

Board of Supervisors

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Gary F. Snellings

Anthony J. Romanello, ICMA-CM

County Administrator

Community & Economic Development Committee Meeting AGENDA

March 1, 2016 – 12:00 Noon
Conference Room A/B/C, Second Floor

Agenda Item	
1.	Counting House MOU
2.	Consideration of Rezoning EDA Parcel
3.	Dog licenses – verbal discussion
4.	REPI update
5.	Street names for Exit 140

CEDC03012016agenda



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County Administrator

March 1, 2016

TO: Community & Economic Development Committee
FROM: Brad H. Johnson, Assistant Director of Economic Development & Tourism
SUBJECT: Counting House Update

Staff last updated the Committee on the status of the Counting House last May when we noted we had received two proposals. The Committee asked Mr. Thomas to meet with both proposers and report back to the full Board. The Board reviewed Mr. Thomas' findings and agreed to move forward with negotiations with Mr. David Bronston, Rock River Engineering.

On September 15, the Board initiated the reclassification of the property from R-1, Suburban Residential, to B-2, Urban Commercial. The Planning Commission approved the request on February 10, 2016, with recommendations for uses to be permitted under the B-2 zoning district.

Staff briefed the Architectural Review Board on the proposed use on October 5, 2015. Staff again assured the ARB they would continue to be fully involved in any efforts concerning the Counting House. After considerable discussion, the ARB offered positive feedback on the proposal.

Mr. Thomas and Ms. Bohmke hosted a Falmouth Townhall on February 18th at Falmouth Elementary School. Approximately 25 citizens attended for a lively discussion on current conditions and future visions for the community.

Staff began work on a Memorandum of Understanding last fall to document all of the various parts of an agreement between the proposer and the County. Mr. Bronston and his attorney, Dovetail, County staff including the County Attorney's Office have all been engaged in formulating the final draft MOU being offered to the Committee today for their review. In addition, a deed of restrictive covenants has been drafted, and would be recorded in the land records to ensure the historic integrity of the site is maintained in the future.

An updated timeline and a one-page summary of the MOU are attached. Staff recommends the Committee endorse the final draft MOU and the reclassification as approved by the Planning Commission and forward to the full Board for their action.

Attachment



Counting House Rehabilitation Timeline


Task	Completed
Board of Supervisors purchases Counting House.	7/5/2006
Dovetail's Architectural Survey received.	6/2006
ARB recommendation received.	8/14/2007
Stafford County Historical Commission recommendation received.	8/28/2007
Bigoney Condition Survey received.	12/5/2007
ARB issues Certificate of Appropriateness for parking lots.	10/10/2011
Meeting with ARB members at site.	10/27/2011
Meeting with ARB members & possible proposer at site.	11/10/2011
Meeting with ARB members & possible proposer at site.	12/19/2011
Parking lot plans approved.	12/22/2011
Draft 1st proposal to rehab received.	12/28/2011
ARB review of draft 1st rehab proposal.	1/9/2012
ARB review of final 1st rehab proposal.	2/13/2012
2nd proposal to rehab received.	5/10/2012
CEDC briefed. They asked for 5 option matrix.	7/2/2013
CEDC briefed on 5 Counting House Options.	9/3/2013
CEDC briefed on Counting House Options.	10/1/2013
3rd proposal to rehab received.	1/20/2014
CEDC briefed on Counting House Options. RFP option decided.	2/4/2014
RFP options researched.	4/30/2014
Final scope of work prepared.	4/30/2014
Final RFP assembled.	5/27/2014
1st RFP released.	6/3/2014
Pre-bid meeting for 1st RFP held at Counting House.	6/20/2014
1st RFP closed. One proposal received.	7/10/2014
Working group decided the proposal was not fully responsive. 1st RFP cancelled.	9/11/2014
2nd RFP released.	10/27/2014
Pre-bid meeting for 2nd RFP held at Counting House.	11/14/2014
2nd RFP closed. No proposals received.	12/2/2014
Discussions with interested parties continued.	4/28/2015
Briefed CEDC on Falmouth Redevelopment Activities.	2/3/2015
Received a proposal to reuse Counting House.	2/10/2015
Working group met to review proposal.	2/18/2015
Working group met with proposer.	2/19/2015
Brief ARB.	3/2/2015
Final call for identifying interested parties.	3/24/2015
Final call for proposals from interested parties.	4/10/2015
Proposals from interested parties due.	4/28/2015
Briefed CEDC on Falmouth Redevelopment Activities.	5/5/2015
Working group reviewed and scored proposals.	5/7/2015
Supervisor Thomas interviews proposers.	7/7/2015
Board reviewed and agreed with selection.	8/18/2015
Board initiates rezoning.	9/15/2015
Brief ARB.	10/5/2015
Prepare draft Memorandum of Understanding.	12/15/2015
Planning Commission approves rezoning to B-2.	2/10/2016
Circulate final draft Memorandum of Understanding for review.	2/18/2016
Supervisors hosts Townhall.	2/18/2016
Briefed CEDC on Counting House rezoning and MOU.	3/1/2016
Proposer approves Memorandum of Agreement.	
Board approves Memorandum of Agreement.	
Board approves rezoning.	
Board conveys property.	
County initiates construction of parking lot. (possible)	
Proposer submits building plans.	
County (including ARB) reviews building plans.	
County (including ARB) approves building plans.	
Proposer obtains all required permits.	
Proposer begins construction activities.	
Proposer requests inspections.	
County issues Occupancy Permit.	
Proposer opens for business.	



