

CLARKE COUNTY
Conservation Easement Authority
Friday – 13 September – 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 August 9, 2024 meeting
4. Bank Account balances
5. Campaign for the Authority
6. PEC updates from Tia Earman
7. Discussion
 - a. Landowner grant contribution
8. Easement Donation/Purchase
 - a. Summary of easement applications/inquiries
 - b. Mike & Geetha Berry – TM 32-A-66 – DUR Purchase – new application
9. Adjournment – The next meeting is scheduled for Friday October 11 at 10:00

Clarke County Conservation Easement Authority

Draft - Meeting Minutes

Friday, August 9, 2024 – 10:00 AM

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

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

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

OTHERS PRESENT: Robin Couch-Cardillo

CALL TO ORDER: Mr. Buckley, Chair called the meeting to order at 10:03 a.m.

Approval of the Agenda – August 9, 2024:

The Authority voted 4-0-0 to approve the Agenda with addition of Item 7b. Williams single-family dwelling size request.

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

Approval of Meeting Minutes – July 19, 2024:

The Authority voted 4-0-0 to approve the July 19, 2024 meeting minutes as amended with minor changes requested by the Authority.

| Motion to approve Meeting minutes for July 19, 2024 as corrected: | | | |
|---|-------------|---------|----------------|
| Buckley (Chair) | AYE | Hedlund | AYE |
| Bacon | AYE (moved) | Jones | AYE (seconded) |

Bank Account:

Ms. Lemmon reviewed the financial spreadsheets. Current fund balances show a total fund balance of \$577,970.77 consisting of \$165,703.15 in the donations account, \$242,826.91 in stewardship/restricted, and \$169,440.71 in local funds. Ms. Lemmon explained that the expenditures for July included the \$500 sponsorship of the Livestock sale dinner at the County Fair.

Ms. Lemmon reviewed the remaining VDACS funds and relayed her conversation with Amanda Scheps, the program manager of the Working Lands Preservation office at the Department of Forestry (DOF). Ms. Lemmon explained that due to the transition from VDACS to DOF to expect a delay in DUR purchase easement closings until DOF streamlines a process for deed review with their attorneys. She noted that this delay will likely effect the Williams and Fansler easements but is hopeful that closing will still occur before the end of the year. If closing is pushed into the next year due to deed review delays with DOF, Ms. Lemmon stated that she will request another extension for the FY22 funds.

Campaign for the Authority:

Ms. Couch-Cardillo stated that donations were \$10,670 from 78 donors and that she had interviewed the Bryant’s for the summer newsletter. She reviewed her plans to set up a booth at the Clarke County Fair with new banners and decorations and reminded the Authority of the donor reception in October. Ms. Lemmon volunteered to reach out to Vice-chair Ohrstrom about rentals and catering for the donor reception.

Ms. Lemmon mentioned that she did reach out to Sharon Keeler, the County Treasurer, regarding mailing the fall newsletter. Ms. Keeler stated that the Treasurer’s office is now outsourcing their mailers for the tax bill but was open to the Authority including their fall newsletter in with the tax bills so long as the donation remittance envelopes are omitted.

Ms. Couch-Cardillo reported that the CEA had one new donor, Joseph Ponte, for the month of July.

Discussion:

a. 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:

“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.

The Authority voted 4-0-0 to approve the Teetor minor subdivision.

| Motion to grant approval of Teetor minor subdivision request: | | | |
|--|----------------|---------|-------------|
| Buckley (Chair) | AYE | Hedlund | AYE (moved) |
| Bacon | AYE (seconded) | Jones | AYE |

b. Williams single family dwelling size 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. 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. On July 19 the Authority approved a 6,000 square foot allowance for a single family dwelling if the applicant agreed to move the building envelopes back to where staff had originally placed them or allow 6,000 sq. ft. in Building Envelope 1 and 4,500 sq. ft. in Building Envelope 2 for the building envelope locations selected by the applicant.

