

Board of Supervisors

Robert "Bob" Thomas, Jr., Chairman
Laura A. Sellers, Vice Chairman
Meg Bohmke
Jack R. Cavalier
Wendy E. Maurer
Paul V. Milde, III
Gary F. Snellings

C. Douglas Barnes
Interim County Administrator

Community & Economic Development Committee Meeting AGENDA

October 4, 2016 – 12:00 Noon
Conference Room A/B/C, Second Floor

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

Agenda Item	
1.	Economic Development quarterly report
2.	On-Site Sewage Disposal Ordinance Amendments update
3.	Ordinance Amendment for Enforcement of Zoning Violations
4.	Rezoning of Corporate Drive
5.	Discussion of Ultimate use of 204 Thompson Street and possible continued rental to existing tenants in 2017
6.	Purchase of Development Rights Program update

CEDC100042016agenda



Economic Development

Oct 2016

In the chart below, “Inputs” represent the interactions Economic Development staff have with citizens and businesses. “Outputs” reflect statistics regarding Stafford County that are reported by external agencies.

INPUTS

2016 Economic Development Activity Report						
	Site Visits	Walk-ins	Start up packets	E-Newsletter Outreach	Website Views	Social media interactions
January	11	61	74	3,185	4,649	41,862
February	11	58	72	3,819	5,972	49,997
March	12	48	37	3,844	5,137	48,712
April	11	50	66	3,569	5,318	54,696
May	12	45	37	3,746	5,949	56,427
June	12	51	55	4,216	5,992	30,396
July	18	50	65	4,394	6,706	49,516
August	29	49	32	7,516	8,397	55,139

OUTPUTS

Quarterly Census of Establishments / Employment / Wages for Stafford County

		Average Establishments			Average Employment			
Year	Period		Delta	% Growth			Delta	% Growth
2011 1st Qtr		2,246			35,848			
2015 1st Qtr		2,401	1 year	238 9.91%	40,531	1 year	1,408 3.47%	
2016 1st Qtr		2,639	5 year	393 17.50%	41,939	5 year	6,091 16.99%	
		Average Weekly Wage						
Year	Period						Delta	% Growth
2011 1st Qtr		\$859						
2015 1st Qtr		\$950	1 Year	-32 -3.37%				
2016 1st Qtr		\$918	5 Year	59 6.87%				

Monthly Unemployment	
Period	Unemployment Rate (%)*
Jul-10	6.5
Jul-15	4.5
Jul-16	4.0

Commercial Vacancy Rates - 2Q16			
	2Q16 **	1 yr trend	5 yr trend
Office	17.5%	↑	↑
Industrial	7.7%	→	↓
Retail	4.2%	↓	↓

Source: VEC/Labor Market Statistics, Covered Employment and Wages Program (lags 2 Qrts behind)

*Source: LAUS Unit and Bureau of Labor Statistics

** Source: CoStar

NOTE: Updated April, June, October and January with calendar year investment and square footage data included in every January report.

Current Situation

- The County's current onsite disposal ordinances are more stringent than state code. We have been asked by the development community to take a look at the ordinance to bring them more in line with state code.
- Staff has coordinated with the Virginia Health Department, AOSEs and the development community in making these suggested changes.
- FABA Comments – supplied last week; therefore no changes to the proposed ordinance, regarding community drainfield area

Proposed End State

- Staff would like to provide changes to the ordinance that will be closer to state code, while still providing assurances that we will not have a multitude of failed drainfields with no alternative for sewage disposal.

Request for the CEDC Committee/Board of Supervisors

- The CEDC may provide comments for suggested changes and then send to the full Board.
- The Board will then send the proposed changes to Chapter 22 to the Planning Commission and changes to Chapter 25 to the Utilities Commission. The Board may choose to give specific direction on time to act and any changes the Commission's may or may not make.
- Once the Commission have held their public hearings and provided comment, the Board will hold a public hearing and decide whether to approve the changes.

