

**Board of Supervisors**

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Wendy E. Maurer
Cindy C. Shelton
George Washington District

Thomas C. Foley
County Administrator

**Community & Economic Development
Committee Meeting
AGENDA**

February 6, 2018 -12:00 Noon

Conference Room A/B/C, Second Floor

Committee Members: Wendy Maurer, Cindy Shelton and Gary Snellings

Agenda Item	
1.	Election of Committee Chairman
2.	Regional Tourism discussion
3.	Update on Groundwater Study
4.	An ordinance amendment for submission requirements for electronic plan review
5.	Discuss possible ordinance amendment to allow temporary events, such as Stafford Fair
6.	Discuss the Transfer of Development Rights for Crow's Nest Harbor lots
7.	Soap Box Derby discussion
	Next CEDC meeting is scheduled for March 6, 2018

CEDC/ Agenda02062018



Current Situation

- The City of Fredericksburg initiated an effort to collect input from stakeholders by pulling together an Advisor Council of interested parties, to identify how tourism efforts could be improved through a regional effort
- Efforts to pool tourism funding into a regional effort has not been supported by the Stafford Board to date; therefore, staff from our Economic Development and Tourism department attended the Advisory Council meetings as observers and did not include stakeholders from Stafford

Proposed End State

- The Advisory Council established by the City, recommends pooling tourism dollars to hire a consultant to guide regional efforts and form a regional body to handle tourism efforts

Request for the CEDC Committee/Board of Supervisors

- Guidance on steps moving forward
- Would the Committee like to bring a resolution to the Board to support these efforts, or would the Committee prefer to continue the existing regional efforts and maintain Stafford's tourism division?

Benefits to the County

- Regional efforts can expand tourism; however, staff has concerns that the focus may tend disproportionately towards historic Fredericksburg

**TOURISM ADVISORY COUNCIL REPORT TO the
CITY OF FREDERICKSBURG & the COUNTIES of STAFFORD and SPOTSYLVANIA
November 28, 2017**

Executive Summary

In spring 2017, the City of Fredericksburg invited the Counties of Stafford and Spotsylvania to nominate tourism stakeholders to join a Tourism Advisory Council with a purpose to spend six months examining current regional tourism efforts and make recommendations to the localities.

A cross-section of geographic and vocational experts representing all regional tourism activities was supported by tourism staff and management for six months of discovery and discussion. A complete list of members is provided at the bottom of this report.

This cross-jurisdictional group examined current organizational and marketing efforts, met with state-level tourism experts regarding other regional joint organizations, consulted their larger community memberships and created a consensus list of recommendations in this report. Staff from all three jurisdictions provided details and answered questions of the Advisory Council and are aware of the recommendations made by the stakeholders.

The primary concern of these stakeholders is the need for expertise in regional vision and strategy development. The current partnership marketing agreement will require a new RFP be issued in January 2018 with this group strongly recommending some urgency to create a vision and strategy prior to awarding this significant contractual funding.

Members of this advisory council recommend the Fredericksburg Regional Tourism Partnership (FRTTP consisting of Stafford County, Spotsylvania County, and the City of Fredericksburg) hire a nationally-recognized tourism strategic consultant as soon as possible to examine and analyze the regional ability to double impact growth in the region to \$1 billion by 2028.

This advisory group of tourism stakeholders appreciates the 10-year success of the current regional partnership and strongly applauds the regional approach to tourism. It is building on this locally grown success and the knowledge that even more is possible that helped drive this effort. We recommend more joint emphasis on regional tourism. Tourists don't see borders and the region is stronger working together than it is as individual members.

Locality staff have created a regional working arrangement which is supporting and provides benefits to tourists and stakeholders but a consolidation of resources and efforts will strengthen and lift all entities higher. Group tourism efforts have been consistent and regional for more than a decade culminating most recently with a large soccer tournament resulting in 5100 room nights across geographic districts. There is a consensus that these regional efforts are an example of the strength to be gained by addressing Tourism similarly to the Fredericksburg Regional Alliance.

The Tourism Advisory Council has agreed and committed to ten basic recommendations moving toward a more collaborative effort on a regional level as presented here. All members are committed to supporting these goals. Additionally, some specific area experts have provided supporting papers from larger organizations and interests they represent which are attachments to this document.

The members of the Tourism Advisory Council stand available to support and discuss these recommendations at your convenience.

Recommendations from the 2017 Tourism Advisory Council

Generally, recommendations fall into one of two areas: a) Definition/Vision – While rich in organically grown talent within each jurisdiction, the region would benefit from true expertise in the planning, organization, and implementation of a cross-jurisdictional tourism entity; and b) Strengthening communications on all levels to include consumers, constituents, and stakeholders.

Recommendation 1

Accept the recommendation of state level officials and hire a consultant to guide regional vision and strategy development.

Without a doubt, the entire council recommends the need for expertise in regional vision and strategy development as warranted and necessary for any future growth of the program in individual localities and regionally. Specifically requested is to examine the regional structure and assets and make recommendations based on national-level industry knowledge.

Current strategy is little more than marketing efforts led from the marketing consultants and not from the regional tourism industry. This council recommends regional vision, strategy and measurable goals be developed to proceed with any activities. To be clear, the current measured indicators (hotel tax revenues, etc.) show growth. The council believes these indicators don't accurately measure the depth of current tourism conditions nor the ability to grow into a larger tourism effort. Further, regardless of using expert consultants for tourism strategy development or not, a regional vision and strategy should be developed in house and communicated to stakeholders and the public at large.

Recommendation 2

Broaden marketing efforts to include a greater cross-section of regional assets.

Historic resources are universally agreed to be the bedrock of regional tourism and should be reinforced with newer, and sometimes more transient, assets to include outdoor recreation, cultural/arts related opportunities, sports, culinary and beverage industries. More is more with all having a place in the larger pie.

A complete resource list of all tourism-related activities and interests has been created and is maintained on the VisitFred.com website. However, current marketing program goals lean toward trends and do not always address all available assets. The expectation is consultants would address the balance of these assets as part of their strategy development. The FY18 Media Marketing Approach presentation is attached to this report.

Recommendation 3

Confirm regional locality commitment to a more aggressive regional approach.

The interest of this council to increase regional tourism revenues and activities needs to be coordinated more broadly by all three localities to succeed similarly to transportation coordination or waste management programs with appointed jurisdictional representatives.

This is not to say a major change to existing F RTP agreements is either inevitable or preferred rather to recommend undertaking a proper analysis and study with concurrence and approval of the governing bodies for whom it benefits.

Council members are convinced with commitment from regional jurisdictions to enhance and approve a more aggressive regional approach, the City Council and Boards of Supervisors will benefit both in visitation and economic development by greater regional strength.

