

Community & Economic Development Committee Meeting AGENDA

March 7, 2016 – 12:00 Noon
Conference Room A/B/C, Second Floor

Committee Members: Chairman Bob Thomas, Wendy Maurer, Gary Snellings

Agenda Item	
1.	Bay Consortium and the Workforce Innovation & Opportunity Act Local Elected Official Agreement
2.	Process review committee update
3.	Pump and Haul Property Evaluation Report update
4.	Discussion of Availability Fees for Apartments
5.	Proposed Change to the TDR Receiving Area
6.	Consider a Zoning Text Amendment to the Falmouth Redevelopment Overlay District
	Next CEDC meeting is scheduled for April 4, 2017

CEDC03072017agenda



Current Situation

- Bay Consortium of Local Workforce Area XIII, established by VA's Governor under the previous workforce act and initially re-established in 2015 for activation by July, 2017 to enact the new Federal Workforce Innovation and Opportunity Act (WIOA) of 2014, is seeking Stafford's authorization in order to administer funds from WIOA for Stafford County citizens.
- Bay Consortium covers 17 jurisdictions: Accomack, Caroline, Essex, King, Queen, King George, King William, Lancaster, Mathews, Middlesex, Northampton, Northumberland, Richmond, Spotsylvania, Stafford, Westmoreland Counties and Fredericksburg.

Proposed End State

- Implement Programs for Stafford citizens funded with Federal Workforce Innovation and Opportunity Act (WIOA) dollars that focus on improving the quality of the workforce, reducing welfare dependency, increasing economic self –sufficiency, matching and meeting the skills requirements of employers, enhance productivity and competitiveness.

Request for the CEDC Committee/Board of Supervisors

- Authorize consideration of a resolution to secure approval of the Elected Official Agreement with Bay Consortium.

Benefits to the County

- Bay Consortium operates four workforce service centers in Local Workforce Area XIII, particularly convenient to Stafford is the One Stop Center in Fredericksburg, other facilities are in Warsaw, Shackleford and Onley, Virginia.
- Workforce Programs and data assistance provided by the Workforce Centers are important tools for Stafford's economic development efforts.

Bay Consortium
Chief Local Elected Officials Agreement

Stafford County Board of Supervisors are requested to consider approving a charter agreement with the Bay Consortium Local Workforce Development Area (Consortium) for purposes of administering provisions of the Federal Workforce Innovation and Opportunity Act of 2014 (WIOA) for the benefit of persons within Stafford County. In sum, the agreement establishes the jurisdictions (including Stafford) asked to participate in the designated area (Local Workforce Area XIII), installing Richmond County as the nominal grant recipient, provides that the Consortium will serve as fiscal agent and administrative entity for Title I funds of the WIOA, directs governing rules for the makeup and operation of the Consortium, authorizes appointments for the Local Workforce Development Board, among other organizational provisions. The County bears no financial responsibility toward this agreement with the Bay Consortium.

The Bay Consortium is guided by a Four Year Local Plan for 2017-2021 that was financed through the U.S. Department of Labor and codified in the Workforce Innovation and Opportunity Act of 2014, the four-year Local Plan supports the State of Virginia's vision and strategic goals and is updated every two years (the plan can be viewed by visiting www.baywib.org). The programs and data assistance provided by the Workforce Centers included in this plan are important to successful economic development efforts.

Additional Background

The Federal Workforce Innovation and Opportunity Act focuses on improving the quality of the workforce, reducing welfare dependency, increasing economic self-sufficiency, meeting skills requirements of employers, and enhancing the productivity and competitiveness of the nation. These federal moneys are allocated through states to localized workforce boards to fund employment assistance for youth, adults and dislocated workers through programs and workforce service providers. These programs and data assistance provided by the Workforce Centers are important to successful economic development efforts. The Consortium's current jurisdiction, Local Workforce Area XIII utilizes four workforce service centers including a One Stop Center in Fredericksburg and facilities in Warsaw, Shackleford and Onley, Virginia.

The Bay Consortium Workforce Development Board (Bay Consortium) (BCWDB) collaborates with a wide variety of individuals, businesses, and organizations throughout the Commonwealth's Eastern region. Appointed by the chief local elected officials in Accomack, Caroline, Essex, King and Queen, King George, King William, Lancaster, Mathews, Middlesex, Northampton, Northumberland, Richmond, Spotsylvania, Stafford, and Westmoreland counties and the City of Fredericksburg, BCWDB serves as a convener to promote effective relationships between the workforce development system, economic development, education, and community partners in order to strategically address the talent needs of local employers in Local Workforce Area XIII.

