

***AGRICULTURAL AND LAND CONSERVATION
COMMITTEE MINUTES
March 23, 2026***

The meeting of the Stafford County Agricultural and Land Conservation Committee for Monday, March 23, 2026 was called to order at 7:00 pm in the CDSC Conference Room in the George L. Gordon Government Center by Jesse Adams.

Members	Present	Absent
Chad Young	X	
Darla Stencavage	X	
Jeff Adams	X	
Jesse Adams	X	
Michael Bradshaw		X
Evangeline (Evie) Council		X

Staff Present: Nancy Kotting and Crissy Kendall

Guests:

1. CALL TO ORDER

Jesse Adams called the meeting to order at 7:00 pm and confirmed there was a quorum present.

2. ELECTION OF VICE CHAIR

Jesse Adams nominated Darla Stencavage as chairperson. Chad Young seconded. Motion passed 4/0.

3. ADDITIONS, DELETIONS AND APPROVAL OF THE REGULAR AGENDA

Jesse Adams requested to move the approval of the minutes to earlier in the agenda starting at the next meeting. Darla Stencavage suggested moving the item to after Public Presentations in case there is any discussion the public wouldn't need to wait. Ms. Kotting will make the change. Ms. Stencavage made a motion to approve the agenda as written. Chad Young seconded. Motion passed 4/0.

4. PUBLIC PRESENTATIONS

None

5. STAFF UPDATES

Staff BOS Presentation Summary

Ms. Kotting and Laura Hassell presented the current status of the PDR program to the BOS on March 17th. They discussed how long it takes to process the applications. They have come up with three options that could expedite the application process. Option A will offer the PDR program as it is right now. Option B is an expedited version where we don't seek matching funds from an outside source. The property will be used as the match so the financial benefit to the property owner will be 50%. This option would only look at the County criteria alone potentially opening up the application to more property owners, thus putting more property into conservation. The third option is an outright donation of property development rights. The property owner would get potential tax benefits and the easement would be held NVCT. PDR funds would be used to help pay due diligence costs. Ms. Kotting, Ms. Hassell and the new Land Conservation Specialist will continue to develop how the changes to the program will work.

During the BOS presentation Ms. Hassell presented the resolution to approve the County as a coholder of the easement for the Tank Creek property, which is a 20-acre property adjacent to Quantico. That resolution passed unanimously.

NEW BUSINESS

a. Review of Duties and Responsibilities

Members reviewed County Ordinance 22A-5. Commission members are welcome to develop a concept to expand duties and responsibilities and Ms. Kotting will bring any amendments to the ordinance before the BOS. Jesse Adams would like to look at improving the website, the process for farmers' markets, land conservation strategic planning and the goals for growth management and expansion of preservation efforts. Ms. Kotting will put the 2026 work plan on the agenda for the next meeting.

b. Meeting Start Time Review

Jesse Adams asked if there was any interest in changing the start time of the Commission meetings to earlier in the evening. Two members stated they were farmers and an earlier start time isn't possible. With two members of the Commission absent it was decided to leave this item on the agenda for next month.

c. Comp Plan Review

Ms. Stencavage would like to look at increasing the 100 foot setbacks to 200 feet. She would also like to look at the County's parks. They are currently only on the perimeters of the county. She would like to look at more centralized parks and neighborhood parks. Ms. Kotting will look at correlating it to the urban services area and creating balance for those who live there. Ms. Kotting suggested the Committee recommend an impact study of data centers on livestock including milk production, health and well-being. This would include noise, light, vibration and chemicals in the air. Jesse Adams will work on proposed language for the preservation of trees in the county. Everyone agreed to imposing large fines for the

removal of trees that weren't supposed to be removed. Jesse Adams would like further information on wildlife migration corridors. Ms. Kotting will speak with environmental reviewers to make changes to the comp plan. Jesse Adams pointed out that studies are done prior to development but there's no follow-up. Developers should be required to pay for mid-development and post development checks. The County Wildlife Habitat Protection Plan is from 2000 and the Riparian Buffer Restoration Manual is from 2002. Both need to be updated. Ms. Stencavage would like to see language that protects the watershed areas/RPAs. Ms. Kotting will work on getting all these comments to the Comp Plan update team.

6. UNFINISHED BUSINESS

a. New PDR round

Ms. Kotting has no input at the moment on the new PDR rounds. She would prefer to wait until the new person is onboard. There is approximately \$1.2 million in the budget allocation.

b. Status of Land Conservation Specialist Position

The new person, Jennifer, will be starting Monday, March 30th. She comes from USAID and has experience specific to land conservation. She oversaw contracts, deadlines and evaluations and is highly educated. Kathy Baker will be coming in to assist Ms. Kotting with getting her up to speed. Jeff Adams recommended Kathy take Jennifer out to do some of the inspections.

c. Farmers Market – New Application Form Available/Permits Renewed

Ms. Kotting renewed the permit with VDOT for the Long Market and M&H farmers markets. It has been renewed for two years. The market manager for the farmers market at the 630 commuter lot is not going to renew. VDOT would like to know if the county would like to renew the permit. It is \$50/year and expires in August. Ms. Kotting will leave this on the agenda as a rolling Old Business item.

7. APPROVAL OF MINUTES

February 23, 2026

Jeff Adams made a motion to approve the February 23, 2026 minutes. Chad Young seconded. Motion passed. 4/0.

8. MEMBER COMMENTS

Darla Stencavage reminded members that there are two public hearings on Wednesday for the Planning Commission to re-designate land from agricultural to commercial.

9. NEXT MEETING

- April 27, 2026

10. ADJOURNMENT

With no further business to discuss Chairman Jesse Adams adjourned the meeting at 8:03 pm.