The applicant has revised the building envelope locations and is requesting a 5,500 sq. ft. allowance for either building envelope. The Authority reviewed the new building envelopes and voted 4-0-0 to approve a 4,500 sq. ft. single-family dwelling for building envelope 1 and a 5,500 sq. ft. single-family dwelling for building envelope 2.

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

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 stated that Mr. Weir had been out of town and wants to hay before the Authority conducts the site visit. She also mentioned that she will apply for the Agricultural Land Easement (ALE) grant for this easement. Ms. Lemmon stated that there has been some progress on the Fansler easement application since Ms. Teetor found a new contact with the Natural Resources Conservation Service (NRCS) but a closing date is still unknown.

Ms. Lemmon explained that there were two strong applications for grants due this fall, which pushed the other inquiries towards a DUR purchase, donation, or to be considered next year’s grant cycle.

b. RSP Enterprises – Grant Purchase - TM# 16-A-1 – new application

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 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.

Ms. Lemmon explained that this is an excellent candidate for grant funds. The adjoining parcel was approved for both federal (ALE) and state (VLCF) grant funding in 2021.

The Authority voted 4-0-0 to approve the preliminary application of the RSP Enterprises grant purchase and request staff to schedule a site visit.

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

Adjournment

There being no further business, the Authority agreed to adjourn the meeting at 10:35 AM. The next Clarke County Easement Authority meeting is scheduled for September 13, 2024 at 10 AM in the A/B conference room, Government Center, Berryville.

The Authority voted 4-0-0 to adjourn the August 9, 2024 meeting at 10:35 AM.

| | | | |
|---|-----|---------|----------------|
| Motion to adjourn to the August 9, 2024 meeting at 10:35 AM: | | | |
| Buckley (Chair) | AYE | Hedlund | AYE (moved) |
| Bacon | AYE | Jones | AYE (seconded) |

Randy Buckley, Chair

Lorien Lemmon, Clerk to the Authority

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 | | 500 | 0 | 0 |
| Aug Exps/AP | | -921 | -1,144 | 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 | 2,155.00 | 2,155.00 | 0.00 | 0.00 |
| YTD Exps/AP | 2,565.00 | 1,421.00 | 1,144.00 | 0.00 |
| Adjustments | | | | |
| YTD FUND BALANCE (AR & AP) | 576,405.77 | 165,282.15 | 241,682.91 | 169,440.71 |

ESTIMATED YTD FUND BALANCE **576,405.77** **165,282.15** **241,682.91** **169,440.71**

| FY25 Expenditure Appropriations | Appropriated | Actual Expenses | Appropriated Balance Remaining |
|---------------------------------|--------------|-----------------|--------------------------------|
| General Expenses | 45,000 | 2,565 | 42,435 |
| | | | 0 |
| | 45,000 | 2,565 | 42,435 |

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

Through 08/31/24

Conservation Easement Expense Detail - FY25

| | Donations (128) | Stewardship (210) | Local Funds (000) |
|-------------------|---|--------------------------------------|--------------------|
| <u>July</u> | 500.00 Livestock sale dinner donation | | |
| | <u>500.00</u> | <u>0.00</u> | <u>0.00</u> |
| <u>August</u> | 640.00 Robin Couch Cardillo July 2024 | 1,144.00 Easement Inspections Intern | |
| | 32.00 Winchester Printers Conservation Maps | | |
| | 249.00 Winchester Printers CCEA Banners | | |
| | <u>921.00</u> | <u>1,144.00</u> | <u>0.00</u> |
| YTD Totals | <u><u>1,421.00</u></u> | <u><u>1,144.00</u></u> | <u><u>0.00</u></u> |

VDACS

As of 8/31/24

EXTENDED 12/31/24

| <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 | | | |
| TOTAL REMAINING | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$51,306.79 | \$175,000.00 | \$165,400.00 | \$391,706.79 |



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

September 6, 2024

Clarke County Conservation Easement Authority
Fundraising Report
September 2024 meeting

Donor Statistics

See attached Master Report

- 2024 year-to-date total: \$11,170.00 from 79 donations

Ongoing

-Donor reception

- Friday, October 11, at George Ohrstrom's venue
- Confirm supplies, assignments (tent/tables/chairs, catering, scotch tasting, map, nametags, etc.)
- Invitations out this week

-Fall newsletter

- Topics, profiles
- Mailing with tax bills or on its own?