MEMORANDUM

Department of Planning and Zoning

TO: Community and Economic Development Committee

FROM: Jeffrey A. Harvey
Director 

DATE: March 1, 2016

SUBJECT: **EDA Property Zoning Reclassification**

The Board is to consider initiation of an application for reclassification of Tax Map Parcel No. 38-29 from the A-1, Agricultural Zoning District to the M-1, Light Industrial Zoning District. The property is located on the east side of Jefferson Davis Highway, north of the Cranes Corner Industrial Park, within the Falmouth Election District. The land was transferred to the Stafford County Economic Development Authority (EDA) in March 2015 from the Stafford Regional Airport Authority.

The EDA has submitted a letter (attached) requesting the Board to rezone the property to be consistent with the adjacent Cranes Corner Industrial Park zoning. The EDA intends to sell the property to raise funds toward a future Stafford Campus for Germanna Community College. The EDA believes the property would be more marketable with M-1 zoning. The Land Use Plan designation is Business and Industry, which specifies areas of the county where large scale business and industry activities are encouraged. These areas are to be the primary economic engines for the County. Activities will typically include retail, wholesale, corporate and professional offices, research and development, entertainment, manufacturing, distribution and transportation. The M-1 zoning district would be in compliance with the Business and Industry Land Use designation.

A reclassification application for Tax Map Parcel No. 38-29 would require public hearings with the Planning Commission and the Board. If the Committee desires to move forward with the request, the Board would need to authorize the County Administrator to initiate the application, act as the applicant, and refer the request to the Planning Commission for consideration.

JAH:kb

Attachment

ECONOMIC DEVELOPMENT AUTHORITY

August 11, 2015

Gary Snellings, Chairman
Stafford County Board of Supervisors
P. O. Box 339
Stafford, VA 22554-0339

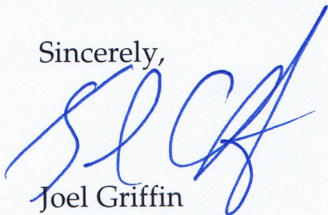
RE: Rezoning Request

Dear Mr. Snellings:

The Economic Development Authority has long been an avid supporter of establishing a Stafford campus for Germanna Community College. On March 11, 2011, the EDA even offered a challenge grant to the community to match up to \$1 Million to stimulate that outcome. That pledge was based upon the future sale of land owned by the EDA just north of the Stafford Regional Airport. That land, zoned M-1, Light Industrial, has now been conveyed to the Stafford Regional Airport Authority in exchange for approximately 15 acres of land they owned on US Route 1 just north of Cranes Corner Industrial Park. This land is zoned A-1, Agricultural.

In order to realize the best value to the citizens of Stafford from the future sale of this land, in support of the Germanna challenge grant, the EDA respectfully requests the Board of Supervisors consider initiating rezoning of this parcel, 38-29, to M-1. This rezoning would be consistent with the current zoning of Cranes Corner Industrial Park and would complement existing development within this area. With action pending on the dedication of 25 acres for the campus site, plus discussions underway on additional land for the campus site, the EDA believes that time is of the essence in this request.

