

CLARKE COUNTY
Conservation Easement Authority
THURSDAY – 17 NOVEMBER 2016 - 10:00 AM
A/B Conference Room, 2nd Floor Government Center

AGENDA

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes of the meetings of 20 October 2016
4. Bank Account balances
5. Campaign for the Authority
6. Discussion
 - a. Weldon Cooper study/AFID grant
7. Easement Donation/Purchase – attached spreadsheet detail pending applications
 - a. Johnston – easement donation revised to DUR purchase
 - b. Bell – easement donation – deed language review
 - c. Burgevin – easement donation – final approval
8. Report on Applications for Easement Purchase
Possible Closed Session to discuss real estate
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.
9. Adjournment - next meeting – Thursday December 15th 10 am *

* Need to change – Alison will be on vacation – alternate suggested date
Wednesday December 14th 10 am

CLARKE COUNTY
Conservation Easement Authority
draft Minutes – 20 October 2016 draft

A regular meeting of the Conservation Easement Authority was held at 10:00 am on Thursday, 20 October 2016, in the A/B Conference Room, 2nd Floor Government Center.

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

Call to Order : Mr. Buckley, Chair, called the meeting to order at 10:00 a.m.

Agenda On motion of Mr. Ohrstrom, seconded by Mr. Engel, the Authority unanimously approved the agenda.

Minutes On motion of Ms. Jones, seconded by Mr. Ohrstrom, the Authority unanimously voted to approve the minutes of September 22, 2016.

Bank Account: Ms. Teetor handed out the spreadsheets and reviewed the expenditures. The local account had a deficit of \$17,043 due primarily to lack of appropriation for expenses related to easement closings, such as appraisals, for easements that are not due to close for several more months. The Board of Supervisors approved an appropriation adjustment of \$18,362 at their October 18th meeting. At the end of FY16 the total fund balance is \$259,135 consisting of \$160,259 in the donations account, \$86,478 in stewardship, and \$12,398 in local funds. Major expenses relate to appraisals, surveys and legal expenses for grant purchase easements that have not closed. Once the closings occur, the grants will reimburse 50% of these expenses.

Public Relations: Ms. Cardillo provided an update on the donations to date, so far a total of 94 donors have contributed \$7,401 in 2016, and she anticipates a large increase after the end of the year appeal. Next was a discussion on reuse of the banners used at the Fair. She reported that the sponsorship of \$1,000 for the High School sports program was paid and the banners were up in time for the Homecoming Football game. A third banner was purchased and a permit from the Town was approved to locate the banner on the Berryville Farm Supply building. She will put that up early next week. She is also working on the fall newsletter which will include a piece on picnic areas. This will also be sent out in a media release. Ms. Cardillo also asked if anyone would be willing to set up a booth at the Farmers Market, the last one for the season is October 29th. Ms. Jones and Mr. Engel agreed to participate. She asked if a map could be generated to take to the market. Ms. Teetor will try to get an updated map laminated.

Discussion

a. Mr. Ohrstrom asked to discuss a meeting he attended in Fauquier County. Bob Lee is on the planning Commission and had asked if Mr. Ohrstrom could come to a meeting to share information about successes of the Clarke County easement program with Fauquier County. In particular he highlighted our public relations efforts including the quarterly newsletter, exposure at the County Fair, and media releases as being key to our success and in generating financial donations. Mr. Ohrstrom also provided a copy of an article from Essex County on land use taxation. This will be distributed to the group via email. This led to a discussion of a potential cost of community services study. Ms. Teetor had forwarded a copy of a similar study completed for Fauquier County by Weldon Cooper. Ms. Teetor had contacted Weldon Cooper and they can do something similar for Clarke for approximately \$12,000. A grant is potentially available to pay for ½ of that amount. On motion of Mr. Engel, seconded by Ms. Wallace members approved funding a CCS study for Clarke County by Weldon Cooper.

b. The Calmes Neck Home Owners Association is interested in locating a permanent parking area for their road maintenance equipment on a property owned by Sandra Bittner. The parcel, Tax Map# 31-1-91, is held in easement by Clarke County. Ms. Teetor provided a plat in the packet outlining an area off of Barred Owl Lane.

She stated that due to a 100' building restriction line, no structure could be placed at the proposed location so a gravel pad and access road would be the only features constructed. The HOA would provide a draft permanent easement if approved. A site visit was conducted on October 14th. Members discussed the situation and postponed action pending additional information needed from the property owner. Specifically; 1) Is there any other possible location to park the equipment - specifically they were wondering about the shared property at the end of the Lane owned by the Calmes Neck Homeowners Association? At that location perhaps a protective structure could be built where at the Bittner location there could be no structure at the proposed site; 2) If there is no other option they were wondering if you could get something in writing indicating that the adjacent property owners - Peter Gerard at 222 Barred Owl Lane and David Natella at 3024 Calmes Neck Lane - do not have a problem with the proposed location; and 3) What is the minimum size pad needed?

Easement Donation/Purchase

a. **Bill and Jane Johnston** have requested a revision to their original request for an easement donation to a DUR purchase. Members agreed to discuss the request in closed session.

b. **Idlewild River Farm, LLC, Tim Martin** owner – Mr. Martin has submitted an application for an easement donation. The property is located on the east side of the Shenandoah River approximately $\frac{3}{4}$ of a mile north of Route 50. It is accessed off of Slate Ridge Road from Mt. Carmel Road. The parcel is identified as Tax Map# 31-A-6, consisting of 254 acres, with 7 DURs. The property is wooded and vacant. The parcel has nearly a mile of river front and is nearly surrounded by adjacent easements, primarily the Burwell Van Lennep properties. The parcel meets all of the criteria, the score was 162.01 due to River frontage, steep slopes and adjacency to other easements. The owner would like to retire 6 of the 7 remaining DURs. Due to the remote location of the property a site visit was not conducted. On motion of Ms. Jones, seconded by Mr. Engel members gave final approval for the easement donation.

Ms. Teetor had also met with Mr. Martin on another potential easement donation. He has a contract on properties owned by Richard Farland outside of Millwood. The parcel is currently a mix of trees and pastureland. Mr. Martin would like to purchase the property and plant trees over all the pasture area as part of a nutrient trading contract with the Department of Environmental Quality. This concept had been discussed previously with concerns about traditionally agricultural land being converted to forest. After discussion members agreed that the landowner could participate in the nutrient trading program whether or not the parcels were placed in easement and therefore having it in easement is still a benefit due to the reduction in development potential.

c. **Oakland Orchards, Peter Cook** owner – Mr. Cook has submitted an application for an easement donation. There are four properties, located on the south side of Lord Fairfax Highway approximately $\frac{1}{2}$ mile south of the West Virginia line on Oakland Orchard Lane. The parcels are identified as Tax Map# 9-A-60, consisting of 32 acres, and existing house and 1 DUR; 9-A-60A consisting of 112 acres with 2 DURs; and 9-A-60B consisting of 50 acres with 3 DURs, 9-A-59 is a 2 acre parcel with an existing pre-1980 house that will be merged with 9-A-60B. A site visit was conducted on October 6th. Mr. Cook was present to show members the property and he reiterated a request that farm building be permitted up to 6,000 square feet. This is an increase for the typical 4,500 sq. ft. limit. At the site visit, Mr. Cook agreed to include a building envelope on the plat attached to the deed which would depict an area within a bowl shape below the 540' elevation contour. As this area would not detract from the scenic value of the easement, on motion of Ms. Wallace, seconded by Mr. Engel members gave final approval for the easement donation with the condition that the building envelope below the 540' contour line be included on the plat and that the structures be limited to 40' in height.