Recommendation 4

Develop measurable goals for all levels of the tourism industry to track and contribute.

Currently, tourism activities are measured by the Virginia Tourism Council on a quarterly basis using revenue generation as a primary tool. The most recent assessment is attached to this report. Additionally, the F RTP maintains a listing of zip codes of visitors and statistics of number of group tours, event participation estimates and visitation to Visitors Centers. Some of these statistics are used for regional marketing efforts but none are regularly communicated to stakeholders.

The region lacks measurable goals at all levels. The current statistics should be available as a baseline for which to develop goals which are then disseminated to stakeholders, and the community at large, to allow individual tourism assets, i.e. hotels, museums, commercial recreation activities, restaurants, etc. to understand their portion of the regional efforts and adjust internal goals accordingly. Currently, while many are succeeding, there is no coordinated effort to which all stakeholders can clearly strive.

Recommendation 5

Target a strong financial impact goal for the region.

Consensus indicates a goal of reaching \$1 billion in regional tourism impact in currently measurable revenues by 2028 would be worth forward motion to strengthen the regional efforts. The goal should be to increase revenues to the localities to better support the regional effort. This represents a 6% annual growth over ten years from the current \$571 million impact as determined by the Virginia Tourism Corporation annual statewide assessments.

This council is committed to regional growth and believes with strong vision and leadership these goals are reasonable and attainable.

Recommendation 6

Increase regular communications with stakeholders.

Regular/recurring communications with stakeholders to encourage participation and goals is strongly recommended. Engaging regional stakeholders with information, possible skill enhancement training and network opportunities would strengthen the entire tourism community.

Members of this council have indicated an appreciation for the increased knowledge they have from participating. Example: One member said at a meeting, "If I had known there was no marketing outreach to North Stafford for example, I would have put some of my efforts that direction to balance."

Recommendation 7

Improve signage coordination for regional tourists to follow. It is presumed with a cohesive strategy for regional tourism there would be better ways to direct travel for all travelers throughout the region. Current efforts are jurisdictional and not always complimentary. Tourists don't see borders and are not cognizant of the differences. This council recognizes the challenge but recommends a regional signage strategy with some standardization would greatly enhance the tourist experience.

Recommendation 8

Increase marketing efforts to local and state-level tourists. While individual localities are marketing locally, particularly for event-based activities, we strongly need to inspire more locals to visit – due to traffic and growing population base. There is recognition this isn't a currently measurable track, i.e. TOT revenues. There is no regional marketing effort currently in place for these potential tourists.

Statewide tourism numbers indicate the largest percentage of visitors come from Virginia (29%) – more than any other location. While not directly contributing to current measurable tracks, local tourism creates a robust level of attendance at all venues and attractions as well as creating ambassadors for visitors. This concentration will have a side benefit of informing constituents in all three localities of the value and importance of tourism to the local economy.

Additionally, with significant concerns regarding transportation challenges, specifically the I95 corridor, we cannot recommend marketing concentration within the corridor. As one member suggested, "They fight traffic to get here, have a wonderful time experiencing our hospitality and are left with a sour taste trying to get back home with the result being 'It's a great place but we're not doing that again'."

Recommendation 9

Regionally lead the transformation to digital and virtual tourism.

By becoming a center for education, training, and experimentation, and utilizing our assets and resources as models for comparing virtual and real experiences the region can become a leader in the future.

The council is keenly aware of societal pressures on tourism and looks forward to leading the charge. "The next generation is enthralled with electronic gadgets, electronic check-ins at hotels and electronic keys so they don't have to go to the desk. How are we going to market to them? How are we going to connect with them? What will attract them?"

In the greater scheme of time marching on, the council recognizes the need to include virtual and digital tourism in the vision and strategy. These changes will happen with or without our action and we prefer to be ahead of the curve. It is noted that within our region are major technology experts who may be of assistance if we determine the goals to succeed in this arena.

Recommendation 10

Appoint a Regional Tourism Council. This temporary council recommends a more permanent council be created with equal representation from all three localities. It is recommended at least

three members per locality to include a County Administrator/City Manager-level management member, a tourism professional and a stakeholder from each jurisdiction be appointed.

It is recognized the first level of business for such a body would be to advise and coordinate with any consultant agency addressing regional tourism strategy and vision development.

Conclusion

Statewide heritage and cultural assets remain a strong base to tourism according to recent VTC studies. We have attached two of these studies to this document. More than 100,000 jobs are directly supported by heritage tourism spending generating a statewide \$6 billion+ economic impact. The regional economic impact is also clear as evidenced by the quarterly VTC impact studies as attached for our localities.

The Heritage Tourism report suggests expansion of marketing efforts should include Virginia tourists (29% of current visitors), North Carolina (10%) as well as the current efforts to Pennsylvania (7%) and Maryland (7%). Rounding out the top six current visitors to the state are Florida and New York with 5% each. We note our current efforts concentrate only on two of those markets (PA/MD).

The Tourism Advisory Council thanks the City of Fredericksburg and Counties of Spotsylvania and Stafford for encouraging this effort to better understand current conditions and practices. All members have found the process informative learning more than they knew about various aspects of current FRTP efforts.

Current staff are commended for their efforts to bring as many details and answers to the table during this six-month process. The efforts and recommendations of this Council are not meant in any way to demean the contributions of this hard-working staff or current operations.

The goal of this council was to examine current tourism operations and make recommendations from an informed perspective as to how to greatly increase and strengthen tourism in the region to benefit all. During completion of this, constructive criticism is inevitable.

We believe tourism will become even more important to the region as technology diminishes the value of retail and even business-related activities. Building on an extremely healthy and strong foundation of heritage tourism ably increased by cultural, recreational and culinary assets, the Rappahannock Region stands to continue to grow with tourism becoming a significantly larger economic engine. These recommendations have been created with an intention to grab the reigns and lead the charge rather than become reactionary to changing conditions. There is no doubt the region can rightfully take its place in the top of Virginia destinations with proper vision and management.

