

**AGRICULTURAL AND LAND CONSERVATION
COMMITTEE MINUTES
February 24, 2025**

The meeting of the Stafford County Agricultural and Land Conservation Committee for Monday, February 24, 2025, was called to order at 7:01pm in the ABC Conference Room in the George L. Gordon Government Center by Chairman John Howe.

Members	Present	Absent
Jeff Adams	X	
Joanna Berger		X
Michael Bradshaw	X	
John Howe	X	
Tim O’Leary		X
Benjamin Rudasill	X	

Staff Present: Kathy Baker and Crissy Kendall

Guests: Robin and Elizabeth Long, Marshall Locklear

1. Call to Order

Mr. Howe, Chairman, called the meeting to order at 7:01 pm and confirmed there was a quorum present.

2. Organize Committee

- Election of Officers**

Ms. Baker opened the floor for nominations for Chair.

Mr. Rudasill nominated Michael Bradshaw for Chair. Mr. Adams seconded. Motion approved, 4/0.

Mr. Bradshaw opened the floor for nominations for Vice Chair.

Mr. Rudasill nominated John Howe for Vice Chair. Mr. Adams seconded. Motion approved, 4/0.

Mr. Adams motioned to recognize staff as the Secretary of the Committee. Mr. Rudasill seconded the motion. Motion carried, 4/0.

- 2025 Meeting Calendar**

Mr. Adams made a motion to approve the calendar as is. Mr. Howe seconded. Motion carried, 4/0.

- 2025 Work Plan**

Ms. Baker reviewed the 2024 work plan and discussed the progress and upcoming tasks to be added to the 2025 plan. Item number 4 may be reworded to match the BOS strategic plan. Ms. Baker asked if members had anything specific they would like to add let her know prior to the next meeting. With no additional changes, Ms. Baker indicated she would bring back to the next meeting for confirmation.

- **By-Laws Review**

No changes were needed to the previous by-laws.

3. Public Presentations

None

4. Staff Update

- **Purchase of Development Rights Program Funding and Applications**

The first application from the 2022 round is complete (AP Legacy) and the second application (John and Cathy Harris) is close to being complete. A grant has been received from Virginia Land Conservation Foundation for property number 3 on Bethel Church Road (William Long) and there may be enough money from Department of Forestry grants to move forward with number 4 (Bell). There were 2 withdrawals from the original 8.

Mr. Howe asked if it was too soon to start looking at the 2026 round. Ms. Baker recommended waiting until the BOS adopts their budget in April to see how much money the program will receive for the next fiscal year.

Through the PDR program to date, Stafford County has preserved 1,260 acres. That does not include the 124 acres at Crows Nest purchased with monies proffered in a land use case. Additional lands conserved to date include Crow's Nest, which is up to 3,115 acres, including properties that NVCT and DCR have acquired adjacent to it. Ms. Baker has been working with DCR on getting all the Crows Nest Harbor lots incorporated into the preserve. There were 350 lots planned in the 70s. The county owns 2/3 of those, NVCT owns an additional 20 lots and there are about 28 remaining individual lot owners.

- **NVCT Update**

Education and outreach continues through the partnership with Northern Virginia Conservation Trust. The MOU goes back to the Board of Supervisors in March. The recommendation is for the Board to extend the agreement for four more years. It currently expires in June 2025.

5. New Business

- **Farmers Market Application – Long Family Market (renewal)**

Robin and Elizabeth Long are in attendance, as applicants for the Long Farmers Market. There are no changes to the previous application. John Howe made a motion to approve. Benjamin Rudasill seconded. Motion passed, 4/0.

- **Farmers Market Application Process**

Ms. Baker noted that currently an applicant has to submit a zoning permit for renewal each year. The zoning permits are good for one year. The ordinance also states that an applicant also needs to come back to the AG/PDR Committee each year for approval. The committee considered dropping that requirement as long as the applicant hasn't made any significant changes since the prior year. The zoning permit would still be required. Ms. Baker will work on the ordinance language and bring back to the next meeting for consideration.

6. Approval of Minutes

- July 22, 2024

Mr. Rudasill motioned to approve the July 22, 2024, minutes. Mr. Howe seconded. Minutes approved, 4/0.

7. Member Comments

Mr. Howe stated that Janet Harris is very happy with the PDR program. All but 23 acres of her property is preserved. That acreage is located in King George County.

8. Next Meeting

- **March 24, 2025**

Ms. Baker mentioned that Laura Hassell wants to come back to talk about a GIS layer that NVCT uses to rank properties. This will help develop targeted areas for conservation of lands.

9. Adjournment

With no further business to discuss Chairman Bradshaw adjourned the meeting at 7:47pm.