Benefits to the County

- The changes in the ordinance will allow use of developable lands more in line with state code.
- The changes will still require 100 percent reserve drainfield **capacity** which will make these systems more sustainable in the future.
- The changes also allow for more options for existing lots with failed drainfields to allow for boundary line adjustments or easements for a reserve/repair drainfield.

Staff Suggested Amendments to Stafford County Ordinances related to Septic Systems

Chapter 22 - Subdivisions

ARTICLE V - UTILITIES

Sec. 22-118 - Water and sewer

The following requirements apply to the provision of water and sewer:

- (1) *Public water and sewer.* Public water and sewer facilities shall be required for all lots less than one acre in size and for all subdivisions where the use of the public water and/or sewer system is required by section 25-71 of this Code.
- (2) *Subdivider or developer's share of off-site costs.* The subdivider or developer's share of the cost to provide off-site water and sewer facilities shall be established in accordance with section 25-72 of this Code.
- (3) *Design and construction standards.* All water and sewer facilities designed and/or constructed by subdividers and developers shall be in accordance with chapter 25 and chapter 26.2 of the Stafford County Code, the most recent edition of the Water Works Regulations of the Commonwealth of Virginia/State Board of Health, and the most recent edition of the Sewerage Regulation of the Commonwealth of Virginia, State Department of Health and State Water Control Board.
- (4) *Onsite sewage disposal systems:*
 - a. No subdivision plat, including boundary line adjustments, shall be approved where individual or community ~~septic tanks~~ onsite sewage systems are to be used until the developer has submitted documented proof to the satisfaction of the agent that the soils and parent materials are such that onsite waste disposal methods for all lots are satisfactory, that no well pollution shall occur from the systems, ~~and that the useful life of the system~~

~~shall not be less than twenty (20) years; and written approval from the health department~~ Virginia Department of Health shall also be submitted.

- b. All onsite sewage disposal systems shall be designed and constructed in accordance with the Code of Virginia (1950), as amended.
- c. The minimum ~~disposal area for~~ design capacity and disposal area of each onsite sewage systems proposed to serve an individual lot in a residential subdivision comprised of single family homes dispersing septic tank effluent shall be at least Two Thousand Five Hundred (2,500) square feet of primary drainfield and be able to handle 400 gallons per day per dwelling unit on a peak daily flow basis. Community onsite disposal system shall be defined as a treatment works that is a conventional onsite sewage system and does not result in a point source discharge pursuant to 32.1-163 of the Code of Virginia. The minimum design capacity and disposal area for community onsite sewage systems shall be be at least Two Thousand Five Hundred (2,500) square feet of primary drainfield and be able to handle 400 gallons per day per dwelling unit on a peak flow basis. ~~four thousand (4,000) square feet of primary drainfield and a~~ In all cases, a reserve area in accordance with subsection (4)e. below shall also be provided for each lot or community system. Larger primary drainfield areas Alternative design capacity may be required depending on soil type and the proposed use or intensity of use, as determined by the Virginia Department of Health.
- d. ~~The minimum disposal area for systems dispersing secondary effluent or better shall be at least two thousand five hundred (2,500) square feet of primary drainfield and a reserve area in accordance with subsection (4)e. below. Larger primary drainfield areas may be required depending on soil type and proposed use, as determined by the Virginia Department of Health.~~
- ed. For lots to be served by individual or community ~~septic tanks~~ onsite sewage systems, a reserve sewage disposal site with a capacity at least equal to that of the primary sewage disposal site shall be identified and provided in

accordance with Virginia Department of Health regulations. In all cases, except as specified in subsection (4)gf. below, there shall be a reserve drainfield ~~area~~ that is equal to one hundred (100) percent of the primary drainfield capacity ~~but in the case of a system dispersing secondary effluent or better, and~~ the reserve area shall be no less than two thousand five hundred (2,500) square feet. ~~This percentage is based on both absorption capacity and land area.~~

