

CLARKE COUNTY
Conservation Easement Authority
THURSDAY - 29 JUNE 2017 - 10:00 AM
A/B Conference Room, 2nd Floor Government Center
AGENDA

1. Approval of Agenda
2. Approval of Minutes of the meetings of 25 May 2017
3. Bank Account balances
4. Campaign for the Authority
5. Report on Intern inspections
6. Easement Donation/Purchase
 - a. Arden - easement donation - new application
 - b. Opequon Cattle Company, Eric Arkfeld - purchase - new application
 - c. Estep - donation - final approval
 - d. Elrod - donation - final approval
 - e. Desrosiers/Eagley - donation - withdrawn
 - f. Greenhalgh - DUR purchase - Fairfield
7. Report on Applications for Easement Purchase
 - a. *Possible Closed Session to discuss real estate*
 - b. *Motion to go 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 and Section 2.2-3711(A)(7) for consultation with legal counsel regarding specific legal matters requiring the providing of legal advice.*
8. Adjournment - next meeting - Thursday July 20th 10 am

CLARKE COUNTY
Conservation Easement Authority
draft Minutes – 25 May 2017 draft

A regular meeting of the Conservation Easement Authority was held at 10:00 am on Thursday, 25 May 2017, in the A/B Conference Room, 2nd Floor Government Center.

Present: R. Buckley, W. Thomas, P. Engel, M. Jones
Absent: B. Byrd, L. Wallace, G. Ohrstrom
Staff: A. Teetor, B. Stidham, R. Couch Cardillo

Agenda On motion of Ms. Thomas, seconded by Ms. Jones, the Authority unanimously approved the agenda.

Minutes On motion of Mr. Engel, seconded by Ms. Thomas, the Authority unanimously voted to approve the minutes of April 20, 2017 with corrections.

Bank Account: Ms. Teetor handed out the spreadsheets and reviewed the expenditures. Current fund balances show a total fund balance of \$234,599 consisting of \$66,051 in the donations account, \$96,542 in stewardship, and \$72,006 in local funds. Ms. Teetor pointed out that Ms. Bennett, accountant with joint administrative services, has identified an additional \$86,950 that was awarded by VDACS for FY17. Ms. Teetor then told the members that she and Mr. Stidham had met with the finance committee May 8th to go over the purchase applications and identify funding options. The committee agreed to recommend approval of an appropriation for Fairfield Farm but wanted to wait until the applicant was absolutely certain that they want to move forward with placing the property in easement. In addition, Mr. Judge suggested that applicants may have to wait until grant funds are available as match. Ms. Teetor asked that the Board provide guidance as to how much funding would be available and on what time frame. Mr. Weiss agreed that the Board should have a discussion on how the Authority would be funded in the future.

Public Relations: Ms. Cardillo updated members on the number of donations in 2017 stating that \$5,164 has been donated by 59 donors to date. She also told members that 5 new donors sent checks. She suggested that Mr. Buckley send a card welcoming the new donors. Ms. Cardillo also updated members on the plans for the 8th annual donor reception to be held June 24th at Camden. Both recent donors and easement donors will be invited. A craft beer tasting will be added to the event. She also told members that she and Ms. Teetor had met with the organizers of the Wetlands exhibit to be held at the Barns of Rose Hill on September 9th. The Authority agreed to provide a \$500 sponsorship which will provide a great opportunity to promote conservation. Regarding media outreach members discussed the fishing weir investigation that the Historic Preservation Commission had requested match funding from the Authority. Ms. Teetor stated that a state grant through the Threatened Sited program at DHR can be used to match the CLG grant so the Authority's contribution can drop from \$3,000 to \$1,000. Regarding the Cost of Community Services Study, the AIFD grant was approved but Weldon Cooper has taken on a large project and cannot complete the study at this time. Ms. Teetor will continue to try to get on their schedule. Ms. Cardillo then presented a new idea regarding a database for tracking donors. She stated that currently the donations are maintained in excel, but this database has limitations for querying and extracting detailed information on giving patterns. She asked if the Authority would be willing to pay a monthly fee to have access to a program that has these capabilities. Members discussed the

idea and asked Ms. Cardillo to see if a program could be purchased rather than paying monthly. Mr. Stidham asked if the County program, MUNIS, might be an option. Additional research will be conducted prior to the next meeting.

