

CLARKE COUNTY
Conservation Easement Authority
Friday – 9 August – 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 July 19, 2024 meeting
4. Bank Account balances
5. Campaign for the Authority
6. PEC updates from Tia Earman
7. Discussion
 - a. Teetor minor subdivision request
8. Easement Donation/Purchase
 - a. Summary of easement applications/inquiries
 - b. RSP Enterprises – TM 16-A-1 – Grant Purchase – new application
9. Adjournment – The next meeting is scheduled for Friday September 13 at 10:00

Clarke County Conservation Easement Authority

Draft - Meeting Minutes

Friday July 19, 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) | X | Michelle Jones | ✓ |
| Walker Thomas (Secretary/Treasurer) | X | Bev McKay | ✓ |
| Rives Bacon | ✓ | | |

E-Denotes electronic participation

STAFF PRESENT: Alison Teetor, Lorien Lemmon, Brandon Stidham (Planning Dept.)

OTHERS PRESENT: Robin Couch-Cardillo

CALL TO ORDER: Mr. Buckley, Chair called the meeting to order at 10:13 am.

Approval of the Agenda – July 19, 2024:

The Authority voted 5-0-0 to approve the Agenda as presented.

| Motion to approve the Agenda as presented: | | | |
|---|----------------|-------|-------------|
| Buckley (Chair) | AYE | Jones | AYE (moved) |
| Bacon | AYE (seconded) | McKay | AYE |
| Hedlund | AYE | | |

Approval of Meeting Minutes – May 10, 2024:

The Authority voted 5-0-0 to approve the May 10, 2024 meeting minutes as amended with minor changes requested by the Authority.

| Motion to approve Meeting minutes for May 10, 2024 as corrected: | | | |
|---|-------------|-------|----------------|
| Buckley (Chair) | AYE | Jones | AYE (seconded) |
| Bacon | AYE (moved) | McKay | AYE |
| Hedlund | AYE | | |

Bank Account:

Ms. Lemmon reviewed the financial spreadsheets. Current fund balances show a total fund balance of \$578,807.67 consisting of \$165,108.15 in the donations account, \$244,013.81 in stewardship/restricted, and \$169,685.71 in local funds. Ms. Lemmon explained that the expenditures for May and June included the spring newsletter, closing costs for the Lilly easement, the Landscape subscription renewal, and paying one of the summer interns. The Lilly easement used up \$40,528.16 of the remaining VDACS funds and, with a six-month extension, the Fansler easement will help use up the remaining FY22 funds in that account.

Ms. Teetor noted that the Authority has received a substantial amount of funds due to roll-back taxes and that the Finance Department suggested that the Authority refrain from requesting appropriation from the Board of Supervisors for the Williams easement.

Campaign for the Authority:

Ms. Couch-Cardillo stated that donations were \$9,735 from 74 donors. She requested suggestions for a new landowner to profile for the upcoming summer newsletter and the Authority suggested the Bryant’s and Dr. McDonald since they were neighbors that worked together to put both of their properties into easement. She asked about other topics to include in the summer newsletter and Ms. Teetor suggested profiling the summer intern. Chair Buckley also suggested including an article highlighting how conservation easements alleviate the effects of drought by lowering the demand on the water supply through the extinguishment of dwelling unit rights and reduce surface water runoff through impervious surface limitations.

Ms. Couch-Cardillo noted that the donor reception dinner is on October 11 this year and that she will work on invitations closer to the event. She mentioned that she was working on mini posters and a banner to distribute across the County and Ms. Lemmon stated that she had reached out to the Berryville Farm Store to ask for permission to post mini posters in their store. Ms. Lemmon also noted that the Farm Store is transitioning to new management and will reach back out to the new owners in a few weeks to request permission to hang a banner and to apply for a sign permit with the Town of Berryville.

Ms. Couch-Cardillo explained that she would like to use the “Take a Hike” brochure as a poster at the upcoming Clarke County Fair. She asked the Authority to review the brochure and suggest any edits before paying to expand it to poster size.

Ms. Couch-Cardillo reported that the CEA had 11 new donors in May and June. She speculated that the new donors might be a result of the separate mailing of the spring newsletter from the May tax bills. Ms. Couch-Cardillo confirmed that the summer newsletter would also be an independent mailing and Ms. Lemmon noted that she would speak with the Treasury Department about mailing the fall newsletter with the fall tax bill in order to reduce the cost of postage.

