



**MINUTES OF A MEETING OF THE  
ALBEMARLE CONSERVATION EASEMENT AUTHORITY  
July 14, 2022 (Thursday)**

The Albemarle Conservation Easement Authority met online on July 14, 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  
Sharon Merrick  
Hamilton Moses, III  
Peter Taylor, Vice-chair

Members absent were:

Jay Fennell, Chair  
John Moore

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. ACEA202200004 Doudera Donation Proposal
5. ACEA202200006 Gough Donation Proposal
6. ACEA202200002 Troxell Donation Proposal – Initial Discussion
7. New Business
8. Old Business
9. Adjournment

**1. Call to Order**

A quorum of six was present at 4:48 p.m. when Mr. Taylor 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 Ms. Merrick seconded to approve the minutes of the June 9, 2022 meeting.

The motion passed by a vote of 6:0.

Mr. Emmitt moved and Ms. Emery seconded to alter the agenda order so that an item of new business (information regarding fill operations on the Kindrick ACE easement property) could be discussed next, so that the landowner could be available to answer questions.

The motion passed by a vote of 6:0.

Mr. Clark presented information on a special exception request for the Kindrick property that was scheduled for review by the Board of Supervisors. The landowner, Mr. Kindrick, is proposing to add clean fill to approximately 50 acres of the property (253 acres in total), as part of an NRCS-supported farm improvement plan.

Mr. Clark stated that the deed of easement exempts “erosion control and restoration” from the general prohibition of grading that materially alters the topography of the property.

As the deed of easement does not require holder approval for this work, the Authority took no action.

## **4. ACEA202200004 Doudera Donation Proposal**

Mr. Clark presented a proposal for a new easement donation on the Doudera property (TMP 18-37, 79.9 acres).

The Authority took no action on the proposal, but directed staff to return with more information on the extent of development of this property permitted under current zoning and subdivision regulations, taking the available access easements into account.

## **5. ACEA202200006 Gough Donation Proposal**

Mr. Clark presented a proposal for a new easement donation on the Gough property (TMP 120-25B, -25C; 23.11 acres.) This property is adjacent to another property owned by the same family and also under a donated ACEA easement.

Based on the staff report and their finding that the proposal met the Authority’s acceptance criteria, Ms. Buttrick moved and Dr. Moses seconded that the Authority accept the proposal and authorize the Chair to sign a deed of easement with the proposed restrictions.

The motion passed by a vote of 6:0.

## **6. ACEA202200002 Troxell Donation Proposal – Initial Discussion**

Mr. Clark reported to the Authority that the Troxell family are considering the donation of an easement on TMP 121-70E and TMP 129-5 (423.28 acres) and presented a draft proposal summary. Mr. Clark reported that the landowners are proposing to build two commercial poultry houses of up to 40,000 square feet on the property, and requested that the Authority provide feedback on the proposal.

The Authority requested that the donors provide additional information on several aspects of the proposed poultry houses (building location and layout, stormwater facilities, waste management, water demands for operation, and plans for the structures if no longer used for agricultural purposes) but took no action.

## **7. 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. The Authority discussed various topics, including Virginia Land Conservation Foundation funding and the upcoming auction of the Justice easement property, but took no action.

## **8. Adjournment**

The Authority adjourned the meeting at 6:06 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.