
**HEALTHY GROWTH WORK SESSION AGENDA
BOARD OF SUPERVISORS
A/B/C CONFERENCE ROOM
11:00 A.M. TO 12:00 P.M.
JULY 2, 2019**

CALL TO ORDER - ROLL CALL OF MEMBERS

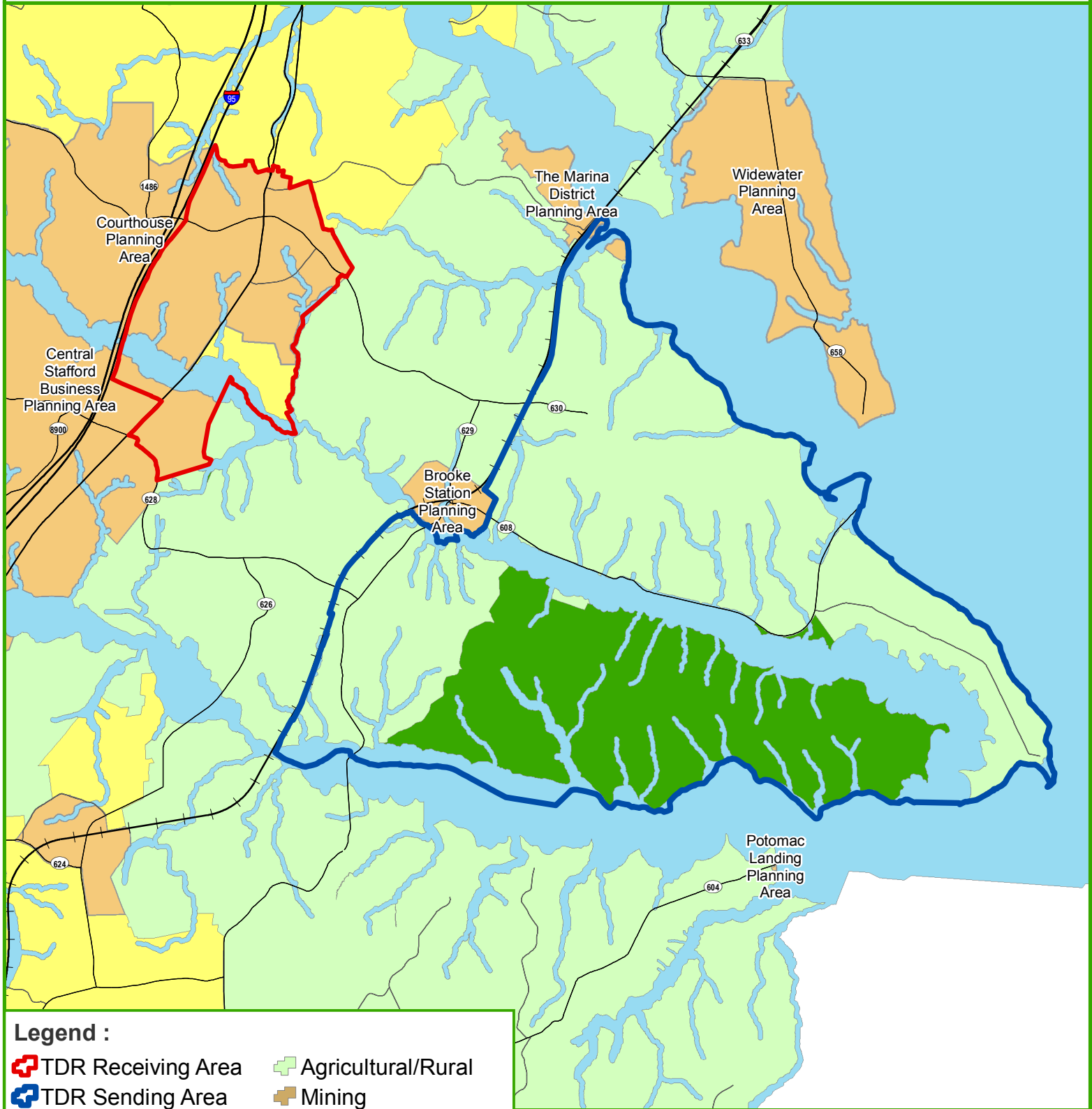
WORK SESSION AGENDA ITEMS

1. CONSIDER AMENDMENTS TO THE TRANSFER OF DEVELOPMENT RIGHTS PROGRAM AND GUIDANCE FOR HEALTHY GROWTH INITIATIVES TO REDUCE DEVELOPMENT PRESSURES IN RURAL AREAS AND INCENTIVIZE DEVELOPMENT IN THE TARGETED GROWTH AREAS (TGA) OF THE COUNTY