- fe. Lots served by onsite sewage disposal systems shall have the disposal site located on the lot which they serve. No easements shall be permitted for onsite sewage disposal systems. Easements may be permitted for community sewage disposal systems. In no case, shall a boundary line adjustment reduce or give away the absorption capacity of a primary or reserve drainfield. All such lots shall have a primary and reserve drainfield of equal absorption capacity.
 - gf. These standards are in addition to those contained in section 25-165 of the county Code regulating utilities.
 - hg. The requirements contained in subsection (4)(C) and (D) of this section shall not apply to existing improved parcels where an existing onsite system has failed or is to be upgraded. Notwithstanding the provisions of this subsection, boundary line adjustments that may be required to facilitate the repair or upgrade of an onsite system shall not have the effect of reducing the primary or reserve capacity of an existing onsite sewage system. For the purpose of the subsection, upgrades include voluntary enhancements to improve the level of treatment or system performance, but do not include system changes that result in an increase in the permitted capacity of the system.
- (5) Onsite water systems: No subdivision plat shall be approved where individual water systems are to be used until written approval for all building sites is provided by the health department. All onsite water systems shall be

designed and constructed in accordance with the Code of Virginia (1950, as amended).

- (6) Fire protection: Where public water is available, the installation of adequate fire hydrants for the protection of the subdivision shall be required to be provided by the developer in accordance with the Stafford County Code. Accessible dry fire hydrants shall be required in major subdivisions of five (5) lots or more that contain water impoundments of no less than three thousand (3,000) cubic feet storage capacity and are not served by public utilities according to the requirements of this section. Accessibility shall be provided by a paved road built to VDOT subdivision standards. The paved surface area shall be a maximum of ten (10) feet from the hydrant location and shall include adequate parking and turn around area for fire protection vehicles. Area within ten (10) feet of the dry fire hydrant and connected pipes shall be dedicated to public use in fee simple ownership. If a subdivision contains a water impoundment that is larger than three thousand (3,000) cubic feet of storage capacity but less than three (3) acres in surface area, then the developer shall be required to install at least one dry fire hydrant according to county standards. If the water impoundment is three (3) acres or more in surface area, then the developer shall be required to install two (2) dry fire hydrants according to county standards. Dry fire hydrant standards and specifications shall be in accordance with the United States Department of Agriculture Forest Service Dry Hydrant Manual. If a subdivision is served by a public or central water system with fire hydrants, then there shall be no requirement for a dry fire hydrant(s).

Chapter 25 - Water, Sewers, and Sewage Disposal

ARTICLE VII - PRIVATE SEWAGE DISPOSAL SYSTEMS

Sec. 25-161. - When required; when prohibited.

- (a) Where a public sanitary sewer is not available under the provisions of section 25-22, the building sewer shall be connected to a private onsite sewage disposal system complying with the provisions of this article. When such a public sanitary sewer is available, it shall be unlawful for any person to construct or ~~maintain~~ repair any privy, privy vault, septic tank, cesspool or other facility intended or used for the disposal of sewage.
- (b) Where the building drain for any premises is below the elevation to obtain a grade equivalent to one-eighth of an inch per foot in the building sewer, but is otherwise accessible to a public sewer as provided in section 25-22, the owner shall provide a private sewage pumping station as provided in section 25-56.
- (c) Community onsite sewage disposal systems shall be defined as a treatment works that is a conventional onsite sewage system and does not result in a point source discharge pursuant to 32.1-163 of the Code of Virginia. The minimum design capacity and disposal area for community onsite sewage systems shall be at least Two Thousand Five Hundred (2,500) square feet of primary drainfield and be able to handle 400 gallons per day per dwelling unit on a peak flow basis. In all cases, there shall be a reserve drainfield that is equal to one hundred (100) percent of the primary drainfield capacity. Alternative design capacity may be required depending on the proposed use or intensity of use, as determined by the Virginia Department of Health.

Sec. 25-162. - Certificate required prior to construction.