Discussion

Deed of Easement template Ms. Teetor reported that Ms. Jones had kindly agreed to review the Authorities current deed template and compare it to the current Virginia Outdoors Foundation (VOF) template. A copy of each template was provided to members with notes and recommendations from Ms. Jones. One of the items of concern is how to regulate agricultural businesses such as wineries. Mr. Stidham asked if the group would be interested in reviewing the newly amended Zoning Regulations pertaining to agricultural business uses and the wireless communication facilities. Members agreed that would be helpful. After discussion members asked if Ms. Jones would be willing to work with Mr. Ohrstrom and Ms. Teetor to create a draft template with recommendations for the Authority to consider. Once the draft has met with Authority approval it will be reviewed by Mr. Mitchell prior to review and approval by the Board of Supervisors. A meeting will be scheduled with Mr. Ohrstrom, Ms. Jones, and Ms. Teetor prior to the next meeting.

Easement Donation/Purchase

a. Marilyn Estep has applied for an easement donation. The property is located on the south side of Briggs Road approximately 4/10 of a mile east of the intersection with Bishop Meade Road. The parcel is identified as Tax Map# 22-A-42 and consists of 29 acres, with 1 existing house and 2 DURs. The property meets 3 of the 4 criteria. The property resource score is 68.36. The applicant would retire both of the remaining DUR's. It is next to an existing easement. It is under 40 acres. Points were given for retiring 2 DURs, have frontage on a perennial stream, Chapel Run, and the property has been in the family for more than 50 years. On motion of Mr. Engel, seconded by Ms. Jones the Authority gave preliminary approval and asked staff to schedule a site visit.

b. Elrod - Application for Easement Donation – Warrick & Andrea Elrod have applied for an easement donation. The property is located on the south side of Harry Byrd Highway (Route 7) at 420 Rock Hall Farm Lane. The parcel is identified as Tax Map# 6-A-27 and consists of 78.65 acres, with 1 existing dwelling and 1 DUR. The applicant would retain the remaining DUR and would like to subdivide one lot of approximately 15 acres. A site visit was conducted May 2nd. On motion of Mr. Engel, seconded by Ms. Thomas members gave final approval for the easement donation.

c. Desrosiers/Eagley – Matt Desrosiers and Lisa Eagley have applied for an easement donation. The property is located on the east side of Bishop Meade Road approximately 1.2 miles south of the intersection with Lord Fairfax Highway (Route 34). The parcel is identified as Tax Map# 22-A-122A and consists of 30 acres, with 1 existing dwelling and 2 DURs. A site visit was conducted May 2nd. On motion of Ms. Thomas, seconded by Mr. Engel members gave final approval for the easement donation.

d. Greenhalgh – Fairfield – Ms. Teetor reported that Mr. Greenhalgh has submitted an application for a DUR purchase on Fairfield. The property is located on the east side of Lord Fairfax Highway (Route 34) approximately 1 mile south of the West Virginia line. The parcel is identified as Tax Map# 9-3-1B and consists of 35.87 acres, with 4 exemptions and 2 DURs. As it involves a purchase offer the application will be discussed further in closed session.

Report on Applications for Easement Purchase

On motion of Mr. Engel, seconded by Ms. Thomas 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 Mr. Engel, seconded by Ms. Thomas, the Authority unanimously approved reconvening in Open Session. Mr. Engel moved, seconded by Ms. Thomas, 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:

Ms. Byrd	Absent	Ms. Wallace	Absent	Mr. Buckley	Aye
Mr. Engel	Aye	Ms. Thomas	Aye	Mr. Ohrstrom	Absent
Ms. Jones	Aye				

The following action was taken subsequent to the Closed Session:

On motion of Mr. Engel, seconded by Ms. Jones, the Authority unanimously voted to give final approval to George Greenhalgh for a DUR purchase on the parcel identified by Tax Map# 9-3-1B, locally known as Fairfield for the DUR purchase offer to \$40,000/DUR pending receipt of income information.

