

**Meeting Minutes of the PACE Committee of the County of Isle of Wight
July 26, 2006**

The meeting of the PACE Committee of the County of Isle of Wight was called to order by Tom Alphin at 7:05 p.m. on July 26, 2006, at Colonial Farm Credit in Windsor, Virginia.

Members Present: Tom Alphin
Bryan Babb
Jimmy Oliver

Ex-officio Members Present: Rachel Morris, Rural Economic Development
Manager/PACE Program Administrator
Amy Ring, Asst. Director of Planning and Zoning
Scott Bachman, VA Dept. of Forestry
Abraham Bear, VA Dept. of Forestry

Rachel Morris called the roll.

There being no minutes to review, the Committee began discussing the Items under “Old Business”. The first was finalizing the ranking criteria so that Ms. Morris could present the criteria to the Board of Supervisors for their approval at the August or September meeting, depending on scheduling. Ms. Morris distributed the draft ranking criteria with results from ranking an anonymous test farm. She walked the Committee through each criterion and how the points were calculated. Ms. Morris brought number seven (7) to the Committee’s attention, stating that she would suggest adding an item “f” so that those with zero animal units would qualify for zero (0) points.

Additionally, Ms. Morris referred the Committee to criterion eight (8). She stated that there is no way to require the landowner to implement conservation practices even if they agree to do so. The Committee decided to refer the landowner to the appropriate agency when they agree to implement any of the practices in exchange for points. Next, under criterion ten (10) Ms. Morris asked if the Committee would consider giving consideration for properties with ponds onsite or adjacent to the property. The Committee felt as if that was not necessary; however, chose to given consideration to properties within the watershed of a public reservoir. Protecting the water supply is critical and therefore points should be given to those properties nearby.

In reference to criterion twelve (12), Ms. Morris mentioned that the farmer whose farm she tested thought that the Committee would have given higher point values to properties with an exceptional historic feature or registered on the Historic Register, etc. The Committee briefly discussed this suggestion and decided that the point values currently awarded were appropriate since this program’s major purpose was to preserve farmland and forestland. All other things are tertiary.

Under criterion thirteen (13), Ms. Morris noted that the farmers she spoke with would have no problem signing an affidavit attesting to the fact that at least one family member's income (more than half) came from farming or foresting. The farmers thought that this was the only fair way to keep this criterion. The Committee was pleased to hear that farmers would be very willing to attest to this information.

Lastly, on criterion seventeen (17), the Committee decided to insert language from Albemarle's ordinance which gives the applicant one (1) point for each ten (10) percent of the purchase price which is leveraged by state, federal, or private funding. Ms. Morris emphasized that some farmers would be willing to give up a small percentage of the amount they would receive. This provision helps to make the Program's funding go farther as well as gives applicants more points.

After the discussion over the test farm ended, the Committee walked through another test farm ranking it as a group incorporating the suggested changes agreed to by the Committee. The Committee felt comfortable with the criteria and authorized Ms. Morris to present to the Board of Supervisors once she had sent out the final version via email and received final comments on the document.

The next item on the agenda was to adopt the Target Areas for preservation. Ms. Morris asked the Committee to again review the final map outlining the proposed target areas. The Committee authorized Ms. Morris to present the Target Areas to the Board of Supervisors for their approval. The boundary lines developed are due to the following reasons:

- The County can maximize their purchasing power most in defined areas.
- Agriculture and forestry are most viable when preserved in mass contiguous areas.
- To support the County's Comprehensive Plan goals and objectives.
 - According to Chapter 3, Rural Character Protection and Agricultural Preservation, a goal is "To preserve the rural character of the County and preserve forest land and agriculture in areas outside of established Development Service Districts."

It was also noted that any landowner wishing to apply to the Program may do so even if they are not located inside the targeted areas; however, the Program will focus its efforts on marketing to those inside the targeted areas for preservation because of the above mentioned reasons.

Targeted Areas for preservation in the PACE Program (as seen on map):

- Any property currently in an Agricultural and Forestal District.
- Northernmost Boundary Line – properties South of the Boundary Line
 - ½ mile west of Route 10 North from Route 258 in Smithfield to the Surry County line.
 - 1 mile west of Route 10 South from Route 258 in Smithfield to the Suffolk City line.
- Southernmost Boundary Line – properties North of the Boundary Line

- Properties located outside the existing and Proposed Camptown/Carrsville Development Service District Boundary.
- Properties located outside the Development Service Districts (Newport, Windsor, and Camptown).

After completing the discussion on target areas, and the fact that it was getting late, the Committee decided to postpone discussion of the goals and objectives of the Program for another meeting, with Ms. Morris requesting that each member begin thinking about the goals and objectives prior to the next meeting.

Jimmy Oliver motioned that the Committee adjourn until its next meeting date, August 30, 2006, at 6 p.m. Bryan Babb seconded the motion with members Alphin, Babb, and Oliver voting in favor and no members voting against.