This agenda may be amended on the day of the meeting. Participation of all citizens is encouraged. For all individuals with special needs, please notify County Administration of any accommodations required at least 24 hours in advance of the meeting. The agenda and related materials may be found on the County's website at www.staffordcountyva.gov



FIGURE 3.8
Transfer of Development Rights
Sending and Receiving Areas
Stafford County Comprehensive Plan
Stafford County, Virginia
REVISED: June 20, 2017



Legend :

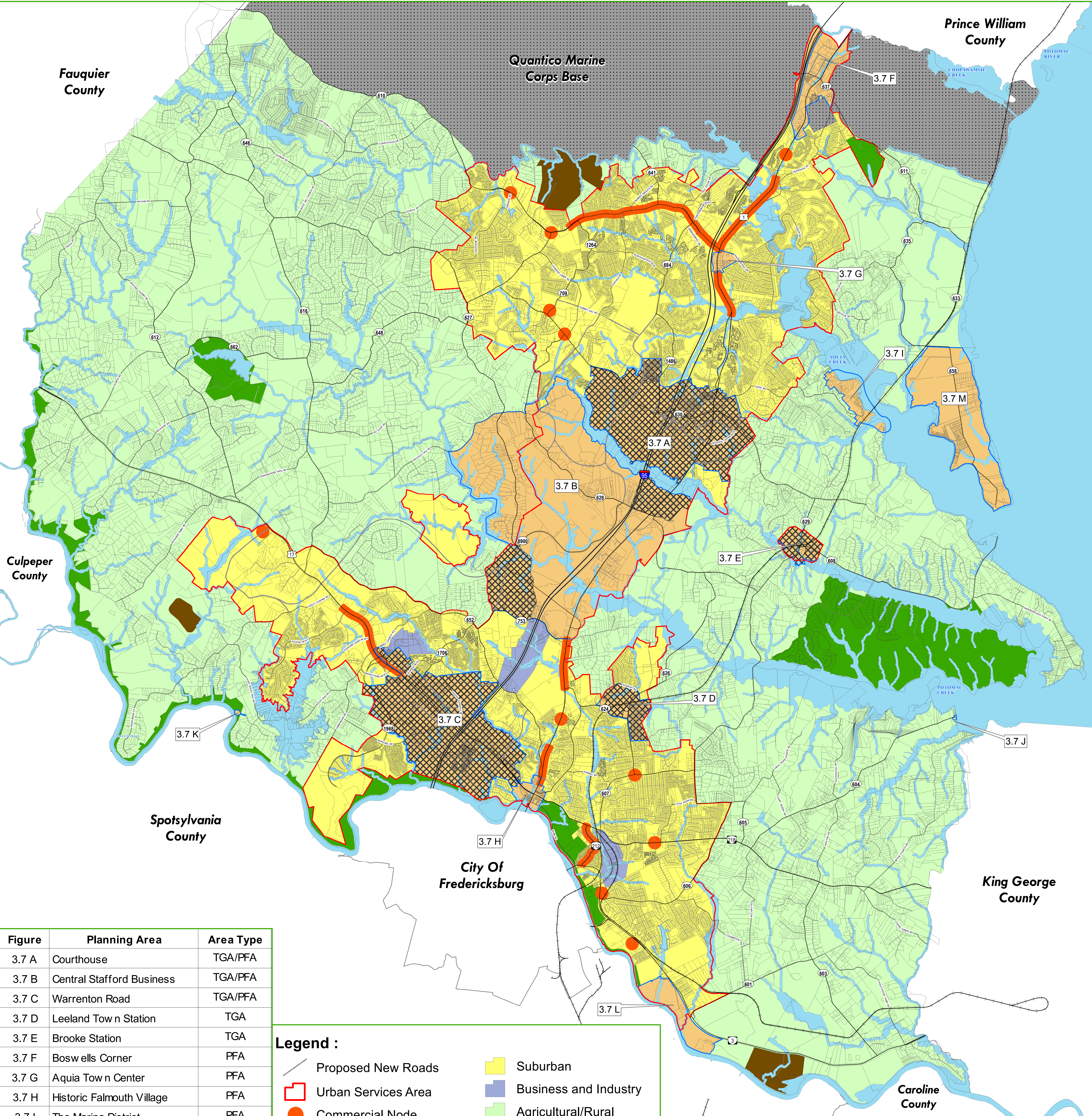
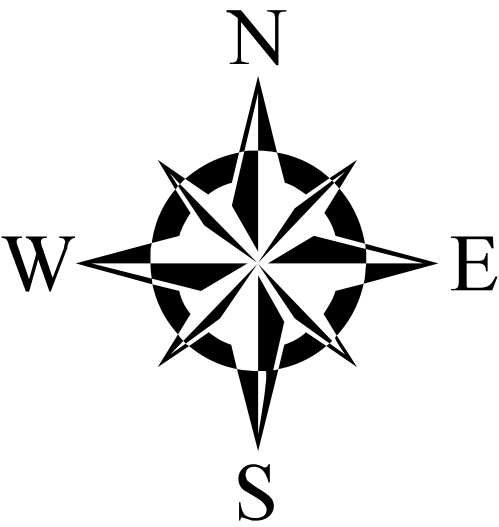
- | | |
|--------------------------|---------------------|
| TDR Receiving Area | Agricultural/Rural |
| TDR Sending Area | Mining |
| Future Land Use : | |
| Planning Areas | Resource Protection |
| Suburban | Parks |
| Business and Industry | |