A private onsite sewage disposal system may not be constructed within the county, unless and until a certificate is obtained from the director stating that a public sewer is

not accessible to the property and no such sewer is proposed for construction in the immediate future. No certificate shall be issued for any private onsite sewage disposal system ~~employing subsurface soil absorption facilities, where the area is less than specified by the county health department~~ unless and until a valid construction permit is issued by the Virginia Department of Health.

Sec. 25-165. - Type, capacity, location, etc.

The type, capacity, location and layout of a private onsite sewage disposal system shall comply with the ~~recommendations~~ regulations of the ~~state and county health departments~~ Virginia Department of Health. No septic tank or cesspool shall be permitted to discharge effluent into any natural outlet.

- (a) For private sewage disposal systems on all lots recorded after the effective date of Ordinance No. O08-07 utilizing onsite sewage disposal systems, These the standards in subsection (b) below are in addition to those contained in section 22-118 of the County Code regulating subdivisions.
- (b) Minimum standards for private onsite sewage disposal systems on all lots shall be as follows:
 - (1) All disposal fields installed ~~deeper than sixty (60)~~ shallower than eighteen (18) inches below the original ground surface or installed closer than eighteen (18) inches to a limiting feature in the soil, as defined by the Virginia Department of Health regulations, shall disperse secondary pretreated effluent or better and the system shall provide a fifty (50) percent total nitrogen reduction as compared to a conventional onsite sewage disposal system. This requirement shall apply to new and expanded drainfields, but not to repairs unless secondary effluent or better is otherwise required.
 - (2) All new septic tanks and pump chambers shall be provided with an a ~~precast~~ at-grade access over the outlet structure. The access shall have a minimum open space of eighteen (18) inches by eighteen (18) inches and

shall be fitted with a tamper proof child resistant cover at grade. Access shall be added to existing septic tanks and pump chambers at the time of repair or expansion requiring a Virginia Department of Health permit.

- (3) All effluent from new, expanded or repaired onsite sewage disposal systems dispersing septic tank effluent, shall pass through an effluent filter meeting NSF International Standard 46. Effluent filters shall be added to existing septic tanks at the time of repair or expansion requiring a Virginia Department of Health permit. A reduced-maintenance septic tank or septic tanks in series may be used in place of an effluent filter.
 - (4) No permanent structure or land disturbance shall be permitted within the setbacks established by ~~VDH~~ the Virginia Department of Health for any primary or reserve drainfield or dispersal field.
 - (5) The requirements contained in sections c, d and e below shall not apply to existing improved parcels where an existing onsite system has failed or is to be upgraded. For the purpose of this subsection, upgrades include voluntary enhancements to improve the level of treatment or system performance, but do not include system changes that result in an increase in the permitted capacity of the system.
- (c) Minimum standards for private sewage disposal on all lots recorded prior to August 19, 1997, utilizing ~~drainfields~~ onsite sewage disposal systems shall be as follows:
- (1) Provided that sufficient ~~soils are~~ area is available on a particular parcel, a reserve drainfield area equal to or greater than one hundred (100) percent of the capacity of the primary drainfield area shall be provided as part of the process of securing an approval for an onsite sewage system from the Virginia Department of Health. ~~If a reserve drainfield is provided, it shall be equal to one hundred (100) percent of the primary drainfield area. This percentage is based on both absorption capacity and land area.~~
 - (2) Where there is insufficient room on a particular parcel ~~for two secondary effluent onsite sewage disposal systems, a secondary effluent system may~~

~~be utilized~~ to accommodate a reserve area equal in capacity to the primary drainfield, and any unused drainfield area shall be designated as a the reserve drainfield area. The amount of reserve area available shall comply with the Virginia Department of Health requirements. The reserve area shall be identified and documented as part of the process of securing an approval for an onsite sewage system from the Virginia Department of Health.

