

***AGRICULTURAL AND PURCHASE OF DEVELOPMENT  
RIGHTS COMMITTEE MINUTES  
January 22, 2018***

The meeting of the Stafford County Agricultural and Purchase of Development Rights Committee for Monday, January 22, 2018, was called to order at 7:04 p.m. by Chairman John Howe in the County Administration Conference Room of the George L. Gordon, Jr. Government Center.

Members Present: John Howe, Jeff Adams, Chad Young, Marty McClevey and Benjamin Rudasill

Members Absent: Tom Hale and Robin Long

Staff Present: Kathy Baker, Jeff Harvey, Joe Fiorello and Melannie Egan

Guests Present: John Harris, Mr. and Mrs. David Secrest, Janet Littlejohn, Mr. and Mrs. John Snyder, Dennis Harding and Emily Guerrero (Youth Engaged in Stafford)

- Call to Order

Mr. Howe called the meeting to order at 7:04 pm.

Mr. Howe welcomed and introduced Miss Emily Guerrero from YES (Youth Engaged in Stafford) and asked her to tell the committee a little about herself and why she got involved with YES.

Miss Guerrero stated that she was a senior at Colonial Forge High School and was planning on graduating early. She stated that she applied for the AG/PDR YES position because of Mr. Tom Coen who was now on the Planning Commission. She was inspired because the committee does so much for the Ag community. She herself grew up on a farm and finds joy within the community.

- Organization of Committee
  - Election of Officers

Mr. Adams motioned Mr. Howe for Chairman.

Mr. Young seconded the motion.

The motion passed 5-0 (Mr. Hale and Ms. Long absent).

Mr. McClevey motioned Mr. Rudasill for Vice Chairman.

Mr. Adams seconded the motion.

The motion passed 5-0 (Mr. Hale and Ms. Long absent).

- 2018 Meeting Calendar

The committee discussed the 2018 calendar and the two holiday conflicts.

*AG/PDR Committee Minutes*  
*January 22, 2018*

Mr. Young motioned to approve the 2018 calendar as proposed and address the holiday meeting conflicts in May and December as needed.

Mr. Adams seconded the motion.

The motion passed 5-0 (Mr. Hale and Ms. Long absent).

- 2018 Work Plan

Mr. McClevey asked to add an agenda item for the Tri-County Soil and Water Conservation District funding and partnership opportunities, as he would like to know how to work with them.

Mr. Adams stated that Marta Perry was the District Manager and would be the contact person.

There was general discussion to keep education and outreach as a general item, and not get into specifics as to what those items would be. They could be discussed as needed throughout the year.

Mr. Adams motioned to approve the 2018 Work Plan as amended.

Mr. Rudasill seconded the motion.

The motion passed 5-0 (Mr. Hale and Ms. Long absent).

- By-laws

Mr. Howe motioned to keep the By-laws as is for the 2018 year. He indicated that no motion was needed.

- Public Presentations

Mr. Howe asked if there were any public presentations.

Mr. and Mrs. Snyder stated that they were just observing the PDR process.

Mr. Harris stated that he had one thought regarding the economic office in Stafford and how they promote business. One of the largest businesses in Stafford County as far as capital dollars is agriculture. He asked if there were such things as Ag loans for specific projects such as a theme store or farmers market, a brewery or such that really deal with agriculture in Stafford County. He asked if there are federal funds available from the federal government or the state government, or local funds that might be available through no-interest or low-interest loans that would stimulate Ag business in Stafford County. He stated that he would like to this to be opened for conversation at some point.

Mr. Secrest stated that he was there to observe the PDR findings also.

Mrs. Littlejohn stated that she was there to also observe and learn about the PDR findings.

Mr. Harding stated that he was the point of contact for the William Moore Property and was there to observe also.

- Approval of Minutes – October 23, 2017 and November 27, 2017

Mr. Adams motioned to approve both.

Mr. Young seconded the motion.

The motion passed 5-0 (Mr. Hale and Ms. Long absent).

- Staff Update
  - PDR Program and Funds

Ms. Baker stated that the Sterne property, with 218 acres, was under review with the Navy. The deed of easement is being reviewed, as well as the appraisal for that property, and staff is waiting the okay to move forward. It could be possible to have a March or April timeframe for closing. The Sterne property is 50% County PDR funds and 50% REPI funds. Then she stated that for the Jenkins property of 8 acres, just on the boundary of the Quantico base, the owners are currently looking at other options of selling or developing and are not likely going to be moving forward and is currently on hold. Ms. Baker then stated that they had met with the owners of the McClevey property, as the authorization from the Navy to move forward had been received, and the owners are looking into the stipulations within the deed. The County will get the appraisal and survey completed as required. This property also has the 50% REPI funds and Virginia Land Conservation funds with possibility of Stafford County paying a third or quarter of the full cost.