Current Situation

- At the September 7, 2016 CEDC meeting a “task force” was developed to review the current Commercial Review process. This task force was made up of two Board Members, Mrs. Bohmke and Mr. Snellings
- The task force has held several meetings, including an invitation only roundtable with commercial developers, engineers, planning committee members and staff
- The task force considered the information received, reviewed existing processes and ordinances and considered changes which could enhance the value.

Proposed End State

- A commercial process which helps lead the developers through our processes to meet State, Federal and local regulations in a timely and efficient manner
- Review existing ordinances and make suggested changes to enhance the value of the project while maintaining the safety of Stafford Citizens

Questions to consider for the CEDC Committee/Board of Supervisors

- A list of suggested changes to our processes is included in the materials for discussion

Benifit to the County

- Process changes to make the commercial process easier to navigate in order to enhance economic development

Commercial Process Review Discussions

CECD March 7, 2017

Staff held a meeting on December 7, 2016 with stakeholders (developers, engineers, etc) to obtain recommendations for process changes to make commercial development easier in Stafford. We received a number of comments and I have narrowed them down to the themes below and with suggested process changes.

I. Staff Culture

- Need to change the culture so staff understands they are here to help the developers, while making sure the code is followed.
- Environmental reviews are too picky – and then changed in the field – one or the other
Suggested Remedies – staff will work to put together a series of training sessions to promote the vision of the Board to provide excellent customer service to our commercial customers and the entire community.

II. Problems with reviews

- Reviews are late – lack of accountability from management
- Too many projects end up at 3rd review – need all comments in first review
- Comments are hard to understand and complicated – need to simplify have better access to reviewers for discussions

Suggested Remedies – The County is embarking on an electronic review system which will reduce many of these concerns (once the bugs are worked out). The e-plan submittal and review will begin over the next several months and will include training for our staff as well as training for the development community.

III. Costs

- Costs too high
- Need an easier to understand system

Suggested Remedies – We believe our costs are appropriate to cover the cost of the services provided; however, if it is the Committee and Board's will, we can do a comprehensive review.

IV. Securities

- Need standardized cost estimates
- Make securities release procedure easier and more transparent

Suggested Remedies – Each department is working to develop standardized cost estimates and have them available to our developers on our website. Staff is reviewing the Developer Security Policy to ensure it is concise, equitable, and up to date, and may be proposing revisions at a future date.

V. Working with business owners that are not accustomed to development processes

- These individuals rely on their architects or contractors to steer them in the correct direction and sometimes leave them frustrated due to miscommunication with County reviewers
- This is especially problematic with Commercial Change permits. These permits don't always have all of the information available to allow the reviewers to know what other permits they may need or what things the owner has missed.
- **Suggested Remedies** – a process needs to be developed to identify these owners and offer them a pre-development meeting to go over the reviews and any possible items they may have missed. These review meetings should include F&R, Building and any other divisions that may provide inspections or reviews.
 - i. Pamphlets should also be developed and handed out to each Commercial change applicant to let them know about this process.
 - ii. ~~Hire an Ombudsman to assist Brenda~~

VI. Suggested Ordinance Changes

Staff discussed the suggested ordinance changes. A priority list was established and is shown below. Staff will begin the process of having these ordinances sent to the Planning Commission for review in order for them to propose changes.

Issues to move forward to PC

1. Parking (multi-family; commercial; restaurants) too high
2. Commercial development internal access road requirements – treated like a state road
3. Landscaping – multiple issues

Items which have had recent changes and need to be evaluated after changes have time to take effect.

1. Zoning determinations – 30 days minimum, not a state standard
2. Outdoor Lighting – seems to have multiple issues (have recent changes fixed the issues?)

