Spring Newsletter	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Donor: Dollar Amount	\$1,975	\$3,705	\$3,420	\$2,725	\$2,810	\$1,600	\$2,500	\$2,762	\$8,650	\$3,131	\$3,975	\$3,370
Donor: Respondents	28	26	27	19	23	15	23	18	44	27	16	20
payer Spring Newsletter: Dollar Am	\$165	\$1,380	\$100	\$75	\$1,150	\$550	\$2,045	\$615	\$130	\$250	\$525	\$1,170
yer Spring Newsletter: Respondent	4	9	1	3	8	3	6	6	2	4	6	11
Summer Newsletter	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Dollar Amount	\$5,040	\$3,215	\$1,927	\$2,115	\$3,110	\$4,480	\$2,135	\$5,260	\$6,445	\$4,088	\$4,625	
Respondents	22	27	22	28	20	38	23	30	31	22	31	
(new)									3	1	1	
Fall Newsletter	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Donor: Dollar Amount	\$2,660	\$2,325	\$1,250	\$600	\$3,870	\$220	\$2,925	\$6,244	\$1,380	\$3,095	\$1,721	
Donor: Respondents	27	14	3	6	11	4	11	16	11	8	9	
Taxpayer Fall Newsletter Dollar Am	\$240	\$760		\$325	\$1,200	\$100	\$100	\$410	\$450		\$1,000	
payer Fall Newsletter: Respondent	5	5		5	4	1	1	5	5		1	
Over the Transom	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Dollar Amount	10,500	\$1,550	\$257	\$362	\$2,230.00	\$3,970	\$8,665	\$1,980	\$1,709	\$2,970.00	\$2,485.00	\$2,350.00
Donor Respondents	2	2	3	12	7	17	10	14	14	25	21	16
Donor Thank-You Party	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Dollar Amount	\$1,175	\$705	\$595	\$638	\$710							
Donor Respondents	4	6	14	14	6							
Photo Revenue				\$ 20								
Notecards					\$304		282 (6)	94.80 (2)				
Gift-in-Kind (admin work donated by Kate Petranec)	\$469											



Ruritan Club of Clarke County, Inc.

P.O. Box 1167, Berryville, VA 22611 - www.clarkecountyfair.org

May 22, 2024

Dear Sir/Ma'am:

The Clarke County Ruritan Club is happy to be hosting the 69th Annual Clarke County Fair the week of August 11-17, 2024, at the Clarke County Ruritan Fairgrounds in Berryville. The much-anticipated fair is a huge community event in the Northern Virginia area. We are hoping you will consider helping to make this year's fair a memorable event with a sponsorship contribution.

We have enclosed a "Sponsorship Form" with details about events, event venues, and specific activities that take place during our fair week. We strive to create a well-rounded schedule that offers many entertaining, educational, and safe events for all ages. Thousands of people join us each year to enjoy time at our fairgrounds and to participate in the many activities offered. From our barn area full of livestock and educational programs, to our large track area full of entertainment; our fair has something for everyone. Please, consider helping us to continue this tradition by partnering with us in an area of your choice. We greatly appreciate any donations given to assist us with our annual tradition!

If you're interested in a sponsorship, please respond by July 15th with your sponsorship request and donation payment. We will accept your organization's logo, graphics, designs, and advertisement in electronic format (PDF, JPEG, GIF, PNG, TIFF Word, etc). **Please email your logo to Brad Broy at president@ccruritanclub.org**

Make payments payable to "Ruritan Club of Clarke County" and mail to the address below:

**Ruritan Club of Clarke County
Attn: Sponsorship Committee
P.O Box 1167
Berryville, VA 22611**

Questions? Please contact

- Brad Broy (540) 336-2335 or bradbroy1@gmail.com
- Hope Cather (540) 550-4277 or calf22611@gmail.com
- Philip Shenk 540.270.1487 or pshenk7@yahoo.com

Thank you for considering our request!

