

***AGRICULTURAL AND PURCHASE OF DEVELOPMENT
RIGHTS COMMITTEE MINUTES
March 25, 2019***

The meeting of the Stafford County Agricultural and Purchase of Development Rights Committee for Monday, February 25, 2019, was called to order at 7:04 p.m. by Chairman Robert Broxton in the Board of Supervisors Chambers of the George L. Gordon, Jr. Government Center.

Members Present: Chad Young, John Howe, Robert Broxton, and Jeff Adams

Members Absent: Joshua Pepper, Benjamin Rudasill

Staff Present: Kathy Baker and Lindsey Marr

Guests Present: Marshall Locklear, Robin Long, Lester Long

1. Call to Order

Mr. Broxton called the meeting to order at 7:04pm and asked Ms. Marr to call roll.

Ms. Marr called roll.

Mr. Broxton stated there was a quorum present.

2. Public Presentations

3. Approval of Minutes

February 25, 2019

Mr. Howe made a motion to approve the minutes from February 25, 2019.

Mr. Broxton seconded the motion.

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

4. Staff Update

- Purchase of Development Rights Program Funding

Ms. Baker handed out a document detailing all the properties going through the PDR process and showing what part of the process they are currently in. She stated the McClevey and Beach properties are the furthest ones through the process, they already have approved matching funds. She stated the Harris, Moore, and Harding properties have approved County funding but are waiting to hear about approved matching funds. She stated she listed the rest of the applications on the chart in order of their ranking. She stated as of March 2019, the County PDR funds were at \$650,000 and that those funds are not available until the end of the fiscal year. She stated they have \$173,233 in VDACS funds as of March 2019. She stated she had not received official word yet, but supposedly the VLCF will have \$4,500,000 available in August of 2019. She stated that amount is broken into four categories: parks/open space, agriculture, forest, and historic preservation.

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Mr. Adams asked Ms. Baker about an email he received regarding Stafford's growth management and the Board of Supervisor's 2040 plan.

Ms. Baker stated she had the Board's Strategic Plan listed under "Unfinished Business", but they could discuss it now if they wanted to.

Mr. Young stated only select people received that email, it was not sent to everyone.

Ms. Baker stated part of the Board's Strategic Plan was coming up with ideas for less development in the agricultural and rural areas and focusing on agriculture and open space in those areas. She stated they had hired consultants for public engagement. She stated they were planning three levels of public engagement: individual stakeholders (representatives from different groups, which is who the email in reference was sent out to), round table groups, and lastly open public meetings.

5. New Business

- Farmers Market Application – Marshall Locklear – Staffordboro Boulevard

Ms. Baker stated that Mr. Locklear was present at the meeting and she had emailed his application to the Committee members earlier that week. She stated he has a two year permit with VDOT to operate out of that location which is good through April 2020.

Mr. Howe asked if he was supposed to sign the market "Rules and Regulations" document.

Ms. Baker asked Mr. Locklear to come to the podium so the Committee could address him.

Mr. Locklear came to the podium, signed the document, and gave it to the Committee.

Mr. Howe made a motion that the application for the M & K Market be approved.

Mr. Young seconded the motion.

The vote passed 3-1 (Mr. Adams voted against).

- Farmers Market Application – 1179 White Oak Road

Ms. Baker stated the applicant was not present at the meeting.

Mr. Howe stated the applicant had listed contradicting hours of operation on her application.

Mr. Broxton stated the property manager and the notary shared the same last name. He stated he would like clarification as to how the two are related and if the notary has any kind of monetary interest in the market. He stated you are not permitted to notarize anything that you have a financial interest in.

Mr. Young brought up the part of the application that states the vendors would be responsible for putting their trash in the receptacle on site. He stated rotten produce smells terrible and should not be disposed of on site. He stated at most markets, the vendor brings the rotten produce back home with them to dispose of.

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Ms. Baker asked where he saw that stated in the application.

Mr. Young stated the application that was printed for them was different from the one that was emailed to them. He stated the hard copy they had now stated that trash containers would be clear prior to closing the market.

Mr. Howe stated it also says the location of the receptacle will be provided, which makes it sound like there will be a receptacle on site.

Ms. Baker stated they could get clarification on that from the applicant.

Mr. Young stated he found the section in question and that it said “trash will be vendors’ responsibility to use on-site receptacle at market”. He stated that was in the hand written application, which was the first one that Ms. Baker emailed to the Committee members.

Ms. Baker asked what the PDR Committee’s rules were regarding the disposal of produce.

Mr. Broxton stated that all receptacles must be cleared prior to the closing of the market.

Ms. Baker stated the applicant probably changed her application after Ms. Baker told her she needed to conform to the PDR Committee’s regulations. She stated the second application that was printed for them super ceded the first application that she emailed to them.

Mr. Howe asked what the applicant’s proposed opening date was.

Ms. Baker stated she was not sure the applicant had specified a proposed opening date.

Mr. Howe made a motion to table the application until they received further clarification from the applicant.

Mr. Young seconded the motion.

The motion passed 4-0.

6. Unfinished Business

- Board of Supervisors Strategic Plan

Mr. Broxton stated he was trying to set up a meeting with Supervisor Dudenhefer to get some guidance on how the PDR Committee should proceed regarding the Strategic Plan.

Mr. Young stated it was a good idea to wait until after the Northern Virginia Land Trust comes to speak before they meet with their subcommittees again.

Ms. Baker stated her contact with the Northern Virginia Land Trust had given her two dates he could come speak, May 6, 2019 or May 13, 2019. Ms. Baker asked the Committee members if they wanted to combine both the April and May meetings to May 6, 2019.

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Mr. Broxton stated he was hesitant to postpone the April 22, 2019 meeting because he didn't want to delay the opening of the 1179 White Oak Road Farmer's Market.

Ms. Baker stated the applicant gave her no real indication of when she was hoping to open the market.

7. Member Comments

8. Next Meeting

- April 22, 2019

The Committee members decided to combine both their April and May meetings to May 6, 2019 to accommodate a representative from the Northern Virginia Land Trust who would be coming to speak to them on that date.

9. Adjournment

With no further business to discuss, Mr. Broxton declared the meeting adjourned at 7:30 p.m.