Issues which are of lower priority or have been addressed/being addressed

1. Utility slope requirements for multi-family (resolved) – updated in draft Water and Sewer Standards for County Administrator Review
2. Multi-family EDUs for Utilities – Will be considered by the CEDC in March to determine if it should go to Utilities Commission for further consideration
3. HCOD requirements
4. Requirement to notify adjacent landowners on a By-right development

Current Situation

- The Department of Utilities contracted with an Approved On-site Soil Evaluator to evaluate the properties of “grandfathered” pump and haul customer’s for alternative on-site systems.
- Five sites have been identified with alternative systems available:
 - 366 Tackets Mill Road, Hartwood
 - 73 Chapel Heights Drive, George Washington
 - 183 Van Horn Lane, Rock Hill
 - 48 Greenleaf Terrace, Rock Hill
 - 111 Autumn Drive, Rock Hill

Proposed End State

- The owners of these five sites will be notified of the availability of the alternative system and that the subsidized pump and haul services will be discontinued after a suitable period, not to exceed six months. Notification provided to the property owners with alternative sites will include information regarding the discontinuation of the subsidies and information on the Board approved loan policy.
- The final report for these five sites includes a conceptual level design and location for the system. The owners will be responsible to contract for final design and construction.

Request for the CEDC Committee/Board of Supervisors

- This is an update for the Committee

Benefits to the County

- Lowered operational costs
- Fewer homes on the Pump and Haul system

Current Situation

The County has been asked to consider adjusting the Availability Fees for Apartments. The Committee was provided an update at the February meeting. The Committee requested additional information on neighboring localities at the last meeting. The latest information is shown below.

- Stafford – 1.0 EDU
- Spotsylvania – 0.50 EDU
- PW – 0.80 EDU
- Fauquier – Based on Meter Size
- Fairfax City – 0.80 EDU
- City of Va Beach – 0.75 EDU
- City of Chesapeake – Based on Meter Size
- Loudon Water – Based on negotiation w/Admin
- City of Va Beach – 0.75 EDU
- Hanover – Based on Meter Size
- Albemarle – 0.50 EDU
- Fairfax County – 0.80 EDU
- Chesterfield – 0.85 EDU

Proposed End State

- An availability fee policy that will ensure the funding is collected to build needed capacity for the future as well as pay the existing debt service
- The current system provides this state and was developed with the assistance of our financial consultant and the rate model
- An adjustment can be made at the will of the Board

Questions to consider for the CEDC Committee/Board of Supervisors

- Provide guidance to staff if a change in policy is desired

Impact to the County

- Decrease in revenue for treatment facility capacity
- Example: If the 256 Aquia Towne Center Apartments were charged 0.8 EDU it would have been a revenue reduction of \$950,000
- Future projects include Abberly (288), Haven CVA (274) and Garrison (453). Revenue reduction will be \$2.1 million at 0.8 EDU for these projects.
- Capacity improvements over the last 15 years have totaled \$186 m, with an additional \$41 m in our current 10 year CIP

Current Situation

- The Transfer of Development Right (TDR) Program was adopted in 2015 as a growth management tool.
- The TDR Program has identified a Receiving Area acceptable for increased density to off-set development rights being severed from areas to be conserved.
- To date no property owner has taken advantage of TDR.
- A property owner is interested in participating in TDR but the property is located outside of the Receiving Area.

Proposed End State

- If this expansion of the TDR Receiving Area is approved, it may increase the likelihood of participation and therefore facilitate land conservation.

Request for the CEDC Committee/Board of Supervisors

- Consider expanding the TDR Receiving Area to include additional properties on the east side of US-1 north of Eskimo Hill Road in the Urban Services Area.
- The Comprehensive Plan and Zoning Ordinance would need to be amended to accommodate this expansion to include revised mapping, eligibility criteria and utility capacity analysis.

Benefits to the County

- Participation in the TDR benefits the County by focusing new development in areas planned to accommodate higher density.
- There would be an overall cost savings to county services associated development rights being transferred to the urban services area. Such cost savings are seen in shorter school bus routes, reduced response times for law enforcement and emergency responders, lower fuel costs, lower vehicle replacement costs, and fewer man-hours devoted to travel time.