Respectfully submitted by

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Staff Advisors and Attendees

City of Fredericksburg - Tim Baroody, Bill Freehling, Victoria Matthews, Danelle Rose, Clint Manning

County of Spotsylvania - Mark Taylor, Tom Rumora, Debbie Aylor, Chrissy Marshall

County of Stafford - Lisa Logan, Bruce Register, Mike Smith

Facilitator – Sue Henderson, Henderson Productions, LLC

Attachments

Quarterly Tourism Impact Studies (from VTC)

Fredericksburg Region Museum Council Report, S. Harris/J. Hennessey

Outdoor Recreation Report, A. Peterson

Arts and Entertainment Report to the Tourism Council 2017, K. Lecky

Heritage Tourism Report, 2017

Artisan Impact Report, 2014

Fredericksburg Area Tourism FY18 Media Overview, BCF Media Presentation to the Council

Piedmont Area Groundwater Study Results

February 6, 2018



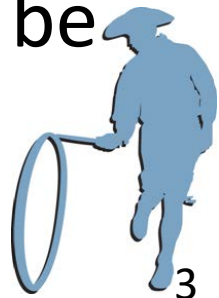
Background

- The Board requested a study of the available groundwater resources in the Piedmont area of Stafford County – generally west of I-95.
- Other studies had been completed previously, but were over 10 years old and broader in focus
- This study examined previous reports and academic studies, and use existing data wherever possible. We also compiled data available from VDH well records
- The data available to us provided well data at the time of construction and testing – no current production information



Study Goals

- Update previous study information using current population
- Determine estimate of available groundwater
- Perform modeling to identify areas of greater concern
- Examine well regulations enacted by other localities
- Investigate whether monitoring wells would be beneficial

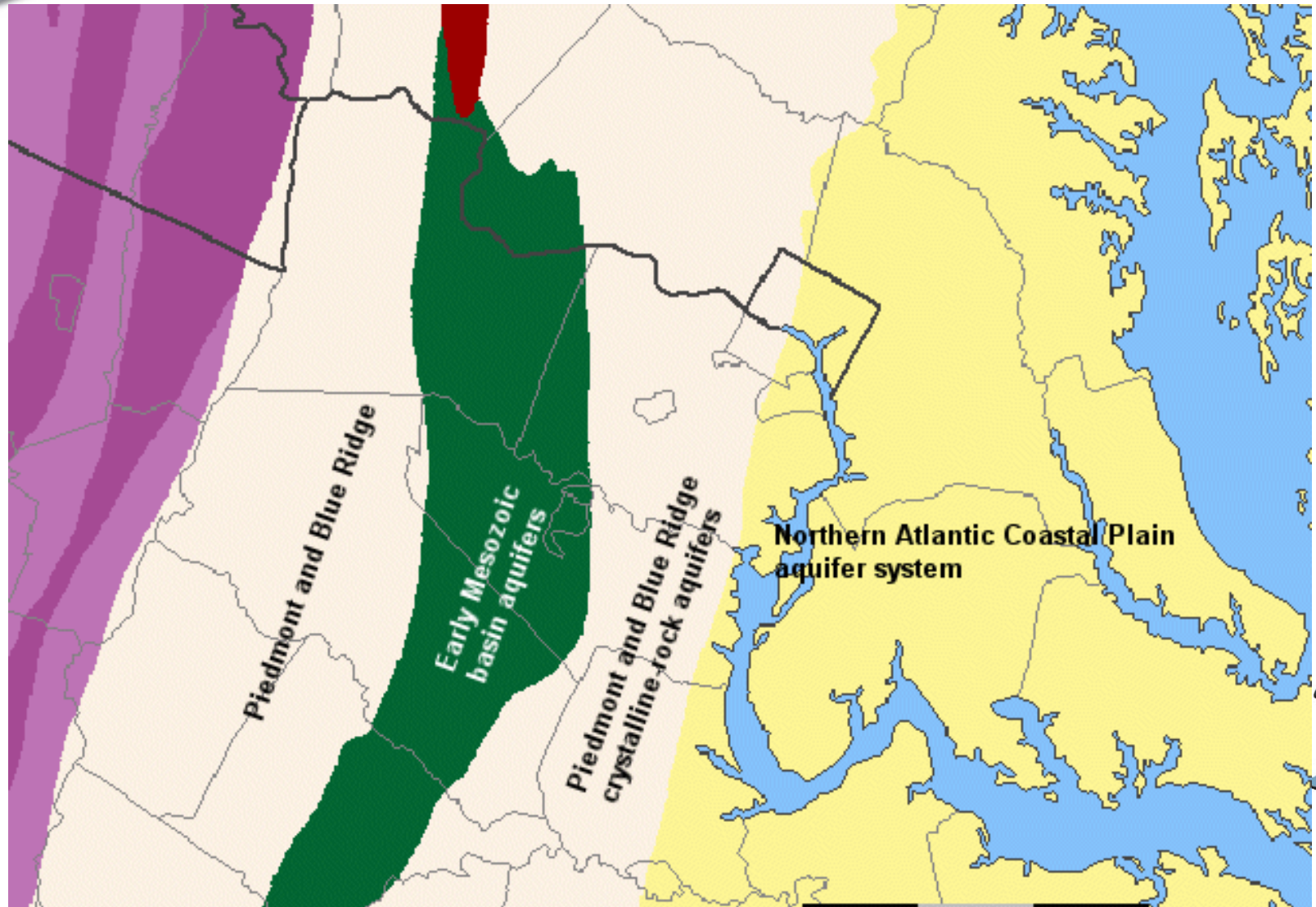


Groundwater Aquifers in Stafford County

- Coastal Plain
 - Generally east of I-95
 - Characterized by more consistent yield, increased porosity, and greater reliability
 - High volume withdrawals regulated by state
- Piedmont
 - Generally west of I-95
 - Thin surface recharge area with transmissivity provided by fractures
 - Highly variable well yields even in localized areas
- Recent concerns are related to groundwater in the Piedmont aquifer