d. **Stephanie Burgevin** - Stephanie Burgevin has submitted an application for an easement donation. The property is located at 721 Kennel Road approximately $\frac{7}{10}$ south of Route 50. The parcel is identified as Tax Map# 38-A-17, consisting of 87 acres. The parcel has a couple of outbuildings but is

vacant consisting of primarily pasture with scattered woods. There are 4 DURs remaining on the parcel. The applicant would like to retire 3 of the 4 DURs. This property meets all 4 of the criteria. The Property Resource Score is 83.6, the parcel is over 40 acres, the applicant is interested in retiring 3 of the 4 DURs and it is adjacent to parcels already under permanent conservation easement. Points were given for retiring 3 DURs, being adjacent to existing easements, the parcel is within the Greenway Rural Historic District and has two sinkholes. On motion of Mr. Ohrstrom, seconded by Ms. Wallace members gave preliminary approval for the easement donation and asked staff to schedule a site visit.

Report on Applications for Easement Purchase

On motion of Mr. Engel 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. Wallace, the Authority unanimously approved reconvening in Open Session. Ms. Wallace moved, seconded by Ms. Jones, 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	Aye	Ms. Wallace	Aye	Mr. Buckley	Aye
Mr. Engel	Aye	Ms. Thomas	Absent	Mr. Ohrstrom	Aye
Ms. Jones	Aye				

The following action was taken subsequent to the Closed Session:

On motion of Mr. Ohrstrom, seconded by Ms. Byrd, the Authority unanimously voted to give final approval to Bill and Jane Johnston for a DUR purchase on the parcel identified by Tax Map# 14-A-103 for the DUR purchase price of \$25,000 for 2 DURs.

Adjournment There being no further business, Ms. Jones moved and Mr. Ohrstrom seconded that the Authority adjourn to the next regular meeting is scheduled for Thursday October 20th at 10:00 am. The motion was approved unanimously.

Randy Buckley, Chair

Alison Teetor, Clerk to the Authority

JAS - B Bennett
 Through 11/08/2016
Fund 235 - Conservation Easement Balances

EOY 2016 Fiscal Year 2017	Total Fund Balance	Donations	Stewardship Account	Local Funds
July Rev/AR	259,135	160,239	86,478	12,398
July Exps/AP		400	0	0
Aug Rev/AR		-50	0	0
Aug Exps/AP		1,340	-2,160	-8,248
Sept Rev/AR		-2,115		
Sept Exps/AP		618		81,020
Sept Exp Moore & Dorsey Inc Purchase		-1,949	0	-208
Oct Rev/AR		-81,020		-81,020
Oct Exps/AP		432	12,093	1,589
Nov Rev/AR		-2,258	0	-453
Nov Exps/AP		250	0	-2,815
YTD Rev/AR	97,742	3,040	12,093	82,609
YTD Exps/AP	182,295	87,393	2,160	92,743
Adjustments	0	0	0	0
YTD FUND BALANCE (AR & AP)	174,583	75,906	96,411	2,265

These beginning balances not final yet

Brenda Bennett:
 Acts Rec Rev for Moore & Dorsey purchase (VDACS)

Brenda Bennett:
 Land Use rollback tax

VDACS
 101,322.82 Expires 12/31/2017 (FY2015)
 42,319.18 Expires 12/31/2018 (FY2016)

143,642.00
 -81,020.00
 -5,838.00 estimated
 -20,563.00 estimated
 -13,750.00 estimated
22,471.00 AVAILABLE Estimated YTD BALANCE-VDACS

FY16 Expenditure Appropriations	Local Funds	Actual Expenses	Appropriated Balance	Remaining
General Expenses	30,000	12,455	17,545	
Moore & Dorsey Inc - closed in Sept	160,000	162,040	-2,040	
Cool Springs Appraisal	0	7,800	-7,800	
Susan Digges Appraisal	0	0	0	
Digges Farm Appraisals	0	0	0	
	190,000	182,295	7,705	

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

Moore & Dorsey Inc (Approp 07/2016)-ACTUAL EXPS above
 Cool Spring Farm, Mike Cassidy - Not Appropriated
 Digges Farm LLC - Not Appropriated
 Susan Digges - Not Appropriated

ESTIMATED YTD BALANCE

134,432

75,906

96,411

(37,886)

Through Nov 08, 2016
Conservation Easement Expense Detail - FY16

	Donations	Stewardship	Local Funds
<u>July</u>	25.00 Downstream Project-Domain Reg/Renewal 25.00 Downstream Project-Domain Reg/Renewal 50.00		
<u>August</u>	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 Winchesteer Printers-Envelopes 136.00 Winchesteer 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-Boundry Srvy Cool Springs 1,800.00 Boykin Realty Appraisal-Cool Springs Farm 8,247.50
<u>Sept</u>	946.63 Robin Cardillo-Svcs for CEA 1,002.73 Winchesteer Printers-Newsletter & postage 81,020.00 Hall Monahan -Moore & Dorsey, Inc Purchase 82,969.36		207.50 Hall, Monahan-Legal Svcs Aug 2016 81,020.00 Hall Monahan -Moore & Dorsey, Inc Purchase 81,227.50
<u>Oct</u>	20.20 Postage 1,000.00 Donation to CCHS 720.00 Robin Cardillo-Svcs for CEA 68.00 Winchesteer Printers-CCEA Banner 450.00 Gloria Marconi-Fall '16 Newsletter 2,258.20		452.50 Hall, Monahan-Legal Svcs Aug 2016 2,815.00 Hall, Monahan-Legal Svcs Oct 2016
<u>Nov</u>			
	0	0	2,815
YTD Totals	87,393	2,160	92,743



ROBIN COUCH CARDILLO

November 10, 2016

Clarke County Conservation Easement Authority
Fundraising and Public Relations Report
November 2016 meeting

Donor Statistics

See attached Master Report

- 2016 total year to date: \$8,383 from 107 donors

Ongoing

-Publicity

- Clarke County Farmers' Market – October 29; low traffic volume at end of year, fewer vendors set up (Thank you, Michelle and Pete, for helping to man the booth!)
- Planning for third Wingate Mackay-Smith Land Conservation Award
 - o Review potential award winners
 - o Select date (mid-February last year); reserve location
 - o Confirm award winner's gift
- Commercial Press/Southern States calendar
- Berryville parking meter display

-Fall newsletter

- Distributed with tax bills

-End-of-year appeal

- Will mail after Thanksgiving
- A matching gift?