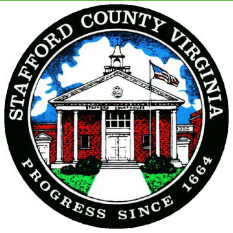
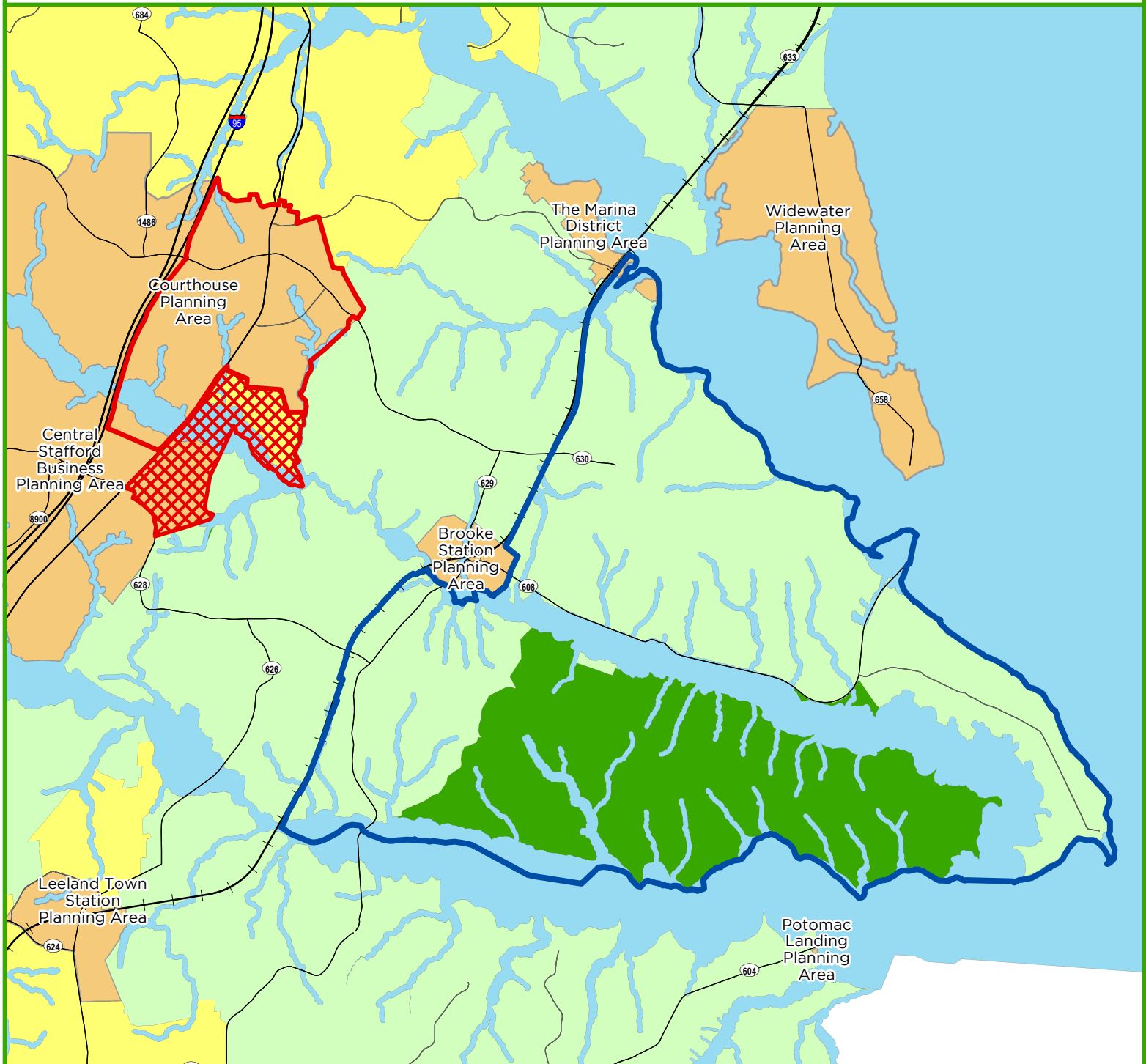


FIGURE 3.8
Transfer of Development Rights
Sending and Receiving Areas Expansion
Stafford County Comprehensive Plan
Stafford County, Virginia
REVISED: February 2017



Legend :

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

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.

