

# CLARKE COUNTY

## Conservation Easement Authority

THURSDAY – 18 DECEMBER 2014 - 10:00 AM  
A/B Conference Room, 2<sup>nd</sup> Floor Government Center

### AGENDA

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes of the meetings of 20 November 2014
4. Bank Account Report Balance as of

31 October 2014	\$75,590.35	Bank of Clarke County
+ Donations	<u>\$ 2,817.35</u>	
Balance as of November 30, 2014	\$78,407.70	
5. Stewardship Fund – balance as of

30 November 2014	\$72,467.71	Bank of Clarke County
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6. Campaign for the Authority – see attached report
7. Discussion
  - a. Deed of Amendment – Newman
  - b. Update Tax Credits – Carolyn Sedgewick, PEC
8. Easement Donation/Purchase
  - a. John Taylor - easement donation
  - b. William Bowen – easement donation
  - c. Boyles – DUR Purchase
  - d. McKenney – new application – DUR Purchase
  - e. Glen Masters – DUR Purchase
  - f. Ken Pitta – DUR purchase

#### 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 January 15th 10 am

**CLARKE COUNTY**  
**Conservation Easement Authority**  
**draft Minutes – 20 November 2014 draft**

A regular meeting of the Conservation Easement Authority was held at 10:00 am on Thursday, 20 November 2014, in the A/B Conference Room, 2<sup>nd</sup> Floor Government Center.

**Present:** M. Jones, P. Engel, R. Buckley, D. Weiss, L. Wallace

**Absent:** G. Ohrstrom, W. Thomas

**Staff:** A. Teetor, B. Stidham

**Call to Order :** Mr. Engel called the meeting to order at 10:00 a.m.

**Agenda** On motion of Ms. Wallace, seconded by Mr. Buckley, the Authority unanimously approved the agenda with the addition of an easement donation by Bill Bowen.

**Minutes** On motion of Ms. Wallace, seconded by Mr. Buckley, the Authority unanimously voted to approve the minutes of October 16, 2014.

**Bank Account:** Ms. Teetor provided an updated bank statement. The general fund balance as of October 31, 2014 is \$75,590.35. There were a total of \$1,205.00 donations last month. On motion of Mr. Buckley, seconded by Ms. Jones members approved payments of \$500 to Dunn Land Surveys for plats of merger for Pitta and Masters. BMS Direct, \$943.50 for the production and envelope stuffing for the Fall newsletter, and Robin Cardillo for newsletter production and work at the Farmers Market \$1,520.

**Stewardship Fund:** The stewardship fund has a balance of \$55,310.03 as of October 31, 2014.

**Public Relations**

Ms. Cardillo provided an update regarding her activities; a report was included in the packet. She reported that just prior to today's meeting, the subcommittee consisting of Ms. Cardillo, Mr. Buckley, and Ms. Teetor, met to discuss the Land Conservation Awards. Ms. Cardillo provided draft guidelines to the Authority. The subcommittee agreed to the outline and suggested that the first award be given to Wingate "Winkie" Mackay-Smith. Members agreed with the format and subcommittee recommendations. Ms. Cardillo will continue to work on the first award ceremony. Ms. Cardillo also summarized the donations to date stating that nearly \$15,000 has been raised this year which is down significantly from previous years, however donations continue to come in and the year-end appeal will add to the totals.

**Discussion – Williams/Gallagher barn siting**

Nancy Talley placed Spout Run Farm in easement in 2007. The property was sold to Michael Williams and Susan Gallagher in 2012. The current owners would like to build a barn/stable with an apartment in the area shown on page 2. The barn would be approx. 40' x 80' and built into the bank.

*The recorded Deed of Conservation Easement provides in Section II. Restrictions, Paragraph 3. Buildings and Structures, Item C. "To protect the scenic values of the Property, no dwelling or other building shall be constructed above the 540-foot contour elevation."*

The location preferred by the owner is above the 540-foot contour elevation. Staff contacted Bob Mitchell, County Attorney and Erika Richardson, Virginia Outdoors Foundation to discuss the feasibility of locating the barn in the proposed location. Ms. Richardson stated that the VOF Board reviews proposed alterations to the terms of the Deed in reference to the conservation values being protected. In this case the scenic values are the primary consideration. Mr. Mitchell stated that a deed of amendment could be prepared if the Authority was considering the change. After discussion on motion of Mr. Weiss, seconded by Ms. Wallace, member voted unanimously to adhere to the terms of the easement as written, stating that the original Deed was constructed with clear intent to prohibit new construction in the area above 540'.

