



Frederick County  
Conservation Easement Authority

MEMORANDUM

TO: Conservation Easement Authority

FROM: Eric R. Lawrence, CEA Secretary *EL*

SUBJECT: September Meeting

DATE: September 12, 2011

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The Frederick County Conservation Easement Authority will be meeting on **Thursday, September 22, 2011 at 8:00 a.m.** in the **Board of Supervisor's Executive Session Meeting Room** in the County Administration Building, 107 North Kent Street, Winchester, Virginia. The Conservation Easement Authority will discuss the following agenda items:

**AGENDA**

1. June 23, 2011 Meeting Minutes
2. Fundraising Efforts
  - a. **www.G1FT.org – Give \$1 for Frederick's Tomorrow**
  - b. Establishing matching fund source
  - c. Hill High Farm Conservation Easement effort
3. Other Conservation Easement Interests
4. Transfer of Development Rights (TDR) update
5. CEA Membership
6. Next meeting date
7. Other

Please contact the Planning Department (540-665-5651) if you are unable to attend this meeting.

**MEETING MINUTES  
OF THE  
FREDERICK COUNTY CONSERVATION EASEMENT AUTHORITY**

Held in the Executive Session Room of the Frederick County Administration Building at 107 North Kent Street in Winchester, Virginia on June 23, 2011 at 8:00 a.m.

**PRESENT:** Diane Kearns, Chairman; Ritchie Wilkins, Vice-Chairman; Elaine Cain, Treasurer; Robert Solenberger; Ron Clevenger; John Marker; Gene Fisher, Board of Supervisors Liaison; and Charles Triplett, Planning Commission Liaison.

**ABSENT:** Todd Lodge.

**STAFF PRESENT:** Eric R. Lawrence, CEA Secretary; and Bev Dellinger, Secretary III.

**PUBLIC MEETING:**

**1. April 28, 2011 Meeting Minutes**

On a motion by Mr. Solenberger and seconded by Mr. Clevenger, the minutes of April 28, 2011 were approved.

**2. Fundraising Efforts**

**a. www.GIFT.org – Give \$1 for Frederick’s Tomorrow**

Mr. Lawrence stated we have established the GIFT site on line, but we’re not getting any responses. Chairman Kearns is looking for ideas and support to get the GIFT program going.

**b. Establishing matching fund source**

**c. Hill High Farm Conservation Easement effort**

Mr. Lawrence told members that last night (June 22<sup>nd</sup>) the Board of Supervisors gave their endorsement to the CEA to go ahead and apply for a \$130,000 grant through the Virginia Land Conservation Fund. Mr. Lawrence is requesting that the CEA also endorse the application. The Wrights, who own Hill High Farm, are very excited and they want to move this forward. That’s why we’re trying to find some grant funds to make it happen.

Chairman Kearns asked Mr. Lawrence if we can use a state grant or is this supposed to be a local match of funds. Mr. Lawrence said he doesn’t believe the grant requires a local match. There is a match component but the FRPP can offset it. The intent is to leverage the FRPP against this new grant and secure the \$390,000 total funds that are necessary for the easement. We still have to work with the property owner on some of the aspects of title, the closing component and stewardship but as far as getting the grant, if we can secure the \$130,000.00, we’ll have the necessary funds to close on the easement.

Chairman Kearns asked when Mr. Lawrence will know if the grant was approved. Mr. Lawrence stated that in the past, it’s been six to eight weeks after the deadline, which is July 12<sup>th</sup>.

Mr. Marker made a motion to endorse the Wrights grant application. Mr. Solenberger seconded the motion and the vote to endorse was unanimous.

### **3. Other Conservation Easement Interests**

Chairman Kearns stated that a citizen is interested in doing something with her property, which is located in the Double Tollgate area, along Wrights Run. This citizen would like to have a piece of it cut off for her son to build a house. Chairman Kearns, Mr. Lawrence and Ms. Emily Warner of Potomac Conservancy talked with the citizen several weeks ago and she stated she doesn't want to see anything built on her land. They're going to set up another meeting to include all of the citizen's family. Chairman Kearns feels this land could be potential park land for the County.

Chairman Kearns told members that Frederick County Parks and Recreation is having a public comment meeting on their vision for future parks and recreation. Chairman Kearns feels it would be a good idea to put this kind of concept into Parks and Recreation's charge. If someone is concerned about future park land in the County, this could be a way to help by holding an easement on the land.

Mr. Lawrence wants to make sure that we help the citizen get to a point that someone can co-hold the property and not have a conflict with the County. Because of where the land is located in the County, our long range plan calls for commercial/industrial in that area. We have to get over that hurdle, understanding what the citizen wants and understanding what we think we can do as a County, and then we can help her find an organization that's willing to hold an easement. Mr. Lawrence thinks that if this citizen feels the land could be used for recreation, then the County probably wants to be more active in holding an easement, but if it's simply a conservation easement to stop development on her property, she has a lot of different organizations she can work with so long as the County says it's consistent with the Comp Plan.

### **4. CEA Membership**

Chairman Kearns said that she and Mr. Wilkins came up for reappointment this year. Chairman Kearns accepted her reappointment, but Mr. Wilkins has decided not to accept his. We need to think of someone who would be a good addition to the Committee. Mr. Solenberger asked when they need someone to fill Mr. Wilkins's seat and Mr. Lawrence stated August is when the term expires.

Mr. Lawrence stated that Mr. Fisher also was reappointed to the CEA as Board Liaison.

### **5. Next Meeting Date**

The next meeting is July 28, 2011. Chairman Kearns will not be available that date so it will be up to members if there's a meeting in July.

### **6. Other**

There being no further business, the meeting adjourned at 9:00 a.m.

Respectfully submitted,

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Diane Kearns, Chairman

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Eric R. Lawrence, CEA Secretary