Discussion:

a. Ruritan County Fair Sponsorship

Ms. Lemmon explained that the Authority has historically given \$500 to the Ruritan Club for a partial sponsorship of the livestock sale dinner for the Clarke County Fair and inquired if the Authority would like to sponsor the Fair again this year.

| | | | |
|---|----------------|-------|-------------|
| Motion to approve \$500 partial sponsorship to the Ruritan Club of Clarke County : | | | |
| Buckley (Chair) | AYE | Jones | AYE (moved) |
| Bacon | AYE (seconded) | McKay | AYE |
| Hedlund | AYE | | |

b. June solicitation letter

Ms. Lemmon described the map she created in order to choose landowners for the upcoming appraised purchase grant cycle. She used this map to send solicitation letters to 200 landowners in the County that may be eligible for the federal Agricultural Land Easement (ALE) grant. She noted that she had received quite a few inquiries about the program due to the letter she sent in early June.

c. Summer internship update

Ms. Lemmon gave an update on the status of the summer interns and their progress with the annual monitoring visits. She noted that the interns managed to complete more monitoring visits faster this year. She speculated that it was due to having two energetic interns and that the Landscape software aided the interns in reaching out to landowners and creating reports. She noted that only 18 monitoring visits remain and that she would personally conduct some of them in order to meet new landowners and answer any questions.

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 explained the number of inquiries she received as a result of the solicitation letter and the attributes of those properties. She noted that the letter had already resulted in one new application and that several others may be underway.

Ms. Teetor stated that the ALE grant application for Fansler, while already approved, had been sent to the national reviewing agency for the Natural Resources Conservation Service (NRCS). She noted that the department that handles these applications have had some personnel turnover lately, which may be the cause of the delay for this application.

b. Weir – TM# 30-A-58 – Grant purchase – new application

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 Authority voted 5-0-0 to approve the preliminary application of the Weir easement and request staff to schedule a site visit.

| Motion to grant preliminary approval of the Weir easement: | | | |
|---|----------------|-------|-------------|
| Buckley (Chair) | AYE | Jones | AYE (moved) |
| Bacon | AYE (seconded) | McKay | AYE |
| Hedlund | AYE | | |

c. Williams - TM# 14-A-37B – DUR purchase - request

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. A site visit was conducted on 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.

The Authority voted 5-0-0 to approve either a square footage allowance of 6,000 for a single-family dwelling in Building Envelope 1 and a 4,500 allowance for Building Envelope 2 or to approve a 6,000 square foot single family dwelling in either Building Envelope 1 or Building Envelope 2, if Envelope 2 is moved back to the original location selected by staff.

| | | | |
|---|-------------|-------|----------------|
| Motion to grant conditional approval of the Williams single family dwelling expansion request: | | | |
| Buckley (Chair) | AYE | Jones | AYE (seconded) |
| Bacon | AYE (moved) | McKay | AYE |
| Hedlund | AYE | | |

Adjournment

There being no further business, the Authority agreed to adjourn the meeting at 11:04 AM. The next Clarke County Easement Authority meeting is scheduled for August 9, 2024 at 10 AM in the A/B conference room, Government Center, Berryville.

The Authority voted 5-0-0 to adjourn the July 19, 2024 meeting at 11:04 AM.

| | | | |
|--|----------------|-------|-------------|
| Motion to adjourn to the July 19, 2024 meeting at 11:04 AM: | | | |
| Buckley (Chair) | AYE | Jones | AYE (moved) |
| Bacon | AYE (seconded) | McKay | AYE |
| Hedlund | AYE | | |