- (3) Wherever technically feasible, the size volume of effluent generated ~~of the structure~~ shall be compatible with ~~an~~ the capacity of the onsite sewage disposal system. ~~That This~~ includes a the primary drainfield and a the one hundred (100) percent reserve drainfield area, ~~based on both absorptive capacity and land area.~~ The number of bedrooms in a residential structure shall not exceed the design capacity of the available onsite sewage disposal site using the Virginia Department of Health's recommended rate of 150 gallons per day per bedroom, or 400 gallons per day; whichever is less. Non-residential structures shall be determined on a case by case basis determined by the Virginia Department of Health. ~~number that complies with this paragraph unless~~ If there is an inadequate amount of suitable soil on a lot to provide a primary drainfield and a reserve drainfield area for a one-bedroom residence, ~~in which case only~~ a primary drainfield may be provided and any additional area reserved for future repairs.
- (d) Minimum standards for private sewage disposal on all lots recorded after August 19, 1997, and before the effective date of Ordinance No. O08-07, utilizing ~~drainfields~~ onsite sewage disposal systems shall be as follows:
 - (1) To the maximum extent possible, the reserve drainfield area shall be equal to or greater than one hundred (100) percent of the capacity of the primary drainfield area. ~~This percentage is based on both absorption capacity and land area.~~
 - (2) Where ever technically feasible, the size volume of effluent generated ~~of the structure~~ shall be compatible with ~~an~~ the capacity of the onsite sewage

disposal system. ~~that~~ This includes a the primary drainfield and a the one hundred (100) percent reserve drainfield area, based on both absorptive capacity and land area. The number of bedrooms in a residential structure shall not exceed the design capacity of the available onsite sewage disposal site using the Virginia Department of Health's recommended rate of 150 gallons per day per bedroom, or 400 gallons per day; whichever is less. Non-residential structures shall be determined on a case by case basis determined by the Virginia Department of Health. ~~the number that complies with this paragraph unless~~ If there is inadequate suitable soils on a lot to provide both a primary drainfield and a reserve drainfield area for a one-bedroom residence, ~~in which case, only~~ a primary drainfield may be provided and any additional area reserved for future repairs, ~~in which case only a primary drainfield may be provided and any additional area reserved for future repairs.~~

(e) Minimum standards for private sewage disposal on all lots recorded after the effective date of Ordinance No. O08-07, utilizing onsite sewage disposal systems shall be as follows:

- (1) The minimum design capacity and disposal area of each onsite sewage systems proposed to serve an individual lot in a residential subdivision comprised of single family homes shall be at least Two Thousand Five Hundred (2,500) square feet of primary drainfield and be able to handle 400 gallons per day on a peak daily flow basis. A reserve area in accordance with subsections (2) and (3) below shall also be provided for each lot. A higher design capacity may be required depending the proposed use, as determined by the Virginia Department of Health.
- (2) Lots served by onsite sewage disposal systems shall have the disposal site located on the lot which they serve. No easements shall be permitted for onsite sewage disposal systems. Easements may be permitted for community sewage disposal systems. In no case, shall a boundary line adjustment reduce or give away the absorption capacity of a primary or

reserve drainfield. All such lots shall have a primary and reserve drainfield of equal absorption capacity.

(3) For lots to be served by individual or community onsite sewage systems, a reserve sewage disposal site with a capacity at least equal to that of the primary sewage disposal site shall be identified and provided in accordance with Virginia Department of Health regulations. In all cases, there shall be a reserve drainfield that is equal to one hundred (100) percent of the primary drainfield capacity and the reserve area shall be no less than two thousand five hundred (2,500) square feet.

(4) Lots served by onsite sewage disposal systems shall have the disposal site located on the lot which they serve. No easements shall be permitted for onsite sewage disposal systems. Easements may be permitted for community sewage disposal systems. In no case, shall a boundary line adjustment reduce or give away the absorption capacity of a primary or reserve drainfield. All such lots shall have a primary and reserve drainfield of equal absorption capacity.

Sec. 25-166. - Inspection.