**Easement Donation/Purchase**

**Donation**

- a. **Dietrich Westphal** – staff reported that the easement was recorded on October 27<sup>th</sup>
- b. **Moore & Dorsey, Inc.** – 2 easements were recorded on November 5<sup>th</sup>
- c. **Playgarden** – Mr. Will Robinson had asked for reconsideration of the limits for the 600 square foot apartment. Ms. Teetor reported that they were told there would be no additional changes and has not heard back.
- d. **Bill Dean** – Mr. Dean was provided a draft deed and staff has had no additional communication.
- e. **John Taylor** – a site visit was conducted on November 12<sup>th</sup>. On motion of Ms. Jones, seconded by Mr. Engel members unanimously voted to give final approval for the easement donation by John Taylor.
- f. **Jerry Boyles** – new application for DUR purchase. Mr. Boyles had applied in 2010 for a DUR purchase of his remaining DUR and declined the offer. On motion of Mr. Buckley, seconded by Ms. Wallace the Authority unanimously voted to give preliminary approval and schedule a site visit.
- g. **Bill Bowen** – new application for easement donation. The property was recently purchased from James Edwards who had applied for and was approved for an easement donation in 2009. One DUR would be retired. On motion of Mr. Buckley, seconded by Ms. Wallace the Authority unanimously voted to give preliminary approval and schedule a site visit.
- h. **Michael McKenney** – had applied previously to place his property (The River House) in easement in 2007 and 2009. Staff was unable to speak with the property owner prior to the meeting and did not know if he intended to retire both DUR’s as was put forth for the previous applications. On motion of Mr. Buckley, seconded by Ms. Wallace the Authority unanimously voted to give preliminary approval and schedule a site visit.

**Purchase**

On motion of Ms. Wallace, the Authority unanimously approved going into Closed Session pursuant to Section 2.2-3711-A3 of the Code of Virginia, as amended, to discuss the Acquisition or Sale of Property. On motion of Ms. Wallace, seconded by Mr. Buckley, the Authority unanimously approved reconvening in Open Session. Mr. Buckley moved, seconded by Mr. Weiss, 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:

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

The following actions were taken subsequent to the Closed Session:

On motion of Ms. Wallace, seconded by Mr. Buckley, the Authority unanimously voted to give final approval to the easement purchase of the two properties owned by Susan.

**Adjournment** There being no further business, Mr. Buckley moved and Ms. Wallace seconded that the Authority adjourn to the Thursday December 18<sup>th</sup> at 10:00 am. The motion was approved unanimously.

Starting Tax Year: 5514 Ending Tax Year: 5514 Starting Date: 11/01/2014 Ending Date: 11/30/2014

DATE	DEPT	CL	TICKET/SEQ.	DISTRICT	NO./NAME	TAX AMT	PEN. AMT	INT. AMT	ADJ. AMT
11/04/2014	CONRAD		770001		CONSERVATION EASEMENT	175.00	.00	.00	.00
11/04/2014	CONRAD		780001		CONSERVATION EASEMENT	100.00	.00	.00	.00
11/05/2014	CONRAD		790001		CONSERVATION EASEMENT	100.00	.00	.00	.00
11/06/2014	CONRAD		800001		CONSERVATION EASEMENT	100.00	.00	.00	.00
11/07/2014	CONRAD		810001		CLARKE CO EASEMENT AU	75.00	.00	.00	.00
11/13/2014	CONRAD		820001		CLARKE CO CONSERVATIO	60.00	.00	.00	.00
11/14/2014	CONRAD		830001		CONSERVATION EASEMENT	1,000.00	.00	.00	.00
11/14/2014	CONRAD		840001		CONSERVATION EASEMENT	25.00	.00	.00	.00
11/19/2014	CONRAD		850001		CONSERVATION EASEMENT	300.00	.00	.00	.00
11/24/2014	CONRAD		860001		CONSERVATION EASEMENT	100.00	.00	.00	.00
11/25/2014	CONRAD		870001		CONSERVATION EASEMENT	100.00	.00	.00	.00
11/26/2014	CONRAD		880001		CONSERVATION EASEMENT	200.00	.00	.00	.00