-Banners

- Three large, outdoor banners ready to rotate among several county locations, with permission (Clermont?); developing mini-posters for community bulletin boards, shops, etc.

-New donors

- No first-time donors in August

Fundraising Results: Clarke County Conservation Easement Authority

as of September 6, 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 | \$11,170.00 |
| # Donations | 200 | 169 | 158 | 164 | 169 | 169 | 167 | 209 | 206 | 201 | 180 | 79 |
| 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 | \$4,770 |
| Donor: Respondents | 28 | 26 | 27 | 19 | 23 | 15 | 23 | 18 | 44 | 27 | 16 | 24 |
| payer Spring Newsletter: Dollar Am | \$165 | \$1,380 | \$100 | \$75 | \$1,150 | \$550 | \$2,045 | \$615 | \$130 | \$250 | \$525 | \$1,205 |
| yer Spring Newsletter: Respondent | 4 | 9 | 1 | 3 | 8 | 3 | 6 | 6 | 2 | 4 | 6 | 12 |
| 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 | | | | | | | | | | | |

MEMORANDUM

TO: Easement Authority
 FROM: Alison Teetor, Lorien Lemmon
 DATE: September 4, 2024
 SUBJECT: Landowner grant contribution

Traditionally landowners have been asked to contribute 25% of the appraised value for grant purchase easements as a donation and as a way to offset capital gains tax. Of the 18 grant purchase easements only 1 has contributed less than 25% of the appraised value as a donation. Staff are suggesting that if the landowner would like to reduce their 25% contribution, then staff would ask the owner to provide their average annual adjusted gross income in each of the three most recent tax years. The amount of the reduction of the 25% is based on the 3-year average adjusted income of the owner and would be essentially the inverse of the chart used to determine DUR purchases, where lower income landowners would receive the largest reduction (see example below).

| Average Annual Adjusted Gross Income | Percentage of Landowners contribution (% x 25%) |
|--------------------------------------|---|
| \$ 0 - \$55,000 | 4% |
| \$55,001 - \$65,000 | 10% |
| \$65,001 - \$75,000 | 16% |
| \$75,001 - \$85,000 | 22% |
| \$85,001 - \$95,000 | 28% |
| \$95,001 - \$105,000 | 34% |
| \$105,001 - \$115,000 | 40% |
| \$115,001 - \$125,000 | 46% |
| \$125,001 - \$135,000 | 52% |
| \$135,001 - \$145,000 | 58% |
| \$145,001 - \$155,000 | 64% |
| \$155,001 - \$165,000 | 70% |
| \$165,001 - \$175,000 | 76% |
| \$175,001 - \$185,000 | 82% |
| \$185,001 - \$195,000 | 88% |
| \$195,001 - \$205,000 | 94% |
| \$205,001 or more | 100% |

Typically grants provide 50% of the funds for an appraised value purchase and the County and landowner split the remaining 50%. In order to reduce the landowner contribution, the County share would increase. By basing the landowner contribution off of income, staff would be able to focus the available local funds toward lower- and middle-income property owners that benefit less (sometimes not at all) from federal tax deductions and state tax credits.