Randy Buckley, Chair

Lorien Lemmon, Clerk to the Authority

JAS - E Johnson
 AS OF 07/31/24

FY2025 - FY24 not FINAL

Fund 235 - Conservation Easement Balances

| | Total Fund Balance | Donations (128) | Stewardship/Restricted Funds Account (210) | Local Funds (000) |
|----------------------------|--------------------|-------------------|--|-------------------|
| SOY FY25 | 576,815.77 | 164,548 | 242,827 | 169,441 |
| Fiscal Year 2025 | | | | |
| July Rev/AR | | 1,655 | 0 | 0 |
| July Exps/AP | | -500 | 0 | 0 |
| Aug Rev/AR | | 0 | 0 | 0 |
| Aug Exps/AP | | 0 | 0 | 0 |
| Sept Rev/AR | | 0 | 0 | 0 |
| Sept Exps/AP | | 0 | 0 | 0 |
| Oct Rev/AR | | 0 | 0 | 0 |
| Oct Exps/AP | | 0 | 0 | 0 |
| Nov Rev/AR | | 0 | 0 | 0 |
| Nov Exps/AP | | 0 | 0 | 0 |
| Dec Rev/AR | | 0 | 0 | 0 |
| Dec Exps/AP | | 0 | 0 | 0 |
| Jan Rev/AR | | 0 | 0 | 0 |
| Jan Exps/AP | | 0 | 0 | 0 |
| Feb Rev/AR | | 0 | 0 | 0 |
| Feb Exps/AP | | 0 | 0 | 0 |
| Mar Rev/AR | | 0 | 0 | 0 |
| Mar Exps/AP | | 0 | 0 | 0 |
| Apr Rev/AR | | 0 | 0 | 0 |
| Apr Exps/AP | | 0 | 0 | 0 |
| May Rev/AR | | 0 | 0 | 0 |
| May Exps/AP | | 0 | 0 | 0 |
| June Rev/AR | | 0 | 0 | 0 |
| June Exps/AP | | 0 | 0 | 0 |
| YTD Rev/AR | 1,655.00 | 1,655.00 | 0.00 | 0.00 |
| YTD Exps/AP | 500.00 | 500.00 | 0.00 | 0.00 |
| Adjustments | | | | |
| YTD FUND BALANCE (AR & AP) | 577,970.77 | 165,703.15 | 242,826.91 | 169,440.71 |

ESTIMATED YTD FUND BALANCE **577,970.77** **165,703.15** **242,826.91** **169,440.71**

| FY25 Expenditure Appropriations | Appropriated | Actual Expenses | Appropriated Balance Remaining |
|---------------------------------|--------------|-----------------|--------------------------------|
| General Expenses | 45,000 | 500 | 44,500 |
| | | | 0 |
| | 45,000 | 500 | 44,500 |

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

Through 07/31/24

Conservation Easement Expense Detail - FY25

| | <u>Donations (128)</u> | <u>Stewardship (210)</u> | <u>Local Funds (000)</u> |
|-------------------|---------------------------------------|--------------------------|--------------------------|
| <u>July</u> | 500.00 Livestock sale dinner donation | | |
| | <u>500.00</u> | <u>0.00</u> | <u>0.00</u> |
| YTD Totals | <u><u>500.00</u></u> | <u><u>0.00</u></u> | <u><u>0.00</u></u> |

VDACS

As of 7/31/24

| <u>Close Date</u> | <u>Project</u> | <u>FY 2017</u> | <u>FY 2018</u> | <u>FY 2019</u> | <u>FY 2020</u> | <u>FY 2021</u> | <u>FY 2022</u> | <u>FY2023</u> | <u>FY2024</u> | <u>TOTALS</u> |
|------------------------|----------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|---------------------|
| | | 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 | | | |
| Did not use by 06/24 | | | | | | | -\$51,306.79 | | | |
| TOTAL REMAINING | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$175,000.00 | \$165,400.00 | \$340,400.00 |



R O B I N C O U C H C A R D I L L O

August 2, 2024

Clarke County Conservation Easement Authority
Fundraising Report
August 2024 meeting

Donor Statistics

See attached Master Report

- 2024 year-to-date total: \$10,670.00 from 78 donations

Ongoing

-Summer newsletter

-In the works, featuring Duck Pond easement, drought info from Lorien as relates to easements, summer interns, Clarke County Fair, donor reception (a full newsletter!)

-Published in August, mailed to Authority mailing list

-Clarke County Fair, August 11-17

-Sponsoring livestock dinner; setting up Easement Authority display, signage

-Banners

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

-Donor reception

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

-New donors

-1 first-time donor in July

MEMORANDUM

TO: Clarke County Conservation Easement Authority
FROM: Lorien Lemmon
DATE: August 1, 2024
SUBJECT: Alison Teetor Minor Subdivision Request

Alison Teetor placed property identified by Clarke County Tax Map# 11-A-5A located at 939 Salem Church Rd into easement with the County in 2010. In accordance with estate planning, Ms. Teetor would like to exercise her right to subdivide her property. The deed of easement allows for division as follows:

2. DIVISION.

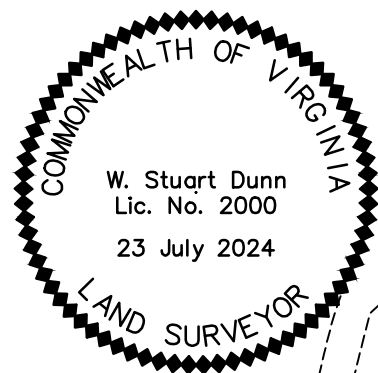
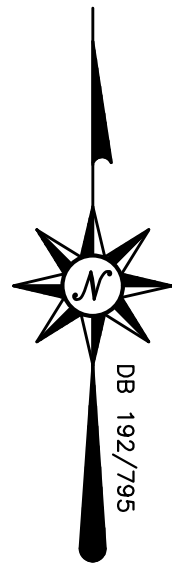
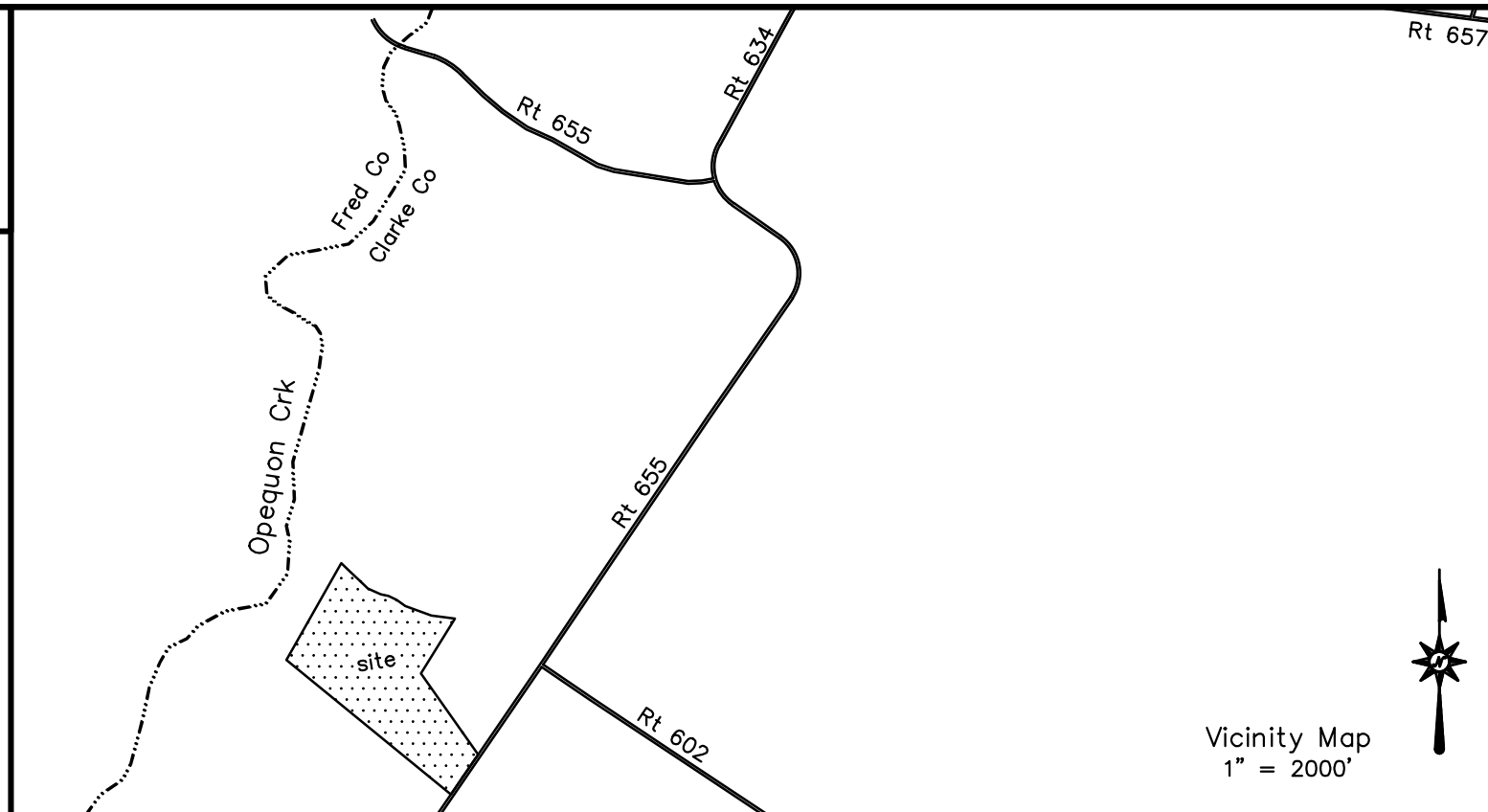
A. The Property shall not be divided into, or separately conveyed as, more than two parcels; provided, however, (i) the permitted additional lot shall not exceed 4.95 acres, (ii) the subdivision creating such lot shall be approved by the Clarke County Conservation Easement Authority, as well as the County, and (iii) in no event shall the subdivision creating the lot result in a residual parcel of less than fifty (50) acres.

Ms. Teetor has also added a building envelope to the 4.95-acre lot that will be recorded on the plat.