CLASS TOTAL 2,335.00  
 DEPT TOTAL 2,335.00  
 FINAL TOTAL 2,335.00  
 ALL ITEMS 12

+ 482.35

2817.35

TOTAL ITEMS BY YEAR  
 5514 12



2 East Main Street  
Berryville, VA 22611

**November 2014**

Reporting Activity 11/01 - 11/30

Page 1 of 4

RETURN SERVICE REQUESTED

COUNTY OF CLARKE VIRGINIA  
CONSERVATION EASEMENT STEWARDSHIP  
101 CHALMERS CT STE B  
BERRYVILLE VA 22611-1387

**Managing Your Accounts**

- Phone (540) 955-2510
- Toll-Free 1-800-650-8723
- EAGLE-24 Banking 1-888-378-1881
- Online Access [www.bankofclarke.com](http://www.bankofclarke.com)
- Mailing Address P.O. Box 391  
Berryville VA 22611

**Summary of Accounts**

Account Type	Account Number	Ending Balance
NOW-Public Fund	XXX2089	\$72,467.71

We would like to welcome you to our newly designed statement. We have added several new features including:

- An account summary section to help you manage your accounts
- Credit and debit entries are now separated for improved account reconciliation
- Printed beginning and ending balances of your accounts
- Updated bar codes to aid in accuracy during mailing
- An added contact us section for improved communications
- Easier layout with added shading to define transactions

**NOW-Public Fund - XXX2089**

**Account Summary**

Date	Description	Amount
11/01/2014	<b>Beginning Balance</b>	<b>\$55,328.82</b>
	0 Debit(s) this period	\$0.00
	2 Credit(s) this period	\$17,138.89
11/30/2014	<b>Ending Balance</b>	<b>\$72,467.71</b>

**Interest Summary**

Description	Amount
Interest Earned From 11/01/2014 Through 11/30/2014	
Annual Percentage Yield Earned	0.40%
Interest Days	30
Interest Earned	\$0.00
Interest Paid This Period	\$23.44
Interest Paid Year-to-Date	\$199.16
Interest Withheld Year-to-Date	\$0.00
Minimum Balance	\$55,328.82

**Deposits**

Date	Description	Amount
11/03/2014	Internet Trf Deposit	\$17,115.45
	IB Transfer from XXXXXXXX7183 000	
11/30/2014	Accr Earning Pymt Added to Account	\$23.44





**NOW-Public Fund - XXX2089 (continued)**

**Daily Balances**

<b>Date</b>	<b>Amount</b>	<b>Date</b>	<b>Amount</b>	<b>Date</b>	<b>Amount</b>
11/01/2014	\$55,328.82	11/03/2014	\$72,444.27	11/30/2014	\$72,467.71

**Overdraft and Returned Item Fees**

	<b>Total for this period</b>	<b>Total year-to-date</b>
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00



ROBIN COUCH CARDILLO

December 11, 2014

Clarke County Conservation Easement Authority  
Fundraising and Public Relations Report  
December 2014 meeting

### **Donor Statistics**

See attached Master Report

- Total to date is \$16,975 from 115 donors

### **Ongoing**

#### *-Year-end appeal*

- See attached end-of-year appeal; mail merged to address recipients personally
- Redesigned approach; testing if four-color, emotional appeal increases response
- Promoted online giving (preferred by some) with link to website/PayPal
- Mailed December 12 to 350+ database names

#### *-Publicity*

- Exploring venues for Authority's 2014 Wingate Mackay-Smith Land Conservation Award luncheon – proposing a weekday in late January
  - Smithfield Farm – county regulations prohibit serving to anyone other than B&B guests
  - Millwood Country Club – hefty location fee (see attached) – anyone able to get this waived?
  - Other suggestions? Rosemont, Veramar
  - Want to finalize date and location before end of year

#### *-Speaking opportunities*

- 5 Myths about Land Conservation in Clarke County
- In process; draft to George for initial review

#### *-Other*

- Holiday activity – award-winning Easement Authority parking meter!!
- Congratulations to Alison! Won \$25 in Berryville Bucks (use as give-away at Farmers Market?)
- Media release on 2014 highlights/progress (will develop story hook)
- Winter newsletter – gathering topics: Appalachian Trail community finalized?, grants news, profile landowner, land conservation award winner, 2014 statistics, photo contest