Stafford Aquifers



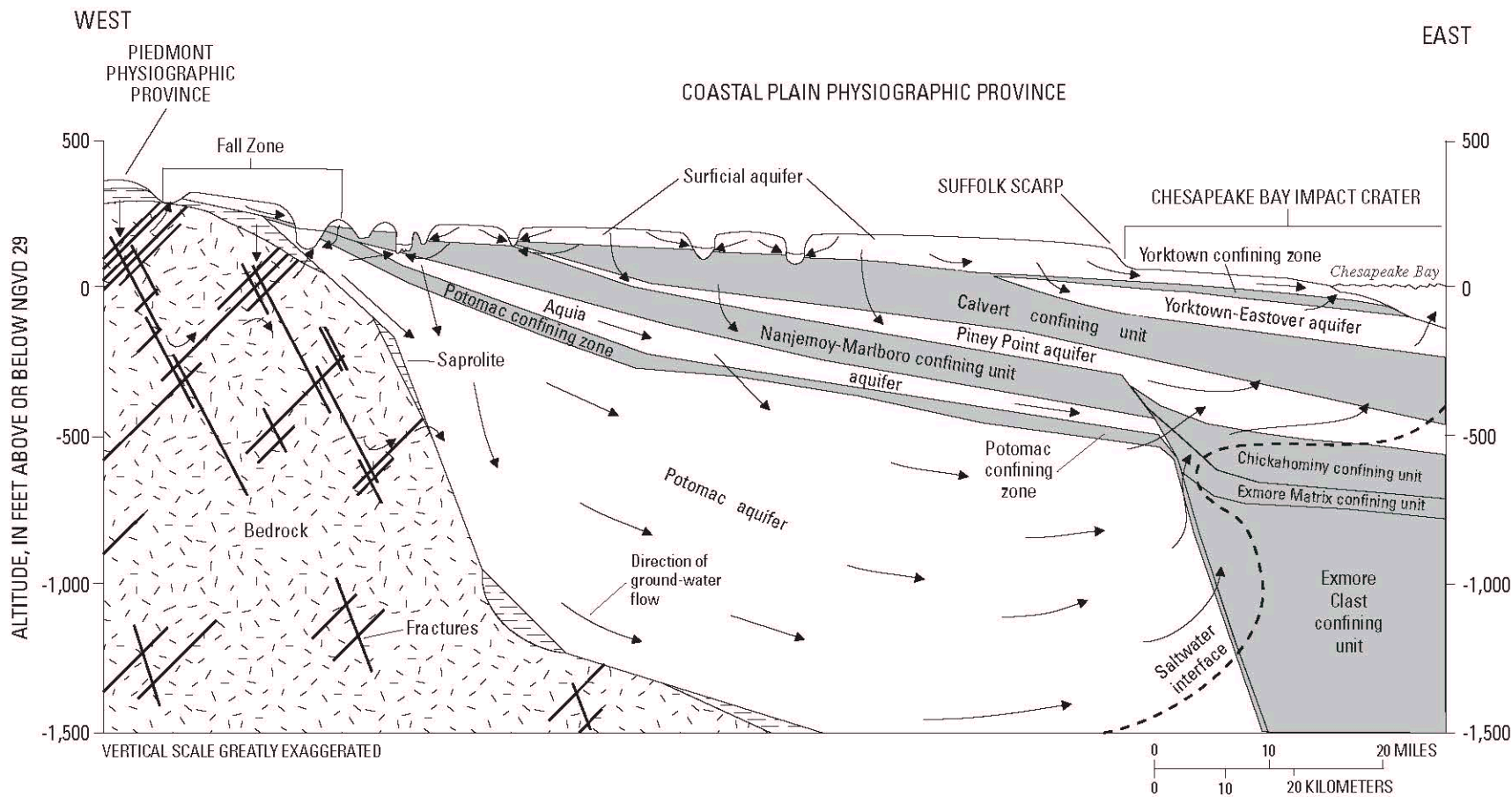


Figure 2. Generalized hydrogeologic section and directions of ground-water flow in the Virginia Coastal Plain (altitude relative to National Geodetic Vertical Datum of 1929).

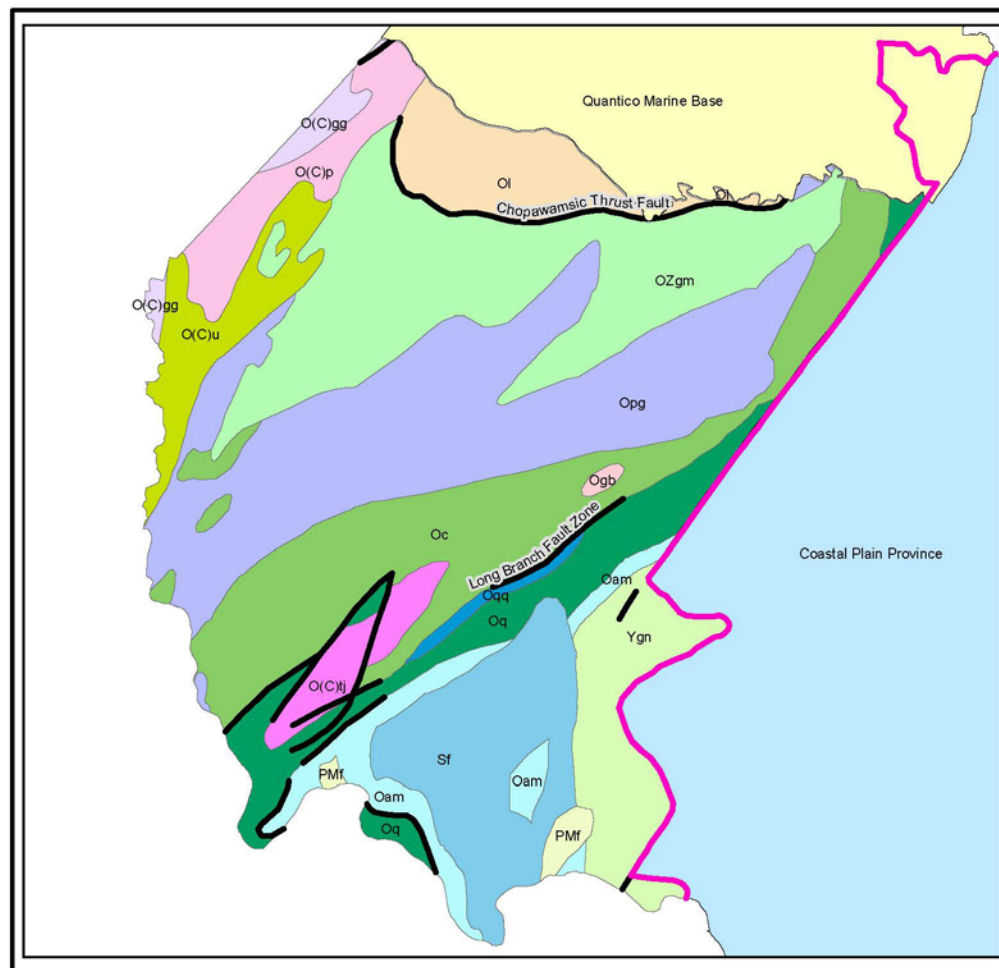


Figure 13: Consolidated Bedrock Geologic Mapping

Legend

- Fall Line
- Quantico Marine Base
- Coastal Plain Province
- Fault

Groundwater Resources Evaluation
Piedmont Province
Stafford County, VA

Map Notes:
(1) Mapping by Rader and Evans (1993) and
Mixon et al. (2005) was modified by ECS to
remove unconsolidated formations and to infer
contacts of the underlying consolidated bedrock
units; as such, the map only contains consolidated
bedrock geologic units;
(2) See Table 1 within Groundwater Resource
Evaluation Report for geologic unit descriptions.