0 2,500 5,000 10,000 Feet

Data layers are compiled from various sources and are not to be construed or used as a "legal description." Data layers are believed to be accurate, but accuracy is not guaranteed.



FIGURE 3.6
Future Land Use
Stafford County Comprehensive Plan
Stafford County, Virginia
April 27, 2016



| Figure | Planning Area | Area Type |
|---------------------------|---------------------------|-----------|
| 3.7 A | Courthouse | TGA/PFA |
| 3.7 B | Central Stafford Business | TGA/PFA |
| 3.7 C | Warrenton Road | TGA/PFA |
| 3.7 D | Leeland Tow n Station | TGA |
| 3.7 E | Brooke Station | TGA |
| 3.7 F | Bosw ells Corner | PFA |
| 3.7 G | Aquia Tow n Center | PFA |
| 3.7 H | Historic Falmouth Village | PFA |
| 3.7 I | The Marina District | PFA |
| 3.7 J | Potomac Landing | PFA |
| 3.7 K | Old Banks Recreation | PFA |
| 3.7 L | Rappahannock Recreation | PFA |
| 3.7 M | Widew ater | PFA |
| TGA: Targeted Growth Area | | |
| PFA: Priority Focus Area | | |

Legend :

Proposed New Roads

Urban Services Area

Commercial Node

Commercial Corridors

Planning Areas

Targeted Residential Growth in Planning Areas

Suburban

Business and Industry

Agricultural/Rural

Mining

Federal

Resource Protection

Parks

0 5,000 10,000 20,000 Feet

Data layers are compiled from various sources and are not to be construed or used as a "legal description." Data layers are believed to be accurate, but accuracy is not guaranteed.