# Fundraising Results: Clarke County Conservation Easement Authority

As of December 11, 2014

	2006	2007	2008	2009	2010	2011	2012	2013	2014 to date
Amount	\$13,345	\$19,090	\$20,871	\$25,649	\$26,396	\$25,843	\$23,530	\$42,266	\$16,975.00
# Donations	115	161	208	209	203	195	181	200	115

YE Donor Appeal	2006	2007	2008	2009	2010	2011	2012	2013	2014
YE Donor Appeal Amount	\$8,465	\$8,310	\$8,477	\$10,134	\$8,376	\$12,815	\$7,250	\$15,706	
Donor Respondents	73	59	87	86	76	68	50	69	
YE Prospect Amount		\$2,115	\$425				\$40		
Prospect Respondents		24	7				1		

Winter Newsletter	2006	2007	2008	2009	2010	2011	2012	2013	2014
Dollar Amount	\$3,775	\$455	\$2,074	\$5,820	\$2,810	\$2,520	\$3,415	\$1,975	\$3,705
Respondents	35	5	19	38	26	27	32	28	26

Spring Newsletter	2006	2007	2008	2009	2010	2011	2012	2013	2014
Donor: Dollar Amount	\$3,775	\$455	\$2,074	\$5,820	\$2,810	\$2,520	\$3,415	\$1,975	\$3,705
Donor: Respondents	35	5	19	38	26	27	32	28	26
Donor: Spring Newsletter: Dollar Amt		\$2,200	\$940	\$460	\$450	\$825	\$765	\$165	\$1,380
Donor: Spring Newsletter: Respondents		16	19	10	4	11	5	4	9

Summer Newsletter	2006	2007	2008	2009	2010	2011	2012	2013	2014
Dollar Amount	\$2,370	\$2,370	\$2,020	\$1,330	\$1,883	\$2,735	\$1,580	\$5,040	\$3,215
Respondents	20	20	27	22	33	26	21	22	27

Fall Newsletter	2006	2007	2008	2009	2010	2011	2012	2013	2014
Donor: Dollar Amount	\$2,210	\$2,210	\$765	\$260	\$7,300	\$2,946	\$4,630	\$2,660	\$2,325
Donor: Respondents	12	12	5	7	25	26	30	27	14
Taxpayer Fall Newsletter: Dollar Amt		\$1,430	\$90	\$1,405	\$65	\$605	\$715	\$240	\$760
Taxpayer Fall Newsletter: Respondents		25	4	8	2	8	9	5	5

Over the Transom	2006	2007	2008	2009	2010	2011	2012	2013	2014
Dollar Amount	\$3,380	\$3,380	\$3,380	\$4,175	\$1,900	\$868	\$1,457	10,500	\$1,550
Donor Respondents	17	17	17	11	5	6	2	2	2

Donor Thank-You Party	2006	2013	2014
Dollar Amount	\$1,105	\$1,175	\$705
Donor Respondents	6	4	6

Photo Revenue	2012	2013	2014
	\$67	\$57	\$473
Gift-in-Kind (admin work donated by Kate Petranech)		\$469	





December 8, 2014

[First Name] [Last Name]  
[Address 1]  
[Address 2]  
[City], [State] [Zip]

**Clarke County  
Conservation  
Easement  
Authority**  
101 Chalmers Court  
Berryville, VA 22611



Dear [First Name]:

During the holidays, we take time to be thankful for all of the goodness that surrounds us. We are indeed lucky. Clarke County is blessed with an abundance of beautiful and historically significant landscapes, providing us with breathtaking scenery throughout every season. Our 178 square miles are equally perfect for brisk morning trail walks, bike rides through farmland, and lazy Sunday drives along back roads.

Thanks to your commitment to protecting our county's natural resources, the Clarke County Conservation Easement Authority placed more than 350 of these picturesque acres in easement in 2014, while extinguishing 12 dwelling unit rights. We're happy to report, by the close of this year, more than 5,800 total acres will be protected here forever by the Easement Authority (as well as 17,000 acres protected by the Virginia Outdoors Foundation and other entities).



**Because of your generous support, we count these notable easements among our accomplishments in 2014:**

- **A beautiful parcel of 135 acres owned by Dietrich Westphal.** This property fronts on a scenic byway, includes a portion of Chapel Run as well as important farmland soils, and is adjacent to existing easements – a win-win-win! Three DURS were extinguished.
- **The scenic Dorsey Orchard Properties,** consisting of two land parcels totaling 125 acres on Shepherds Mill Road. This land is within the Longmarsh Rural Historic District and boasts an historic house on the site. Five DURs were extinguished.
- **A 40-acre property on Ginns Road owned by Opequon Enterprises.** Surrounded by properties already protected by conservation easements, this parcel is on a scenic byway and is entirely within the county's USGS designated groundwater recharge area. One DUR was extinguished.