Fundraising Results: Clarke County Conservation Easement Authority

As of November 10, 2016

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016 YTD
Amount	\$13,345	\$19,090	\$20,871	\$25,649	\$26,396	\$25,843	\$23,530	\$42,266	\$36,260	\$57,356.00	\$8,383.00
# Donations	115	161	208	209	203	195	181	200	169	158	107
YE Donor Appeal											
YE Donor Appeal Amount	\$8,465	\$8,310	\$8,477	\$10,134	\$8,376	\$12,815	\$7,250	\$15,706	\$17,635	\$47,003	
Donor Respondents	73	59	87	86	76	68	50	69	51	61	
YE Prospect Amount	\$2,115	\$425	\$425				\$40		\$1,650	\$104	
Prospect Respondents		24	7				1		3	2	
Winter Newsletter											
Dollar Amount	\$2,700	\$2,700	\$2,700	\$2,065	\$2,865	\$2,126	\$3,611	\$4,805	\$3,335	\$2,700	\$2,228
Respondents	23	23	23	27	32	21	32	39	26	25	29
Spring Newsletter											
Donor: Dollar Amount	\$3,775	\$455	\$2,074	\$5,820	\$2,810	\$2,520	\$3,415	\$1,975	\$3,705	\$3,420	\$2,725
Donor: Respondents	35	5	19	38	26	27	32	28	26	27	19
taxpayer Spring Newsletter: Dollar Amt	\$2,200	\$940	\$940	\$460	\$450	\$825	\$765	\$165	\$1,380	\$100	\$75
taxpayer Spring Newsletter: Respondents	16	19	19	10	4	11	5	4	9	1	3
Summer Newsletter											
Dollar Amount	\$2,370	\$2,020	\$2,020	\$1,330	\$1,883	\$2,735	\$1,560	\$5,040	\$3,215	\$1,927	\$2,115
Respondents	20	27	27	22	33	26	21	22	27	22	28
Fall Newsletter											
Donor: Dollar Amount	\$2,210	\$765	\$765	\$260	\$7,300	\$2,946	\$4,630	\$2,660	\$2,325	\$1,250	\$200
Donor: Respondents	12	5	5	7	25	26	30	27	14	3	3
taxpayer Fall Newsletter: Dollar Amt	\$1,430	\$90	\$90	\$1,405	\$65	\$605	\$715	\$240	\$760		\$50
taxpayer Fall Newsletter: Respondents	25	4	4	8	2	8	9	5	5		1
Over the Transom											
Dollar Amount	\$3,380	\$3,380	\$3,380	\$4,175	\$1,900	\$868	\$1,457	10,500	\$1,550	\$257	\$332
Donor Respondents	17	17	17	11	5	6	2	2	2	3	10
Donor Thank-You Party											
Dollar Amount	\$1,105										
Donor Respondents	6										
Photo Revenue											
					\$747	\$57	\$67				\$ 20
Gift-in-Kind (admin work donated by Kate Petranecth)											
						\$346	\$473	\$469			

Clarke County Cost of Community Services Study Proposal

**Center for Economic and Policy Studies
Weldon Cooper Center for Public Service
University of Virginia
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October 26, 2016



**WELDON COOPER
CENTER FOR PUBLIC SERVICE**
University of Virginia

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1. PROFILE OF THE CENTER FOR ECONOMIC AND POLICY STUDIES AT THE WELDON COOPER CENTER FOR PUBLIC SERVICE

The Weldon Cooper Center for Public Service embodies the University of Virginia's commitment to serve the people of the Commonwealth. The Center traces its origin to the Bureau of Public Administration, created at the University in 1931. The Center's mission is to anticipate and forecast change and to serve as a resource to those who need to recognize and address that change. This mission is pursued through the provision of policy analysis, applied research, technical assistance, leadership development, survey research, consultation, and training for state and local officials, and for community leaders, as well as members of the general public.

The Center's fifty-five member staff includes experts in public policy and management, leadership, demographics, economics and public finance, politics, organizational development, survey research, and workforce issues. The staff members, located in Charlottesville, Richmond, and Wise, perform their work through the individual operating units.

The Center for Economic and Policy Studies (CEPS) provides economic data and expertise to state and local government in order to enhance the ability of policy makers in government to make informed decisions and to design effective policies for improving the welfare of the citizens of the Commonwealth. Services available include the following:

Economic Data Services. The Center currently collects and publishes data on local tax rates, highway financing, and income levels around the Commonwealth. It also provides data analysis and website development services for the Council on Virginia's Future performance management system known as *Virginia Performs*.

Impact Studies. The Center produces economic impact studies of business, non-profit organization, and government projects. These impacts may be both local and statewide. Recent studies include assessments of the impact of the Virginia agriculture and forestry industries, the Virginia horse industry, Virginia public higher education, the Loudoun County Horse Industry, and Fauquier County agriculture.

Labor Force and Employment Studies. The Center provides studies of local workforce characteristics and workforce development needs. Recent studies include a study of the dental care workforce in Southwest Virginia and trained workers in the Northern Shenandoah Valley region.

Regional Industry Analysis. The Center produces descriptive studies of local economies within the state. It has also developed a methodology for conducting industry-targeting studies for the state and localities.

Location Studies. The Center provides location studies to identify the most optimal locations for providing public services and building facilities. A recent example is a study conducted for the Virginia Department of Veterans Services to determine the need for additional veterans cemeteries in Virginia.

Regulatory Analysis and Design. The Center makes regulatory analysis expertise available to units of state and local government in Virginia and other states and tracks regulatory activity at the state and local level to review the impact of these rules on the well-being of Virginia's citizens.

2. PROJECT PURPOSE

The Natural Resource Planner for the Planning and Zoning Department for Clarke County has requested a cost of community services study for Clarke County. The study would examine the revenues and expenditures for different land uses (i.e., agriculture, residential, commercial/industrial) for the most recent fiscal year for which complete financial and service data is available. This information will be used to compute the ratio of expenditures-to-revenues for the different land use categories. The information provided by the study will show how existing land uses affect the county budget and can be used for county planning.

3. PROPOSED WORK PLAN

Task 1. Description of Clarke County Land Uses and Budget. The report will provide summary descriptive information on Clarke County's land uses and the county budget. When possible, trend information for the county and comparative information for the Commonwealth of Virginia and/or comparable Virginia localities will be provided.

Task 2. Cost of Community Services (COCS) Methodology. The report will provide an overview of COCs studies and their findings as well as discussion about alternative methods for allocating expenditures and revenues to land use categories. It will describe the methodology chosen for the study and the rationale for particular parameters used.

Task 3. Interviews and Data Collection. The principal investigator will conduct a series of interviews with department directors and program managers to understand better the sources of department revenues, expenditure uses and service delivery locations. In follow-up contacts, additional data will be requested from individual departments when needed to form a more complete picture.

Task 4. Revenue and Expenditure Allocation by Land Use and Levels of Government. County revenues and expenditures will be allocated to agriculture, residential, and commercial/industrial land uses to be used in computing ratios of expenditures-to-revenues by land use.

Task 5. Final Report. A draft report will be produced in electronic PDF format. After receiving comments from staff of the Clarke County Planning and Zoning Department and other county staff, a final report will be prepared. Twenty copies of the final report will be printed in a bound report. In addition, the document will be made available in PDF format. The results of the study will be presented to the Clarke County Board of Supervisors at a regularly scheduled monthly meeting.

