

CLARKE COUNTY  
Conservation Easement Authority  
FRIDAY – 8 October 2021 – 10:00 am  
A/B & Main Conference Room, 2<sup>nd</sup> Floor Government Center

AGENDA

1. Approval of Agenda
2. Approval of Minutes of the meeting of 19 August 2021
3. Bank Account balances
4. Campaign for the Authority
5. Easement Donation/Purchase
  - a. Frederick & Erin Wenzel – easement donation – new application
  - b. Bruce & Deborah Anderson – easement donation – new application
  - c. Diane Sheehey – easement donation – recorded 9/22/221
  - d. Bradley Keister – easement donation - waiting on bank approval
  - e. RSP Enterprises – deed in review by NRCS
  - f. Lowell Pratt – donation – waiting for merger plat, bank approval
6. Adjournment - next meeting – Friday November 12<sup>th</sup> 10 am

**CLARKE COUNTY**  
**Conservation Easement Authority**  
**draft Minutes – 19 August 2021 draft**

A regular meeting of the Conservation Easement Authority was held at 10:00 am on Thursday 19 August 2021, in the A/B/Main conference room, 2nd Floor Government Center.

**Present:** R. Buckley, P. Engel, M. Jones, W. Thomas, R. Bacon  
**Absent:** Terri Catlett  
**Phone in:** G. Ohrstrom  
**Staff:** A. Teetor, Robin Couch-Cardillo

**Agenda** On motion of Mr. Ohrstrom, seconded by Ms. Jones, the Authority unanimously approved the agenda.

**Minutes** On motion of Ms. Thomas, seconded by Mr. Ohrstrom, the Authority unanimously voted to approve the minutes of July 15, 2021.

**Bank Account:** Ms. Teetor reviewed the financial spreadsheets. Current fund balances show a total fund balance of \$281,513 consisting of \$116,058 in the donations account, \$216,763 in stewardship/restricted, and \$-51,308 in local funds. The negative balance for the local funds is due to the New Moon Construction, LLC closing, as the reimbursement request to VDACS for the Moon closing has not been submitted. The balance should be corrected once those funds have been received. Other expenses were for payment of one of the summer interns.

**Public Relations:** Ms. Cardillo reported that donations continue to come in, to date there have been 76 donations totaling \$9,809.00. She stated that fund raising is going well but reiterated that the end of year request is usually when most donation are received. She reported that she set up the display that included the map, 9 myths, the banner and the sign. She stated that several people picked up the 9 myths brochure in the Horticulture Building at the Fair but no other vendors were there, she wondered if attendance was down, Ms. Jones stated that she thought it was very busy at night. Ms. Cardillo also reminded members about the upcoming photo exhibit at Long Branch, the reception will be Thursday August 26<sup>th</sup> from 5-7 pm. Ms. Teetor stated that only about 7 people had responded to the RSVP. Ms. Cardillo is also working on the summer newsletter. The articles include a landowner interview with Ray Barbehenn who placed 100 acres in easement with the Authority in 2017. She will also include articles on the zero DUR policy and the upcoming donor reception. Finally, Ms. Cardillo wanted to confirm with Mr. Ohrstrom that the reception can be held at this barn on October 15<sup>th</sup>. He confirmed that he is happy to host but that he may not be able to attend due to COVID.

**Discussion – meeting time:** Mr. Engel has expressed concern that he is unable to attend meetings as currently schedule due to his work schedule. Members agreed to move the meeting time and date to the second Friday of each month at 10 am beginning in September. Ms. Teetor will check to insure the room is available at that time.

**Report on Applications for Easement Purchase/Donation**

**a. Matthew Jones & Diane Sheehy** have applied for an easement donation. The property consists of 22.64 acres. The property is located at 1260 Westfield Farm Lane adjacent to Blandy. The parcel has an existing house built in 1905 and 2 remaining DURs. The applicant would like to retire one of the remaining DURs. A site visit was conducted on August 4<sup>th</sup>. On motion of Mr. Engel seconded by

Mr. Ohrstrom members gave final approval for the easement donation. The item will be placed on the September Board of Supervisors agenda for final approval.