Recommendation:

Approve the 4.95-acre subdivision for the Teetor easement.

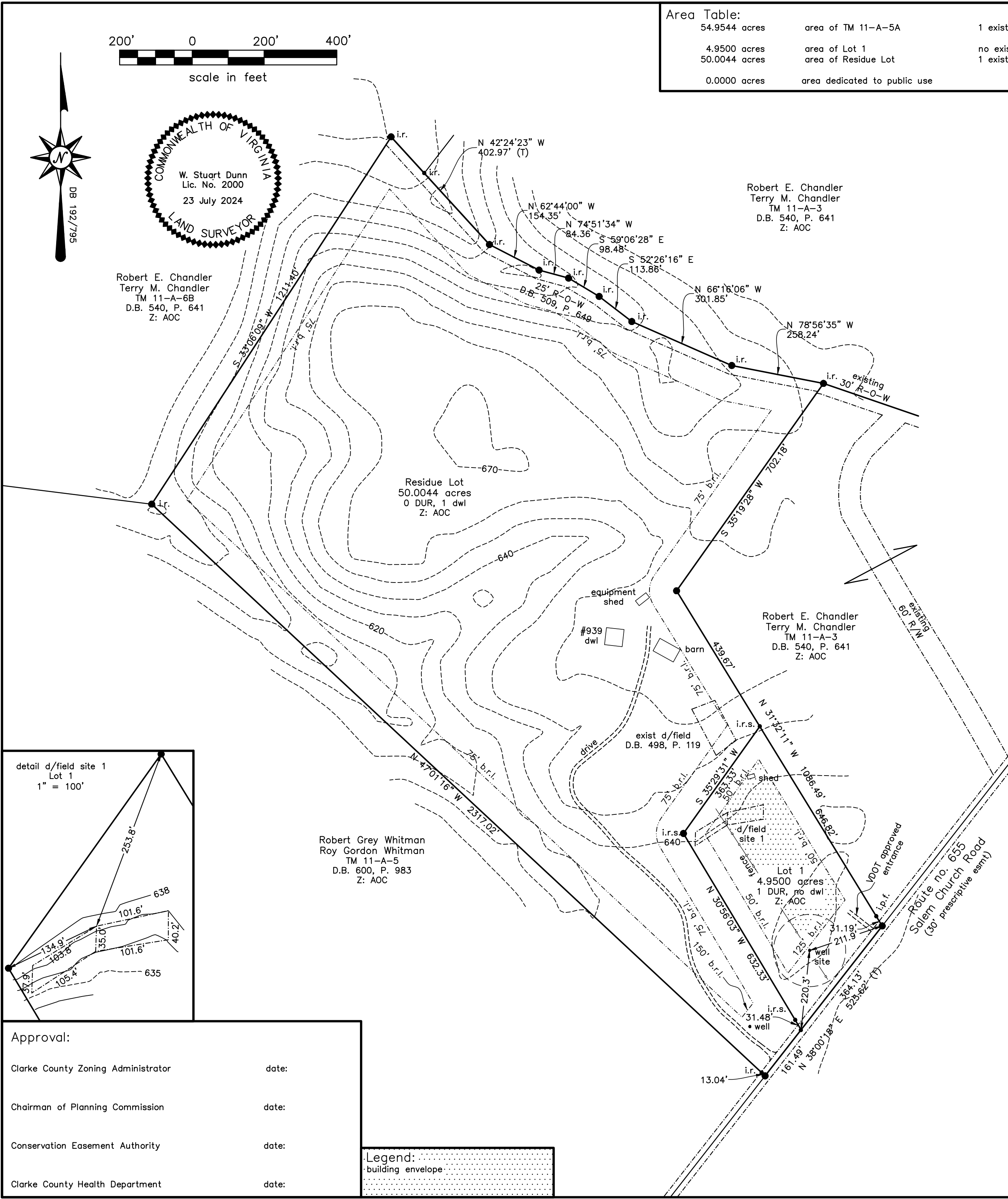
| Area Table: | | |
|---------------|------------------------------|---------------------|
| 54.9544 acres | area of TM 11-A-5A | 1 exist dwl, 1 DUR |
| 4.9500 acres | area of Lot 1 | no exist dwl, 1 DUR |
| 50.0044 acres | area of Residue Lot | 1 exist dwl, no DUR |
| 0.0000 acres | area dedicated to public use | |



Robert E. Chandler
Terry M. Chandler
TM 11-A-6B
D.B. 540, P. 641
Z: AOC

Robert E. Chandler
Terry M. Chandler
TM 11-A-3
D.B. 540, P. 641
Z: AOC

Vicinity Map
1" = 2000'



Surveyor's Certificate: I, W. Stuart Dunn, a duly Licensed Land Surveyor in the Commonwealth of Virginia, do hereby certify that the land herein subdivided stands in the name of Alison Teetor, Trustee, and was acquired by her stated in the Owner's Certificate. I certify that the tracts of land are properly and accurately described and are referenced to the meridian established in Deed Book 192, Page 795. I further certify that the property corners shown hereon have been set in accordance with the Subdivision Ordinance of Clarke County, Virginia.