4. PROJECT SCHEDULE

The project schedule can be modified to meet client needs. The Center proposes beginning the project on May 15th. This will allow approximately three months (May 15, 2017 to August 25, 2017) to complete the work.

Tasks	May	June	July	Aug
Land Use and Budget Description	▽•	•◆▽		
Cost of Community Service Methodology	▽•	••••	▽	
Interviews and Data Collection		▽•◆	◆▽	
Revenue and Expenditure Allocation		▽	◆••▽	
Draft and final report		▽•••	••••	•▽◆

Legend: ▽=start or finish; •=work in progress; ◆=meeting

5. PROPOSED BUDGET

The Center agrees to carry out this work for the fixed amount of \$11,894. The Weldon Cooper Center for Public Service will invoice the sponsor for half of the study cost upon completion of Task 3 and the remaining half upon delivery of the final report to the Clarke County Planning and Zoning Department. The budget proposal is described in the accompanying table.

Task No.	Description	Staff Time - Hours	Cost
1	Land Use and Budget Description	20	\$1,273
2	Cost of Community Service Methodology	10	\$614
3	Interviews and Data Collection	30	\$1,932
4	Revenue and Expenditure Allocation	60	\$3,684
5	Report Preparation	30	\$1,842
5	Desktop Publishing	20	\$795
5	Report Printing	--	\$80
5	PowerPoint Creation and Presentation of Results	8	\$791
	Indirect Cost (University F&A)		\$883
	Total	178	\$11,894

6. RELATED PROJECT EXPERIENCE

A representative sample of recent projects related to this proposal are described below:

Botetourt County Agriculture Development Strategic Plan, 2015

This study for the Botetourt County Office of Economic Development examines characteristics and trends for the Botetourt County agriculture industry. It describes national and regional food and agricultural industry developments that could affect consumer demand and farm production practices for local producers. Lastly, it identifies various steps that the community might take to preserve and revitalize agricultural activity in support of local economic development.

The Economic Contribution of the Horse Industry in Loudoun County, 2015

This report examines the economic contribution that the horse industry makes to Loudoun County using 2015 horse inventory and event survey results. The horse industry as defined here encompasses all spending related to the maintenance and upkeep of horses and the expenditures of equestrian event participants and spectators.

Fauquier County Costs of Community Services Study, 2015

This study for the Fauquier County Agricultural Development Department examines the cost of community services for land use categories in Fauquier County, Virginia for FY 2014. The study adheres closely to the Cost of Community Services (COCS) methodology developed by the American Farmland Trust and assigns public service expenditures and revenues generated by residential, commercial/industrial, and agriculture/open space land uses in order to gauge the comparative net fiscal effect of each land use.

Agriculture in Fauquier County: Characteristics, Trends, and Economic Impacts, 2014

This study for the Fauquier County Agricultural Development Department describes the agricultural sector in Fauquier County and gauges the contribution that it makes to the county economy. The study gauges the economic impact of agriculture as well as closely related value-added industries such as wine and animal slaughtering and processing. In addition, the economic impacts of visitor expenditures connected to farms, wineries and horse shows and competitions are counted. In addition, the study discusses other economic benefits that result from Fauquier County agriculture.

The Economic Impacts of Agriculture and Forest Industries in Virginia, 2013

This study for the Virginia Secretary of Agriculture and Forestry estimates the contribution of the agriculture and forestry industries to Virginia's economy. It describes

features of Virginia's agriculture and forestry industries and forces shaping the changing size and product mix of the industries. The study used IMPLAN software to estimate economic impacts with input data derived from both published and unpublished sources. It provides estimates of agriculture and forestry economic impacts, impacts by industry groupings arranged by level of dependency on raw materials originating within the state, and impacts by region.

Growing Agribusiness: The Contribution and Development Potential of Agriculture and Forest Industry in the Danville Metropolitan Area, 2013

This study for the Pittsylvania County Agricultural Development Board examines trends in the Danville metropolitan area economy with particular attention to the changing size and composition of the agribusiness sector. It measures the economic and government tax revenue footprint of the agribusiness industry using input-output analysis to illustrate its linkages with and continuing importance to the economy of the region. It also describes strengths, weaknesses, opportunities, and threats to agribusiness in the region with information elicited from three focus groups drawn from the agribusiness industry and the general public and individual interviews with Pittsylvania County Agricultural Board members. This information is used to develop strategic priorities and policy recommendations to expand the size and influence of the agribusiness industry in a way that promotes the economic growth of the region and the well being of area residents.

Agriculture in Virginia Beach: Impact on the City Economy, 2012

CEPS conducted a study of agriculture sector economic trends and impacts for the City of Virginia Beach for use in its *Envision Virginia 2040* visioning process. The study takes a comprehensive approach to measuring the economic contribution of the sector, examining not only at the economic contribution of agriculture sales but agri-tourism and the horse industry as well. Primary data was collected from surveys of Virginia Beach farmers. The study uses IMPLAN software for the economic impact analysis.

The Economic Impact of the Horse Industry in Virginia, 2011

CEPS contracted with the Virginia Horse Industry Board to estimate the economic impact of the horse industry in Virginia. The study utilizes data drawn from including published data, information from research studies, and primary data collection from surveys of horse industry participants. Participants include horse owners and operations (farms, breeders, boarding facilities), horse show and competition participants and spectators, and pari-mutuel racing patrons. IMPLAN is used to provide economic impact and tax revenue estimates of the industry. Estimates for each county and independent city were provided.

6. PROJECT TEAM

The project team will consist of principal investigator Dr. Terance Rephann and Mr. Stephen Kulp.

Terance J. Rephann, Ph.D.
Regional Economist

Terry Rephann received his Ph.D. in economics from West Virginia University. He joined CEPS in 2007 from Allegany College of Maryland, where he was Director of Institutional Research. He also previously worked as a Senior Scientist at the Spatial Modelling Centre in Kiruna, Sweden and Research Assistant Professor at West Virginia University and served as City Councilman in Cumberland, Maryland. Rephann has authored over twenty refereed journal articles, book chapters, and book reviews on issues such as economic impact analysis, rural economic development, crime, education, and migration.

At CEPS, Dr. Rephann has conducted numerous economic impact studies, including statewide studies of higher education, health care, and agriculture. He also provides data and economic analysis in support of the Council on Virginia's Future performance management website, Virginia Performs, and the Center for Innovative Technology's Innovation and Entrepreneurship Measurement System (IEMS). Dr. Rephann has authored several studies on agricultural issues including *The Economic Impact of Agriculture and Forestry on the Commonwealth of Virginia*, *The Economic Impact of the Horse Industry in Virginia*, *Agriculture in Virginia Beach: Impact on the City Economy*, *Economic Impacts of Implementing Agricultural Best Practices to Achieve Goals Outlined in Virginia's Tributary Strategy*, and *Bedford County (PA) Agribusiness Educational Needs Assessment*.