Adjournment There being no further business, Mr. Engel moved and Ms. Thomas seconded that the Authority adjourn to the next meeting is scheduled for Thursday June 29th at 10:00 am. The motion was approved unanimously.

Randy Buckley, Chair

Alison Teetor, Clerk to the Authority

JAS - B Bennett
 Through 06/06/2017
Fund 235 - Conservation Easement Balances

EOY 2016

Fiscal Year 2017

	Total Fund Balance	Donations	Stewardship Account	Local Funds
	259,959	161,083	86,478	12,398
July Rev/AR		400	33	
July Exps/AP		-50	0	0
Aug Rev/AR		1,340	33	
Aug Exps/AP		-2,115	-2,160	-8,248
Sept Rev/AR		714	32	82,427
Sept Exps/AP		-1,949	0	-208
Sept Exp Moore & Dorsey Inc purchase		-81,020		-81,020
Oct Rev/AR		432	12,093	1,589
Oct Exps/AP		-2,258	0	-453
Nov Rev/AR		1,025	32	4,456
Nov Exps/AP		-2,080	0	-3,310
Dec Rev/AR		5,516		147,822
Dec Exps/AP		-1,762	0	-2,195
Dec Exp Susan Digges & Digges Farm purchase		-32,225		-138,670
Jan Rev/AR		19,499		309,302
Jan Exps/AP		-1,560	0	-605
Jan Exp Cool Spring Farm purchase		-5,738		-311,262
Feb Rev/AR		9,165		400
Feb Exps/AP		-1,995	0	-1,073
Mar Rev/AR		2,150		58,095
Mar Exps/AP		-2,929	0	-415
Apr Rev/AR		1,278		2,823
Apr Exps/AP		-1,309	0	0
May Rev/AR		1,241		690
May Exps/AP		-1,311	0	-290
June Rev/AR		100		
June Exps/AP		0	0	0
YTD Rev/AR	662,689	42,861	12,223	607,605
YTD Exps/AP	688,208	138,301	2,160	547,747
Adjustments	0			
YTD FUND BALANCE (AR & AP)	234,440	65,643	96,542	72,256

Brenda Bennett:
 Accts Rec for Moore & Dorsey easements (VDACS). Rec'd 12/21/16

Brenda Bennett:
 Land Use rollback tax

Brenda Bennett:
 Land Use rollback tax

Clarke County:
 Land Use rollback tax - \$8,097
 Accts Rec for Digges Farm- \$20,084.50 -Rec'd 01/2017
 Accts Rec for Digges Farm-70,250.00-Rec'd 3/2017
 Accts Rec for Susan Digges- \$12,140.50-Rec'd 01/2017
 Accts Rec for Susan Digges-\$37,250.00-Rec'd 03/2017

Clarke County:
 Land Use rollback tax - \$3,927
 Est. Accts Rec for Cool Spring Farm - \$305,375-Rec'd \$126,125 03/2017, Rec'd \$179,250 3/21/17

Clarke County:
 Land Use rollback tax - \$400

Clarke County:
 Land Use rollback tax=500+42,946.24+4648.44
 Transfer from general fund-\$10,000

Clarke County:
 Land Use rollback tax=2,823

Clarke County:
 Land Use rollback tax=690

VDACS

101,322.82 Expires 12/31/2016 (FY2015)
 42,319.18 Expires 12/31/2017 (FY2016)
 86,950.00 Expires 12/31/2018 (FY2017)

230,592.00
 -82,427.48
 0.00
 -20,084.50
 -12,140.50
 -15,080.00 estimated

100,859.52 AVAILABLE Estimated YTD BALANCE-VDACS

Anticipated Easement Closings:

Moore & Dorsey Inc (Approp 07/2016)-CLOSED-Actual EXPS above
 Cool Spring Farm, Mike Cassidy-CLOSED-Actual EXPS above
 Digges Farm LLC -CLOSED- Actual EXPS above
 Susan Digges -CLOSED- Actual EXPS above
 Bill & Jane Johnston-Estimated

