MINUTES OF A MEETING OF THE
ALBEMARLE CONSERVATION EASEMENT AUTHORITY
December 9, 2021 (Thursday)

The Albemarle Conservation Easement Authority met online on December 9, 2021 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
Jay Fennell, Chair
Jennie More
Hamilton Moses, III
John Moore

Members absent were:
David Emmitt
David Mitchell
Peter Taylor, Vice-chair

Staff members present were:
Scott Clark, Senior Planner
Richard Deloria, Senior Assistant County Attorney
Carolyn Shaffer, Clerk, Planning Commission and Boards

Agenda

1. Call to Order
2. Other Matters Not Listed on the Agenda
3. Approval of Minutes
4. Stillhouse Ridge RPD – Boundary Line Adjustment
5. ACEA202100005 Alexander Donation Proposal
6. ACEA202100010 Guthrie Hall – Revised Proposal
7. ACEA202100007 Smith – Revised Proposal
8. ACEA202100010 Strasser Donation Proposal
9. New Business
10. Old Business
11. Adjournment

1. Call to Order
A quorum of six was present at 4:51 p.m. when Mr. Fennell 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. Other Matters Not Listed on the Agenda
No public comments were made.

3. Review of Minutes
Mr. Moore moved and Dr. Moses seconded to approve the minutes of the October 14, 2021 meeting.

The motion passed by a vote of 6:0.

4. Stillhouse Ridge RPD – Boundary Line Adjustment
Mr. Deloria presented a motion (see attachment) indicating the Authority's approval of a proposed measure of the corrective boundary-line adjustment for the Stillhouse Ridge RPD preservation tract (TMP 85-29A9) discussed at the Authority's meeting on September 9, 2021.

Dr. Moses moved and Ms. Emery seconded to approve this solution for the proposed boundary-line adjustment.

The motion passed by a vote of 6:0.

5. ACEA202100005 Alexander Donation Proposal
Mr. Clark presented a revised proposal summary for Logon Farm (TMP 37-8, 153.06 acres), with "no willful demolition" terms for specified historic structures and a stream-buffer width reduced to 35 feet as previously requested by the Authority.

Ms. Buttrick moved and Ms. Emery seconded that the proposal should use the standard language used by the Virginia Outdoors Foundation for historic preservation, rather than the "no willful demolition" language.

The motion passed by a vote of 6:0.

The authority discussed, but took no action on, stream crossing requirements, building envelopes, and potential commercial uses of the property.

6. ACEA202100010 Guthrie Hall – Revised Proposal
Mr. Clark presented a revised proposal summary for the previously-approved easement proposal for Guthrie Hall (Tax Map 120 Parcel 20 and Tax Map 128 Parcel 1; 753.61 acres). The proposal replaced the previous effective building envelope created by a setback and a maximum distance into the TMP 128-1 for dwellings with a specific platted building envelope.

Dr. Moses moved and Mr. Moore seconded to approve the revised proposal.

The motion passed by a vote of 6:0.

7. ACEA202100007 Smith – Revised Proposal
Mr. Clark presented a revised proposal summary for the previously-approved easement proposal for the Smith property (Tax map 100, parcel 6; 80 acres). The previous proposal permitted one dwelling. The revised proposal would permit an additional new dwelling of up to 800 square, which could be constructed within another permitted structure.

Based on the staff recommendation and their conclusion that the proposal still met the Authority's acceptance criteria, Dr. Moses moved and Ms. Emery seconded to approve the rvised proposal.

The motion passed by a vote of 6:0.

8. ACEA202100010 Strasser Donation Proposal
Mr. Clark presented a proposal for a conservation easement on the Strasser property (Tax Map 41 Parcel 47A; 10.67 acres), and requested feedback from the Authority on whether or not to accept the proposal, given the property's limited size and conservation value.

The authority took no action on the proposal.

9. New Business
The Chair invited new business. There being none, the meeting moved on to the next item.

10. Old Business
The Chair invited old business. There being none, the meeting moved on to the next item.

10.Adjournment
Dr. Moses moved to adjourn. The motion passed unanimously. The Authority adjourned the meeting at 6:30 p.m.

VIRTUAL MEETING PREAMBLE for the ACEA
9 December 2021

Notwithstanding any provision in our Bylaws to the contrary, as permitted under Albemarle County's Continuity of Government Ordinance; this Authority's Resolution adopted on May 14, 2020; and Chapter 1283 of the 2020 Acts of the General Assembly, we are holding this meeting by real time electronic means with no Authority member physically present at a single, central location as it is unsafe to do so because of the COVID-19 pandemic. All Authority members are participating electronically. This meeting is being held according to Section 6 of the County's Continuity of Government Ordinance. All Authority members will identify themselves and state their general physical location 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.

ALBEMARLE CONSERVATION EASEMENT AUTHORITY

MOTION

I move that the Authority finds that this proposed boundary line adjustment is warranted on the basis that the failure to remove the encroaching drive and dwelling structure during the development of the RPD and this Preservation Tract (TMP 85-29A9) in 2005 is, on its face, an oversight and error. By all appearances, this should have been accomplished in 2005. This Authority finds it appropriate to remedy the error by a Deed of Correction or another appropriate instrument.

I move further that the Authority consents to and approves the proposed boundary line adjustment as a means to correct the oversight and authorizes the Chair to endorse any needed Deed of Correction or other instrument correcting this error after the Albemarle Board of Supervisors approves the correction and the County Attorney approves any such Deed or instrument as to form and substance.