



**MINUTES OF A MEETING OF THE
ALBEMARLE CONSERVATION EASEMENT AUTHORITY
March 10, 2022 (Thursday)**

The Albemarle Conservation Easement Authority met online on March 10, 2022 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
Jay Fennell, Chair
Sharon Merrick
Hamilton Moses, III
John Moore
Jennie More
Peter Taylor, Vice-chair

Members absent were:

Rose Emery
David Emmitt

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. Annual Officer Elections (Chair, Vice-chair, Secretary)
5. ACE200500003 Chester/Music Hall – Request for Dwelling-size Increase
6. Mount Air Farm – Request to Transfer VOF Easement to ACEA
7. New Business
8. Old Business
9. Adjournment

1. Call to Order

A quorum of seven was present at 4:45 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

Dr. Moses moved and Mr. Moore seconded to approve the minutes of the December 9, 2022 meeting.

The motion passed by a vote of 7:0.

4. Annual Officer Elections (Chair, Vice-chair, Secretary)

Dr. Moses moved and Ms. Buttrick seconded the following slate of officers for 2022:

Chair: Mr. Fennell

Vice-chair: Mr. Taylor

Secretary: Scott Clark

The motion passed by a vote of 7:0.

5. ACE200500003 Chester/Music Hall – Request for Dwelling-size Increase

Mr. Clark presented a request for Authority permission to exceed the dwelling size of 7,000 square feet, as required in the deed of easement. The landowner submitted a request increase the permitted dwelling size to 12,800 square feet.

The Authority expressed concerns regarding impacts to the site and visual impacts of the proposed dwelling's size and location on the rural context. The Authority requested that the landowner return to a future meeting with a more detailed proposal addressing size, visibility, the status of other dwellings, and any possible future commercial uses, but took no action.

6. Mount Air Farm – Request to Transfer VOF Easement to ACEA

Mr. Clark presented a request of the landowner of Mount Air Farm, a property in northwestern Albemarle County that is currently under two conservation easements held by the Virginia Outdoors Foundation (VOF), to transfer the easement to be held by the Authority. Mr. Clark stated that the current request was not to immediately accept the easements, but to indicate to VOF if the Authority was willing to consider the transfer.

Based on concerns about the pattern of development permitted under the existing easements and about the impact on staff resources for monitoring, Dr. Moses moved and Mr. Moore seconded that the Authority not continue discussions with VOF to accept the easements.

The motion passed by a vote of 6:0. Ms. Buttrick recused herself from this item and abstained from voting on the motion.

6. New Business

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

7. Old Business

The Chair invited members to raise old business. There being none, the meeting moved on to the next item.

10. Adjournment

The Authority adjourned the meeting at 6:05 p.m.

VIRTUAL MEETING PREAMBLE for the ACEA

9 September 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.