ESTIMATED YTD BALANCE

234,440

65,643

96,542

72,256

Conservation Easement Expense Detail - FY17

	Donations	Stewardship	Local Funds
July	25.00 Downstream Project-Domain Reg/Renewal 25.00 Downstream Project-Domain Reg/Renewal 50.00		
AUGUST	9.08 Pitney Bowes 450.00 Gloria Marconi-Summer '16 Newsletter 640.00 Robin Cardillo-Svcs for CEA 300.00 Clarke Co Ruitan-Fair Sponsorship 580.00 Winchester Printers-Envelopes 136.00 Winchester Printers-CCEA Banner 2,115.08	2,000.00 M. Mcguigan-Inspection 45.90 M. Mcguigan-Mileage 113.94 M. Mcguigan-Mileage 2,159.84	447.50 Hall, Monahan-Legal Svcs July 2016 3,000.00 Myers & Woods-Apprsl rpt-Cool Springs Farm 3,000.00 Dunn Land Surveys-Boundary Srvy Cool Springs 1,800.00 Boykin Realty Appraisal-Cool Springs Farm 8,247.50
Sept	946.63 Robin Cardillo-Svcs for CEA 1,002.73 Winchester Printers-Newsletter & postage 81,020.00 Hall Monahan -Moore & Dorsey, Inc Purchase 82,969.36	0.00	207.50 Hall, Monahan-Legal Svcs Aug 2016 81,020.00 Hall Monahan -Moore & Dorsey, Inc Purchase 81,227.50
Oct	20.20 Postage 1,000.00 Donation to CCHS 720.00 Robin Cardillo-Svcs for CEA 68.00 Winchester Printers-CCEA Banner 450.00 Gloria Marconi-Fall '16 Newsletter 2,258.20	0	452.50 Hall, Monahan-Legal Svcs Aug 2016
Nov	790.04 BMS Direct - Fall Newsletter 2016 1,290.00 Robin Cardillo-Svcs for CEA 2,080.04	0	2,815.00 Hall, Monahan-Legal Svcs Oct 2016 495.00 Maral Kalbian-Grmwy Court Consulting Svcs 3,310.00
Dec	200.00 Gloria Marconi - End of Yr appeal letter 439.75 BB&T - PA & CEA Items 68.00 Winchester Printers-CCEA Banner 1,054.10 Robin Couch Cardillo-End of Yr appeal svcs 1,761.85 Sub-total	0	365.00 Hall, Monahan-Legal Svcs Nov 2016 300.00 Dunn Land Surveys-Susan Digges property 1,530.00 Hall, Monahan-Legal Svcs Dec 2016 2,195.00 Sub-total
Jan	12,140.50 Hall, Monahan, Engle-Susan Digges purchase 20,084.50 Hall, Monahan-Digges Farm purchase 33,986.85	0	52,869.50 Hall, Monahan, Engle-Susan Digges purchase 85,800.50 Hall, Monahan-Digges Farm purchase 140,365.00
Feb	823.72 Winchester Printers-2016 Annual Appeal Ltr 16.02 Postage 720.00 Robin Couch Cardillo-Services for CEA 1,559.74 Sub-total 5,738.00 Hall, Monahan, Engle-Cool Spring Farm purchase 7,297.74	0	605.00 Maral Kalbian-Greenway Court 311,262.00 Hall, Monahan, Engle-Cool Spring Farm purchase 311,867.00
Mar	1,413.62 Robin Couch Cardillo-Services for CEA 35.00 Crown Trophy - Engraved Plate 546.44 BB&T - Services for CEA 1,995.06 450.00 Gloria Marconi - Winter Newsletter 720.00 Robin Couch Cardillo-Services for CEA 63.17 BB&T - Services for CEA 25.00 Downstream Pjt - Domain Name Reg. 445.00 Winchester Printers-Remittance envelopes 215.00 Winchester Printers - Envelopes 1,011.10 Winchester Printers - Svcs for CEA newsletter 2,929.27	0	1,072.50 Hall, Monahan-Legal Svcs Jan 2017 1,072.50
Apr	560.00 Robin Couch Cardillo-Services for CEA 250.00 Northern Virginia Conservation Trust 450.00 Gloria Marconi - CEA Srng Newstr 2017 48.50 Purchase Power - postage 1,308.50	0	415.00 Hall, Monahan-Legal Svcs Feb 2017 415.00
May	1,301.07 Robin Couch Cardillo-Services for CEA 9.73 Postage 1,310.80	0	290.00 Hall, Monahan-Legal Svcs Mar & Apr 2017 290.00
June	0	0	0
YTD Totals	Donations 138,301	Stewardship 2,160	Local Funds 547,747