**b. Bradley & Kathryn Keister** – have applied for an easement donation. The property consists of 34.47 acres and is located at 240 Ashley Woods Lane, off of Blue Ridge Mountain Road approximately 7/10 mile north of Mt. Weather. A site visit was conducted on August 4<sup>th</sup>. On motion of Ms. Bacon seconded by Ms. Thomas members gave final approval for the easement donation. The item will be placed on the September Board of Supervisors agenda for final approval.

**c. Doris Stimpson** – Ms. Teetor reported that the deed of easement was recorded on July 22<sup>nd</sup>.

**d. New Moon Construction, LLC – DUR purchase** – Ms. Teetor reported that the deed of easement was recorded on August 5<sup>th</sup>.

**e. RSP Enterprises** – Ms. Teetor stated that an update will be discussed in closed session.

**f. Lowell Pratt** – Ms. Teetor commented that although members discussed this easement it was never voted on therefore Ms. Teetor asked that members give final approval for the easement donation. On motion of Ms. Jones, seconded by Ms. Thomas, members gave final approval for the easement donation. Mr. Engel abstained.

**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 Mr. Ohrstrom, the Authority unanimously approved reconvening in Open Session. Mr. Buckley moved, seconded by Ms. Bacon, 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. Bacon	Aye	Mr. Buckley	Aye	Mr. Engel	Aye
Ms. Thomas	Aye	Mr. Ohrstrom	Aye	Ms. Jones	Aye
Ms. Catlett	Absent				

The revised appraisal for the RSP Enterprises has been completed. Staff is waiting for the plat of merger for signature prior to sending the deed review package to NRCS for final approval. No action was required.

**Adjournment** There being no further business, Mr. Engel moved and Mr. Ohrstrom seconded that the Authority adjourn the meeting. The next meeting is scheduled for Friday September 10<sup>th</sup> at 10:00 am. The motion to adjourn was approved unanimously.

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Randy Buckley, Chair

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Alison Teetor, Clerk to the Authority

Fund 235 - Conservation Easement Balances

SOY FY20 -

Fiscal Year 2021

	Total Fund Balance	Donations	Stewardship/Restricted Funds Account	Local Funds
	278,893	83,736	195,156	1
July Rev/AR		1,025	166	0
July Exps/AP		0	0	0
Aug Rev/AR		325	166	0
Aug Exps/AP		-730	-2,045	-2,058
Sept Rev/AR		4,562	121	5,039
Sept Exps/AP		-2,551	-675	0
Oct Rev/AR		1,060	190	0
Oct Exps/AP		-1,868	-2,625	-790
Nov Rev/AR		6,303	47,096	803
Nov Exps/AP		-880	0	-208
Dec Rev/AR		7,350	167	22,496.74
Dec Exps/AP		-1,983	-14,399	-1,150
Jan Rev/AR		11,884	155	1,177
Jan Exps/AP		-320	-7,277	-4,000
Feb Rev/AR		140	140	0
Feb Exps/AP		-705	0	0
Mar Rev/AR		1,175	155	7,537
Mar Exps/AP		-1,746	0	0
Apr Rev/AR		8,540	150	0
Apr Exps/AP		-2,359	0	-248
May Rev/AR		1,791	211	0
May Exps/AP		-1,163	0	-2,275
June Rev/AR		1,575	160	4,109
June Exps/AP		-1,806	-1,456	-2,168
YTD Rev/AR	135,769	45,730	48,877.63	41,161
YTD Exps/AP	58,103.42	16,112	28,477	13,515
Adjustments	0			
YTD FUND BALANCE (AR & AP)	356,559	113,354.52	215,556.87	27,647.13

Emily Johnson:  
Land Use Rollback Tax-  
\$5,039.31

Emily Johnson:  
CE Stewardship annual  
state funds \$46,937.95

Emily Johnson:  
Land Use Rollback Tax-  
\$802.74

Emily Johnson:  
Land Use Rollback Tax-  
\$22,496.74

VDACS

75,738.77 Expires 12/31/2021 (FY2019)  
58,333.00 Expires 12/31/2021 (FY2020)  
134,071.77  
-61,827.10  
72,244.67 AVAILABLE Estimated YTD BALANCE-VDACS