0 1.25 2.5 5
Miles



Piedmont Aquifer Characteristics

- Three zones
 - Shallow surface aquifer ($\leq 55'$)
 - Bedrock fracture zone ($\leq 300'$)
 - Bedrock zone w/o fractures ($> 300'$)
- Surface zone use common in older homes (bored wells)
 - Low yield (< 15 gpm)
 - Susceptible to drought and indications are they can be influenced by nearby high volume withdrawals (Augustine GC ~ 300 gpm)
 - Susceptible to contamination
 - Rarely used in new construction
- Bedrock fracture zone (drilled wells)
 - Low yield (< 15 gpm, although there are exceptions)
 - Variability in quality (hardness, sulfur, etc.)
 - Most common for SFD outside public water service area



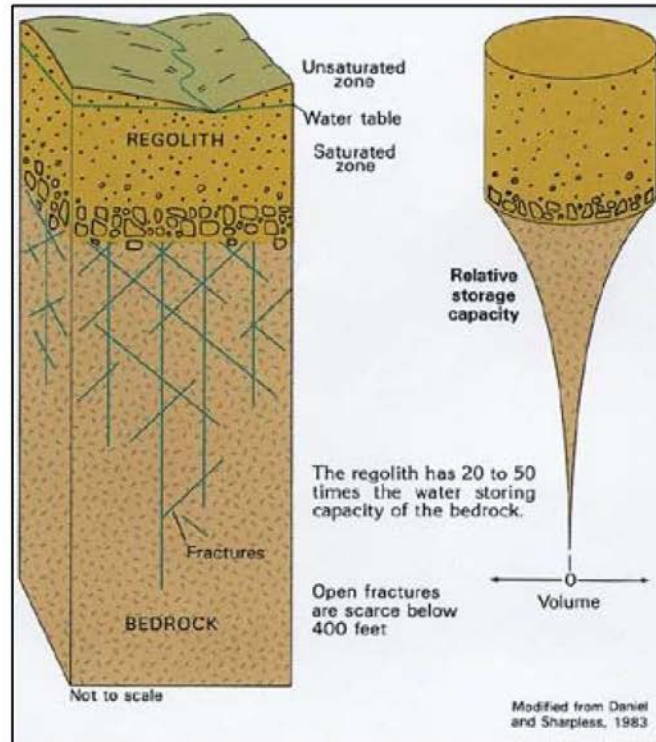


Figure 7: Cross-sectional diagram showing typical hydrogeologic conditions in Virginia's Piedmont Province. Groundwater is stored in the unconsolidated regolith, or saprolite, layer and percolates to fractures within the underlying consolidated bedrock aquifer. Bedrock fracturing is most prevalent at shallow depths and is largely absent below depths of approximately 400 feet. The cross-sectional diagram is unmodified from the USGS's Hydrologic Investigations Atlas 730-G (Miller, 1990).

Calculating Groundwater Usage

- GIS mapped all parcels with structures and without a public water account in study area
- Identified a total of 6,741 Piedmont wells in 2017
- Estimated between 220 and 231 gpd per dwelling
- Current use – 1.48 to 1.56 mgd



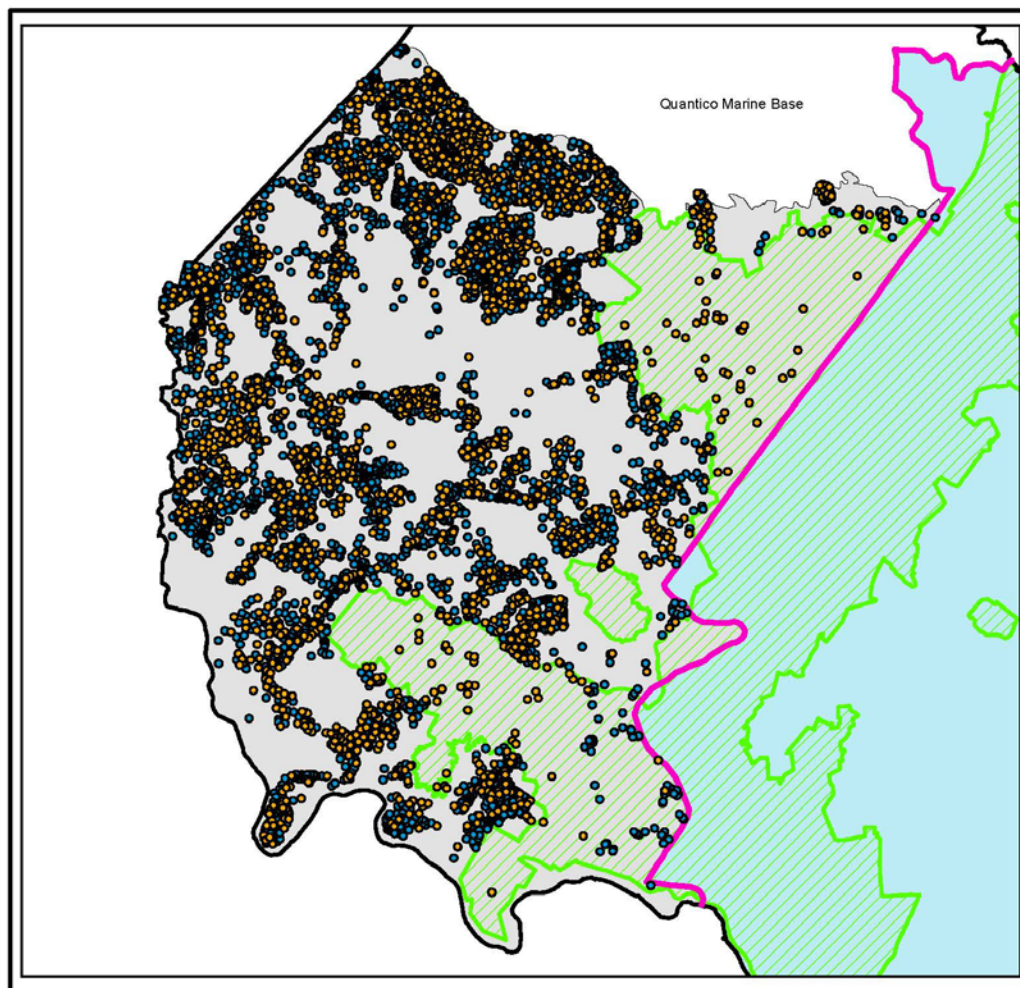


Figure 8: Well Database Records

Legend

- Stafford County Boundary
- Study Area
- Coastal Plain Province
- Fall Line
- Municipal Service Area

- Stafford County Attribute Data Well Database Record (with attribute data; 1,801 records)
- Non-Attribute Data Well Database Record (without attribute data; 4,940 records)