2024 BOARD OF DIRECTORS

Brad Broy, President
Ralph Ambrosio, Vice-President
Nancy Specht, Secretary
Beth Shoemaker, Treasurer

Jimmy Swisher
Glenn Skillman
Philip Shenk
Hope Cather

June 6, 2024

Clarke County landowner

RE: Clarke County Conservation Easement Program Information

I am contacting you to provide some information about the Clarke Conservation Easement Program. Periodically the Authority solicits landowners with property containing high conservation values to determine if there is interest in protecting the land. These values include prime farmland soils, streams, or historic structures, just to name a few. The County currently has several opportunities to apply for state and federal grants that can pay up to 75% of the appraised value of an easement.

Typically the financial value of an easement is based on the number of Dwelling Unit Rights or DURs retired as part of a conservation easement. Depending on the location, current appraised DUR values have been around \$100,000/DUR retired.

Property owners can retire some or all of their DURs while still retaining the right to home construction and limited subdivision. The land remains your property and you can sell or gift it just as you would if it were not in easement. In addition, if in easement, the property automatically qualifies for the Land-Use taxation rate under the open space category - so submitting annual paperwork to the Commissioner of the Revenue is no longer necessary! There are additional state and federal tax benefits as well.

If you have ever thought about placing a conservation easement on your property, please contact me for additional information at 540-955-5134 or email llemmon@clarkecounty.gov.

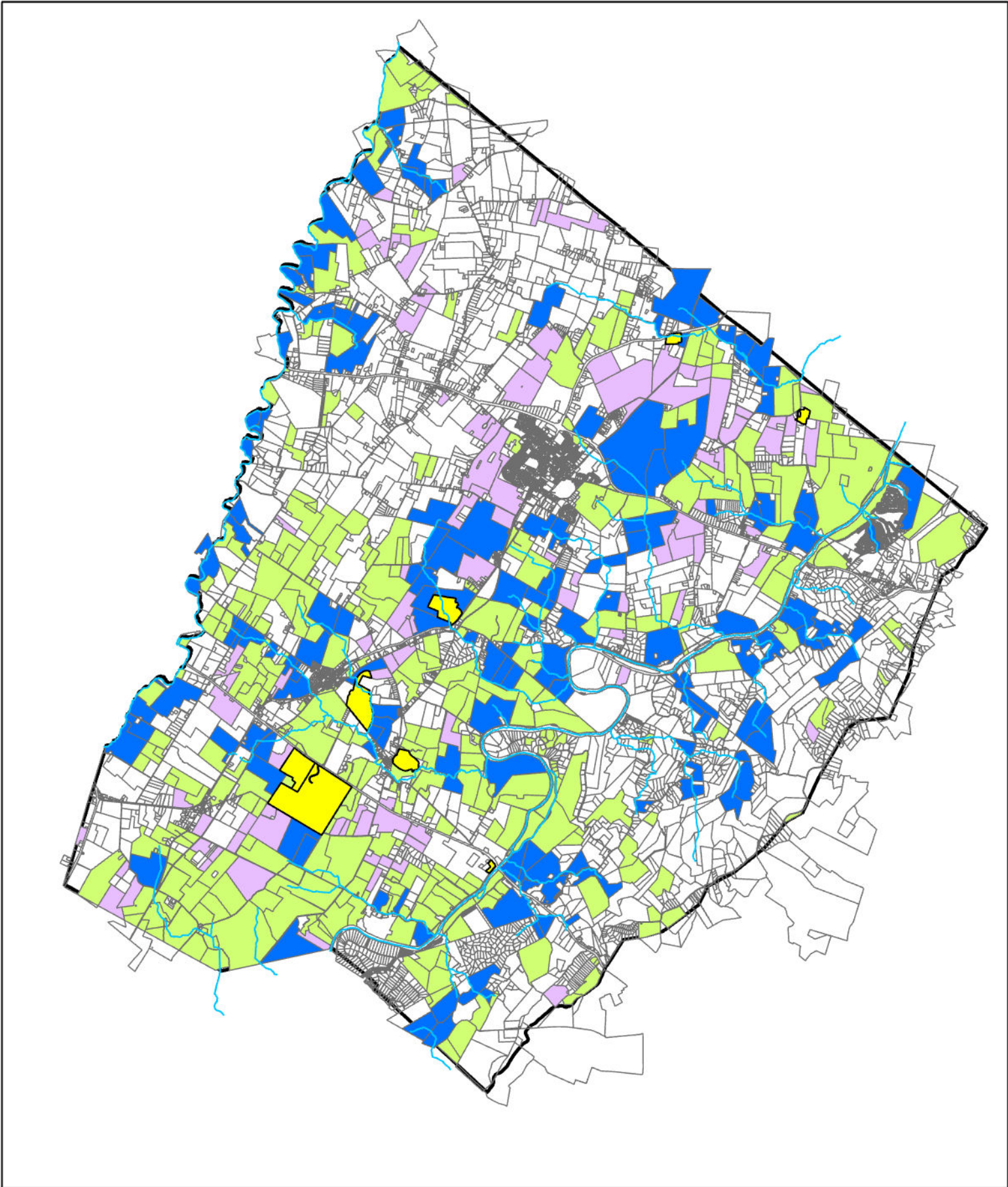
I look forward to hearing from you!