An operations permit for a private onsite sewage disposal system shall not become effective nor occupancy permitted until the installation is completed to the satisfaction of the Virginia Department of Health. Health department personnel shall be allowed to inspect the work at any stage of construction and, in any event, the owner shall notify the health department when the work is ready for final inspection and before any underground portions are covered. The inspection shall be made within a reasonable period of time after the receipt of such notice by the health department.

Suggested Changes to Onsite Sewer Ordinances

Chapter 22-118 (relates to plan approval process)

- **(4) a.** Removes the requirement that the system have a useful life of 20 years. There is no way to regulate this so it was removed.
- **(4)c & d.** Reduces the minimum primary disposal area from 4,000 square feet to 2,500 square feet with a design capacity of 400 gallons per day per dwelling unit. Also requires a reserve drainfield with the same capacity of the original site and a minimal area of 2,500 sq. ft. Allows for an Alternative design with a minimum size of 2,500 sq. ft.
- **(4) g** This section exempts an existing improved site with a failed system from the 2,500 square feet requirement for a replacement or reserve facility. (will not allow for additional capacity of the system for an addition to the home)
- **(4) h.** defines a community onsite disposal system.

Chapter 25 (relates to the construction of onsite systems)

- **Section 161 (c)** defines a community onsite disposal system and requires 2,500 square feet and the capacity to handle 400 gallons per day per dwelling unit, with a reserve drainfield that is equal to 100 percent capacity
- **Section 162** Requires a valid construction permit issued by the Department of Health
- **Section 165 deals with the capacity, type and location of the facilities.** This section contains three levels of requirements; one for those lots created before the 1997 regulations, one for lots created between 1997 and 2008 (which were all required to have a reserve sewage disposal site with a capacity at least equal to that of the primary system), and one for subdivision lots created after 2008
- **(a)** Provides minimum standards for systems built after the effective date of Ordinance No. 008-07 which match Section 22-118 of the County Code

- **(b)** allows for advanced onsite systems to be installed shallower than 18 inches deep, clarifies that the requirements are on new, expanded or repaired systems. And allows for an exemption of the requirements for existing failed system upgrades that do not expand the capacity
- **(c)** Provides minimum standards for lots recorded prior to August 19, 1997
- **(d)** Provides minimum standards for lots recorded between August 19, 1997 and the effective date of ordinance No. 008-07.
- **(e)** Provides regulations for lots recorded after the effective date of ordinance No. 008-07 which matches Section 22-118 of the County Code

Current Situation

- Currently enforcement of code violations is done by issuance of notice of violation
- Sent by certified mail and/or posted by sheriff.
- Often the notices are ignored leading to escalated notices until court action
- This results in excessive and inefficient staff time
-

Proposed End State

- Compliance with county code in an efficient and timely manner
- Amend county code to allow the issuance of a fine/ticket as a first step (compliance with zoning ordinance within a specified time will void the fine/ticket)
- All amendments and method of enforcement will comply with provisions of state code

Request for the CEDC Committee/Board of Supervisors

- Provide feedback to the staff on direction for consideration of an ordinance amendment that will allow the issuance of a fine/ticket earlier in the violation process
- Does the Committee recommend we continue on this path, or make some other changes?

Benefits to the County

- Citizens gain immediate knowledge of the monetary consequence of the violation and court date
- Presents a proactive approach to enforcement of the provisions of the County Code
- Reduces inefficient use of staff time

Current Situation

- Corporate Drive is located in the Quantico Corporate Center Development
- Corporate Drive is a private street
- Portions of the street are zoned B-2 and M-1
- Properties that use the street are zoned B-2 and M-1
- Case law indicates that it is a zoning violation for a higher intensity use to gain access through a lower intensity zoning district
- The current zoning scheme restricts the flexibility for future uses of M-1 zoned property within the Quantico Corporate Center Development