Sincerely,



Joel Griffin
Chairman



Parcel 38-29



0 120 240 480 720 960 1,200 1,440
Feet

Date: 8/11/2015

Author:

Dog licenses
Verbal discussion



MEMORANDUM

Department of Planning and Zoning

To: Community and Economic Development Committee

FROM: Jeffrey A. Harvey
Director of Planning and Zoning

DATE: March 1, 2016

SUBJECT: **Readiness and Environmental Protection Integration (REPI) Program and Joint Land Conservation Efforts**

Since February, 2015, staff has been providing updates to the CEDC regarding the Readiness and Environmental Protection Integration (REPI) Program administered through Marine Corps Base (MCB) Quantico, as well as Joint Land Conservation Efforts in general. Staff has continued to work with representatives from MCB Quantico and Northern Virginia Conservation Trust (NVCT) staff. At the May 5, 2015 CEDC meeting, staff discussed the option of rolling several components into one umbrella land conservation program, including the County's Purchase of Development Rights (PDR), Transfer of Development Rights (TDR), the REPI program, and conservation/open space easements through land trusts or other organizations. Below is an update on these efforts.

REPI

In July, 2015, the County submitted its first two applications to the REPI program. Staff just received notice that both applications have been approved for matching funds. Additional County funds will be needed to complete this purchase within 18-24 months. No County funds have been designated to date. Staff is awaiting formal notification, including next steps, regarding the funds. MCB Quantico staff will be in attendance at the meeting to answer questions.

Partnership with NVCT

At the October 2015 CEDC meeting, the Committee directed staff to bring back more detailed information regarding joint conservation efforts. NVCT has drafted a Memorandum of Understanding (MOU) which is designed to establish a framework of cooperation upon which mutually beneficial programs, long-term management, land conservation, education and outreach, and the goals of a locality's Comprehensive Plan may be planned and accomplished. The MOU will likely be ready to present to the Committee in April. NVCT staff will be in attendance at the meeting to discuss the general components of the MOU.

Funding

As land conservation opportunities expand through various programs and resources, the allocation of funds should be identified and managed accordingly. Since 2011, the Board has authorized

Memo to: Community and Economic Development Committee

March 1, 2016

Page 2 of 2

appropriation of rollback tax revenue in excess of \$80,000 for the purchase of development rights program. In November, 2015, a policy change was made to specify that rollback tax revenue in excess of \$80,000 will be dedicated to the County's Purchase of Development Rights and land conservation programs. This will permit these funds to be utilized for other programs such as REPI. These programs achieve the same goal, and creating a broader category may provide greater flexibility toward the varying land types. This will permit more flexibility in the timing of funding allocation.

JAH:KCB:kb



MEMORANDUM

Department of Planning and Zoning

To: Community and Economic Development Committee

From: Jeff Harvey 
Director

Date: February 25, 2016

SUBJECT: Courthouse Road Interchange, Exit 140

Michelle Shropshire, PE, Assistant District Administrator from VDOT presented the revised reconstruction and widening of the Courthouse Road interchange to the CEDC on February 2, 2016. The overview of the design for a diverging diamond interchange (Attachment 1) has changed since the initial design as a separated loop interchange (Attachment 2). Several road names were added to the index of official road names by Ordinance O13-40 (Attachment 3) on October 15, 2013 as part of the original interchange design.

Since the road design has changed, Ordinance O13-40 will need to be amended to remove John Sullivan Lane and Israel Rodriguez Drive. A new road segment connecting Wyche Road to Courthouse Road will need to be named. A portion of Courthouse Road will terminate into a cul-de-sac adjacent to the Park and Ride and proposed commuter parking lot (Attachment 4). Courthouse Road will be redesigned to connect Route 1 and Mine Road via a new bridge structure crossing I95. Wyche Road will also be relocated. The existing entrance will be relocated to the east of the proposed commuter parking lot and terminate into a cul-de-sac adjacent to the proposed commuter parking lot south of the relocated Courthouse Road.

Because of the redesign, Ordinance O13-40 will need to be amended and follow the public hearing process. Staff recommends this go to the Board of Supervisors for referral to a public hearing. Stafford County has until August to complete this process for the street names to be effectively incorporated into the design plans for the interchange project.