W. Stuart Dunn, CLS #2000
Berryville, Virginia

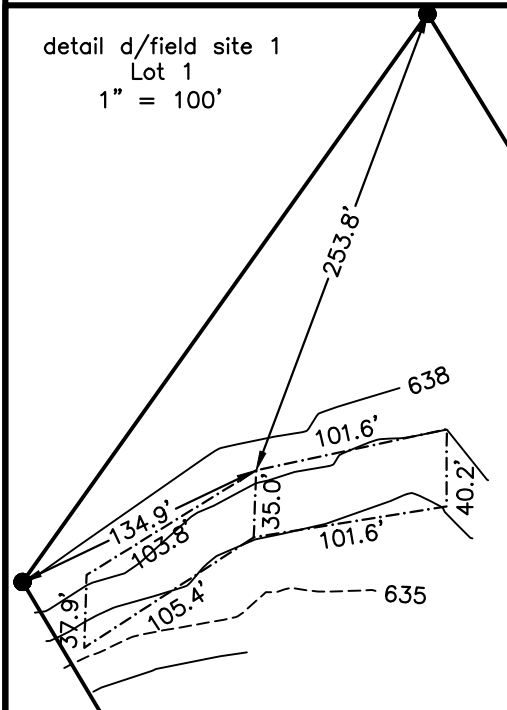
Owner's Certificate: The undersigned fee simple owner hereby certifies that the foregoing Minor Subdivision and Maximum Lot Size Exception of 4.9500 acres, being a portion of Tax Map 7-A-7, 54.9544 acres, recorded in the name of Alison Teetor, Trustee in deed recorded in Deed Book 704, Page 678, is made with the free consent and in accordance with the desires of the undersigned owner of said land, and trustees if any, and the same is hereby confirmed and submitted for record in the Office of the Clerk of the Circuit Court of Clarke County, Virginia.

Alison Teetor
939 Salem Church Road, Boyce, VA 22620

State of Virginia, County of Clarke, to wit: I, _____, a Notary Public for the County of Clarke, in the State of Virginia, do hereby certify that Alison Teetor, whose name is signed in the Owner's Certificate, has acknowledged the same before me this _____ day of _____, 2024

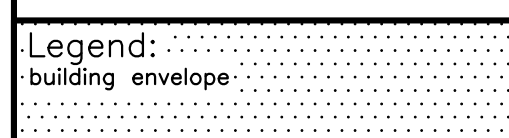
My commission as Notary expires: _____ Notary Public

- Notes:**
- (1) These lands are in Flood Zone X, established from FIRM Community Panel no. 51043C0040D, effective September 28, 2007.
 - (2) Lots 1, 4.9500 acres, has no existing dwelling and 1 DUR. The Residue Lot, 50.0044 acres, has one dwelling and no remaining DUR.
 - (3) Zoned: AOC (agricultural - open space - conservation); use: residential/agricultural.
 - (4) Building setbacks for both lots as follows:
Lot 1: 125' from the centerline of Route no. 655, Salem Church Road, State Scenic Byway, 50' from all property lines, 50' from any intermittent stream, 100' from any perennial stream, spring or sinkhole.
Residue Lot: 150' from the centerline of Route no. 655, Salem Church Road, State Scenic Byway, 75' from all property lines, 50' from any intermittent stream, 100' from any perennial stream, spring or sinkhole.
 - (5) These parcels are in the AOC (agricultural - open space - conservation) Zoning District. Agriculture is the primary economic activity of this zoning district. Owners, residents, other users of property in the AOC District may be subjected to inconvenience, discomfort and the possibility of injury to property and health arising from agricultural operations even though conducted with best management practices and/or in accordance with existing laws and regulations of the Commonwealth and County. Such agricultural operations may generate noise, odors and dust, may involve the operation of machinery, including aircraft, the storage and disposal of manure, the application of fertilizer, soil amendments and pesticides. Owners, occupants and users of land in the AOC District should be prepared to accept such inconvenience or discomfort as a normal and necessary aspect of living in a zoning district in a county with a strong rural character and an active agricultural sector.
 - (6) i.r.s. = iron rod set; i.r. = iron rod previously found; i.p.f. = iron pipe found; dwl = dwelling; DUR = dwelling unit right; d/field = drainfield; b.r.l. = building restriction line
 - (7) Vegetated property buffer except for those land uses listed as exempt, existing woody vegetation within 25' of all property lines shall be retained on parcels of less than 20 acres, as per Section 3-A-1-f of the Clarke County Zoning Ordinance.
 - (8) Before fertilizers and pesticides are used for lawn or landscaping purposes, a soil test should be conducted. The application of such chemicals shall be limited due to the potential for groundwater contamination and should not exceed that determined necessary by the soil test.
 - (9) Drainfield site 1, Lot 1, is an alternative trench primary and reserve field, approved for 3 bedrooms with a maximum occupancy of 6 people and 450 gallons per day. The existing drainfield on the Residue Lot, Site 101, was approved by the Clarke County Health Department for a 4 bedroom system with a maximum occupancy of 8 people and 600 gallons per day (see D.B. 498, P. 119).
 - (10) This plat of Minor Subdivision and Maximum Lot Size Exception is to be recorded within six months of the date of approval. Else it shall become null and void.
 - (11) These lands are subject to the terms and conditions of a Deed of Gift of Easement to the Clarke County Conservation Easement Authority of record in Deed Book 530, Page 208.



