



**MINUTES OF A MEETING OF THE
ALBEMARLE CONSERVATION EASEMENT AUTHORITY
May 12, 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
Rose Emery
David Emmitt
Jay Fennell, Chair
Sharon Merrick
Hamilton Moses, III
John Moore

Members absent were:

Jennie More
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. ACE201900015 St. Margaret's Farm Donation Proposal
5. ACEA202200003 Hamilton Donation Proposal
6. New Business
7. Old Business
8. Adjournment

1. Call to Order

A quorum of seven was present at 4:46 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 Ms. Emery seconded to approve the minutes of the April 14, 2022 meeting.

The motion passed by a vote of 7:0.

4. ACE201900015 St. Margaret's Farm Donation Proposal

Mr. Clark presented a proposal for a new easement donation on Tax Map 66 Parcels 11B and 29 (73.27 acres).

Mr. Moore moved and Mr. Emmitt second that, based on the finding that the proposal met the Authority's acceptance criteria, the Authority accept the proposal provided that the front setback be reduced from 500 feet to 400 feet, and that buildings and structures up to 500 square feet be permitted within that setback.

The motion passed by a vote of 7:0.

5. ACEA202200003 Hamilton Donation Proposal

Mr. Clark presented a proposal for a new easement donation on Tax Map 47 Parcel 38A (35 acres).

Ms. Buttrick moved and Dr. Moses seconded that, based on the finding that the proposal met the Authority's acceptance criteria, provided that (1) the forestry restrictions be simplified to focus on the existing wooded stream buffer area; (2) that the restrictions on various forms of intensive agriculture be simplified to refer only to CAFOs; (3) "without written approval of the holder" be added to the proposed prohibition on removing the existing corn cribs; and to authorize staff to review and approve any building envelopes that are proposed during the deed-drafting process.

The motion passed by a vote of 7:0.

6. New Business

The Chair invited new business. Mr. Deloria updated the Authority on his upcoming work on drafting a new online-meeting policy for the Authority's consideration, and on the Board of Supervisors' upcoming discussion on possible dates for returning to in-person meetings.

7. Old Business

The Chair invited members to raise old business. There being none, the meeting moved on to the next item. Dr. Moses requested information on the existing violation on the Pluger property. Mr. Deloria updated the Authority about the ongoing Zoning enforcement process. The Authority also briefly discussed the ongoing road work on Route 20 that affects the ACEA-held easement on The Riggory.

8. 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.