AGRICULTURAL AND LAND CONSERVATION COMMITTEE MINUTES
March 24, 2025

The meeting of the Stafford County Agricultural and Land Conservation Committee for Monday, March 24, 2025, was called to order at 7:05pm in the ABC Conference Room in the George L. Gordon Government Center by Vice-Chairman John Howe.

Members	Present	Absent
Benjamin Rudasill	X	
Chad Young	X	
Darla Stencavage	X	
Jeff Adams	X	
John Howe	X	
Michael Bradshaw		X

Staff Present: Kathy Baker and Crissy Kendall

Guests: Marshall Locklear

1. **Call to Order**

   Mr. Howe, Vice-Chairman, in the absence of the Chair, called the meeting to order at 7:05 pm and confirmed there was a quorum present.

2. **Welcome New Members**

   - Chad Young - George Washington District
   - Darla Stencavage – Garrisonville District

3. **Public Presentations**

   None

4. **Staff Update**

   - **Purchase of Development Rights Program Funding and Applications & NVCT Update**

   The first two applications from the 2022 round are closed. The Harris farm, 55 acres in the Hartwood District and the Janet Harris property, 73 acres in the George Washington District are now under easement. There are 4 more from the 2022 round. William Long's property will be next. He has County funds and has received matching funds from Virginia Land Conservation Foundation. The draft deed is in review and a reappraisal will need to be done. A survey will need to be done since the last one was done in 1970. After reserving monies needed for the Long property, $450,000 will be left in county funds and $166,000 in matching funds through the Department of Forestry. The next project in line is the 20-acre Bell farm on Hollywood Farm Road which will most likely take care of the matching funds.

   The Department of Defense is changing their matching funds for the Readiness and Environmental Integration (REPI) program from a 50/50 match to a 75/25% match and their boundary area has expanded south. We don't have any projects right now within their boundary. Ms. Baker is working towards the renewed MOU agreement with the Northern Virginia Conservation Trust.

   Ms. Baker's last day is May 30. The Land Conservation Specialist job has been posted and the staff hopes to have it filled by May 1.

5. New Business

- **Farmers Market Application – M & K Market (renewal)**

There are no changes to the prior application. The VDOT permit is good for one more year. Ben Rudasill made a motion to approve. Chad Young seconded the motion. Motion carried, 5/0.

6. Unfinished Business

- **2025 Annual Work Plan**

Ms. Baker made a change to Item #1 under farmer's market to add updating the zoning ordinance to preclude the existing markets from having to come back each year. Item #2 under PDR program was changed to state that the board is working to complete the 2022 application round. As we get further along in the year, we may be able to open up a new application round but that will depend on funding for fiscal year 2026.

7. Approval of Minutes

- February 24, 2025

Benjamin Rudasill motioned to approve the February 24, 2025, minutes. Jeff Adams seconded. Minutes approved, 3/0. Mr. Young and Ms. Stencavage abstained.

8. Member Comments

Ben Rudasill – Kathy will be sorely missed.

John Howe – Wished Kathy well and informed the board that Janet Harris is very happy with the PDR outcome on her property.

Chad Young – Warned that a lot of the land the board is trying to protect will soon probably be going up for rezoning for data centers. Mr. Young has noticed fiber being installed on all the roads in his area in anticipation of data center approvals. He said they went diagonally across the field at the Greenlaw/Sherwood Forest site.

Darla Stencavage – Asked Kathy if she's seen any reduction in the funding available for the PDR in the upcoming years. The only decrease she has seen so far is county funding due to the disabled veteran's tax.

9. Next Meeting

- **April 28, 2025**

10. Adjournment

With no further business to discuss Vice-Chairman Howe adjourned the meeting at 7:36 pm.