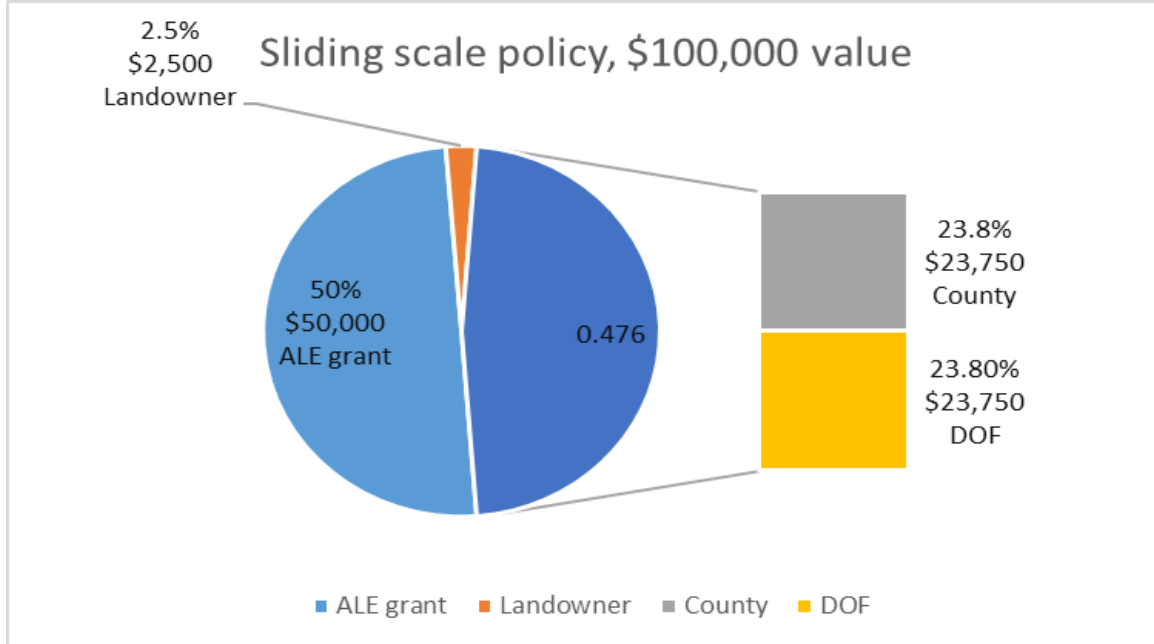
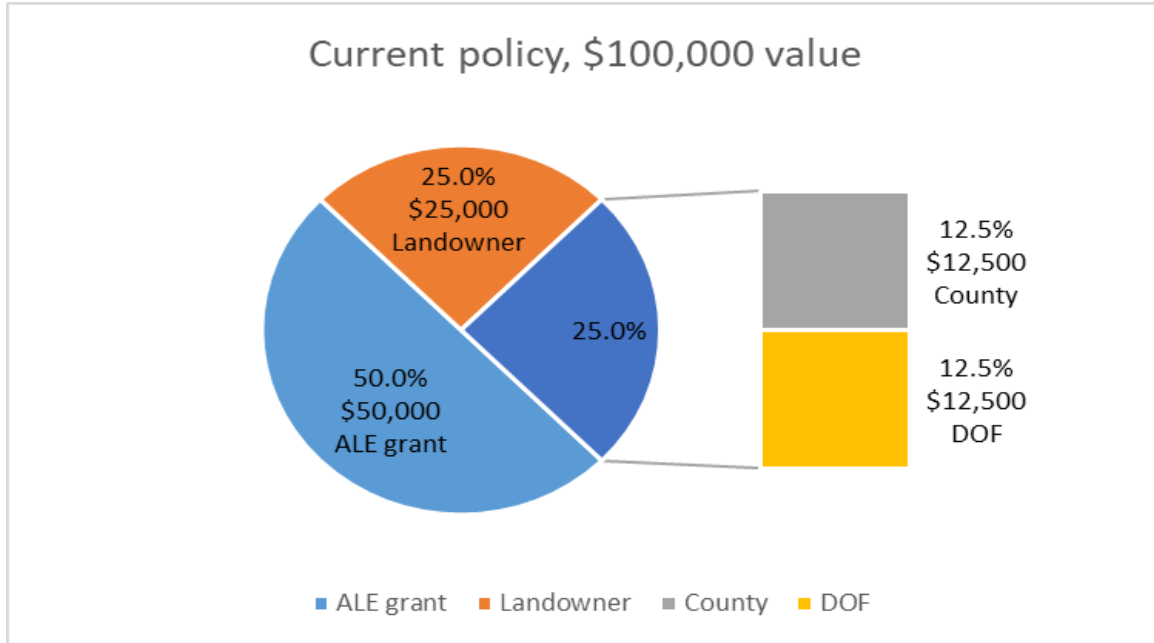
Example - Determination of Owner contribution – Owner Income

Part of determining the contribution required by the landowner for an easement purchase is calculating owner income. There are 3 basic formulas to apply depending on ownership type.