Ms. Baker then explained that it had been confirmed that the Virginia Department of Agriculture had awarded Stafford County \$61,000 in matching funds, that were awarded to 6 localities. They also have over \$300,000 in turn-back funds, but that would not be available until the next fiscal year. The total funds that Stafford County had now, not including the three projects mentioned above was about \$745,000 in PDR funds that would go towards the current 11 applications for the current PDR round. She would continue to apply for any matching funds that become available.

- New Business
  - PDR Application Rankings

Ms. Baker stated that she had sent out all summaries and the scores on the 11 applications. The Shelton property ranking had changed as we had an incorrect acreage on what was considered their active farmland. And the Secrest Property had been given an additional 5 points in the category for cultural resources, because the Historical Commission did look at the resource on the property and determined that it was eligible for listing on the National Register. She explained that each applicant was given the opportunity to comment. The committee will make their recommendations on the actual rankings as they stand. The Board of Supervisors would be forwarded the recommendations and could tentatively be scheduled for the Board's Community and Economic Development Committee at their March meeting. The Board had the option as written in the ordinance to make any recommendation on the actual purchases from that point and authorize staff and the committee to move forward, or wait until we get additional matching funds and how to proceed.

Mr. Rudasill asked Mr. Harding if a sell was imminent on the Moore Property, and Mr. Harding responded, no.

Mr. Rudasill asked Mr. Secrest if a sell was imminent on their property and he responded, yes.

Mr. Rudasill asked Mr. Harris if a sell was imminent on his property and he responded, no. Mr. Harris responded that he loved the PDR program and he had had the opportunity to participate in the past and had put a beautiful piece of property in the PDR program already. His objective was to get as much property countywide as possible. He was flexible on the timeframes and mindful of the economic situations where the program may not be available. And would be willing to take opportunities as they present themselves. There are alternatives that could be discussed with timing and other variables.

A discussion ensued regarding if a PDR property could be partially purchased this year and carried over to the next year. Mr. Harvey clarified that the Board of Supervisors in doing any type of policy-related items could not bind a future board, so they could not enter into a phased approach with a property and put them into a position for them to spend money that they do not have yet. If a property were to be split and partially purchased in any given year, it would change the ranking due to the changes in size and other factors. The Board could make that recommendation, but it would not guarantee that the other half would be picked up in the next round or if funds would be available. Ultimately, the Board of Supervisors has the flexibility and the authority under the ordinance to make any changes based on things such as available funding, etc. The Board could add more funding to the program if monies were found or the Board could also say that they want to hold off for another year until they would be ready to make a decision.

Mr. Adams made a motion to send the ranking list to the Board of Supervisors as is with footnotes, summaries and matching fund possibilities on all applicant properties. The Board's committee meeting will look first and it is possible that it will make it to the actual Board meeting sometime in April, but would depend on how much discussion was needed.

Mr. Rudasill seconded the motion.

The motion passed 5-0 (Mr. Hale and Ms. Long absent).

- Unfinished Business
  - Chesapeake Bay Technical Assistance Report

Mr. Howe stated that Mr. Adams is the elected member to the Tri-County Soil and Water Conservation District, and that he was an associate member. The "Boots on the Ground" report came from a Chesapeake Bay working group. Part of the work discussed designated people to work with farmers to reduce sediment and pollution from going into waterways and ultimately the Bay. Tri-County staff works with farmers directly with certain programs such as fencing out livestock and buffering streams, to limit run-off. But they don't have enough staff or the right technical staff to conduct some of the recommendations that came out of the study. He continued to say that the District has requested an increase of \$4,281 from the County from their past contribution of \$21,404 in their annual budget request in order to assist with additional staff and office space, among other things. He indicated some other localities had increased their contribution. He recommended the Committee send a letter to the Board of Supervisors supporting this request.

Mr. Young made a motion to favorably consider Tri-County's request to increase funding by \$4,281. Mr. Rudasill seconded the motion. The motion passed 3-0-2 (Mr. Adams and Mr. McClevey abstained).

- A-1, Agricultural Zoning District Uses

*AG/PDR Committee Minutes*  
*January 22, 2018*

Ms. Baker noted that the next Planning Commission (PC) committee meeting on this item will be held on January 31 at 5:00 PM, and it is open to the public. Mr. Howe sits on the PC committee, as does Mr. John Harris. Ms. Baker gave a summary of what the PC committee has been discussing.

The Committee had a general discussion regarding agricultural uses in the A-1 zone, and what concerns might be raised, such as right-to-farm, raising lot size requirements for agricultural uses, and conflicts with adjacent residential uses (i.e. slaughterhouses). The Committee also discussed residential developments, including clusters and the use of open space for agriculture and other activities.

Mr. Howe noted that there will be a follow-up report as the PC committee makes progress.

- Next Meeting

February 26, 2018

- Adjournment

With no further business to discuss, Mr. Howe declared the meeting adjourned at 8:55p.m.