Stephen Kulp, M.B.A
Research Assistant

Steve Kulp received his M.B.A from Hofstra University. He is a research assistant at the Center for Economic and Policy Studies. His duties include gathering and disseminating data related to economic activities in Virginia and surveying localities about tax and finance related activities. He also serves as a contact for inquiries from the public about information and data resources pertaining to Virginia's economy

7. PERSONNEL QUALIFICATIONS

Terance J. Rephann

Regional Economist, Center for Economic and Policy Research
Weldon Cooper Center for Public Service, University of Virginia

EDUCATION

B.A., Frostburg State University, Frostburg, MD
M.A., Ph.D., West Virginia University, Morgantown, WV

EXPERTISE

Regional economics, Economics of education, Microsimulation

MAJOR CURRENT PROJECTS

Economic Impact of Virginia Public Higher Education
Economic Impact of Virginia Agriculture and Forestry
Virginia Performs
Innovation and Entrepreneurship Measurement System

EXPERIENCE

Director of Institutional Research, Allegany College of Maryland
City Councilman, City of Cumberland, MD
Senior Research Fellow, Spatial Modelling Centre, Kiruna, Sweden
Research Associate, Regional Research Institute, West Virginia University

FELLOWSHIPS AND HONORS

1996 Honorable Mention for Best Article. *Journal of the American Planning Association*.
1996 Geography Excellence in Media Award. National Council for Geographic Education

PUBLICATIONS

“Filling the Gaps: Explanations for Disparities in the Distribution of Dentists among U.S. Counties.” with Tanya Wanchek. *Journal of Regional Analysis and Policy* 46, 1: 60-71.

“The Effects of a Proposed Rural Dental School on Regional Dental Workforce and Access to Care,” with Tanya Wanchek. *Rural and Remote Health Journal*.13: 2366 (Online) (2013).

“Community Colleges and Economic Development,” *Applied Research in Economic Development*. 6, 2: 3-15 (2009).

“Rental Housing and Crime: The Role of Property Ownership and Management,” *Annals of Regional Science*. 43, 2: 435-451 (2009).

“Community College Growth Opportunities: Untapped Potential in America’s Heartland?” *Growth and Change: A Journal of Urban and Regional Policy* 38, 3: 443-459 (2007).

“Demand for Public Education: Evidence from a Rural School District,” with Anthony Stair and Matt Heberling. *Economics of Education Review*. 25, 5: 521-531 (2006).

“Microsimulation for Local Impact Analysis: An Application to Plant Shutdown,” with Kalle Mäkilä, and Einar Holm. *Journal of Regional Science* 45, 1: 183-222 (2005).

“Economic-demographic Effects of Immigration: Results from a Dynamic, Spatial Microsimulation Model,” with Einar Holm. *International Regional Science Review* 27, 4: 379-410 (2004).

“The Importance of Geographical Attributes in the Decision to attend College,” *Socio-Economic Planning Sciences* 36, 4: 291-307 (2002).

“Determinants of the Spatial Mobility of Immigrants in Sweden,” with Coomaren Vencatasawmy. *The Review of Regional Studies* 10,2: 189-213 (2000).

“The Economic and Social Impacts of LULUs,” *Environment and Planning C: Government and Policy* 18, 4: 393-407 (2000).

“Links between Rural Development and Crime,” *Papers in Regional Science* 78, 4: 365-386 (1999).

“The Local Economic Effects of Large Dam Reservoirs: U.S. experience, 1975-1995,” with Mostafa Aleseyed and Andrew Isserman. *Review of Urban and Regional Development Studies*.10, 2: 91-108 (1998).

“Casino Gambling as an Economic Development Strategy,” with Margaret Dalton, Anthony Stair, and Andrew Isserman. *Tourism Economics* 3, 2: 161-183 (1997).

“New Technology Adoption in West Virginia: Implications for Manufacturing Modernization Policies,” with Philip Shapira. *Environment and Planning C: Government and Policy* 14, 4: 431-450. (1996).

“The Economic Effects of the Appalachian Regional Commission: An Empirical Assessment of 27 years of Regional Planning Experience. with Andrew Isserman. *Journal of the American Planning Association* 61, 3: 345-364 (1995).

“New Highways as Economic Development Tools: An Evaluation using Quasi-Experimental Matching Methods,” with Andrew Isserman. *Regional Science and Urban Economics* 24, 6: 723-751 (1994).

“Geographical and Gender Differences in Labor Force Participation: Is there an Appalachian effect?” with Andrew Isserman. *Growth and Change: A Journal of Urban and Regional Policy* 25, 4: 539-578 (1993).

“Highway Investment and Regional Economic Development: Decision Methods and Empirical Foundations,” *Urban Studies* 30,2: 437-450 (1993).

Governor's Agriculture and Forestry Industries Development Fund (AFID) - Planning Grants Program

The Planning Grant program of the Governor's Agriculture and Forestry Industries Development Fund (AFID) is designed to encourage efforts by local governments to support their agriculture and forestry based businesses, and to give greater voice to local farm and forestland owners and their interests. The program requires the active participation of a board, committee or working group representing agriculture and/or forestry interests in the planning and implementation of a project in an affected locality. Examples of such groups may include an Agricultural Advisory Board, Agricultural Development Board, Agricultural and Forestal Districts Committee, or similarly composed board/committee/group. The program provides matching funds to applicants to do one or more of the following:

- Develop a strategic plan for agriculture and/or forestry economic development
- Develop local policies and ordinances that better support agriculture and/or forestry based business, agritourism, and other rural enterprises
- Create new plans, policies or programs that will lead to the preservation of working lands
- Fund feasibility studies, business plans and other predevelopment work for projects that will have a significant and lasting positive impact on the local agriculture and/or forestry sector
- Develop and/or implement local initiatives supporting agriculture and/or forestry based businesses, such as those promoting agritourism, local food systems, biomass heat, addressing food deserts, etc.
- Other projects that advance the interests of agriculture and/or forestry in the locality

Annual allocation: \$250,000

Max grant: \$20,000 per applicant or \$35,000 for a multi-jurisdictional application

Access to funds:

- Funds shall be allocated as grants to political subdivisions. Applicant cannot have more than one active AFID Planning Grant at any time, excluding participation in multi-jurisdictional projects
- Applicant must demonstrate participation from an agriculture and/or forestry board/committee/work group
- Applicant must provide a minimum local match of \$1 for every \$1 requested
- Multi-jurisdictional applications must have a single political subdivision as the primary applicant

Provisions regarding local match:

- In-kind donations, such as staff time, are acceptable for up to 50% of local match requirement
- Local match does not have to be in hand at the time of application, but a commitment that it will be provided prior to project completion is required (e.g. a letter from the County Administrator stating the funds will be provided from next year's budget).
- The following may not be used as part of the required local match: funds previously invested by the applicant; grants of moneys from other government sources, except for those moneys given by a locality to another political subdivision for the purpose of achieving the goals of the AFID planning grant program; and contributions from private interests.
- Funds from the Tobacco Indemnification Commission may be used for up to half the local cash match.