TABLE 3.3 TGA Development Summary

| Targeted Growth Area | | Residential (dwelling units) | | | | Commercial (total square feet) |
|----------------------|------------------|------------------------------|-----------|--------------|-------|-----------------------------------|
| | | Single Family | Townhouse | Multi-family | Total | |
| 1 | Courthouse | 1,500 | 750 | 1,500 | 3,750 | 5,000,000 |
| 2 | Central Stafford | 550 | 200 | 1,000 | 1,750 | 12,075,000 |
| 3 | Warrenton Road | 1,000 | 800 | 1,500 | 3,300 | 4,750,000 |
| 4 | Leeland Station | 240 | 180 | 360 | 780 | 123,660 |
| 5 | Brooke Station | 240 | - | - | 240 | 40,000 |
| | Total | 3,530 | 1,930 | 4,360 | 9,820 | 21,988,660 |
| | | | | | | |

| Targeted Growth Area | Development Phase | | |
|--------------------------------|-------------------|----------|-----------|
| | Near-term | Mid-term | Long-term |
| Courthouse | | | |
| (Undeveloped) | X | | |
| (Redevelopment) | | X | |
| Central Stafford Business Area | | | |
| (North of Ramoth Church Rd) | | X | |
| (South of Ramoth Church Rd) | X | | |
| Warrenton Road | | | |
| (Undeveloped) | X | | |
| (Redevelopment) | | X | X |
| Leeland Station | | | |
| (South of CSX Rail Line) | X | | |
| (North of CSX Rail Line) | | X | |
| Brooke Station | | | X |

Near-term TGAs:

- 1) Courthouse (Undeveloped land). The number one area where growth should be targeted given the planned improvements to Courthouse Road and interstate interchange reconstruction, close proximity to the interstate express lanes, and proximity to the hospital, and other public facilities. The near-term potential for development of vacant property is greatest in this area as new development projects are being planned. This area includes the developing Embrey Mill subdivision near the Interchange. To the west along Courthouse Road are other active development projects. The proximity to active

development and proximity to public facilities makes the northern portion of this TGA the logical next step for growth extending south from the Garrisonville Road corridor.

- 2) Warrenton Road (Undeveloped Land). Seen as an area where growth should be focused to support the businesses along the corridor. The potential for near-term development on vacant parcels is high. The development that has recently occurred in this corridor has followed the highway commercial development pattern.
- 3) Central Stafford Business Area (South of Ramoth Church Road). This area includes land in close proximity to the airport, currently has limited utility infrastructure and is largely undeveloped. It is a logical area to target future commercial growth given its proximity and access to the airport and interstate.
- 4) Leeland Station (South of the CSX Rail Line). This area includes the actively developing Leeland Station community. It is envisioned that the active development of Leeland Station will continue until buildout of all the land to the south of the CSX rail line.

Mid-term TGAs:

- 1) Courthouse (Redevelopment). The area, primarily focused on the intersection of Courthouse Road with Jefferson Davis Highway, includes properties with older, underutilized, and some historic structures. The assembling of parcels for redevelopment may take additional time. Near-term development of vacant parcels may spur the redevelopment of underutilized property.
- 2) Central Stafford Business Area (North of Ramoth Church Road). This area currently has limited utility infrastructure, lacks needed road infrastructure and public facilities. It is a logical area to target future growth given the proximity to Interstate 95 and location along the planned extension of Mine Road, providing a north-south transportation link.
- 3) Warrenton Road (Redevelopment). The area consists of a mix of highway commercial and industrial uses that do not fit in with the long term vision of the Redevelopment Area plans. Widespread redevelopment of the area will take significant time and effort to achieve. It is suggested that the development phase will extend through the mid- and long-term time horizons.
- 4) Leeland Station (North of CSX Rail Line). This area has some limitations on near-term potential for larger new development given the site characteristics and constraints. Its location on the fringe of the USA may limit its potential for mixed use development. There are several individually owned properties to the north of the CSX rail line and the Leeland Station development. The assembly of these parcels for development may take additional time.

Long-term TGAs:

- 1) Warrenton Road (Redevelopment). The area consists of a mix of highway commercial and industrial uses that do not fit in with the long term vision of the Redevelopment Area plans. Widespread redevelopment of the area will take significant time and effort to achieve. It is

suggested that the development phase will extend through the mid- and long-term time horizons.

- 2) Brooke Station. This area is outside the Urban Services Area, does not have water or sewer, and has other road/infrastructure limitations. Its strength is the presence of the Brooke Station VRE stop. Despite the limitations and challenges, there may be long term potential to develop a small community in the vicinity of the VRE Station.