JAH:akh

Attachments (4)

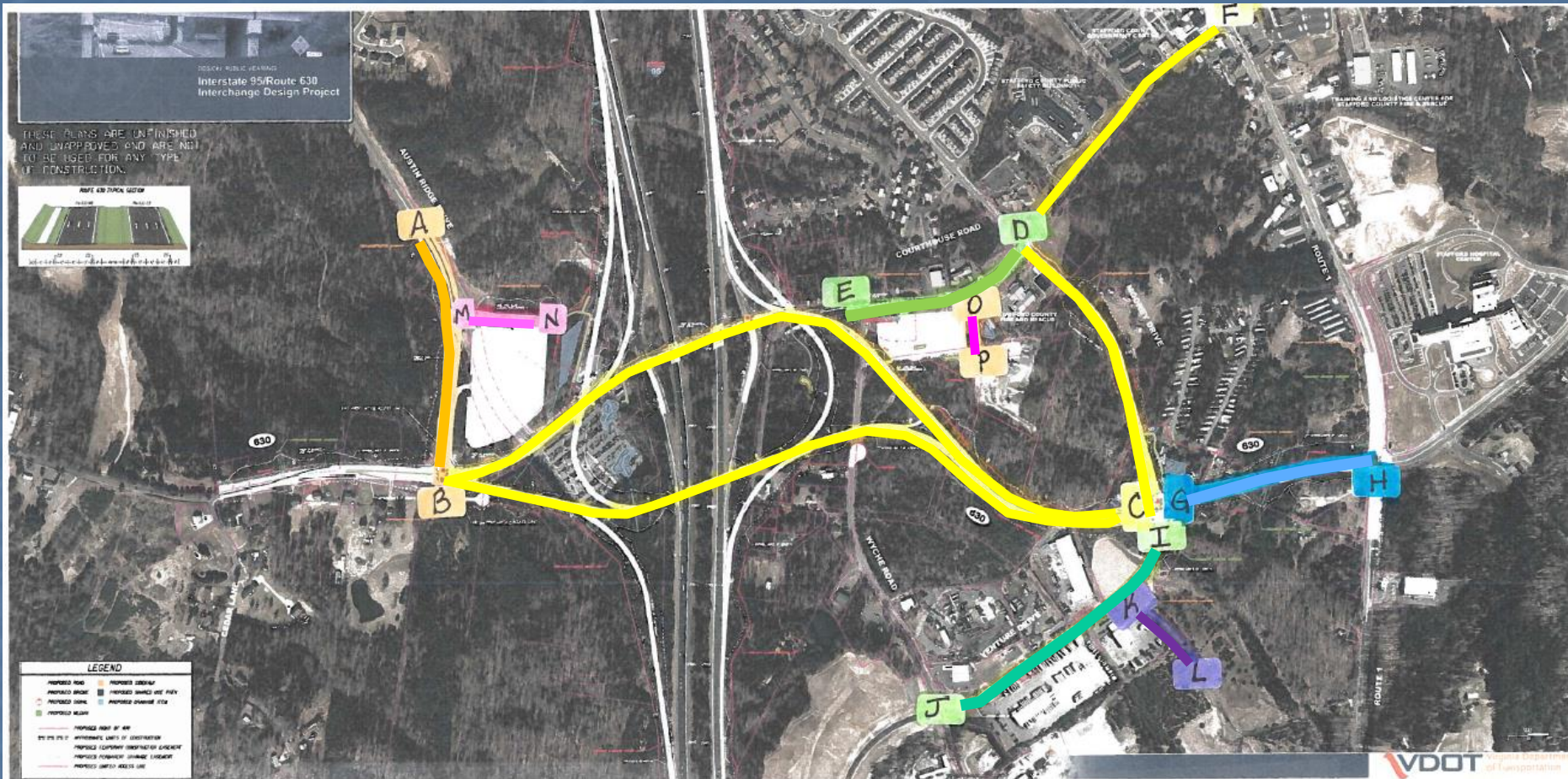
OVERVIEW OF DESIGN

Attachment 1

Page 1 of 1



Courthouse Road Interchange



A-B = Austin Ridge Drive
B-C = Courthouse Road
C-D = Current Jason Mooney Drive
Proposed Courthouse Road
D-E = Current Courthouse Road
Proposed Jason Mooney Drive
D-F = Courthouse Road

G-H = Proposed Hospital Center Blvd.
I-K = Proposed Venture Drive
K-L = Proposed John Sullivan Drive
M-N = Proposed Israel Rodriguez Court
O-P = Proposed Florida Rock

Affected Address	Proposed Address	Tax Map
1165 COURTHOUSE RD	350 Jason Mooney Drive	29-91
1166 COURTHOUSE RD	330 Jason Mooney Drive	29-94
1179 COURTHOUSE RD	310 Jason Mooney Drive	29-95
40 VENTURE DRIVE	16 John Sullivan Drive	38-83F