Provisions regarding the board/committee/working group overseeing the implementation of the project:

- The board/committee/group can be newly formed or previously existing
- The board/committee/group must include appropriate representation and expertise in the relevant areas to effectively carry out the purposes of the grant; including the affected agricultural and forestry sectors
- The board/committee/group must have broad support and participation from the agricultural and forestland community in the affected locality
- The board/committee/group must have the demonstrated support of the affected local government(s)

Project Deliverables:

- The applicant must clearly explain the project purpose, the specific issue(s) to be addressed, why it is important for this project to be undertaken, what the specific goals or objectives of the project are, the particular deliverables of the project, and how grant funds and local match will be used
- Grant awardees have two years from receipt of funds to complete their deliverables, and may request an extension from the Secretary of Agriculture and Forestry for up to one additional year
- Applicants failing to substantially complete promised deliverables in the time given will be required to repay the grant funds, and will not be able to apply for any additional AFID grants until repayment is made

Grant Administration:

- Program and funds will reside within VDACS, with funding recommendations made by the Secretary of Agriculture and Forestry to the Governor. The Governor will make final award decisions
- Applications will be accepted, reviewed and awarded on a rolling basis, based on available funds
- Determination of grant amount awarded and required deliverables will be made at the discretion of the Secretary of Agriculture and Forestry.
- Grants may only be made from current appropriations and available funds, and may not be committed from anticipated future appropriations
- Once awarded, each grantee will receive a letter from the AFID Fund Coordinator detailing requirements to be met before release of funds
- An application for a new grant will not be considered until the conditions of any previous grant are substantially completed or the previous grant is repaid by the grantee

Factors used in the Determination of Grant Amount and Conditions:

- Expected impact of the project on affected localities' agriculture and forestry related industries
- Extent to which the overall effort and promised deliverables will improve local capacity to support on-going agriculture and forestry economic development beyond the term of the grant
- Demonstration of the likelihood of success in achieving the promised deliverables
- Demonstration of support from the agricultural community
- Demonstration of support from the affected local government(s)
- Degree of innovation and the likelihood that the effort may be used as a model for other communities

Pending Easement Purchases FY17 as of 11/9/16

SELLER	TAX MAP	ACRES	DUR'S TERMINATED	APPRAISED VALUE	DUR PURCHASE VALUE	OWNER SHARE	COUNTY SHARE	VDACS	ALE	ABPP	VBPF	Estimated closing costs/other*	Total
Cool Spring Farm, Mike Cassidy	16-A-55	109	3	\$410,000	NA	\$102,500	\$11,675	\$0	\$0	\$126,175	\$179,250	\$9,600	
Susan Digges	36-A-1	21.5	3	\$86,000	NA	\$21,500	\$10,750	\$10,750	\$43,000	\$0	\$0	\$6,000	
Digges Farm LLC	28-A-48	35.2	2	\$140,500	NA	\$35,125	\$17,563	\$17,562	\$70,250	\$0	\$0	\$6,000	
Bill Johnston	14-A-23	23	2										

Currently appropriated

*other costs include appraisals, for grant purchases 1/2 reimbursed by

VDACS - Virginia Department of Agriculture and Consumer Services - State
 ALE - Agricultural Land Easement (Formally FRPP) - Federal
 ABPP - American Battlefield Protection Program - Federal
 VBPF - Virginia Battlefield Preservation Fund - State

Pending Easement Donations FY17 as of 9/2/16

Kenneth Bell	38-A-44	28	2
Kenneth Bell	38-A-47	23	2
Oakland Orchard	9-A-60	32	0
Oakland Orchard	9-A-60A	112	1
Oakland Orchard	9-A-60B	52	2
Stephanie Burgevin	38-A-17	87	3
Idlewild River Farm, LLC	31-A-6	254	6
Peter Hitchens	30-A-65	90	0
Peter Hitchens	30-A-65A	60	0

MEMORANDUM

TO: Conservation Easement Authority
FROM: Alison Teetor
DATE: June 8, 2016
SUBJECT: Application for Donation – Bill & Jane Johnston

Bill and Jane Johnston have submitted an application for an easement donation. The property is located at 3927 Lord Fairfax Highway, ½ mile north of the intersection of Lord Fairfax Highway (Rt. 340) and Bypass 7. The parcel is identified as Tax Map# 14-A-103, consisting of 23 acres. He also recently purchased 2 adjacent parcels < 2 acres total that have 2 DURs. He would like to retire the 2 DURs and merge the parcels.

The parcel is zoned AOC and is currently in landuse, 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 smaller parcels were not scored as they will be merged into the larger parcel. The parcel meets 2 of the 4 criteria; it scored 63, and is retiring 2 DUR's. It is less than 40 acres and is not adjacent to an existing easement.

The parcel has two existing dwellings, a primary house built in 1847, and a secondary dwelling built in 1940. It has a spring, which was the original water supply for the Town of Berryville, and frontage on 2 primary highways.

Recommendation

Give preliminary approval for the easement donation and schedule a site visit.



Bill Johnston
14-A-103
 25 acres. 2 exp., 2 DURs



Clarke County GIS
 April 22, 2016



-  Intermittent Stream
-  Perennial Stream
-  Public Road
-  Private Road
-  Parcel Boundary

Location Map



Aerial Imagery 2015 Commonwealth of Virginia

MEMORANDUM

TO: Conservation Easement Authority
FROM: Alison Teetor
DATE: September 10, 2015
SUBJECT: Application for Donation – Ken Bell

At the November 2011 meeting the Authority reviewed an application for easement donation submitted by Ken Bell. Mr. Bell owns 4 parcels consisting of a total of 51.72 acres, located at the end of Greenstone Lane (Carefree Acres). Members gave preliminary approval for the donation. A site visit was conducted November 21st. In 2014 Mr. Bell has acquired the 4th parcel consisting of 5.86 acres with an existing house.

Tax Map#	Acres	Score	#DURs	# Houses
38-((A))-44	14.5	42.18	1	1
38-((A))-45	25.0	47.01	2	0
38-((A))-47	6.36	37.27	0	1
38-((A))-48	5.86	32.45	0	1