Approval:

| | |
|------------------------------------|-------|
| Clarke County Zoning Administrator | date: |
| Chairman of Planning Commission | date: |
| Conservation Easement Authority | date: |
| Clarke County Health Department | date: |



Minor Subdivision and Maximum Lot Size Exception
of the Land of
Alison Teetor, Trustee
Deed Book 704, Page 678 Tax Map 11-A-54
Chapel Magisterial District, Clarke County, Virginia

Dunn Land Surveys, Inc.
106 North Church Street
Berryville, Virginia 22611
Tel: 540-955-3388
23 July 2024

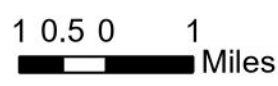
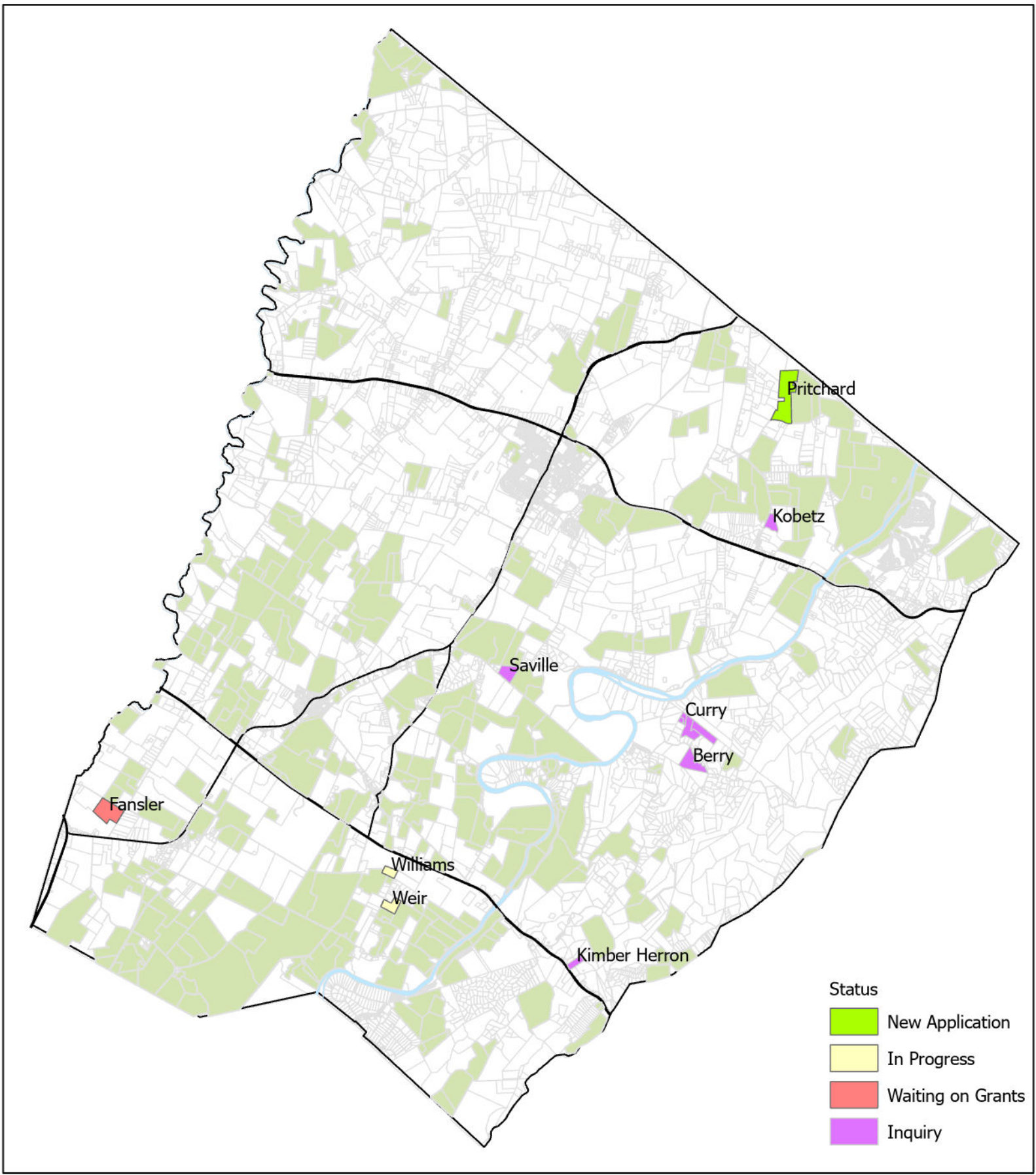
Memorandum

