

**AGRICULTURAL AND PURCHASE OF DEVELOPMENT  
RIGHTS COMMITTEE MINUTES  
February 22, 2021**

The virtual meeting of the Stafford County Agricultural and Purchase of Development Rights Committee for Monday, February 22, 2021, was called to order at 7:04 p.m. by Robert Broxton, Vice-Chairman.

Members Present: John Howe, Robert Broxton, Jeff Adams, Benjamin Rudasill, Carlos Bratton, and Alandra Simmons

Members Absent: Chad Young

Staff Present: Kathy Baker and Lindsey Marr

1. Call to Order

Mr. Broxton called the meeting to order and asked Ms. Marr to call roll. Ms. Marr called roll and Mr. Broxton stated there was a quorum. Chairman Howe then joined the meeting and proceeded with the agenda.

2. Public Presentations

3. Staff Update

- Purchase of Development Rights Program Funding and Applications

Ms. Baker stated that the funding hadn't changed since she reported last month, they still have \$321,000 that would not go to any of the existing applications. They applied for funds through the Virginia Land Conservation Foundation, and the application for Mr. Jones at Forest Lane Road did not make the cut. There will be a second round in April and he would like to resubmit his application then.

There will likely be additional funds by the end of this fiscal year, June 30<sup>th</sup>. If there are sufficient funds, the Committee may choose to open up a new application round, possibly in the fall. She stated that is why she added the PDR Application Process Review to New Business on the agenda.

- Board of Supervisors Healthy Growth Initiative

Ms. Baker stated that the Board plans to act on this item next Tuesday at the March 2<sup>nd</sup> meeting during the afternoon session. Also, on the agenda for that meeting the Board will consider referring a new ordinance amendment to the Planning Commission that would create certain exemptions for family subdivisions in the A-1 district.

4. New Business

- Land Conservation Program Considerations – Recommendations from Planning Commission (Discussion)

Ms. Baker stated there weren't specific recommendations on each individual process, but that it was more of general recommendations for further consideration. She stated the main topics are continuing and improving the County's PDR program (how to pay landowners, financing and funding), developing

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a process for the donation of easements, considering a partnership with other agency organizations (i.e. Northern Virginia Conservation Trust), developing an education and outreach program, considering an expansion of the County's TDR program, revising cluster development improvements (using open space more for agricultural purposes), considering a resource preservation overlay district, and creating a map of potential preservation areas. She stated the Planning and Zoning department had put in a budget request for a PDR/TDR designated staff person for next fiscal year.

Ms. Simmons stated that a lot of people in the County didn't know that the PDR Committee and program even existed. She suggested adding a PDR page to the Parks and Recreation book that gets sent out three times a year to increase awareness.

Mr. Bratton suggested creating an educational outreach awareness program for the community.

Ms. Baker suggested that the PDR webpage could use an overhaul with new information.

Mr. Rudasill asked Ms. Baker if people donate their land to the County often.

Ms. Baker stated they had received three or four requests over the last year and a half. People sometimes want to donate an easement on their property for the tax benefits.

Mr. Adams stated the best example of protecting the scenic view is looking across the Potomac River from the front porch of Mount Vernon.

Ms. Baker suggested the Committee members take a look at the Virginia Outdoor Plan on the Department of Conservation website to get a better perspective on open space across the state.

- PDR Application Process Review

Ms. Baker stated there would be several components they would look at over the next few months but tonight she wanted to focus on the process itself. She stated they needed to make sure they were choosing applications that are going to meet the intent of those matching fund agencies. She stated they also need to provide more information on those matching fund sources and explaining a little more about those programs. She stated she could summarize that info and send to Committee members.

Mr. Rudasill asked Mr. Adams if he had any comment on the application process since he had been through it himself.

Mr. Adams stated that a big part of the process is knowing exactly how to answer the questions on the application. He stated you could give the same answer two different ways and receive more points for one way than the other.

Ms. Simmons asked if the rating system was public information.

Ms. Baker stated that the criteria is spelled out in the ordinance and that's what is used to rank every application that comes in. She suggested dividing up the components and splitting up the Committee so a couple people are working on each component.

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Mr. Howe stated having new members on the Committee would hopefully create some new points of view on the ordinance.

Mr. Adams asked if the Committee could go ahead and approve Marshall Locklear's farmer's market application.

Ms. Baker stated she didn't add Mr. Locklear's application to the agenda because she never heard back from him whether he was available. She stated it was a repeat application and there were no changes to his operations.

Mr. Howe asked if there were any objections to adding Marshall Locklear's application to the agenda.

(There were none)

Mr. Adams made a motion to add Marshall Locklear's farmer's market application to the agenda.

Mr. Bratton seconded the motion.

The motion passed 6-0.

Mr. Rudasill made a motion to approve Marshall Locklear's farmer's market application.

Ms. Simmons seconded the motion.

The motion passed 5-1. (Mr. Adams voted against)

5. Approval of Minutes

- January 25, 2021

Mr. Adams made a motion to approve the minutes from the January 25, 2021 meeting.

Ms. Simmons seconded the motion.

The motion passed 6-0.

6. Member Comments

7. Next Meeting

- March 22, 2021

8. Adjournment

With no further business to discuss Mr. Howe adjourned the meeting at 7:56pm.