Proposed End State

- Adopt a zoning scheme that allows flexibility of uses within the development
 - Current proposed ordinance to allow hotels and public parking in M-1 will solve immediate problem for economic development prospect
 - Current proposed overlay zone could resolve the problem permanently
 - If overlay zone is not an option, rezoning the road to B-2 should resolve the issues however, the road is not on a separate parcel and will need a boundary survey of area to be rezoned

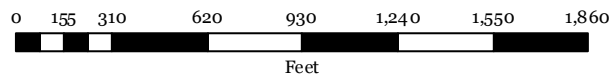
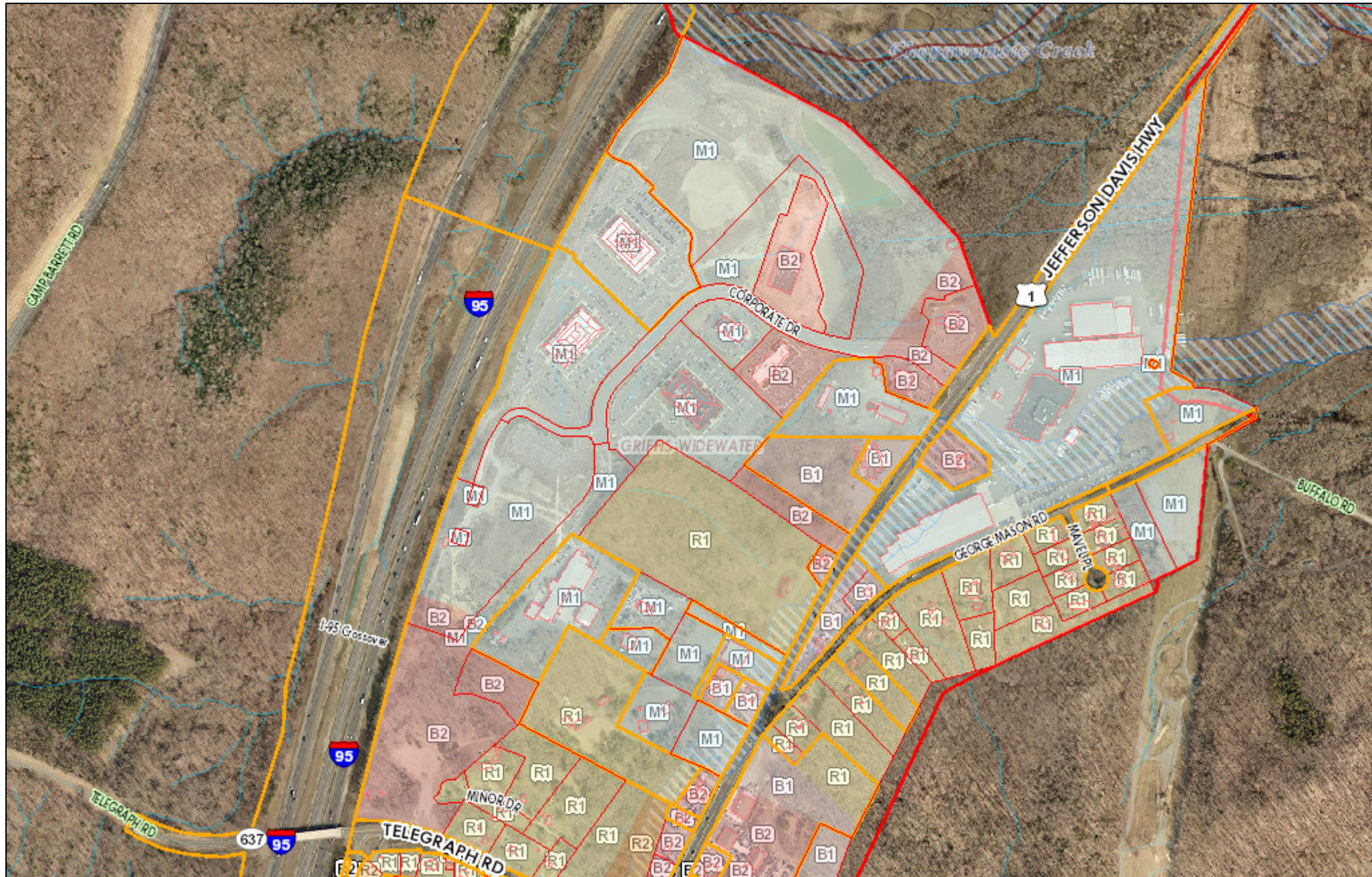
Request for the CEDC Committee/Board of Supervisors