Groundwater Resources Evaluation
Piedmont Province
Stafford County, VA



0 1 2 4 Miles



ECS Project No. 47-4330

Available Groundwater

- Study calculated available groundwater for normal and drought year – drought year 65% of normal
- Subtracted out runoff, stream flow, use by vegetation, etc.
- Current use – 1.62 mgd (includes all uses)
- Groundwater available – 1.43 mgd
- Could supply an additional 6,500 homes



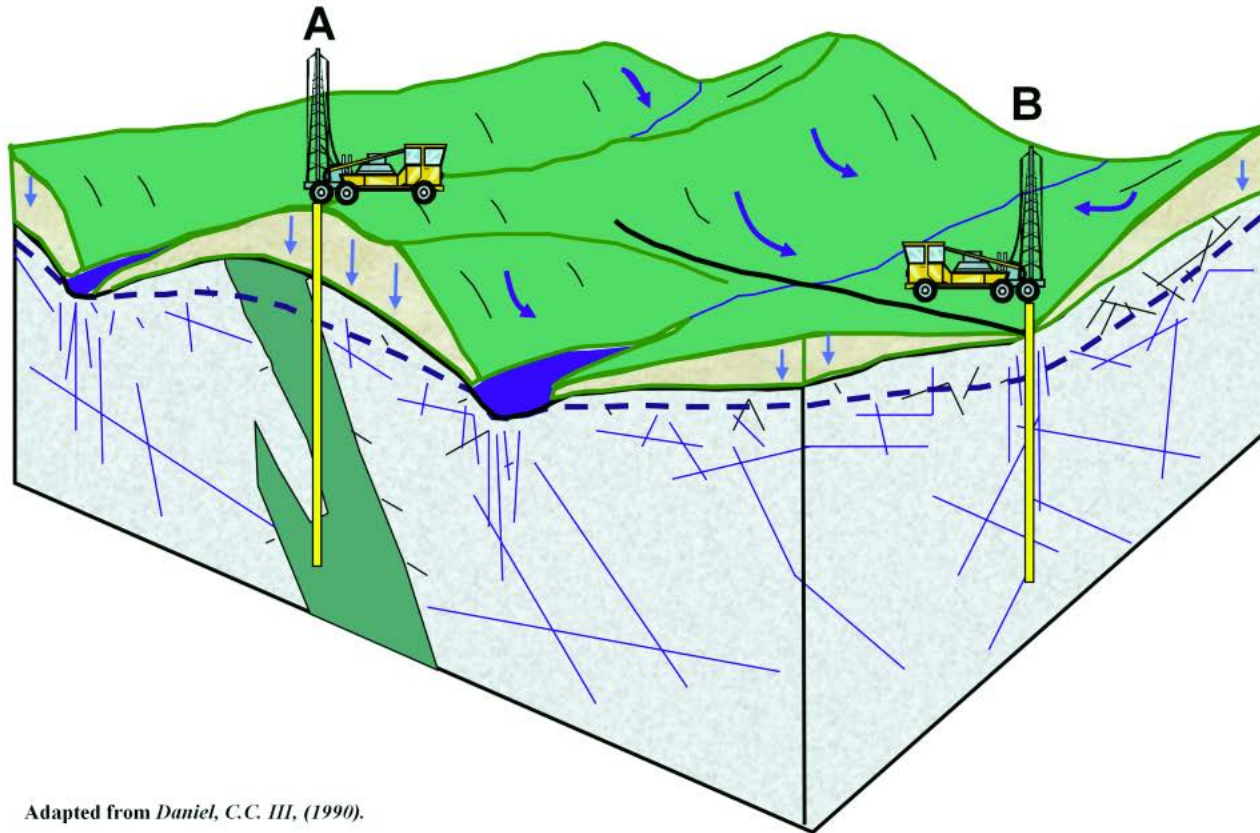
Areas of Specific Concern

- Looked at geologic areas, topography, proximity to water bodies, well density, when well was drilled and surface casing depth to see if there was a correlation to well productivity
- Used 3 gpm as threshold for low yielding well
- Used data from 1,800 well records collected in 2004 and 2017
- Strong correlation to geologic unit and casing depth
- No correlation to topography, well density
- Study also looked at when wells were drilled and found a trend that newer wells were slightly more productive



Localized Conditions

Why are some wells drilled dry?



Adapted from Daniel, C.C. III, (1990).

Well Regulations

- Stafford was given specific legislative authority to regulate wells based on water quality, not for well construction and abandonment
- Seven localities have this authority currently; Fairfax, Loudoun, Prince William, Goochland, James City, Powhatan and the City of Suffolk
- Study looked at six counties that have adopted well regulations for wells in the Piedmont; Fairfax, Loudoun, Fauquier, Albemarle, Rappahannock and Orange.
- Each passed ordinances requiring hydrogeologic assessments for new developments to be supplied by groundwater resources.
- These localities cite various authority for implementing these regulations; subdivision, zoning, stormwater, E&S and CBA, although citations vary by jurisdiction
- Not all cite specific state authority, although some cite state code delegating to localities authority to manage orderly development
- Adopted requirements range from drilling and testing for every lot prior to receiving a building permit (Albemarle & Fairfax), to sample testing for subdivisions
- Testing parameters are wide ranging and vary by locality based on lot number, lot size, etc.



Monitoring Wells

- The study found that monitoring wells would allow us to detect short and long term changes in groundwater levels
- Nineteen sites were evaluated based on certain criteria, and four sites were determined to provide the best locations for monitoring wells.
- An additional site could be considered to monitor the densely populated area adjacent to Quantico, and known to be in a low yielding geologic area
- Each site would cost ~\$20k to construct, and another ~\$3k for monitoring equipment; there is an annual O&M cost of ~\$13k associated with this as well



Next Steps

- The study is in draft final form, pending Board input. We will need to wrap it up after feedback
- The study results could then be provided to the full Board at a future meeting
- It could be referred to the Planning Commission for consideration
- We could offer a briefing to the public at one or more town hall meetings



Piedmont Area Groundwater Study Results

Questions?