Healthy Growth
Transfer of Development Rights
Program Development

Stafford County Government

July 2, 2019

Purpose



1. Initial Board input on the parameters of the TDR Program
 - Development Rights criteria
 - Boundaries of sending and receiving areas
 - Possible Incentives for TDR use
2. Board direction on process
 - Should the program be developed through work sessions with the Board or through a citizens task force/committee?

Strategic Priorities

Healthy Growth

1.1 Identify and execute growth management strategies that align our Comprehensive Plan and infrastructure (i.e., roads, broadband, schools, water and sewer) without negatively impacting taxation.

- *Incentivize growth in the Targeted Growth areas (TGA)*
- *Evaluate zoning outside the areas served by public water and sewer to maintain the rural character of the County*



STAFFORD COUNTY
[2040]

*Where heart, home and a healthy
business environment come together
in one community!*

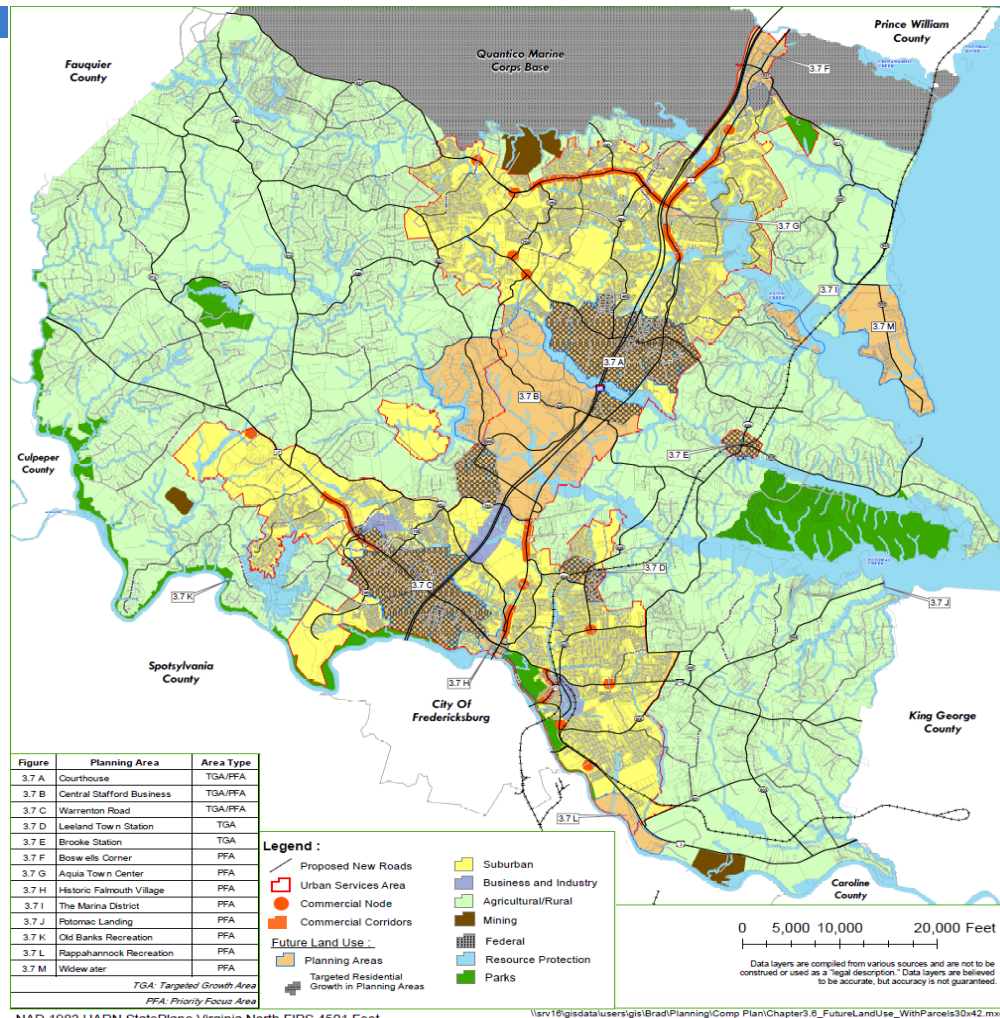


Program Parameters

Board Input/Direction on Aspects of a TDR Program

1. Is it the intent of the Board to keep rural land owners whole if they use the TDR program? (i.e – only allow maintenance of existing development rights if utilize new TDR Program?)
 - Yes – The current TDR program will need to change
 - Currently limited to parcels over 20 acres
 - No – Current program can remain
 - Calculations more complicated
 - Loss of development rights for many land owners
2. What areas should be considered for sending and receiving areas?
 - All A1 outside USA?; All TGAs?
 - If there are more development rights (DR) in the Sending area then the Receiving area, should density be increased in Receiving areas (Comp plan amendment) or should there be a reduction in the Sending areas (for instance removal of cluster area)?
3. Incentives for use of TDR
 - Does the Board want to consider additional measures for incentivizing use of the TDR program such as bonus DR, a fund for paying some of the DR cost or other ideas?

Map Showing Targeted Growth Areas





PROCESS OPTIONS

Options for Next Steps in Developing TDR Program

Considerations

TDR Task Force Review – use of a Task Force would provide an opportunity for additional input from the community, including those directly impacted. This process would require additional time to complete and still require careful consideration by the Board.

Board Review – Staff development and review with the Board through work sessions would likely be completed in less time. Staff review in preparation for Board work sessions would include input from land owners, builders and other stakeholders.

1. Task Force Review
2. Board Review

Estimated Time line for Accelerated Action with Board Review

Additional work sessions or hearing could be added at the Board's request

- **July 2, 2019**

- Board provides initial direction on TDR Program

- **Summer/Fall 2019**