**But we can't stop there.**

Our land-conservation work is more important than ever. Read the headlines: "Single-Family Production Poised to Take Off in 2015," National Association of Home Builders; "2015 Will Be a Big Year," *Builder* magazine; "2015 Could Be Year First-Time Buyers Return to the Market," *Wall Street Journal* ....

As the housing and financial markets recover from a multi-year recession, Clarke County's leaders can expect to face renewed pressure to use our land resources for residential and commercial growth. While we welcome well-planned development, we remain concerned that unchecked building inevitably will compromise the character of our county.

(over)



**Yes, I want to support the Easement Authority this year!**

Please accept a donation in my/our name for the amount checked below:

\$35  \$50  \$75  \$100  \$150  \$200  \$250  \$500  \$750

\$1,000  \_\_\_\_\_ Other

**And/Or...**  Please accept a donation in the amount of \$ \_\_\_\_\_ in memory of \_\_\_\_\_.

Check enclosed for \$ \_\_\_\_\_ made out to "Conservation Easement Authority"

**Or please charge my:**  VISA  MASTERCARD  One Time  Monthly  Quarterly

Account #: \_\_\_\_\_ Exp. Date: / \_\_\_\_\_

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Email: \_\_\_\_\_

Or make your donation online at [www.clarkelandconservation.org](http://www.clarkelandconservation.org)

As author and environmentalist Wendell Berry once wrote,

**“We do not inherit the earth from our ancestors;  
we borrow it from our children.”**

So, as you're celebrating this wondrous holiday season and giving thanks for the bounty we enjoy, we ask you to take a moment and consider making a donation to the Clarke County Conservation Easement Authority. Whatever the amount -- large or small -- will make a difference.

Your support allows us to continue to preserve our open spaces through the easement program. Coupled with grant dollars, your gift is a powerful conservation tool, ensuring that landowners are aware of the benefits of conservation easements and that we're able to purchase property when an owner is ready to place a land parcel in the easement program.

In 2014, our quarterly *Easement News* featured Melvin Kohn, a Clarke County landowner who graciously donated 50 acres for easement, to become a public park after his passing. He shared his dream for the land, saying “Clarke County is beautiful. It would be a shame to see it all chopped up into little spaces. I'm not against towns, but I like some countryside.”

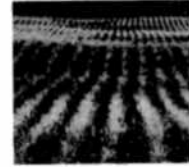
We share Mel's vision and hope you do, too. Help us preserve our awe-inspiring land -- for now and for future generations.

From the Conservation Easement Authority to you and your family, our very best wishes for a healthy, happy new year.

Sincerely,



George L. Ohrstrom, II  
Chairman



*P.S. Please make your year-end gift today. Thank you for your continued commitment to protecting our open spaces.*





## ***Non-Members --- Clubhouse Rental Fees***

Non-Members renting the Club must be sponsored by a member in good standing of the Club. **The sponsoring member must attend any event they sponsor, for the duration of the event, and bears responsibility for payment of any and all fees associated with this rental agreement unpaid by the non-member renter.**

**Security Deposit -- \$500**

### **Meetings / Lectures**

**Set Up Fee** \$25 per hour (minimum of \$50) includes placement and return of tables, chairs, and linens. Linens and additional accommodations noted in "Optional Accommodations and Fees."

\* \* \*

### **Social Functions**

**Set Up Fee** \$25 per hour (minimum of \$50) includes placement and return of tables, chairs, and linens. Linens and additional accommodations noted in "Optional Accommodations and Fees."

