

**AGRICULTURAL AND PURCHASE OF DEVELOPMENT
RIGHTS COMMITTEE MINUTES
September 28, 2015**

The meeting of the Stafford County Agricultural and Purchase of Development Rights Committee for Monday, September 28, 2015, was called to order 7:04 p.m. by Chairman Marty McClevey in the County Administration Conference Room of the George L. Gordon, Jr. Government Center.

Members Present: Marty McClevey, John Howe, Jeff Adams, Benjamin Rudasill, and Robin Long

Members Absent: Craig DeBernard

Staff Present: Kathy Baker and Denise Knighting

Guests Present: None

1. Call to Order

Mr. McClevey called the meeting to order at 7:04 p.m. He asked Ms. Knighting to call roll, a quorum was present with 5 of the 6 members in attendance.

2. Public Presentations

None

3. Approval of Minutes – August 24, 2015 minutes

Mr. Howe stated he had a correction on page 9 of 10, under Chesapeake Bay. The minutes show that he stated they drove down Route 3, when in fact they drove down all routes, not just Route 3.

Ms. Long made a motion to approve the minutes as corrected.

Mr. Howe seconded.

The motion passed 4-0-1 (Mr. Adams abstained, Mr. DeBernard was absent).

4. Staff Update

- PDR update

Mrs. Baker stated the total funds spent to date were \$1.6 million. The next purchase would be the Jones property, they have worked through the deed and the next requirement would be the appraisal. She stated there was a possibility of another easement by the end of next year.

- Website update

Mrs. Baker stated she met with the Public Information Officer and staff will work with her to update information on the web. She stated there would be a link to PDR under Land Conservation.

***AGRICULTURAL AND PURCHASE OF DEVELOPMENT
RIGHTS COMMITTEE MINUTES
September 28, 2015***

5. New Business

- PDR Program – Background/Overview

Ms. Baker gave the Committee a lengthy presentation with handouts concerning the history and the charge of the PDR Program. She explained the Ordinance, and the requirement for at least 20 acres, which had to be sub-dividable.

A brief discussion ensued concerning the requirement for 20 acres and Ms. Baker explained to the Committee they could make changes to the Ordinance if they felt it was necessary.

Ms. Baker continued with the overview and background of the PDR Program explaining the procedures of announcing an application round by sending letters. She stated once the applications are received, staff ranks them based on the criteria set by the Committee. She stated the rankings are then presented to the Committee and a decision is made of the property or properties they would purchase the development rights from. The information then is presented to the Board of Supervisors for authorization for staff to work with the property owners. Then a purchase agreement is prepared.

Mr. Adams stated the price per development right was not in the Ordinance.

Ms. Baker stated the price per development right was a decision made by the Committee with the assistance of the Commissioner of Revenue's office. She explained in detail how the point ranking for the property was based on property size, soils and the likelihood of the property being threatened. Also there were points for active farmland, active timberland or a soil and water conservation plan. She explained how it was decided how many lots could be developed based on the zoning of the property, the size of the parcel and the soils of the property. She also described how the matching funds programs work and recommended the Committee members read over the Ordinance and criteria so they could make suggestions for changes if they felt it was necessary.

- Land Conservation Program

Ms. Baker stated the Community and Economic Development Committee of the Board of Supervisors had a discussion concerning the Quantico Buffer Easement Program.

She stated the Board of Supervisors would be meeting with Northern Virginia Conservation Trust (NVCT) to discuss a partnership for land conservation. She stated if they partner with the locality we can learn more creative ways to preserve land.

Mr. Adams stated NVCT would also deal with smaller parcels.

6. Unfinished Business

- Stafford County Fall Festival

***AGRICULTURAL AND PURCHASE OF DEVELOPMENT
RIGHTS COMMITTEE MINUTES***

September 28, 2015

Mr. McClevey stated he would be at the Fall Festival and had asked the organizers for space for a couple of pop-up tents. He stated he spoke with VDOT concerning a display on farm tractor safety. He reminded the Committee members the event would be help October 17, 2015 from 10:00 am to 4:00 pm.

There was a brief discussion concerning the Fall Festival and items that would be available to use.

Mr. Adams informed the Committee the Culpeper Farm Tours were Saturday and Sunday, October 3 and 4, 2015.

Mr. McClevey stated 15 farms were participating this year.

7. Next Meeting

- October 26, 2015

Mr. McClevey stated the next scheduled meeting was October 26, 2015.

Mr. Rudasill stated he would not be attending the October meeting because he would be out of town.

8. Adjournment

Mr. Rudasill made a motion to adjourn.

Mr. Howe seconded.

With no further business to discuss, the meeting was adjourned at 8:25 p.m.