FY16 Expenditure Appropriations	Local Funds	Actual Expenses	Appropriated Balance	
			Remaining	
General Expenses	30,000	38,273	-8,273	
Moore & Dorsey Inc - closed in Sept	160,000	162,040	-2,040	
Cool Springs -closed in Jan	317,100	317,000	100	
Susan Digges - closed in Dec	70,500	65,010	5,490	
Digges Farm - closed in Dec	111,375	105,885	5,490	
Bill & Jane Johnston - Estimated	30,160		30,160	
	719,135	688,208		30,927

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



ROBIN COUCH CARDILLO

June 23, 2017

Clarke County Conservation Easement Authority
Fundraising and Public Relations Report
June 2017 meeting

Donor Statistics

See attached Master Report

- 2017 total: \$7,174 from 66 donors
- Quick comparison to June 2016 report: \$3,608 from 49 donors

Ongoing

-Debrief on Donor Appreciation Party

- Currently approximately 70 people plan to attend
- Any post-party adjustments to make?

-Review Clarke County's Economic Development Advisory Committee's initiative

- John Milleson is chairing committee; Housing Virginia study showing rural trends
- Growth seminar reported in *Winchester Star*, June 22; planned for early 2018
- Should Easement Authority representative be involved?
- Protect land conservation mission

-Media outreach

- A sit-down with The Observer? Gives visibility to Authority
- Following fish weirs study for media coverage

-Summer newsletter

- In the works

-Donor cultivation

- Developing short list of donors for personal outreach

Fundraising Results: Clarke County Conservation Easement Authority

As of June 23, 2017

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Amount	\$13,345	\$19,090	\$20,871	\$25,649	\$26,396	\$25,843	\$23,530	\$42,266	\$36,260	\$57,356.00	\$24,778.00	\$7,174.00
# Donations	115	161	208	209	203	195	181	200	169	158	164	66
YE Donor Appeal	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
YE Donor Appeal Amount	\$8,465	\$8,310	\$8,477	\$10,134	\$8,376	\$12,815	\$7,250	\$15,706	\$17,635	\$47,003	\$15,665	
Donor Respondents	73	59	87	86	76	68	50	69	51	61	47	
YE Prospect Amount		\$2,115	\$425				\$40		\$1,650	\$104	\$25	
Prospect Respondents		24	7				1		3	2	1	
Winter Newsletter	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Dollar Amount	\$2,700	\$2,700	\$2,700	\$2,065	\$2,865	\$2,126	\$3,611	\$4,805	\$3,335	\$2,700	\$2,228	\$2,815
Respondents	23	23	23	27	32	21	32	39	26	25	29	39
Spring Newsletter	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Donor: Dollar Amount	\$3,775	\$455	\$2,074	\$5,820	\$2,810	\$2,520	\$3,415	\$1,975	\$3,705	\$3,420	\$2,725	\$2,065
Donor: Respondents	35	5	19	38	26	27	32	28	26	27	19	15
taxpayer Spring Newsletter: Dollar Amt		\$2,200	\$940	\$460	\$450	\$825	\$765	\$165	\$1,380	\$100	\$75	\$1,000
taxpayer Spring Newsletter: Respondents		16	19	10	4	11	5	4	9	1	3	6
Summer Newsletter	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Dollar Amount	\$2,370	\$2,370	\$2,020	\$1,330	\$1,883	\$2,735	\$1,580	\$5,040	\$3,215	\$1,927	\$2,115	\$2,115
Respondents	20	20	27	22	33	26	21	22	27	22	28	
Fall Newsletter	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Donor: Dollar Amount	\$2,210	\$2,210	\$765	\$260	\$7,300	\$2,946	\$4,630	\$2,660	\$2,325	\$1,250	\$600	\$2,065
Donor: Respondents	12	12	5	7	25	26	30	27	14	3	6	\$2,065
taxpayer Fall Newsletter Dollar Amt		\$1,430	\$90	\$1,405	\$65	\$605	\$715	\$240	\$760		\$325	\$1,000
taxpayer Fall Newsletter: Respondents		25	4	8	2	8	9	5	5		5	\$1,000
Over the Transom	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Dollar Amount	\$3,380	\$3,380	\$3,380	\$4,175	\$1,900	\$868	\$1,457	10,500	\$1,550	\$257	\$362	\$1,230.00
Donor Respondents	17	17	17	11	5	6	2	2	2	3	12	6
Donor Thank-You Party	2006											
Dollar Amount	\$1,105							\$1,175	\$705	\$595	\$638	\$2,065
Donor Respondents	6							4	6	14	14	6
Photo Revenue					\$747	\$57	\$67			\$	\$	\$64
Notecards												
Gift-in-Kind (admin work donated by Kate Petranec)						\$346	\$473	\$469				