O13-40

BOARD OF SUPERVISORS
COUNTY OF STAFFORD
STAFFORD, VIRGINIA

ORDINANCE

At a regular meeting of the Stafford County Board of Supervisors (the Board) held in the Board Chambers, Stafford County Administration Center, Stafford, Virginia, on the 15th day of October, 2013:

MEMBERS:

Susan B. Stimpson, Chairman
Robert "Bob" Thomas, Jr., Vice Chairman
Jack R. Cavalier
Paul V. Milde III
Ty A. Schieber
Gary F. Snellings
Cord A. Sterling

VOTE:

Yes
Yes
Yes
Yes
Yes
Yes
Yes

On motion of Mr. Snellings, seconded by Mr. Sterling, which carried by a vote of 7 to 0, the following was adopted:

AN ORDINANCE TO AMEND AND REORDAIN THE STAFFORD COUNTY ADDRESSING ORDINANCE BY AMENDING THE INDEX OF OFFICIAL ROAD NAMES TO NAME AND RENAME ROADS IN THE STAFFORD POSTAL AREA FOR THE RECONSTRUCTION OF THE COURTHOUSE ROAD AND INTERSTATE 95 INTERCHANGE

WHEREAS, the Board established a County-wide system for naming all roads and numbering all principal buildings in the County; and

WHEREAS, Virginia Code § 15.2-2019 authorizes the Board to name County roads; and

WHEREAS, the Virginia Department of Transportation (VDOT) is in the design process for the reconstruction of the Courthouse Road/Interstate 95 Interchange; and

WHEREAS, reconstruction of the Courthouse Road/Interstate 95 Interchange will cause the relocation of certain existing roads and the construction of new roads, causing a need to change the Index of Official Road Names; and

WHEREAS, the Board carefully considered the recommendation of the Planning Commission and staff, and the testimony, if any, received at the public hearing;

O13-40
Page 2

NOW, THEREFORE, BE IT ORDAINED by the Stafford County Board of Supervisors on this the 15th day of October, 2013, that the Addressing Ordinance for Stafford County be and it hereby is amended and reordained by amending the *Index of Official Road Names* to name and rename roads in the Stafford Postal area as follows:


<u>Location</u>	<u>Current Road Name</u>	<u>New Road Name</u>
East of Interstate 95 and west of Red Oak Drive	Courthouse Road	Jason Mooney Drive
West side of Jefferson Davis Highway opposite of Hospital Center Boulevard to approximately 1,100 feet west of Jefferson Davis Highway at the future intersection with relocated Courthouse Road and relocated Venture Drive	Unnamed	Hospital Center Boulevard
South side of Courthouse Road opposite of Red Oak Drive south approximately 1,600 feet to the future intersection with relocated Courthouse Road and relocated Venture Drive	Jason Mooney Drive	Courthouse Road
Venture Drive from approximately 1,050 feet northeast of the intersection with Wyche Road approximately 400 feet north to the future intersection with Courthouse Road relocated and Hospital Center Boulevard extended	Unnamed	Venture Drive
Venture Drive from approximately 1,050 feet northeast of the intersection with Wyche Road south to its terminus	Venture Drive	John Sullivan Lane
Intersection of Courthouse Road and relocated Austin Ridge Drive extending east to the future intersection with Venture Drive relocated and Hospital Center Boulevard extended	Unnamed	Courthouse Road

O13-40
Page 3

<u>Location</u>	<u>Current Road Name</u>	<u>New Road Name</u>
East side of Austin Ridge Drive approximately 800 feet north of its intersection with Courthouse Road extending east approximately 450 feet to its terminus	Unnamed	Israel Rodriguez Drive
East side of Wyche Road approximately 300 feet south of the intersection with Courthouse Road relocated to the south side of proposed Jason Mooney Drive relocated approximately 400 feet west of the intersection with Red Oak Drive and Courthouse Road	Florida Rock Drive	Florida Rock Drive
North side of Courthouse Road approximately 800 feet west of Interstate 95 relocated to approximately 1,200 feet west of Interstate 95	Austin Ridge Drive	Austin Ridge Drive

BE FURTHER ORDAINED that this ordinance shall become effective upon
VDOT's completion of each affected road segment.

A Copy, teste:



Anthony J. Romanello, ICMA-CM
County Administrator

AJR:JAH:dk

OVERVIEW OF COMMUTER LOT EXPANSION

Attachment 4
Page 1 of 1