Anticipated Easement Closings:  
Smithfield Farm TBD

ESTIMATED YTD FUND BALANCE 356,559 113,355 215,557 27,647

FY21 Expenditure Appropriations	Appropriated	Actual Expenses	Appropriated Balance Remaining
General Expenses	45,000	58,103	-13,103
Smithfield Farm	569,029		569,029
	614,029	58,103	0

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



Through 09/27/21

Conservation Easement Expense Detail - FY21

	Donations	Stewardship	Local Funds
<u>July</u>			
	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<u>August</u>	250.00 Ellen Shepard - Annual VA Land Conservation	1,400.00 Jessica Crandell-Inspections	2,057.50 Hall, Monahan, Engle-Legal svcs for July 2020
	480.00 Robin Cardillo Services for CEA July	158.70 Jessica Crandell-Mileage	
		136.68 Jessica Crandell-Mileage	
		350.00 Larry Royston Septic Service - Labor	
	<u>730.00</u>	<u>2,045.38</u>	<u>2,057.50</u>
<u>Sept</u>	450.00 Gloria Marconi Summer newsletter	675.00 Dunn Land Surveys - Service	620.00 Hall, Monahan, Engle-Legal svcs for Aug 2020
	960.00 Robin Cardillo Services for CEA August		
	195.00 Winchester Printers - envelopes		
	936.07 Winchester Printers Summer printing newsletter		
	9.50 Purchase Power Postage		
	<u>2,550.57</u>	<u>675.00</u>	<u>620.00</u>
<u>Oct</u>	560.00 Robin Cardillo Services for CEA September	1,550.00 Greenway Engineering Services	790.00 Hall, Monahan, Engle-Legal svcs for Sept 2020
	350.00 Gloria Marconi Design&Prod 2020 CEA Photo	1,075.00 Clarke County HD Permits	
	450.00 Gloria Marconi Fall newsletter		
	507.71 Winchester Printers CEA printing services		
	<u>1,867.71</u>	<u>2,625.00</u>	<u>790.00</u>
<u>Nov</u>	880.00 Robin Cardillo Services for CEA October		207.50 Hall, Monahan, Engle-Legal svcs for Oct 2020
	<u>880.00</u>	<u>0.00</u>	<u>207.50</u>
<u>Dec</u>	200.00 Gloria Marconi end of year letter	2,500.00 Martins Pumping Service Septic	1,150.00 Hall, Monahan, Engle-Legal svcs for Nov 2020
	960.00 Robin Cardillo Services for CEA	11,299.00 Sinhas and michael Corp Well	
	822.92 Winchester Printers CEA printing services	600.00 Ben Sprouse Easement Insp	
	<u>1,982.92</u>	<u>14,399.00</u>	<u>1,150.00</u>
<u>Jan</u>	320.00 Robin Cardillo Services for CEA	7,276.51 Broy&Son Pump Service-Water	4,000.00 Myers & Woods Appraisal RSP Enterprises
	<u>320.00</u>	<u>7,276.51</u>	<u>4,000.00</u>
<u>Feb</u>	704.90 Robin Cardillo Services for CEA		
	<u>704.90</u>	<u>0.00</u>	<u>0.00</u>
<u>Mar</u>	400.00 Robin Cardillo Services for CEA		
	18.00 CEA Birdhouse Postage		
	110.00 CEA Birdhouse Postage		
	168.48 Fly Home Birdhouses		
	450.00 Gloria Macroni CEA services		
	150.00 Warren Krupsaw prize winner		
	200.00 Tim Farmer Prize winner		
	250.00 Ellen Shepard Bronze Sponsor		
	<u>1,746.48</u>	<u>0.00</u>	<u>0.00</u>
<u>Apr</u>	445.00 Winchester Printers		247.50 Hall, Monahan, Engle-Legal svc
	576.00 Winchester Printers		
	960.00 Robin Couch Cardillo services for CEA		
	365.80 Winchester Printers postage		
	12.60 Postage		
	<u>2,359.40</u>	<u>0.00</u>	<u>247.50</u>
<u>May</u>	640.00 Robin Couch Cardillo services for CEA		1,075.00 Hall, Monahan, Engle-Legal Svc
	450.00 Gloria Macroni CEA Services		1,200.00 Myers & Woods Appraisal Rpt RSP Enterprise

