



**MINUTES OF A MEETING OF THE
ALBEMARLE CONSERVATION EASEMENT AUTHORITY
June 11, 2026 (Thursday)**

The Albemarle Conservation Easement Authority met in Room 235 on June 11, 2026 at 4:45 pm.

Members present were:

Sherry Buttrick
David Emmitt
Rex Linville
Sharon Merrick
Peter Taylor, Vice-chair

Members absent were:

Jay Fennell, Chair
Annie Izard
John Moore
Hamilton Moses III

Staff members present were:

Gabriel Boisvert, Senior Assistant County Attorney
Andy Herrick, County Attorney
James Van Vranken, Planner

AGENDA

1. Call to Order
2. Other Matters Not Listed on the Agenda
3. Approval of Minutes (May 14, 2026)
4. ACEA202600007 Crossroads Donation Proposal
5. ACEA202600010 Burgess Donation Proposal
6. New Business
7. Old Business
8. Adjournment

1. Call to Order

A quorum of five was present at 4:58pm when Mr. Peter Taylor called the meeting to order.

2. Other Matters Not Listed on the Agenda

No public comments were made.

3. Approval of Minutes (May 14, 2026)

Mr. David Emmitt moved and Mr. Rex Linville seconded to approve the minutes of the May 14, 2026 meeting. The motion passed by a vote of 5:0.

4. ACEA202600007 Crossroads Donation Proposal

Mr. James Van Vranken presented a proposal for a new donated easement on a 175.7-acre property owned by Crossroads, LLC. (Tax Map 99 Parcel 29).

Mr. Linville moved and Mr. Emmitt seconded that the Authority accept the proposed donation. The motion passed by a vote of 5:0.

5. ACEA202600010 Burgess Donation Proposal

Mr. Van Vranken presented a proposal for a new donated easement on a 24.74-acre property owned by Tim Burgess and Sharon Shapiro (Tax Map 90 Parcels 14C2, 14C3, 14C4).

Despite the proposal not meeting the Authority's density guidelines, Authority members felt the property's significant development potential relative to its size made it a compelling proposal.

Ms. Sherry Buttrick moved and Mr. Linville seconded that the Authority accept the proposed donation, subject to the conditions that the 200-foot setback be extended to the building envelope and the landowners be advised to seek legal counsel for the rest of the donation process.

6. New Business

The Chair invited new business.

Mr. Van Vranken asked for the Authority's opinion on the easement potential of a vacant 2.79-acre parcel in the Bundoran Farm subdivision (Tax Map 86 Parcel 116A), at the enquiry of a neighbor. Authority members expressed no interest in pursuing an easement on the parcel.

Mr. Van Vranken informed the Authority of a recent notification from Virginia ABC that the owners of Tax Map 74 Parcel 5B9 have applied for a Class II Farm Winery license. Staff plans to send a letter to the owners to remind them of the relevant terms of the easement.

Mr. Van Vranken presented details of Dominion's recent SCC application for the rebuild of the Charlottesville-Gordonsville line. The Authority holds one easement that intersects the line (PRF201700011 Vantassel on Tax Map 50 Parcel 13) and staff plans to review the relevant utility easement for accordance with the project.

7. Old Business

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

8. Adjournment

The Authority adjourned the meeting at 6:30pm.