- 1) Single owner or family (one tax return)
 - a) obtain copies of 3 most recent tax returns (1040) – usually page 1&2 are all that is needed
 - b) average the adjusted gross income (AGI) for the 3 years return
 - c) example: Joe Smith owns parcel X

| Name | 2005 | 2006 | 2007 | 3 yr average AGI |
|-----------|----------|----------|----------|------------------|
| Joe Smith | \$55,000 | \$65,000 | \$48,000 | \$56,000 |

If the appraised value of the easement is \$100,000, the owner donation is 25% or \$25,000. The owner AGI is \$56,000 therefore the owner donation would be reduced to 10% of \$25,000 or \$2,500, increasing the County, and DOF, contribution to \$47,500.



Recommendation

Approve the proposed sliding scale landowner contribution for grant purchase easements.

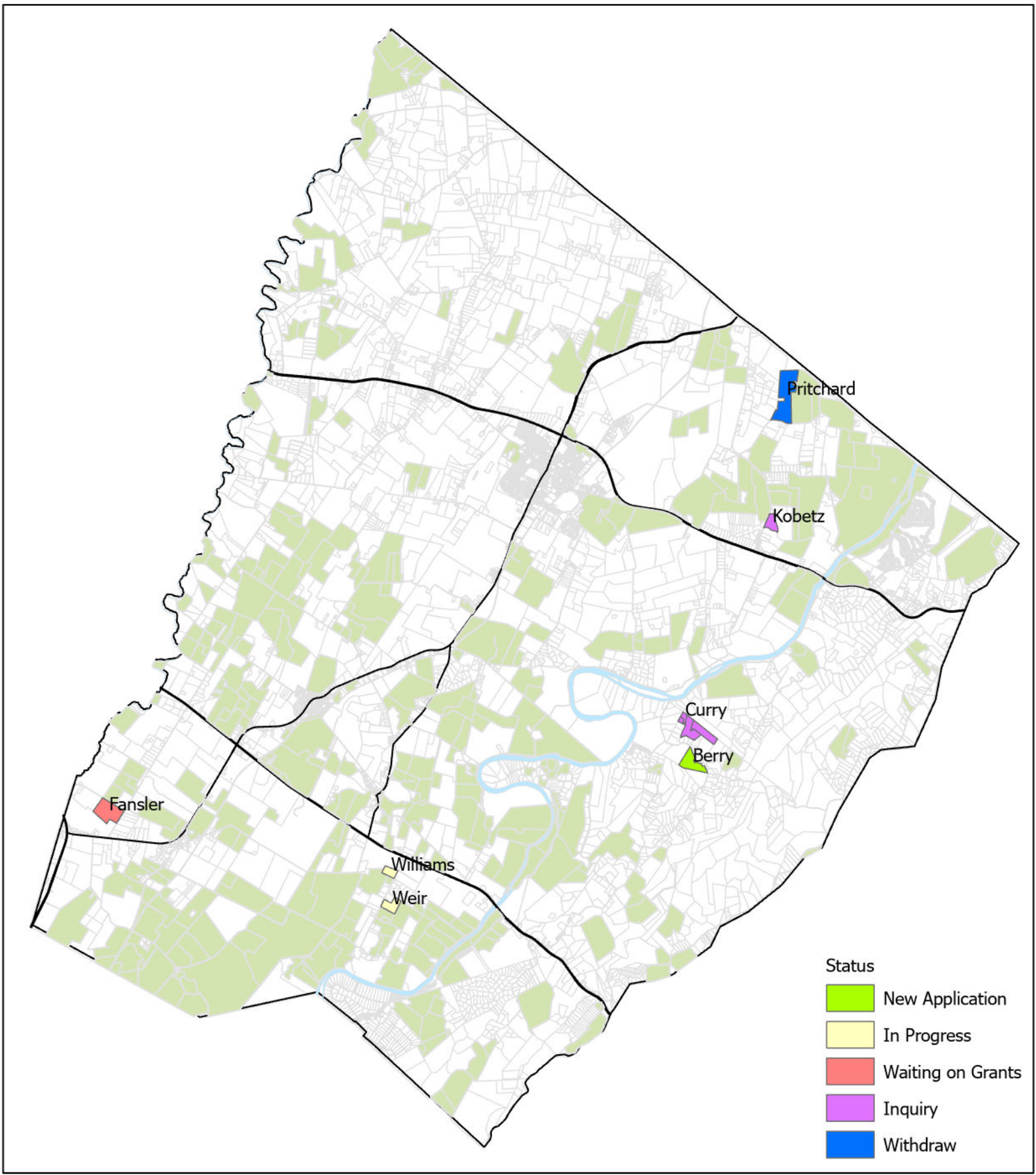
Memorandum

To: Conservation Easement Authority
 From: A. Teetor, L. Lemmon
 Subject: Status update - active easement applications/inquiries
 Date: September 6, 2024

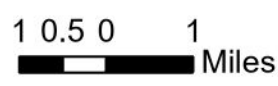
| Active Applications | | | | | | |
|---------------------|----------|------------------------------------|-------|--------------|----------------|--|
| Name | Tax Map# | Address | Acres | DURs retired | Type | status |
| Mike & Geetha Berry | 32-A-66 | 790 Frogtown Rd | 60 | 1 | DUR purchase | Prelim app received – wants to do BLA w/neighbor church |
| 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 agreed to bld evn and SFD size restrictions – still waiting on purchase agreement |
