



**MINUTES OF A MEETING OF THE
ALBEMARLE CONSERVATION EASEMENT AUTHORITY
April 10, 2025 (Thursday)**

The Albemarle Conservation Easement Authority met in Room 235 of the County Office Building on April 10, 2025 at 4:45 pm.

Members present:

Sherry Buttrick
Jay Fennell, Chair
Sharon Merrick
John Moore
Hamilton Moses III

Members absent:

Rose Emery
David Emmitt
Annie Izard
Peter Taylor, Vice-chair

Staff members present:

Scott Clark, Conservation Program Manager
Richard DeLoria, Deputy County Attorney
James Van Vranken, Planner

Applicants present:

Page Flannery
Paul Haney
Mark Lyons
Justin Mallory
David Powell

AGENDA

1. Call to Order
2. Annual Officer Elections (Chair, Vice-chair, Secretary)
3. Adoption of Meeting Schedule
4. Other Matters Not Listed on the Agenda
5. Approval of Minutes (December 18, 2024)
6. ACEA202500002 McCormick-Ray Donation Proposal
7. ACEA202500006 Morven East Pre-Harvest Plan
8. PRF201500016 Lyons-Flannery Deed Correction

9. Remote Participation & Virtual Meeting Policy
10. New Business
11. Old Business
12. Adjournment

1. Call to Order

A quorum of five was present at 4:47 pm when Mr. Van Vranken called the meeting to order.

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

Ms. Buttrick moved and Dr. Moses seconded to nominate Mr. Jay Fennell as Chair, Mr. Peter Taylor as Vice-chair, and Mr. James Van Vranken as Secretary for 2025. The motion passed by a vote of 5:0.

To respect the time of applicants present, Mr. Moore moved and Ms. Merrick seconded to switch the order of agenda items (6) McCormick-Ray Donation Proposal and (8) Lyons-Flannery Deed Correction. The motion passed by a vote of 5:0.

3. Adoption of Meeting Schedule

Dr. Moses moved and Mr. Moore seconded to adopt the regular meeting schedule for 2025 (Attachment A). The motion passed by a vote of 5:0.

4. Other Matters Not Listed on the Agenda

No public comments were made.

5. Approval of Minutes (December 18, 2024)

Mr. Moore moved and Dr. Moses seconded to approve the minutes of the December 18, 2024 meeting. The motion passed by a vote of 5:0.

6. PRF201500016 Lyons-Flannery Deed Correction

Ms. Buttrick recused herself from this item, as the counsel for the original donors is her husband.

Mr. Van Vranken presented a proposal for a deed of correction on the Lyons-Flannery easement, which would remove an erroneous 400-foot “no-build” setback.

Dr. Moses moved and Mr. Moore seconded that the Authority accept a deed of correction that removes the setback term. The motion passed by a vote of 4:0 (Ms. Buttrick recused).

7. ACEA202500006 Morven East Pre-Harvest Plan

Mr. Clark presented a request for Authority approval of a pre-harvest plan for timbering on approximately 848 acres of the Morven East easement property.

Mr. Moore moved and Ms. Buttrick seconded that the Authority approve the pre-harvest plan with reference to the forest stewardship plan as a guiding document for post-harvest activities. The motion passed by a vote of 5:0.

8. ACEA202500002 McCormick-Ray Donation Proposal

Mr. Van Vranken presented a proposal for a new donated easement on a 16.49-acre property

owned by Mary G. McCormick-Ray (Tax Map 41 Parcels 56B, 56C, 56D1).

Authority members gave the feedback that a stronger proposal would offer to combine the three parcels into one at the time the easement is recorded, to avoid the risk that a future landowner could misinterpret the deed as allowing for separate transfer of the individual parcels.

The Authority took no action.

9. Remote Participation & Virtual Meeting Policy

Dr. Moses moved and Mr. Moore seconded to re-adopt the Remote Participation & Virtual Meeting Policy for 2025 (Attachment B). The motion passed by a vote of 5:0.

10. New Business

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

11. Old Business

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

12. Adjournment

The Authority adjourned the meeting at 6:28 pm.