	Donations	Stewardship	Local Funds
	73.40 Postage		
	<u>1,163.40</u>	<u>0.00</u>	<u>2,275.00</u>
June	320.00 Robin Couch Cardillo CCEA Prep	842.11 Bradley Comeaux Inspections	410.00 Hall, Monahan, Engle-Legal Services
	18.00 Domain Registration	613.76 Bradley Comeaux Mileage	1,700.00 Hall, Monahan, Engle-Legal Services
	84.81 CEA Photo		31.59 Petty Cash reimbursement
	240.00 Robin Couch Cardillo		26.00 Petty Cash reimbursement
	500.00 Fair Sponsorship		
	643.38 Frames for CEA Contest Photos		
	<u>1,806.19</u>	<u>1,455.87</u>	<u>2,167.59</u>
	Donations	Stewardship	Local Funds
	<u>16,111.57</u>	<u>28,476.76</u>	<u>13,515.09</u>
<b>YTD Totals</b>			

**Fund 235 - Conservation Easement Balances**

SOY FY22 - ESTIMATED Fiscal Year 2022	Total Fund Balance	Donations	Stewardship/Restricted Funds Account	Local Funds
July Rev/AR	356,559	113,355	215,557	27,647
July Exps/AP		1,350	92	0
Aug Rev/AR		-55	-250	-80,713
Aug Exps/AP		240	0	40,778
Sept Rev/AR		-2,413	0	0
Sept Exps/AP		4,645	0	0
Oct Rev/AR		-2,760	0	-165
Oct Exps/AP		0	0	0
Nov Rev/AR		0	0	0
Nov Exps/AP		0	0	0
Dec Rev/AR		0	0	0
Dec Exps/AP		0	0	0
Jan Rev/AR		0	0	0
Jan Exps/AP		0	0	0
Feb Rev/AR		0	0	0
Feb Exps/AP		0	0	0
Mar Rev/AR		0	0	0
Mar Exps/AP		0	0	0
<b>YTD Rev/AR</b>	<b>47,104.91</b>	<b>6,235</b>	<b>92</b>	<b>40,778</b>
<b>YTD Exps/AP</b>	<b>86,763.49</b>	<b>5,228</b>	<b>250</b>	<b>81,286</b>
<b>Adjustments</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>YTD FUND BALANCE (AR &amp; AP)</b>	<b>316,900</b>	<b>114,361</b>	<b>215,399</b>	<b>-12,861</b>

Emily Johnson:  
Moon Easement Purchase

Emily Johnson:  
Moon-VDACS  
reimbursement

VDACS

75,738.77 Expires 12/31/2021 (FY2019)  
58,333.00 Expires 12/31/2021 (FY2020)  
**134,071.77**  
-40,356.50  
-61,827.10  
31,888.17 AVAILABLE Estimated YTD BALANCE-VDACS

**Anticipated Easement Closings:**  
Moon Property CLOSED Actual Exp/Rev Above  
Smithfield Farm TBD

ESTIMATED YTD FUND BALANCE	316,900	114,361	215,399	-12,861
<b>FY22 Expenditure Appropriations</b>	<b>Appropriated</b>	<b>Actual Expenses</b>	<b>Appropriated Balance Remaining</b>	
General Expenses	45,000	6,050	38,950	
Lizzie Moon Property	80,713	80,713	0	
Smithfield Farm	569,029		569,029	
	694,742	86,763		