Sincerely,

A handwritten signature in blue ink that reads "Lorien Lemmon". The signature is written in a cursive style and is positioned above the printed name.

Lorien Lemmon

Conservation Planner | GIS Coordinator



Final Mailing Map for Grant Solicitation
 Parcels: Majority in Clarke Co., In AOC or FOC
 Not in easement already, at least 20 acres, has at least 1 DUR to spare and either has:
 50% Prime or State Soils and/or streamside frontage and/or a historic site

Result: 200 unique landowners

- CC_peren_strm
- Ease_Jan_24
- bnd_polygon
- parcels_polygon
- CC_AFOC_NE_1_DUR
- CC_AFOC_NE_20_Stream_1DUR
- CC_AFOC_NE_Hist_edited

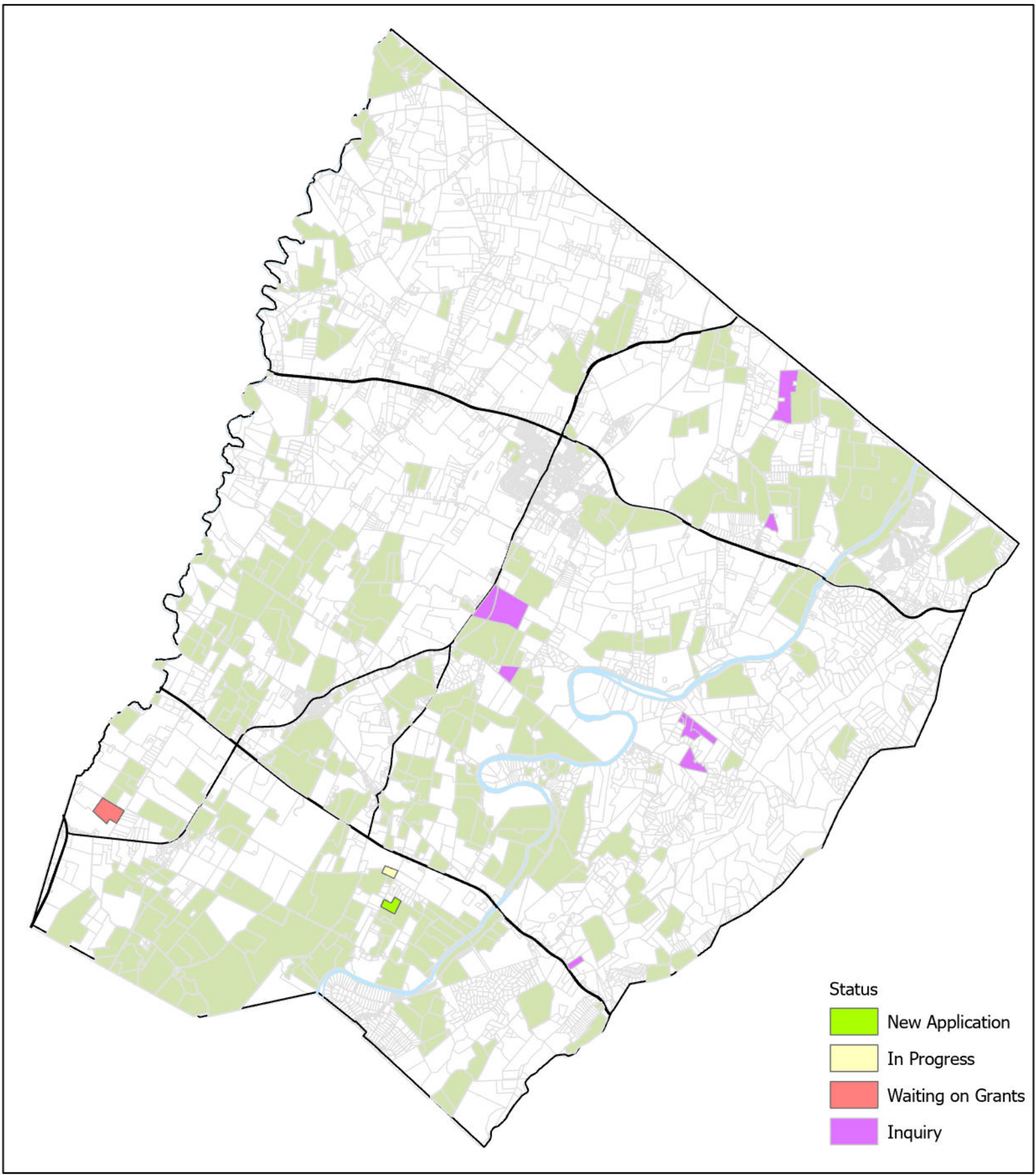
Memorandum

To: Conservation Easement Authority
 From: A. Teetor, L. Lemmon
 Subject: Status update - active easement applications/inquiries
 Date: July 11, 2024

Active Applications						
Name	Tax Map#	Address	Acres	DURs retired	Type	status
Jaime Weir	30-A-58	903 Kennel Rd	35.5	1	Grant purchase	Preliminary Application Received