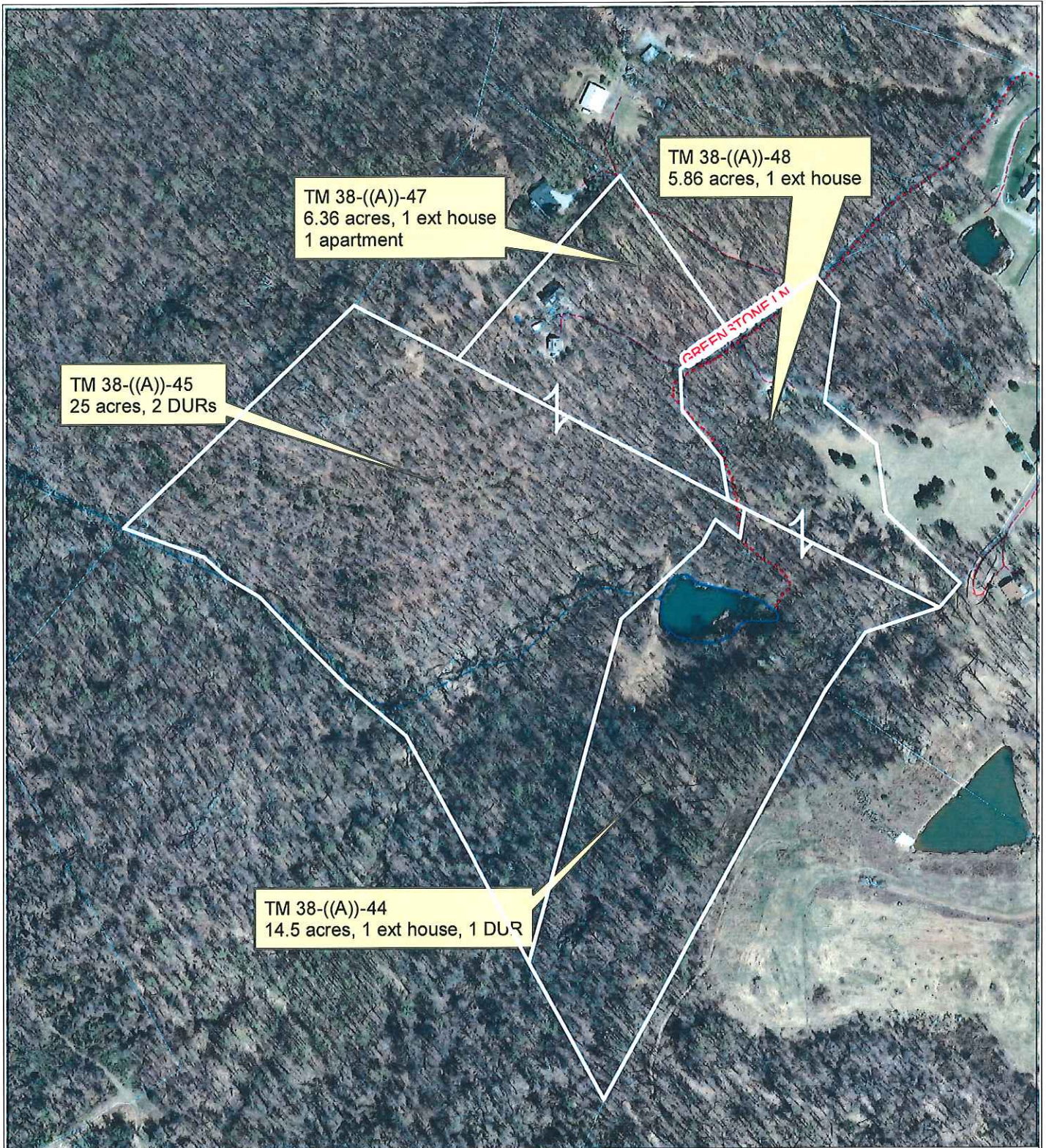
The parcels are zoned FOC and are not currently in landuse, but are eligible as the combined acreage exceeds 21 acres. Therefore the following guidelines for accepting properties for easement donation are used:

- 1) the parcel's Property Resource Score is at least 35;
- 2) at least one dwelling unit right is extinguished by the donated 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 Authority requires that a property meet at least two of the four guidelines for acceptance. There is a small pond and intermittent stream on the property. The applicant would like to place all 4 parcels in easement. Parcels 44 & 45 meet 2 of the 4 criteria by scoring over 35 and retiring a DUR. Parcel 47 has a score over 35 and would meet if the adjoin parcel was in easement. Parcel 48 does not currently meet the criteria, but Mr. Bell may tear the existing house down and then retire the resulting DUR and it would be next to an existing easement.

Recommendation

Give preliminary approval and determine whether a second site visit is needed.



Kenneth Bell Properties



210 105 0 210 Feet



Clarke County GIS
August 27, 2015



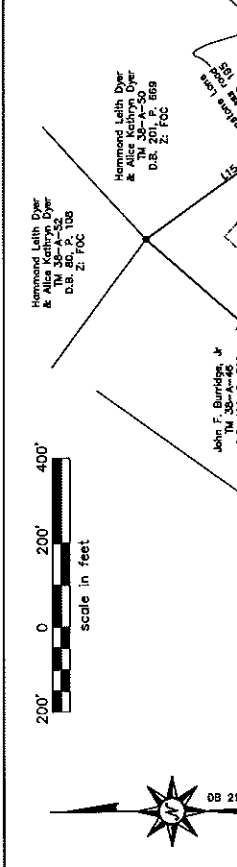
- Conservation Easement
- Intermittent Stream
- Parcel Boundary
- Perennial Stream
- Public Road
- Private Road

Location Map



LINE	BEARING	DISTANCE
1	S 72°53'54" W	199.87
2	S 24°27'00" W	182.10
3	S 29°21'00" W	207.40
4	S 27°31'00" W	185.79
5	S 27°31'00" W	85.79
6	N 31°57'44" W	201.30
7	N 45°01'44" W	138.00
8	N 45°01'44" W	179.30
9	N 45°01'44" W	179.30
10	N 45°01'44" W	70.80
11	N 75°28'44" W	233.00
12	N 45°01'57" E	823.05
13	S 63°19'34" E	438.14
14	S 35°26'12" E	504.35
15	N 44°16'10" E	355.24
16	N 54°32'51" E	1010.03

Legend:
 o.d.l. = old division line hereby vacated
 n.d.l. = new division line hereby created



Surveyor's Certificate: I, W. Stuart Dunn, a duly authorized Land Surveyor in the Commonwealth of Virginia, do hereby certify that the lands herein adjusted are in the names of Kenneth U. Bell (TM 38-A-46), and Kenneth U. Bell and Susan Bell (TM 38-A-45, 47 & 48), and were acquired by them as stated in the Owners' Certificates. The boundaries of the original tracts and are referred to the meridian established in Deed Book 150, Page 695.

W. Stuart Dunn, C.L.S. #2900
 Berryville, Virginia

Owner's Certificate: The undersigned fee simple owners hereby certify that the foregoing Boundary Line Adjustments of (a) 18,870 acres, being a portion of Tax Map 38-A-45, an existing 24,984 acres parcel, to be adjusted into an existing 6,325 acres parcel, TM 38-A-47, (b) 2,917 acres, being a portion of TM 38-A-46, an existing 5,787 acres parcel, to be adjusted into TM 38-A-47, (c) 2,917 acres, being a portion of TM 38-A-46, an existing 5,787 acres parcel, to be adjusted into TM 38-A-47, with TM 38-A-44, TM 38-A-45 and TM 38-A-47 standing in the name of Kenneth U. Bell, in deeds recorded in Deed Book 247, Page 186, and Deed Book 213, Page 392, TM 38-A-48 standing in the name of Kenneth U. Bell and Susan Bell, in deed recorded in Deed Book 586, Page 594, and 28,152 acres being the adjusted area of one map 38-A-45, 47, 48, 837 acres, the adjusted area of TM 38-A-45, 47, 48, 837 acres, the adjusted area of TM 38-A-45, 47, 48, 837 acres, in accordance with the desires of the undersigned owner, and in view of any, said lands and the same is hereby confirmed and submitted for record in the Office of the Clerk of the Circuit Court of Clarke County, Virginia.

Kenneth U. Bell
 Susan Bell

Commonwealth of Virginia, County of Clarke, to wit: Acknowledged before me in my State and County aforesaid this day of _____, 2016.