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



Through 09/27/21  
 Conservation Easement Expense Detail - FY22

FY21 NOT FINAL

	Donations	Stewardship	Local Funds
<u>July</u>	55.00 Winchester Printers <u>55.00</u>	157.89 Bradley Comeaux-Inspections 91.84 Bradley Comeaux-Mileage <u>249.73</u>	80,713.00 CE Purchase - Lizzie Moon Property <u>80,713.00</u>
<u>August</u>	500.00 Gloria Marconi - Banner 960.00 Robin Couch Cardillo 550.65 Photo Exhibit postcards 105.27 Banner 297.00 Magnets <u>2,412.92</u>	0.00	
<u>Sept</u>	450.00 Gloria Marconi Summer 21 Newsletter 955.34 Winchester Printers Summer 21 1,280.00 Robin Couch Cardillo _ report prep 75.00 Gloria Marconi ESMT Revisions <u>2,760.34</u>	0.00	407.50 Hall, Monahan, Engle legal services July 165.00 Hall, Monahan, Engle legal services Aug <u>572.50</u>
<u>Oct</u>	0.00	0.00	
<b>YTD Totals</b>	<u>Donations</u> <u>5,228.26</u>	<u>Stewardship</u> <u>249.73</u>	<u>Local Funds</u> <u>81,285.50</u>





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

September 30, 2021

Clarke County Conservation Easement Authority  
Fundraising Report  
October 2021 meeting

**Donor Statistics**

See attached Master Report

- 2021 year-to-date total: \$15,119 from 101 donations

**Ongoing**

*-Donor reception*

- October 15, 6-8:00 pm, George's barn
- Review any needs, special arrangements

*-Fall newsletter*

- Story ideas, news
- Published in late October with tax bill

*-Wingate Mackay-Smith Land Conservation Award*

- Begin discussing candidates

## Fundraising Results: Clarke County Conservation Easement Authority

As of September 30, 2021

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
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	\$26,101.00	\$34,815.28	\$38,230.00	\$36,822.80	\$15,119.00
# Donations	115	161	208	209	203	195	181	200	169	158	164	169	169	167	209	101
<b>YE Donor Appeal</b>																
YE Donor Appeal Amount	\$6,465	\$8,310	\$8,477	\$10,134	\$8,376	\$12,815	\$7,250	\$15,706	\$17,635	\$47,003	\$15,665	\$7,577	\$16,755	\$16,710	\$16,232	
Donor Respondents	73	59	87	86	76	68	50	69	51	61	47	48	58	52	73	
YE Prospect Amount	\$2,115	\$425	\$425				\$40		\$1,650	\$104	\$25	\$325	\$2,200	\$200	\$120	
Prospect Respondents		24	7				1		3	2	1	3	4	3	2	
<b>Winter Newsletter</b>																
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	\$4,920	\$2,668	\$3,105	\$1,710
Respondents	23	23	23	27	32	21	32	39	26	25	29	39	29	32	43	22
<b>Spring Newsletter</b>																
Donor: Dollar Amount	\$3,775	\$455	\$2,074	\$5,820	\$2,810	\$2,520	\$3,415	\$1,975	\$3,705	\$3,420	\$2,725	\$2,910	\$1,600	\$2,500	\$2,762	\$6,650
Donor: Respondents	35	5	19	38	26	27	32	28	26	27	19	23	15	23	18	44
Donor: Spring Newsletter: Dollar Amt	\$2,200	\$940	\$940	\$460	\$450	\$825	\$765	\$165	\$1,380	\$100	\$75	\$1,150	\$550	\$2,045	\$615	\$130
Donor: Spring Newsletter: Respondents	16	19	19	10	4	11	5	4	9	1	3	8	3	5	6	2
<b>Summer Newsletter</b>																
Dollar Amount	\$2,370	\$2,020	\$2,020	\$1,330	\$1,883	\$2,735	\$1,580	\$5,040	\$5,215	\$1,927	\$2,115	\$3,110	\$4,480	\$2,135	\$5,260	\$2,920
Respondents	20	27	27	22	33	26	21	22	27	22	28	20	38	23	30	18
(new)																
<b>Fall Newsletter</b>																
Donor: Dollar Amount	\$2,210	\$765	\$765	\$260	\$7,300	\$2,946	\$4,630	\$2,660	\$2,325	\$1,250	\$600	\$3,870	\$220	\$2,925	\$6,244	\$2,021
Donor: Respondents	12	5	5	7	25	26	30	27	14	3	6	11	4	11	16	1
Taxpayer Fall Newsletter: Dollar Amt	\$1,430	\$90	\$90	\$1,405	\$65	\$605	\$715	\$240	\$760		\$325	\$1,200	\$100	\$100	\$410	\$130
Taxpayer Fall Newsletter: Respondents	25	4	4	8	2	8	9	5	5		5	4	1	1	5	2
<b>Over the Transom</b>																
Dollar Amount	\$3,380	\$3,380	\$3,380	\$4,175	\$1,900	\$868	\$1,457	10,500	\$1,550	\$257	\$562	\$2,230.00	\$3,970	\$6,665	\$1,980	\$1,709
Donor Respondents	17	17	17	11	5	6	2	2	2	3	12	7	17	10	14	14
<b>Donor Thank-You Party</b>																
Dollar Amount	\$1,105							\$1,175	\$705	\$595	\$638	\$710				
Donor Respondents	6							4	6	14	14	6				
<b>Photo Revenue</b>																
Notecards							\$67			\$	20			262 (6)	94.80 (2)	
Gift-in-Kind (admin work donated by Kate Petranect)							\$473	\$469				\$304				

