



COUNTY OF ALBEMARLE
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Albemarle Conservation Easement Authority

August 13, 2020
4:45pm – Held Online

Agenda

1. Call to Order
2. Approval of Minutes (7/9/20)
3. ACEA202000005 Liberty Hall Farm Donation Proposal
4. ACEA202000008 Daniel Donation Proposal
5. New Business
6. Old Business
7. Adjournment

**MINUTES OF A MEETING OF THE
ALBEMARLE CONSERVATION EASEMENT AUTHORITY
July 9, 2020 (Thursday)**

The Albemarle Conservation Easement Authority met online on July 9th, 2020 at 4:45 p.m.

The meeting was held virtually because of the national, state, and local emergency declarations arising from the COVID-19 pandemic, which made it unsafe for the Authority to meet in person

Members present were:

Sherry Buttrick
Rose Emery
David Emmitt
David Mitchell
Jennie More
Hamilton Moses, III
Peter Taylor, Vice-chair

Members absent were:

Jay Fennell, Chair
John Moore

Staff members present were:

Scott Clark, Senior Planner
Richard Deloria, Senior Assistant County Attorney

Agenda

1. Call to Order
2. Approval of Minutes (1/9/20, 3/12/20, 5/14/20, 6/11/20)
3. ACEA201800002 Durbin – Revision to Previous Approval
4. New Business
5. Old Business
6. Adjournment

1. Call to Order

A quorum of seven was present at 4:49 p.m. when Mr. Taylor called the meeting to order.

Mr. Deloria read the Virtual Meeting Preamble for the ACEA (see attached) regarding the legal authorization for online meetings, and held a roll call of the members, who stated their names and locations.

2. Approval of Minutes (1/9/20, 3/12/20, 5/14/20, 6/11/20)

Ms. More moved and Ms. Emery seconded to approve the minutes of the 1/9/20, 3/12/20, 5/14/20, and 6/11/20 meetings.

The motion passed by a vote of 7:0.

Mr. Clark presented a revision to the previous-approved Roberts easement donation proposal. Given the small size of the property (13.82 acres), the landowner proposed the that default cap on impervious area (1 % of the total area of the property) be increased to 2 %.

Based on the staff presentation, the fact that the deed template acknowledges that such increases may be necessary for smaller properties, and their conclusion that the proposal still met the Authority's acceptance criteria, Mr. Taylor moved and Mr. Moore seconded that the Authority accept the proposal and authorize the Chair to sign a deed of easement reflecting the revised terms.

The motion passed by a vote of 8:0.

3. ACEA201800002 Durbin – Revision to Previous Approval

Ms. Buttrick recused herself from this item.

Mr. Clark presented a revision to the previous-approved Durbin easement donation proposal. The proposed change to the previous proposal (which only permitted the two existing dwellings or their replacements) requested permission for a third dwelling of up to 1,000 square feet, within or attached to an existing structure on the site, provided that the total square footage of dwellings on the property not exceed 5,000 square feet of finished above-ground living space. (Mr. Clark noted that a previously-distributed request related to permission for commercial events was no longer included.)

Based on the staff presentation and their conclusion that the proposal still met the Authority's acceptance criteria, Dr. Moses moved and Mr. Mitchell seconded that the Authority accept the proposal and authorize the Chair to sign a deed of easement reflecting the revised terms.

The motion passed by a vote of 6:0.

4. New Business

The Vice-chair invited old business.

Mr. Clark presented a request from a potential purchaser of the Kesmont Farm easement property, regarding a future request for a farm building over 4,500 square feet. However, as the request was not from a current owner and did not include sufficient design and location detail, the Authority declined to provide a response.

5. Old Business

The vice-chair invited new business.

Mr. Taylor asked for an update about easement monitoring. Mr. Clark responded that Mr. Ches Goodall, the ACE Program Coordinator, would soon be taking over work on ACEA

easement monitoring due to Covid-19-related staff limitations.

6. Adjournment

Ms. Emery moved to adjourn. The motion passed unanimously. The Authority adjourned the meeting at 5:43 p.m.

Jay Fennell, Chair

VIRTUAL MEETING PREAMBLE for the ACEA

Everyone on the phone and attending via Zoom from the public is in listen only mode. During public comment period - please enter your comment in the Chat and it will be read into the record. Include your full name and the magisterial district in which you reside, if you don't know your magisterial district please provide a general location or your home/business street address. We will run through the chat comments first and then take comments by phone. For those on the phone, please use *9 to indicate you'd like to make a public comment. We will ask you to provide your full name and magisterial district or general location of your home or business and then allow up to 3 minutes for your comment.

Notwithstanding any provision in our Bylaws to the contrary, as permitted under Albemarle County's Continuity of Government Ordinance No. 20-A(6) adopted on April 15th, 2020, and Chapter 1283 of the 2020 Acts of the General Assembly, Item 4-0.01(g) , we are holding this meeting by real time electronic means with no Authority member physically present at a single, central location. All Authority members are participating electronically. This meeting is being held pursuant to Section 6(e) of the County's Continuity of Government Ordinance. All Authority members will identify themselves and state their general physical location by electronic means during the roll call which we will hold next.

The public has real time audio-visual access to this meeting over Zoom and real time audio access over telephone, both as provided in the lawfully posted meeting notice. The public is always invited to send questions, comments, and suggestions to the Authority through the County's Community Development Office at any time and through the Zoom chat and raise hand features. This meeting is being recorded and will be made available on the County's website.