Of the 101 properties listed in easement, 49 have had their annual inspections conducted as of June 23, 2017. Of the remaining 52 properties, 16 owners have been contacted, and we are waiting on them to return our calls; 27 owners still need to be contacted and have their inspections conducted. The remaining 9 property owners have been contacted, but their phone numbers are out of service or their contact information is out of date.

MEMORANDUM

TO: Conservation Easement Authority
FROM: Alison Teetor
DATE: June 23, 2017
SUBJECT: Application for Donation – Frances Arden

Frances Arden has applied to the easement authority for approval of an easement donation. The property is located on the west side of Old Chapel Road approximately 4/10 of a mile south of the intersection with Browntown Road. The property currently consists of two parcels Tax Map# 21-A-46, 10.47 acres, that has an existing house constructed in 1900 and 0 DURs, and Tax Map# 21-A-46A, 8.1 acres, vacant, with 1 DUR. The applicant proposes to merge the 2 parcels and retire the 1 remaining DUR.

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 2 of the 4 criteria. The property resource score is 55.5. The applicant would retire the remaining DUR. It is not next to an existing easement and it is less than 40 acres. Points were given for retiring 1 DUR, have frontage on the railroad, being within the Prospect Hill Spring drainage basin, and having a structure that is potentially contributing to a rural historic district.

Recommendation

Give preliminary approval and schedule a site visit.



Frances Carroll Arden
 Tax Map# 21-A-46, 10.47 acres, 1 ext. dwl., 0 DURs
 Tax Map# 21-A-46A, 8.1 acres, 1 DUR



Clarke County GIS
 June 22, 2017



-  Conservation Easement
-  Public Road
-  Private Road
-  Intermittent Stream
-  Perennial Stream

Location Map



MEMORANDUM

TO: Conservation Easement Authority
FROM: Alison Teetor
DATE: June 23, 2017
SUBJECT: Application for grant Purchase – Opequon Cattle Company, Eric Arkfeld

Eric Arkfeld, owner Opequon Cattle Company has applied to the easement authority for approval of an easement purchase using grant funds. The property is located at the very northwest tip of the County in the 2,500 block of Swimley Road. The property is identified by Tax Map# 1-A-1. It is vacant and consists of 154 acres with 5 DUR's. The primary use is for grazing and hay production. The applicant proposes to retire 4 of the 5 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 68.29. The applicant would retire 4 of the 5 remaining DURs. It is next to 2 existing easements and it is more than 40 acres. Points were given for retiring 4 DURs, and having frontage on the Opequon Creek.

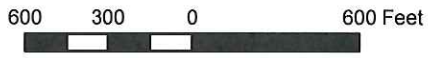
Potential grant opportunities include ALE (formally FRPP) federal, and the Virginia Land Conservation Fund (state). Although this is a desirable property it may be weak for the grant applications as typically ALE requires 50% important farmland soils and this property only has 13%.

Recommendation

Give preliminary approval and schedule a site visit.