Current Situation

- The Board delegates it's authority to approve development projects that have proper zoning in place to the County Administrator and his staff
- The County is implementing a program which allows for submission of plans in an electronic format (e-plans) with no paper copies
- E-plans will minimize the need for an in-person meeting between the development applicant and the Technical Review Committee (TRC)
- A Planning Commissioner is designated as a member of TRC and provides community input to the administrative review process
- The current County code does not provide for e-plans

Proposed End State

- The County Code would be amended to allow e-plans submissions pursuant to county e-plans format specifications
- The ability to file e-plans at any time of day would eliminate the need for application filing deadlines
- In-person TRC meetings could be on a held on an as-needed basis upon request of the development applicant

Request for the CEDC Committee/Board of Supervisors

- The County Code needs to be amended in order to require standards for e-plans submissions
- Need to consider whether or not a face to face meeting with applicants will continue to be required given that e-plans makes it clear what corrections need to be made to plan submittals
- Need to determine if a Planning Commissioner will continue to be part of the TRC and their role given e-plans

Benefits to the County

- Facilitating e-plans will save development applicants significant time and cost savings
- As-needed TRC meetings will lead to operational efficiencies and convenience for development applicants, their engineers and staff

<u>Current Situation</u>	<u>Proposed End State</u>
<ul style="list-style-type: none"> • Requests have been made for temporary uses such as sale offices/model homes in new residential developments, cultural activities, and residential facilities while building a home. • The zoning ordinance does provide for uses to be approved as a special exception but not temporary uses • Special exception as defined in State Code - a special use that is a use not permitted in a particular district except by a special use permit granted under the provisions of this chapter and any zoning ordinances adopted herewith • The State Code of VA and the zoning ordinance permits the Board of Zoning Appeals to hear and decide such applications and impose conditions to such uses including limiting the duration of the permit 	<ul style="list-style-type: none"> • Amend the Zoning Ordinance to allow for an approval process for temporary uses throughout the county.
<u>Request for the CEDC Committee/Board of Supervisors</u>	<u>Benefits to the County</u>
<ul style="list-style-type: none"> • Staff requests the CEDC to recommend the Board send this issue to the Planning Commission for their consideration of the following; <ul style="list-style-type: none"> • Create a definition for temporary uses • Clarify how temporary uses would be permitted to include a maximum time duration of the permit and how often it can be applied/approved 	<ul style="list-style-type: none"> • Provide more flexibility for businesses and citizens within the county • Provide clarity to the public on the process and definition of a temporary use

§ 15.2-2309. Powers and duties of boards of zoning appeals.

Boards of zoning appeals shall have the following powers and duties:

1. To hear and decide appeals from any order, requirement, decision, or determination made by an administrative officer in the administration or enforcement of this article or of any ordinance adopted pursuant thereto. The decision on such appeal shall be based on the board's judgment of whether the administrative officer was correct. The determination of the administrative officer shall be presumed to be correct. At a hearing on an appeal, the administrative officer shall explain the basis for his determination after which the appellant has the burden of proof to rebut such presumption of correctness by a preponderance of the evidence. The board shall consider any applicable ordinances, laws, and regulations in making its decision. For purposes of this section, determination means any order, requirement, decision or determination made by an administrative officer. Any appeal of a determination to the board shall be in compliance with this section, notwithstanding any other provision of law, general or special.

2. Notwithstanding any other provision of law, general or special, to grant upon appeal or original application in specific cases a variance as defined in § [15.2-2201](#), provided that the burden of proof shall be on the applicant for a variance to prove by a preponderance of the evidence that his application meets the standard for a variance as defined in § [15.2-2201](#) and the criteria set out in this section.

Notwithstanding any other provision of law, general or special, a variance shall be granted if the evidence shows that the strict application of the terms of the ordinance would unreasonably restrict the utilization of the property or that the granting of the variance would alleviate a hardship due to a physical condition relating to the property or improvements thereon at the time of the effective date of the ordinance, and (i) the property interest for which the variance is being requested was acquired in good faith and any hardship was not created by the applicant for the variance; (ii) the granting of the variance will not be of substantial detriment to adjacent property and nearby properties in the proximity of that geographical area; (iii) the condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the ordinance; (iv) the granting of the variance does not result in a use that is not otherwise permitted on such property or a change in the zoning classification of the property; and (v) the relief or remedy sought by the variance application is not available through a special exception process that is authorized in the ordinance pursuant to subdivision 6 of § [15.2-2309](#) or the process for modification of a zoning ordinance pursuant to subdivision A 4 of § [15.2-2286](#) at the time of the filing of the variance application.

No variance shall be considered except after notice and hearing as required by § [15.2-2204](#). However, when giving any required notice to the owners, their agents or the occupants of abutting property and property immediately across the street or road from the property affected, the board may give such notice by first-class mail rather than by registered or certified mail.

In granting a variance, the board may impose such conditions regarding the location, character, and other features of the proposed structure or use as it may deem necessary in the public interest and may require a guarantee or bond to ensure that the conditions imposed are being and will continue to be complied with. Notwithstanding any other provision of law, general or special, the property upon which a property owner has been granted a variance shall be treated as conforming for all purposes under state law and local ordinance; however, the structure permitted by the variance may not be expanded unless the expansion is within an area of the site or part of the structure for which no variance is required under the ordinance. Where the expansion is proposed within an area of the site or part of the structure for which a variance is required, the approval of an additional variance shall be required.

3. To hear and decide appeals from the decision of the zoning administrator after notice and hearing as provided by § [15.2-2204](#). However, when giving any required notice to the owners, their agents or the occupants of abutting property and property immediately across the street or road from the property affected, the board may give such notice by first-class mail rather than by registered or certified mail.

4. To hear and decide applications for interpretation of the district map where there is any uncertainty as to the location of a district boundary. After notice to the owners of the property affected by the question, and after public hearing with notice as required by § [15.2-2204](#), the board may interpret the map in such way as to carry out the intent and purpose of the ordinance for the particular section or district in question. However, when giving any required notice to the owners, their agents or the occupants of abutting property and property immediately across the street or road from the property affected, the board may give such notice by first-class mail rather than by registered or certified mail. The board shall not have the power to change substantially the locations of district boundaries as established by ordinance.

5. No provision of this section shall be construed as granting any board the power to rezone property or to base board decisions on the merits of the purpose and intent of local ordinances duly adopted by the governing body.

6. To hear and decide applications for special exceptions as may be authorized in the ordinance. The board may impose such conditions relating to the use for which a permit is granted as it may deem necessary in the public interest, including limiting the duration of a permit, and may

require a guarantee or bond to ensure that the conditions imposed are being and will continue to be complied with.

No special exception may be granted except after notice and hearing as provided by § [15.2-2204](#). However, when giving any required notice to the owners, their agents or the occupants of abutting property and property immediately across the street or road from the property affected, the board may give such notice by first-class mail rather than by registered or certified mail.

7. To revoke a special exception previously granted by the board of zoning appeals if the board determines that there has not been compliance with the terms or conditions of the permit. No special exception may be revoked except after notice and hearing as provided by § [15.2-2204](#). However, when giving any required notice to the owners, their agents or the occupants of abutting property and property immediately across the street or road from the property affected, the board may give such notice by first-class mail rather than by registered or certified mail. If a governing body reserves unto itself the right to issue special exceptions pursuant to § [15.2-2286](#), and, if the governing body determines that there has not been compliance with the terms and conditions of the permit, then it may also revoke special exceptions in the manner provided by this subdivision.