**Club Use Fees** --includes use of indoor rooms, porch, and kitchen stoves, ovens and sink.

0-50 persons	\$600	
51 - 100	\$900	
101 - 150	\$1100	Number of guests exceeding 141 permissible only when porch will be use in overall rental use
151 & over	\$1500	

\* \* \*

**Clean-up Fee** \$150 Renter/caterer are subject to clean up policy as written in contracts.

## ***Optional Accommodations and Fees***

\* **Kitchen housewares** includes serving pieces, trays, and dishes = \$150 / Or, **place settings only** = \$3.00 per person

### ***Linen Fees***

54' square	= \$ 6.00
72" square	= 8.00
60 " x 120" round	= 8.00
108" round	= 10.00
Skirting	= 10.00

### ***Tables & Chairs***

Tables - 60" Rounds, 6' and 8' Rectangular	= \$9.00 each
Chairs --	= \$1.00 each

**Place Settings** To include bar glasses, flatware, china and cloth napkins = \$3.00 Per Person

Use of Kitchen and Serving Pieces and Trays (Excludes Place Settings) = \$150

## ***Rental Responsibilities***

- Security deposit required for all functions at the time signed contract is submitted. Refundable after site visit, less any damages.  
*Cancellation Policy:* 1) Total refund prior to 30 days of event; 2) One-half refund 14-29 days prior to event; 3) Forfeit total amount 0-13 days prior to event.
- All requests for use of Clubhouse must be arranged with the Clubhouse Manager.
- Fire regulations restrict interior Clubhouse occupancy to 141 persons; larger groups accommodated only when porch is available.
- The Club does not rent out or loan equipment for off premises functions.
- Ultimate authority for all decisions regarding Clubhouse rentals falls within the exclusive purview of the Board of Directors.

## MEMORANDUM

TO: Conservation Easement Authority  
FROM: Alison Teetor  
DATE: December 12, 2014  
SUBJECT: Application for deed of amendment – Marie Newman  
Tax Map# 24-((A))-27

Marie Newman has applied to the easement authority for approval of a deed of amendment so as to retire the one remaining DUR on her property. The property is currently held in easement by the Authority. The easement on the 99 acre parcel was purchased from Bill Stenning in 2006 at that time the applicant retired 3 of the 4 remaining DUR's. There is an existing house which was built in 2000.

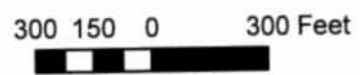
The current owner would like to retire the remaining DUR. Staff spoke with Erika Richardson of the Virginia Outdoors Foundation and she will provide a template for the amendment.

### **Recommendation**

Approve the amendment of the Deed of Easement for Marie Newman, so ass to retire the one remaining DUR.









Richard & Marie Newman  
 Tax Map # 24-((A))-27  
 CEA-04-07



Clarke County GIS  
 December 12, 2014



-  Conservation Easement
-  Parcel Boundary
-  Public
-  Scenic
-  Intermittent Stream
-  Perennial Stream



2011 Aerial Image, Commonwealth of Virginia

## MEMORANDUM

TO: Board of Supervisors, David Ash  
FROM: Conservation Easement Authority, Alison Teetor  
DATE: December 10, 2014  
SUBJECT: Item for Consent Agenda –Bowen Easement Donation

The Clarke County Easement Authority has approved the following actions. The Authority requests the Board of Supervisors to authorize the Chairman of the Board of Supervisors to execute deeds, easements, and other documents necessary to the transactions, subject to the property owners and lenders signing the Deed prior to the Chair.

### **Easement Donation**

William and Heather Bowen have requested the Easement Authority to consider acceptance of their property (Tax Map# 29-((3))-4) for easement donation. The parcel is 20 acres and located at 858 Nelson Road approximately 3/10's of a mile north of the intersection with Berrys Ferry Road.

The following guidelines for accepting properties for easement donation were established by the Easement Authority:

- 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.

In reviewing the parcel, three of 4 criteria have been met. The Property Resource Score is 47.78, the parcel is adjacent to an existing easement, the owner would like to retire the one remaining DUR, the parcel is not larger than 40 acres in size.

The property is adjacent to land held in VOF easement on two sides. The property is in landuse, and is primarily open pasture. It shares 1,700 feet of property boundary with Blandy Farm. Nelson Road is a scenic byway and the parcel has approximately 1/10<sup>th</sup> of a mile frontage on the Road. It is also within the Greenway Historic District. There is no lien on the property.



**William & Heather Bowen**  
**Tax Map# 29-(3)-4, 20.1 acres**  
**1 ext. house, 1 DUR**



Clarke County GIS  
 December 12, 2014

200 100 0 200 Feet



- |                       |              |
|-----------------------|--------------|
| Agricultural District | Public Road  |
| Conservation Easement | Private Road |
| Parcel Boundary       | Railroad     |
| Intermittent Stream   | Sinkholes    |
| Perennial Stream      |              |



Aerial Imagery 2011 Commonwealth of Virginia