| 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 |
| 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 |
| Eleanor Kobetz | 16-A-20 | 562 Shepards Mill Rd | 30.3 (stream frontage) | ? of 2 | DUR Purchase or grant | Is looking at appraisal costs |

| Withdraw | | | | | | |
|-----------------|--------|--|-----|------------|----------------|--|
| RSP Enterprises | 16-A-1 | 660 Smithfield Ln (farm store half of Smithfield Farm) | 163 | 3 out of 3 | Grant Purchase | Prelim app received – applicant withdrew application 8/12/24 |



- Status**
- New Application
 - In Progress
 - Waiting on Grants
 - Inquiry
 - Withdraw



Clarke County GIS
September 6, 2024



| | New Application | In Progress | Waiting on Grants | Inquiry | Total |
|--------------|-----------------|-------------|-------------------|---------|-------|
| Acres | 60 | 58 | 89 | 129 | 336 |
| Retired DURs | 1 | 2 | 4 | 5 | 12 |
| Donation | 0 | 0 | 0 | 0 | 0 |
| Purchase | 1 | 2 | 1 | 2 | 6 |

MEMORANDUM

TO: Conservation Easement Authority
FROM: Lorien Lemmon, Alison Teetor
DATE: September 3, 2024
SUBJECT: Application for DUR purchase – Mike and Geetha Berry

Michael and Geetha Berry have applied to the easement authority for approval of a DUR purchase easement. The property is located at 790 Frogtown Rd, is approximately 80 feet north of the intersection of Frogtown and Morgan Mill Rd, and is identified by Tax Map# 32-A-66. The property consists of 60 acres, has 2 DURs, and the principle property use is grazing and timber harvest.