Parcel ID	Zoning	Area (Acres)	RPA Area (Acres)
38 88	A1	4.298	2.868
38 89	A1	0.851	0.010
38 91	A1	0.888	0.000
38 93	B1	2.387	1.952
38 98	A1	28.813	14.296
38 98A	A1	3.773	3.773
38 99	M1	14.594	14.594
38 100	A1	9.450	5.067
38 100	A1	45.731	20.381
38 100	A1	5.612	0.000
38 101	A1	4.991	0.000
38 102	M1	5.103	0.000
38 102A	M1	5.003	0.000
38 102B	M1	5.001	0.000
38 102C	M1	5.008	0.000
38 102D	M1	5.012	0.000
38 102E	M1	5.336	0.000
38 102F	M1	5.004	0.000
38 103	M1	1.145	0.000
38 103A	A1	22.427	0.000
38 103B	A1	0.966	0.000
38 103C	A1	1.268	0.000
38 104	M1	54.930	0.274
38 105	A1	22.128	0.000
38 106	A1	0.236	0.000
38 107A	A1	1.075	0.000
38 108	M1	6.095	0.000
38 108A	A1	1.146	0.000
38 108B	M1	2.219	0.000
38 108C	A1	3.987	0.000
38 109	A1	1.977	0.000
38 109A	A1	0.438	0.000
38 110	M1	1.983	0.000
38 111	M1	2.236	0.000
38 113	A1	1.071	0.000
39 17B	A1	15.163	10.136
39 17B	A1	2.917	2.721
39 17B	A1	30.076	14.889
39 17C	A1	14.255	0.577
39 17D	A1	7.819	0.000
39 17E	A1	6.118	0.000
39 17F	A1	70.543	26.353
39 17G	A1	0.262	0.000
39 18	A1	1.074	0.000

39	18	A1	20.776	0.000
39	54	A1	9.851	2.616
39	55	A1	15.571	2.647
39A 1	A	A1	0.292	0.079
39A 1	B	A1	0.207	0.000
39A 1	C	A1	0.233	0.001
39A 1	D	A1	0.227	0.000
39A 1	E	A1	6.854	0.000
39A 2	F	A1	0.503	0.033
39A 2	G	A1	0.672	0.051
39A 2	H	A1	0.618	0.041
39A 2	I	A1	0.548	0.103
39A 2	J	A1	0.553	0.133
39A 2	L	A1	0.502	0.067
39A 2	L	A1	0.429	0.003
39A 3	3	A1	0.400	0.000
39A 3	3	A1	0.457	0.000
39A 3	3	A1	0.393	0.000
39A 3	5	A1	0.667	0.002
39A 3	7	A1	0.418	0.000
39A 3	7	A1	0.389	0.003
39A 3	10	A1	1.363	0.683
39A 4	M	A1	0.354	0.354
39A 4	N	A1	0.302	0.302
39A 4	O	A1	0.355	0.297
39A 4	Q	A1	0.354	0.225
39A 4	Q	A1	0.386	0.300
39A 4	R	A1	0.373	0.344
39A 4	R	A1	0.406	0.361

Current Situation

- The Falmouth Redevelopment Area Overlay Zoning District (FR) was adopted October 18, 2016.
- The FR has a list of uses permitted by-right, with a conditional use permit (CUP), and prohibited uses.
- The Planning Commission would like to expand the list of prohibited uses.

Proposed End State

- Some uses that may be allowed by a CUP in the FR district would no longer be permitted.

Request for the CEDC Committee/Board of Supervisors

- The Planning Commission requested the Board to refer an amendment to all for more prohibited uses in the FR.
- Some but not all B-2 zoning district uses that require conditional use permits were prohibited from the FR.
- The Planning Commission believes that adult businesses and night clubs should be excluded.

Benefits to the County

- Such additional prohibitions may be considered to benefit the community and preclude the need for the Board to hear such CUP application requests in the future.

B-2, Urban Commercial Uses that require a CUP:

Adult business.

Arcade.

Auto service.

Automobile repair.

Boat sales.

Broadcasting station.

Dwelling for watchman or caretaker on premises.

Fleet parking.

Hospital.

Marina.

Motor vehicle rental.

Motor vehicle sales.

Nightclub.

Outdoor flea market.

Public facilities/utilities for generating facilities, substations, switching stations and wastewater treatment facilities (except for the expansion or modification to a wastewater treatment facilities existing prior to October 17, 2006).

Public parking lot.

Retail photo laboratory processing.

Theater with 3,500 or more seats.

Vehicle fuel sales.

Warehouse, storage.

Highlighted uses are prohibited in the FR zone

FR Prohibited Uses:

Automobile repair

Auto Service

Car wash

Lumber/building/electric/plumbing supply

Machinery sales and service

Motor vehicle sales

Outdoor flea market

Plant and tree nursery/greenhouse

Recreational enterprise

Vehicle fuel sales

Warehouse, mini storage

Warehouse, storage