Opequon Cattle Company
 Tax Map# 1-A-1, 154 acres, 5 DURs



Clarke County GIS
 June 22, 2017



- | | |
|-----------------------|---------------------|
| Local | Intermittent Stream |
| Statewide | Perennial Stream |
| Prime | Public Road |
| Conservation Easement | Private Road |

Location Map



MEMORANDUM

TO: Conservation Easement Authority
FROM: Alison Teetor
DATE: May 9, 2017
SUBJECT: Application for Donation – Marilyn Estep

Marilyn Estep has applied to the easement authority for approval of an easement donation. The property is located on the south side of Briggs Road approximately 4/10 of a mile east of the intersection with Bishop Meade Road. The parcel is identified as Tax Map# 22-A-42 and consists of 29 acres, with 1 existing house and 2 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 3 of the 4 criteria. The property resource score is 68.36. The applicant would retire both of the remaining DUR's. It is next to an existing easement. It is under 40 acres. Points were given for retiring 2 DURs, have frontage on a perennial stream, Chapel Run, and the property has been in the family for more than 50 years.

Recommendation

Give preliminary approval and schedule a site visit.



Marilyn Estep
Tax Map# 22-A-42
29.3 acres, 1 ext house, 2 DURs



Clarke County GIS
 April 27, 2017
 100 50 0 100 Feet



- Conservation Easements
- Parcel Boundary
- Roads

Location Map



MEMORANDUM

TO: Conservation Easement Authority
FROM: Alison Teetor
DATE: April 19, 2017
SUBJECT: Application for Easement Donation – Warrick & Andrea Elrod

The property is located on the south side of Harry Byrd Highway (Route 7) at 420 Rock Hall Farm Lane. The parcel also extends to Moose Road adjacent to the Moose Club. The parcel is identified as Tax Map# 6-A-27 and consists of 78.65 acres, with 1 existing dwelling and 1 DUR.

The parcel is zoned AOC and is not currently in use value taxation, but does qualify, 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 parcel meets 2 of the 4 criteria. The property resource score is 37.5 and the parcel is over 40 acres. The applicant would retain the remaining DUR and would like to subdivide one lot of approximately 15 acres. Points were given for the house being a contributing structure in a future historic district as it was built in 1840.

Recommendation

Give preliminary approval and schedule a site visit.

Laure, George

call when coming up driveway - 336-8689






Warrick & Andrea Elrod
Tax Map# 6-A-27, 78.65 acres
1 ext. house, 1 DUR



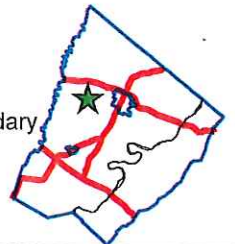
Clarke County GIS
 April 18, 2017

300 150 0 300 Feet



-  Conservation Easement
-  water arc
-  Railroad

-  Roads
-  Parcel Boundary
-  Sinkholes



MEMORANDUM

TO: Conservation Easement Authority
FROM: Alison Teetor
DATE: April 13, 2017
SUBJECT: Application for DUR Purchase – George Greenhalgh – Fairfield

George Greenhalgh has applied to the easement authority for approval of a DUR purchase. The property is located on the east side of Lord Fairfax Highway (Route 34) approximately 1 mile south of the West Virginia line. The parcel is identified as Tax Map# 9-3-1B and consists of 35.87 acres, with 4 exemptions and 2 DURs.

The parcel is zoned AOC and are 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 resource score is 81.43. The applicant would retire at least one of the remaining DUR's. The parcel is within the Long Marsh Rural Historic District and has several contributing structures and is listed individually as a National Register property. There is a perennial stream and spring and the parcel fronts on Lord Fairfax Highway (Route 340), a primary highway. The property has been in the family for more than 50 years.

Recommendation

Give preliminary approval and schedule a site visit.



Fairfield Farm, LLC
 Tax Map# 9-3-1B, 35.87 acres
 3 ext. dwlgs, 2 DURs




200 100 0 200 Feet



Clarke County GIS
 February 21, 2017



Legend

-  Conservation Easements
-  Intermittent Stream
-  Parcel Boundary
-  Perennial Stream
-  Roads
-  Private Road

