



**MINUTES OF A MEETING OF THE  
ALBEMARLE CONSERVATION EASEMENT AUTHORITY  
October 10, 2024 (Thursday)**

The Albemarle Conservation Easement Authority met in Room 235 of the County Office Building on October 10, 2024 at 4:45 p.m.

Members present were:

Sherry Buttrick  
Rose Emery  
Jay Fennell, Chair  
Sharon Merrick  
John Moore  
Peter Taylor, Vice-chair

Members absent were:

David Emmitt  
Annie Izard  
Hamilton Moses III

Applicants present were:

Steven Blaine  
Rebecca Meadows  
Lee Rasmussen

Staff members present were:

Scott Clark, Conservation Program Manager  
Richard Deloria, Deputy County Attorney  
James Van Vranken, Natural Resources Planner

**AGENDA**

1. Call to Order
2. Other Matters Not Listed on the Agenda
3. Approval of Minutes (August 8, 2024)
4. PRF201300002 Native Pond Amendment
5. ACEA202200008 Caldejon Donation Proposal
6. ACEA202400002 Van Roijen Donation Proposal
7. ACEA202400009 Coleman Donation Proposal
8. New Business
9. Old Business
10. Adjournment

### **1. Call to Order**

A quorum of six was present at 4:53 p.m. when Mr. Fennell called the meeting to order.

### **2. Other Matters Not Listed on the Agenda**

No public comments were made.

### **3. Approval of Minutes (August 8, 2024)**

Mr. Taylor moved and Mr. Moore seconded to approve the minutes of the August 8, 2024 meeting. The motion passed by a vote of 6:0.

### **4. PRF201300002 Native Pond Amendment**

Mr. Van Vranken presented an amendment proposal to PRF201300002 Native Pond, which would add Parcel 59-37A, add that portion of 59-37C3 not already under easement, and revise the boundary definition of the riparian buffer.

Mr. Peter Lynch, the County Assessor, spoke during public comment to encourage the Authority to consider the negative tax implications of the inclusion of Parcel 59-37C3 in the easement.

Ms. Buttrick spoke in favor of the addition of Parcel 59-37A but against the addition of that portion of 59-37C3 not already under easement and sought to clarify that her opinion was for reasons of conservation value and not an economic consideration.

Ms. Buttrick moved and Mr. Taylor seconded that the Authority accept a version of the amendment that excludes that portion of 59-37C3 not already under easement and the dwelling rights thereby associated. The motion passed by a vote of 6:0.

### **5. ACEA202200008 Caldejon Donation Proposal**

Mr. Van Vranken presented a proposal for a new donated easement on a 191.52-acre property owned by Randy I. and Mary D. Caldejon (Tax Map 55 Parcels 23, 23B, 23C).

Ms. Buttrick moved and Mr. Taylor seconded that the Authority accept the proposed easement. The motion passed by a vote of 6:0.

### **6. ACEA202400002 Van Roijen Donation Proposal**

Mr. Van Vranken presented a proposal for a new donated easement on a 192.95-acre property owned by David M. van Roijen (Tax Map 88 Parcels 26B1, 26B2, 29, 40).

Mr. Taylor moved and Ms. Emery seconded that the Authority accept the proposed easement. The motion passed by a vote of 6:0.

### **7. ACEA202400009 Coleman Donation Proposal**

Mr. Van Vranken presented a proposal for a new donated easement on a 21.70-acre property owned by William S. Coleman (Tax Map 50 Parcel 7).

Authority members acknowledged that the proposal does not meet the Authority's density guidelines, but the mitigating factors were enough to offset the concern. Those factors included the restriction on the siting of the second dwelling within an agricultural structure, the visibility

of the property from the surrounding area, and the gap in protected lands that would be filled with the easement.

Mr. Taylor moved and Ms. Merrick seconded that the Authority accept the proposed easement. The motion passed by a vote of 6:0.

**8. New Business**

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

**9. Old Business**

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

**10. Adjournment**

The Authority adjourned the meeting at 6:34 p.m.