

***AGRICULTURAL AND PURCHASE OF DEVELOPMENT
RIGHTS COMMITTEE MINUTES
September 23, 2019***

The meeting of the Stafford County Agricultural and Purchase of Development Rights Committee for Monday, September 23, 2019, was called to order at 7:00 p.m. by Chairman Robert Broxton in the ABC Conference Room of the George L. Gordon, Jr. Government Center.

Members Present: Chad Young, Willie Ball, Robert Broxton, Jeff Adams, Joshua Pepper, Benjamin Rudasill, and John Howe

Members Absent: None

Staff Present: Kathy Baker and Lindsey Marr

Guests Present: None

1. Call to Order

Mr. Broxton called the meeting to order at 7:00 pm and asked Ms. Marr to call roll.

Ms. Marr called roll.

Mr. Broxton stated there was a quorum present.

2. Public Presentations

3. Staff Update

- Purchase of Development Rights Program Applications Status

Ms. Baker updated the committee on the status of the current PDR applications. She stated that they had closed on the McClevey property, and that the Beach property was getting close to closing. The matching funds for the Harris, Harding & Moore properties have been approved, so those would be moving forward, and that they were waiting to hear about the Caton property whose owner had been contacted by Verizon about putting a wireless cell tower there. She stated the applications for matching funds for the Shelton and Littlejohn properties had been sent to VLCF at the end of August.

- Board of Supervisors' Healthy Growth Initiative

Ms. Baker discussed the prevalence of TDR (Transfer of Development Rights) in the Board of Supervisor's Healthy Growth Initiative. Ms. Baker described the TDR program to the committee, explaining that it consisted of developers buying development rights from sending areas (agricultural areas that the County wants to keep agricultural) and using them to develop in receiving areas (areas that have been deemed as targeted growth areas).

Discussion ensued between committee members regarding the TDR program.

Ms. Baker stated that the Board's next discussion on the Healthy Growth Initiative would be on November 6, 2019.

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- Apiaries

Ms. Baker stated there was an ordinance going through the Planning Commission public hearing process regarding apiaries being permitted as a by right use in R-1, Suburban Residential, zoning district. She stated that there was a committee working on making changes to the ordinance, such as barriers at property lines and setbacks, among other things, and that the public hearing had been deferred until the October 23, 2019 Planning Commission meeting.

Mr. Howe discussed his knowledge of apiaries and how he did not think changing the setbacks would affect the behavior of the bees and that beekeeping wouldn't be feasible with those higher setbacks.

- Virginia Department of Conservation *ConserveVirginia* Initiative

Ms. Baker gave a brief overview of the Conserve Virginia Initiative and that it was a good tool available for those who wanted to use it. It may have good information for the Committee to use when reviewing and considering any changes to the ranking criteria prior to the next PDR application round.

4. Unfinished Business

- Voluntary Land Conservation – Discussion and Recommendations

Ms. Baker stated she left this on the agenda just in case the committee had any other thoughts on the topic.

Mr. Pepper suggested they continue to reach out to other land trusts to get a more comprehensive idea of how voluntary land conservation works.

5. Approval of Minutes

- June 24, 2019

Mr. Rudasill made a motion to approve the June 24, 2019 minutes.

Mr. Pepper seconded the motion.

The motion passed 5-0-2 (Mr. Howe and Mr. Adams abstained).

6. Member Comments

Mr. Adams announced that Mr. Howe and he were running for positions on the Tri-County Board.

7. Next Meeting

- October 28, 2019

8. Adjournment

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With no further business to discuss, Mr. Broxton declared the meeting adjourned at 8:06 p.m.