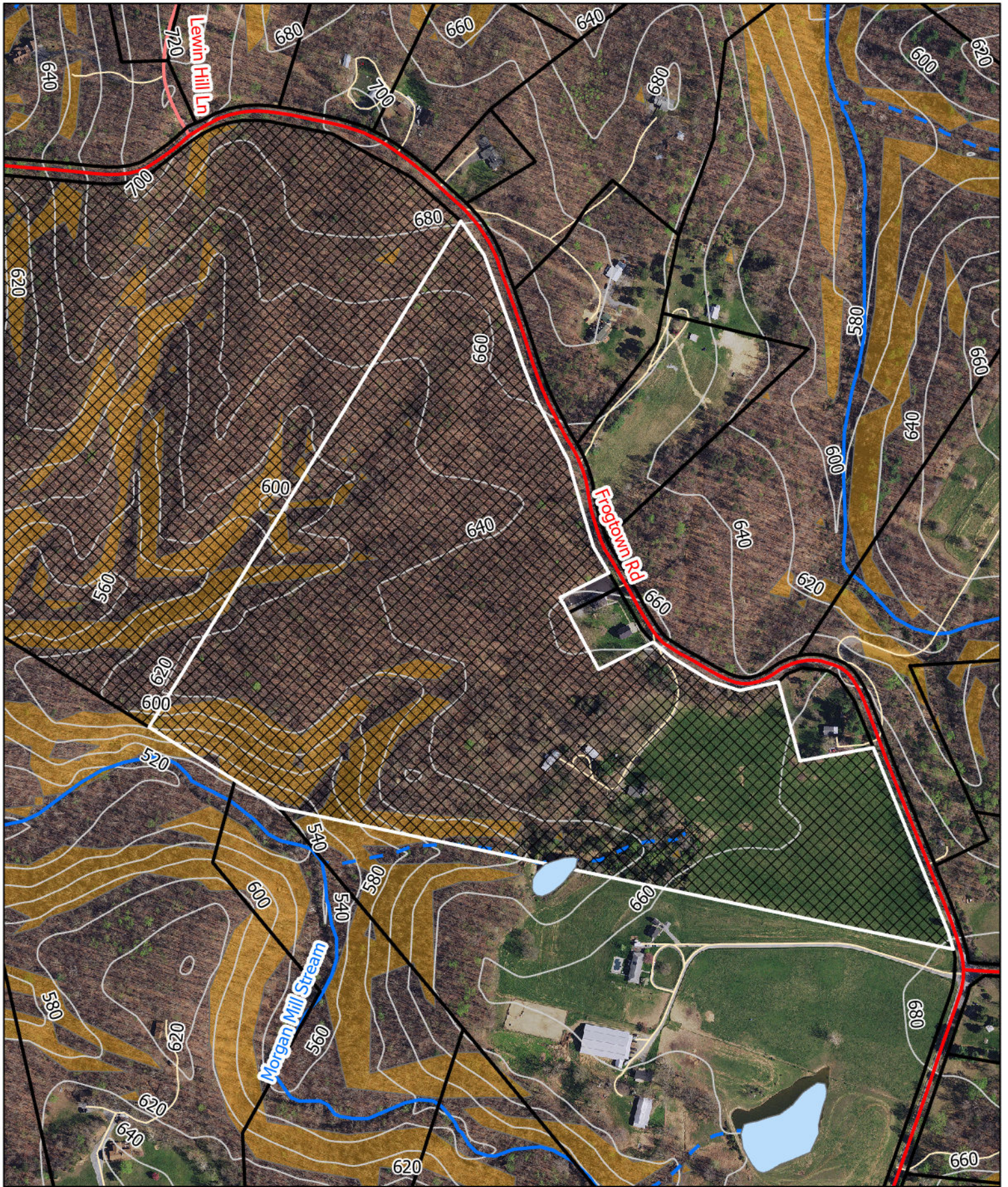
The parcel is zoned FOC and is currently in use value taxation, in accord with the Commissioner of Revenue's requirements, therefore a purchase may be considered if at least two of the following four guidelines are met:

- 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 property meets 3 of the 4 criteria. The property resource score is 70.9, the applicant would retire 1 of the remaining 2 DURs, and it is more than 40 acres. The parcel is not adjacent to an existing permanent conservation easement. Points were given for extinguishing a DUR, having steep slopes, a spring, and being owned by the same family for more than 50 years.

Recommendation

Give preliminary approval and schedule a site visit.



Clarke County GIS
August 21, 2024



Mike and Geetha Berry
Tax Map # 32-A-66
60 acres, 2 DURs, 1 exmpt

250 125 0 250
 Feet

- Berry Boundary
- County Parcels
- Ag and Forestal Dist
- Public Road
- Private Road
- Driveways

- Perennial Stream
- Intermittent Stream
- 20ft Contour
- >25% Slope
- Ponds