- Staff meets with land owners, builders, environmentalists and other stake holders for input and develops draft ordinance and Comprehensive Plan Amendment

- **August 20, September 3, 2019**

- Board work session(s) to discuss TDR Program, Comp Plan Amendment and lot size/density changes
 - Additional work sessions between regular Board meetings could also be scheduled
- Board sends to Planning Commission to consider TDR Ordinance Changes, Comp Plan Amendment and lot size/density changes. Or authorizes a Joint Public Hearing (PH)

- **September, 2019**

- Update to Planning Commission on TDR Program Ordinance Change, Comp Plan Amendment and lot size/density changes
- Joint Work session could also be held with Board and Planning Commission
- Staff finalizes program and sends out notices to property owners

- **October, 2019**

- Planning Commission Public Hearing to consider TDR Ordinance Amendment and Comp Plan Changes; followed by BOS PH, or Joint PH

Estimated Time line for Action by Task Force

- **July 2, 2019**
 - Board provides direction on TDR Task Force
- **Summer/Fall 2019**
 - TDR Task Force meets periodically to work on recommendation to Board
- **October 1, 2019**
 - Task Force provides an update to the CEDC, receives input from committee
- **January 2020**
 - Task Force provides final recommendations to Board
- **February 2020**
 - Board considers Task Force recommendation and sends changes for lot size/density of A-1 properties to Planning Commission
- **April/May 2020**
 - Board receives recommendation from PC and holds public hearing for action

*Assumption is that the Board will proceed with changes to lot size/density of A-1 properties while the TDR Task Force provides recommendations related to the Transfer of Development Rights program. This would bring both issues to the Board in February 2020 for consideration.

Task Force Expectations

- Understand the parameters of the existing TDR Program
- Develop recommendations for the expansion of and/or creation of new Sending Areas to be located outside of the Urban Services Area (USA)
- Develop recommendations for calculation of development rights
- Develop recommendations for the expansion of and/or creation of new Receiving Areas comprised of the TGAs
- Develop recommendations for appropriate density increases based on potential development rights to be transferred and development capacities of the TGAs
- Prepare a draft report to be presented to the CEDC
- Prepare a final report based on feedback received from the CEDC
- The Board will make final decisions for implementation of strategies developed by the Task Force

Task Force Members?



Possible Members of a Task Force:

- Board member and/or Planning Commissioner?
- Rural land owners?
- Residential developer (rural focused)?
- Residential developer (urban focused)?
- Conservation/Environmental Group members?
- Others?

Board Direction



- Would the Board prefer development of the program through Board work sessions or an appointed Task Force?