Notary Public: _____ My commission expires: _____

Notes:
 (1) The parcels as follows: 75' from the edge of Creations Lane, 75' from all property lines, 50' from any intermittent stream, 100' from any perennial stream, spring or seepage.
 (2) Parcels are in FOC zoning district (forestry - open space - conservation).
 (3) These parcels are in Flood Zone X, established from FIRM Community Panel no. 51043C01440, effective September 28, 2007.
 (4) The boundaries of these parcels were established from a field survey by Dunn Land Survey, Inc. (TM 38-A-48) and other parcels were established from other three parcels. Discrepancies in acreage between the parcels were resolved using a best fit methodology.
 (5) Vegetated buffers must be maintained per the Clarke County Zoning Ordinance.
 (6) 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 totally impede the timely response of emergency service agencies (police, fire, medical) despite their best efforts.
 (7) The rural location and limited access of this property, combined with adverse weather conditions, may delay or totally impede the timely response of emergency service agencies (police, fire, medical) despite their best efforts. The County of Clarke will be held harmless and not be subject to liability claims for damage to property, personal injury, or loss of life under such conditions.

Composite Plat of Boundary Line Adjustment
 and Lot Consolidation of the Lands of
 Kenneth U. Bell
 Tax Map 38-A-44 Tax Map 38-A-45 Deed Book 213, Page 392
 and Kenneth U. Bell and Susan Bell Tax Map 38-A-47
 Deed Book 586, Page 599 Tax Map 38-A-48
 Greenway Magisterial District, Clarke County, Virginia

Dunn Land Surveys, Inc.
 105 North Church Street
 Berryville, Virginia 22811
 Tel: 540-338-5588
 Fax: 540-338-5588
 Revised June 9, 2016
 survey no. 1328_b1a

Approval:	Clark County Health Department	date:
Approval:	Clark County Estatem Authority	date:
<p>Approval: This re-arrangement of property lines is accepted from the Clarke County Subdivision Ordinance pursuant to Section 10-D-8 of said Ordinance and Title 15.2, Chapter 22, Article 6, Sections 2271 and 2272 of the Code of Virginia, 1950 (as amended).</p>		
Area Table:		
area of TM 38-A-44	14.5 acres	(1) existing dwelling, no DUR
+ 18,870 acres		(1) existing dwelling, no DUR
+ 2,917 acres		(1) existing dwelling, 2 DUR
+ 28,152 acres		(1) existing dwelling, 2 DUR
+ 14.5 acres		(1) existing dwelling, 2 DUR
+ 2,872 acres		(1) existing dwelling, 2 DUR
+ 6,127 acres		(1) existing dwelling, 2 DUR
+ 23,497 acres		(1) existing dwelling, 2 DUR
See Plot Notes 11 & 12 regarding the relinquishment of DURs.		

B. Boundary line adjustments with adjoining parcels of land are permitted and shall not be considered divisions of the Property, provided that Grantee is made party to the deed creating the boundary line adjustment and at least one of the following conditions is met:

- (i) The entire adjacent parcel is subject to a recorded open-space easement owned by Grantee; or
- (ii) The proposed boundary line adjustment shall have been reviewed and approved in advance by the Authority.

3. BUILDINGS AND STRUCTURES.

A. No buildings or structures other than the following are permitted on the Property:

(i) Two (2) single-family dwellings, of which one (1) exists on the date of this Easement. A dwelling hereafter constructed shall not exceed 4,500 square feet of above-ground enclosed living area without Grantee's prior review and written approval; and

(ii) Two (2) secondary dwellings, of which zero (0) exists on the date of this Easement, not to exceed 600 square feet of above-ground enclosed, heated living; and

(iii) non-residential outbuildings and structures commonly and appropriately incidental to the dwellings permitted in subsections (i) and (ii) of this paragraph, and sized appropriately to serve as an amenity to single-family residential use, provided that the aggregate footprint of such nonresidential outbuildings and structures for each permitted dwelling shall not exceed 2,500 square feet in ground area unless prior written approval shall have been obtained from Grantee, which approval shall be limited to consideration of the impact of the size, height, and siting of the proposed structure on the conservation values of the Property, and that a larger footprint is permitted considering the purpose of this Easement and the scale of the proposed outbuilding or structure in relation to the surrounding area; and

Formatted: Highlight

(iv) farm buildings or structures, except that a farm building or farm structure exceeding 4,500 square feet in ground area may not be constructed on the Property unless prior written approval for the building or structure shall have been obtained from Grantee, which approval shall be limited to consideration of the impact of the size, height, and siting of the proposed structure on the conservation values of the Property. For purposes of this subparagraph, a farm building or structure shall mean a building or structure originally constructed and used for the activities specified in paragraph 4(i).

~~(v) Two small observation towers may be constructed provided that neither exceeds 35 feet in height (measured from the average elevation of the perimeter walls at ground level), and each is constructed out of wood, brick, steel and/or stone that is not painted.~~

(vi) Alternative energy structures used to harness natural renewable energy sources, such as sunlight, wind, water, or biomass, and scaled to provide electrical energy or pump water for permitted dwellings, other buildings, structures, and activities on the Property, which limitation shall not be deemed to prohibit the sale of excess power generated incidentally in the operation of such structures and associated equipment.

B. No more than one (1) dwelling shall be permitted on each parcel.

C. Grantor shall give Grantee 30 days' written notice before beginning construction or enlargement of any dwelling on the Property.

D. Private roads and utilities to serve permitted buildings or structures, and roads with permeable surfaces for other permitted uses, such as farming or forestry, may be constructed and maintained. Public or private utilities whose construction and maintenance Grantee determines will not impair the Property's conservation values may be constructed and maintained if Grantee gives its prior written approval; provided, however, easements for the location of underground utilities are permitted pursuant to paragraph 10.

MEMORANDUM

TO: Conservation Easement Authority
FROM: Alison Teetor
DATE: October 13, 2016
SUBJECT: Application for Donation – Stephanie Burgevin

Stephanie Burgevin has submitted an application for an easement donation. The property is located at 721 Kennel Road approximately 7/10 south of Route 50. The parcel is identified as Tax Map# 38-A-17, consisting of 87 acres. The parcel has a couple of outbuildings but is vacant consisting of primarily pasture with scattered woods. There are 4 DURs remaining on the parcel. The applicant would like to retire 3 of the 4 DURs.

The parcels are zoned AOC and currently in landuse, 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.

This property meets all 4 of the criteria. The Property Resource Score is 83.6, the parcel is over 40 acres, the applicant is interested in retiring 3 of the 4 DURs and it is adjacent to parcels already under permanent conservation easement. Points were given for retiring 3 DURs, being adjacent to existing easements, the parcel is within the Greenway Rural Historic District and has two sinkholes.

Recommendation

Give preliminary approval and schedule a site visit.



Stephanie Burgevin
Tax Map# 38-A-17, 87 acres, 4 DURs



Clarke County GIS
 October 5, 2016



-  Conservation Easements
-  Parcel Boundary
-  Public Road
-  Private Road
-  Scenic Byway

Location Map



Aerial Imagery 2015 Commonwealth of Virginia