George Williams, IV	30-A-47B	Vacant, adjacent to 502 Kennel Rd.	22.22	1	DUR purchase	Site visit complete. Applicant requesting larger SFD size (6,000 sq ft)
James Fansler	27-A-3	225 Nations Spring Road	88.95	3	Grant purchase	ALE application approved – still no closing date

Inquiry						
Name	Tax Map#	Address	Acres	DURs Retired	Type	Status
Frederick Boos	23-A-2	329 Llewellyn Ln (Llewellyn Farm)	260	?? out of 6	Grant purchase	Information sent –waiting on prelim app – is speaking w/tax broker
RSP Enterprises	16-A-1	660 Smithfield Ln (farm store half of Smithfield Farm)	157	?? out of 3	Grant Purchase	Information sent –waiting on prelim app –
Mike & Geetha Berry	32-A-66	790 Frogtown Rd	60	?? out of 2	Grant purchase	Information sent –waiting on prelim app – waiting to hear back from appraiser
Tad Curry	24-A-18, 24-A-18A, 24-A-18B	Vacant, adjacent to 439 Frogtown Rd	~70 (in process of BLA)	1 out of 3	Grant purchase	Information sent –waiting on prelim app – working w/Jeremy on BLA w/neighbor
Kim & David Saville	23-A-48	488 Lockes Mill Rd	44.5	?? out of 2	DUR purchase	Information sent –waiting on prelim app –