- Consideration should be given to the zoning of Corporate Drive and the variety of uses that may occur at Quantico Corporate Center
- CEDC may wish to consider requesting the Board to authorize the initiation of a rezoning, if the overlay district does not occur, or request a rezoning concurrently

Benefits to the County

- Facilitating build-out of Quantico Corporate Center could enhance the County's tax base

Corporate Drive Zoning



Date: 9/21/2016

Author: Stafford County

Current Situation

- Property at 204 Thompson Avenue was donated to the County as described in the attached Board Package dated May 3, 2016.
- The Department of Utilities acquired the property in order to utilize a bridge that spans Claiborne Run for a construction project.
- The Current Tenants will be allowed to remain until the end of this year, rent free, to allow them time for the transition.
- There are options for the future use of the building.
- Tenants have asked if they could remain in the building indefinitely, while paying rent.

Proposed End State

- Determination of the future use for the donated property
- Decide if renting to current tenants is the best option for the County.
- If continued leasing is determined to be the best option, should this property be turned over to the EDA for administration?

Request for the CEDC Committee/Board of Supervisors

- Provide direction on the ultimate use of the building.

Benefits to the County

- Decision on the ultimate use will allow the staff to begin to budget for required improvements and plan for future use or transfer of property to the EDA

<u>Current Situation</u>	<u>Proposed End State</u>
<ul style="list-style-type: none"> • The County has an established PDR/Land Conservation program for open space and farmland preservation • The County received a \$400,000 developer donation toward PDR/Land Conservation to be used in the Aquia Election District • Supervisor Milde and staff identified four parcels in the Aquia District, totaling 127 acres, adjacent to Crow's Nest Natural Area Preserve (NAP) for which the funds could be used to acquire • The property owners are willing to sell to the County for a total cost of \$825,000 • The Comprehensive Plan and the Virginia Outdoors Plan recommend acquisition of additional lands adjacent to Crow's Nest NAP to further protect important environmental quality • The County has received matching funds in the amount of \$433,000 from Virginia Land Conservation Foundation (VLCF) • Northern Virginia Conservation Trust is assisting with the purchase, including cost of appraisals • Additional funds up to \$33,000 may be necessary to cover incidental costs such as surveys, closing costs, and associated fees 	<ul style="list-style-type: none"> • The County would acquire the properties and convey to Virginia Department of Conservation and Recreation for ownership or joint ownership with the County to add to the Crow's Nest NAP
<u>Request for the CEDC Committee/Board of Supervisors</u>	<u>Benefits to the County</u>
<ul style="list-style-type: none"> • Request the CEDC and the Board authorize the County Administrator to proceed with the acquisition, and budget and appropriate the funds 	<ul style="list-style-type: none"> • Additional protection of upland forest and wetland habitats for the benefit of rare plants, nesting birds and other wildlife on the Crow's Nest peninsula; protection of 12 cultural resources sites; buffer areas as recommended by US Fish and Wildlife Service for the adjacent Potomac Creek Heronry. • Meets the goals of the 2016 Comprehensive Plan to conserve and protect water resources, environmentally sensitive lands, biodiversity, wildlife and aquatic habitat, and specifically "Protection of additional lands on the Crow's Nest peninsula as a public natural area park • Meets public access needs for outdoor recreation as identified in the Virginia Outdoors Plan • Reduction of 15 single family home sites



Aerial Photograph Proximity to Crow's Nest NAP

Produced by the Stafford County GIS Office
540-658-4033 | www.StaffordCountyGIS.org