## MEMORANDUM

TO: Conservation Easement Authority  
FROM: Alison Teetor  
DATE: October 1, 2021  
SUBJECT: Application for easement donation – Frederick & Erin Wenzel  
TM# 35-A-3B

Frederick and Erin Wenzel have applied to the easement authority for approval of an easement donation. The property is identified as Tax Map# 35-A-3B and consists of 26.86 acres with an existing house and no remaining DURs. The property is located at 1386 Featherbed Road approximately ½ mile west of the intersection with White Post Road. The applicant would like place the property in easement to qualify for landuse under the open space category.

The parcel is zoned AOC and is eligible for land use. 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 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.

The property meets 1 of the 4 criteria by scoring over 35. The property resource score is 40.98, the parcel is less than 40 acres, and it is not adjacent to an existing easement. It received points for being entirely within the groundwater recharge area.

**Recommendation:** The property does not meet the criteria for easement donation. Discuss criteria.





Frederick & Erin Wenzel  
 Tax Map# 35-A-3B, 26.86 acres, 0 DURs, 2 ext. dwls



Clarke County GIS  
 October 1, 2021



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

Location Map





## MEMORANDUM

TO: Conservation Easement Authority  
FROM: Alison Teetor  
DATE: September 30, 2021  
SUBJECT: Application for easement donation – Bruce & Deborah Anderson  
TM# 30-A-74 & 30-A-74A

Bruce and Deborah Anderson have applied to the easement authority for approval of an easement donation. The property consists of two parcels, Tax Map# 30-A-74 consists of 30.76 acres with an existing house and a <600 square foot apartment, and Tax Map# 30-A-74A consisting of 2.0 acres with 1 DUR. The property is located at 97 Tilthammer Mill Road at the intersection of Tilthammer Mill Road and Millwood Road. The applicant would like to retire the remaining DUR and merge the properties.

The parcel is zoned AOC and is in land use. 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 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.

The property meets 2 of the 4 criteria by scoring over 35 and giving up 1 DUR. The parcel is less than 40 acres. The property resource score is 60.1, points were given for retiring 1 DUR, having a house that is a contributing structures in the Greenway Rural Historic District, and having frontage on 2 scenic byways Millwood Road and Tilthammer Mill Road.

**Recommendation:** Give preliminary approval for the easement donation and ask staff to schedule a site visit.





Bruce & Deborah Anderson  
 Tax Map# 30-A-74, 30.76 acres, 0 DURs, 2 ext. dwls  
 Tax Map# 30-A-74A, 2 acres, 1 DUR



Clarke County GIS  
 September 28, 2021



- Parcel Boundary
- Scenic Byway
- Railroad
- Public Road
- Private Road

Location Map