Name	Tax Map#	Address	Acres	DURs Retired	Type	Status
Kimber Herron	39-A-38	16 Stone Ridge Ln	20 (stream frontage)	?? out of 2	DUR purchase or grant	Information sent –waiting on prelim app –
Eleanor Kobetz	16-A-20	562 Shepards Mill Rd	30.3 (stream frontage)	?? out of 2	DUR purchase or grant	Information sent –waiting on prelim app –



Status

- New Application
- In Progress
- Waiting on Grants
- Inquiry



1 0.5 0 1
 Miles

Clarke County GIS
 July 11, 2024



	New Application	In Progress	Waiting on Grants	Inquiry	Total
Acres	35.5	22.2	88.95	641.5	788.45
Retired DURs	1	1	3	18	23
Donation	0	0	0	0	0
Purchase	1	1			
			Page 16 of 20	7	10

MEMORANDUM

TO: Conservation Easement Authority
FROM: Lorien Lemmon
DATE: July 12, 2024
SUBJECT: Application for Grant Purchase – James E. Weir, Jr.

James Weir has applied to the easement authority for approval of a grant purchase. The property is located at 903 Kennel Rd. approximately ¾ mile southeast of the intersection with John Mosby Highway. The property is identified by Tax Map #30-A-58, is 35.57 acres, and has 2 DURs. The applicant would like to retire 1 of the 2 remaining DURs and the parcel is in enrolled in use value taxation.

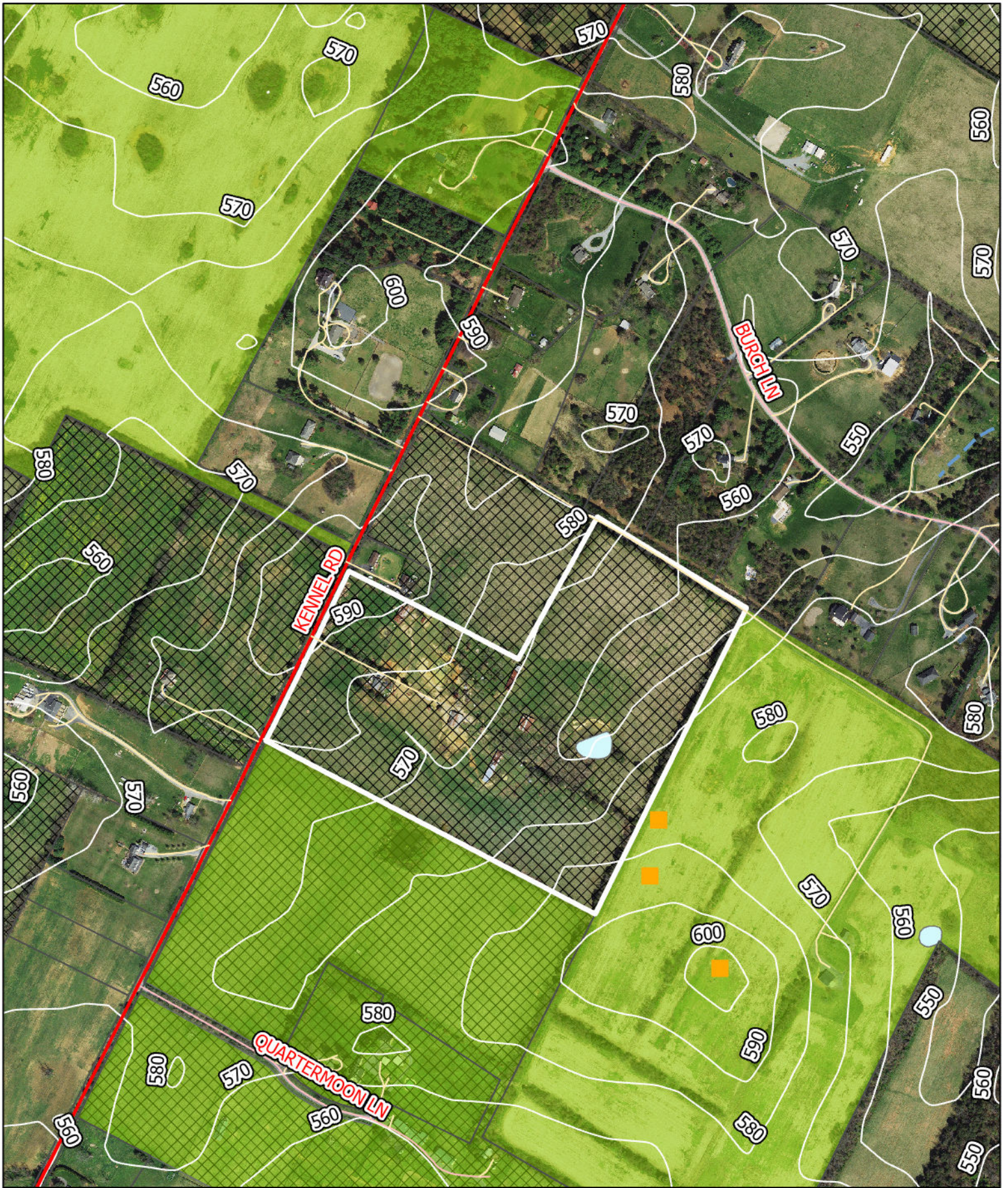
The parcel is zoned AOC and are currently in use value taxation, in accord with the Commissioner of Revenue’s requirements, therefore a purchase may be considered if at least two of the following four guidelines are met:

- 1) the parcel’s Property Resource Score is at least 35;
- 2) at least one dwelling unit right is extinguished by the conservation easement;
- 3) the parcel is adjacent to a parcel already under permanent conservation easement;
- 4) the property has a minimum area of 40 acres.

The parcel meets 3 of the 4 criteria. The property resource score was 65.6, the applicant is retiring 1 DUR, and the parcel is adjacent to existing easements. The property is less than 40 acres. Points were given for retiring 1 DUR, being adjacent to existing easements, and being a 4th generation family farm.

Recommendation

Give preliminary approval for the easement purchase and request staff to schedule a site visit.



Clarke County GIS
July 12, 2024



James E. Weir Jr.
Tax Map # 30-A-58
35.5 acres, 2 DURs, 1 exmpt



- Weir Property
- County Parcels
- Conservation Easements
- Ag and Forestal Dist
- Sinkholes
- Ponds
- Intermittent Stream
- 10ft_Contour
- Public Road
- Private Road
- Driveways



MEMORANDUM

TO: Conservation Easement Authority
FROM: Lorien Lemmon
DATE: July 12, 2024
SUBJECT: Single Family Dwelling size expansion request – George Williams, IV

George Williams has applied to the easement authority for approval of a DUR purchase. The property is currently vacant and located on the west side of Kennel Rd, approximately 1700 feet from the intersection of Kennel Rd and John Mosby Highway. The property is identified by Tax Map #30-A-47B, is 22.22 acres, and has 2 DURs. The applicant would like to retire 1 of the 2 remaining DURs and the parcel is in enrolled in use value taxation. A site visit was conducted April 19 and the Authority voted to approve the DUR purchase for \$40,000 on May 10.

After reviewing the draft deed of easement with staff, the applicant requested that the square footage allowance for the one (1) single family dwelling be expanded from 4,500 square feet to 6,000 square feet. The applicant has no immediate intention to sell the property but after consulting with a realtor, he would like a larger square footage allowance should a potential buyer desire a larger dwelling on the vacant lot. There are currently no structures on the property.

Recommendation: Approve the square footage allowance of up to 6,000 square feet for a single family dwelling and request staff to update the deed of easement.



Williams DRAFT Building Envelope Map
 According to parcel size - this lot is allowed
 2 Building Envelopes (2.22 acres each)
 Placement took building setbacks and prime
 farmland soils into account

- | | | |
|-----------------------------------|-----------------|---------------------|
| Prime Soils | 75ft setback | County parcels |
| Important Soils | Williams parcel | Existing Structures |
| Building Envelope
10ft_Contour | Diveways | SF Page 20 of 20 |
| | Public Road | |