To: Conservation Easement Authority
 From: A. Teetor, L. Lemmon
 Subject: Status update - active easement applications/inquiries
 Date: August 2, 2024

| Active Applications | | | | | | |
|---------------------|----------|--|-------|--------------|----------------|---|
| Name | Tax Map# | Address | Acres | DURs retired | Type | status |
| 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 – |
| 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 |
| Mike & Geetha Berry | 32-A-66 | 790 Frogtown Rd | 60 | ?? out of 2 | DUR 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 | DUR 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 – |
| 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 – |

| Name | Tax Map# | Address | Acres | DURs Retired | Type | Status |
|----------------|----------|----------------------|------------------------|--------------|-----------------------|---|
| 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 – |



Clarke County GIS
August 2, 2024



| | New Application | In Progress | Waiting on Grants | Inquiry | Total |
|--------------|-----------------|-------------|-------------------|---------|-------|
| Acres | 164 | 58 | 89 | 254 | 565 |
| Retired DURs | 4 | 2 | 4 | 14 | 24 |
| Donation | 0 | 0 | 0 | 0 | 0 |
| Purchase | 1 | 2 | 1 | 5 | 9 |

MEMORANDUM

TO: Conservation Easement Authority
FROM: Lorien Lemmon, Alison Teetor
DATE: August 2, 2024
SUBJECT: Application for grant Purchase – RSP Enterprises, Betsy Pritchard

Betsy Pritchard, co-owner RSP Enterprises (Smithfield Farm) has applied to the easement authority for approval of an easement purchase using grant funds. The property is located 660 Smithfield Lane off of Wickliffe Road adjacent to the West Virginia line. The property is identified by Tax Map# 16-A-1. Once merged with two 3-acre adjacent parcels, it will consist of 164 acres with 4 DUR's, 2 existing dwellings, and a farm store. The primary use is for grazing and hay production. The applicant proposes to retire 4 of the remaining DURs.

The parcel is zoned AOC and is currently in use value taxation, in accord with the Commissioner of Revenue's requirements, therefore a donation 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 property meets all of the 4 criteria. The property resource score is 162. The applicant would retire 4 of the remaining DURs. It is next to an existing easement, property that the Pritchard's own and placed in easement in 2021, and it is more than 40 acres. Points were given for retiring 4 DURs, having a perennial stream, frontage on a scenic byway, and being owned by the same family for more than 200 years.

Potential grant opportunities include ALE (formally FRPP) federal, and the Virginia Land Conservation Fund (state). This is an excellent candidate for grant funds as it has nearly 100% prime soils and has numerous contributing structures in the Long Marsh Rural Historic District.

Recommendation

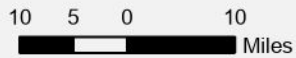
Give preliminary approval and schedule a site visit.








Clarke County GIS
August 2, 2024



RSP Enterprises
Tax Map # 16-A-1
164 total acres, 4 DURs, 1 exmpt



-  Final RSP Parcel
-  County Parcels
-  20ft Contour
-  Conservation Easement
-  Scenic Roads

-  Private Road
-  Public Road
-  Driveways
-  Wetland
-  Perennial Stream