8. The board by resolution may fix a schedule of regular meetings, and may also fix the day or days to which any meeting shall be continued if the chairman, or vice-chairman if the chairman is unable to act, finds and declares that weather or other conditions are such that it is hazardous for members to attend the meeting. Such finding shall be communicated to the members and the press as promptly as possible. All hearings and other matters previously advertised for such meeting in accordance with § [15.2-2312](#) shall be conducted at the continued meeting and no further advertisement is required.

Code 1950, §§ 15-831, 15-850, 15-968.9; 1950, p. 176; 1962, c. 407, § 15.1-495; 1964, c. 535; 1972, c. 695; 1975, cc. 521, 641; 1987, c. 8; 1991, c. 513; 1996, c. [555](#); 1997, c. 587; 2000, c. [1050](#); 2002, c. [546](#); 2003, c. [403](#); 2006, c. [264](#); 2008, c. [318](#); 2009, c. [206](#); 2015, c. [597](#).

Current Situation

- The Board adopted a Transfer of Development Rights (TDR) ordinance in 2015 (amended in 2017).
- The County has received 8 TDR applications to date, all in the vicinity of Crow's Nest Natural Area Preserve (NAP).
- Mr. Joseph Samaha, acting on behalf of several property owners, has asked about the disposition of lots in the sending area once development rights are severed, and whether the County and/or State is interested in owning the lots.
- The County is joint-owner of portions of Crow's Nest NAP with Virginia Department of Conservation and Recreation (DCR).

Proposed End State

- Potential ownership by the County or joint-ownership with DCR of lots with severed development rights.
- Lots with severed development rights could be added to Crow's Nest NAP.

Request for the CEDC Committee/Board of Supervisors

- Discuss potential ownership of lots with severed development rights that could potentially become part of Crow's Nest NAP.

Benefits to the County

- The addition of lots adjacent to Crow's Nest NAP would allow management of open space lands by one entity instead of individual lot owners.
- The addition to NAP lands would permit additional public access to the Crow's Nest peninsula.

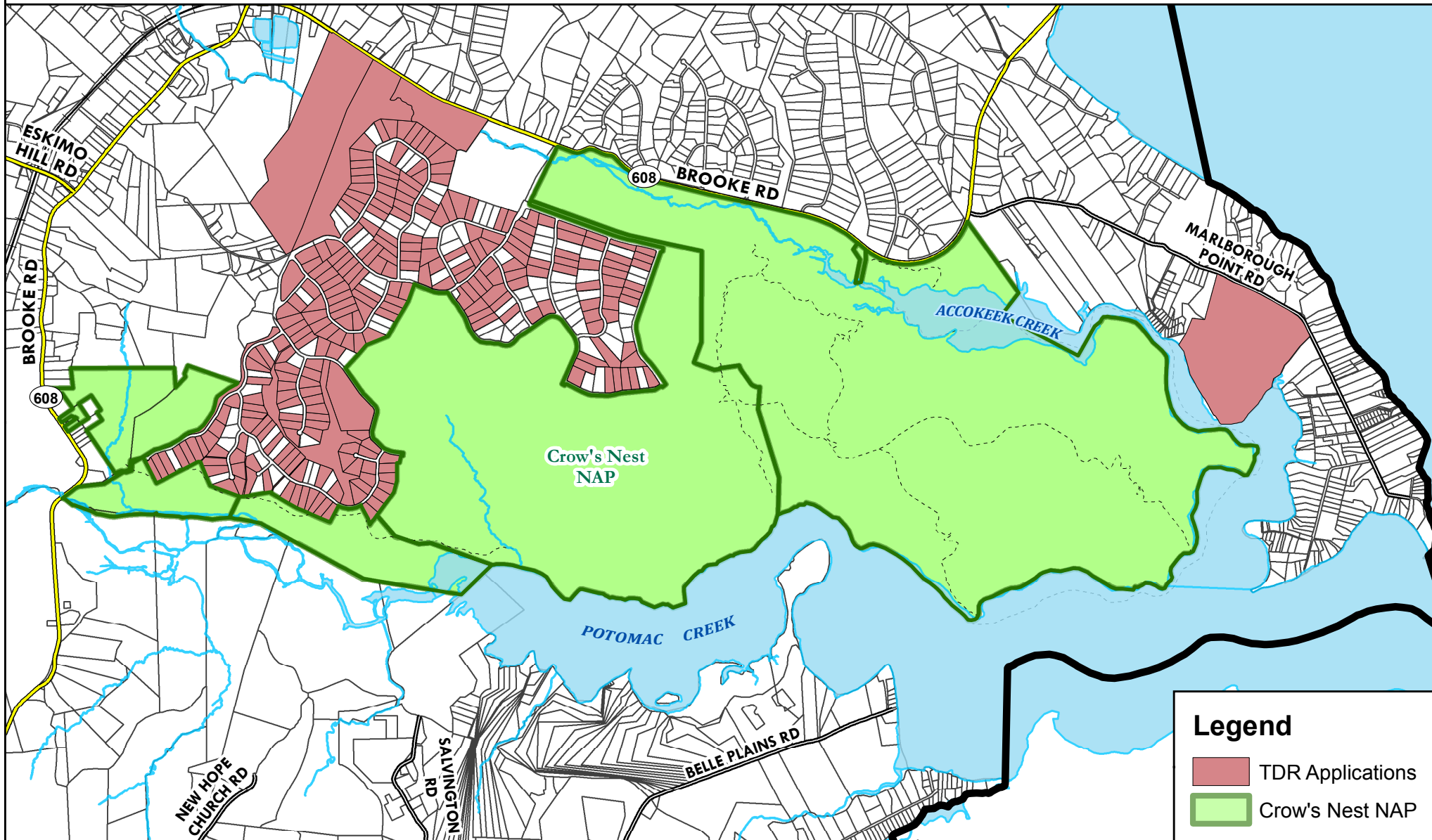
TDR APPLICATIONS

TDR SENDING PROPERTY DETERMINATION AND/OR SEVERANCE OF DEVELOPMENT RIGHTS						
TDR File #	Owner Name	Parcel #	Date Received	Acreage	Zoning Designation	TDR Rights Determined
17151919	Frederick/Lynn	49C-1-1-7	7/19/2017	131.99	A-2	50
17152062	7K Investments	129 lots in Crows Nest Harbor	10/23/2017	356.55	A-2	145
17152071	7K Investments	40-24D	10/30/2017	35.19	A-2	TBD
17152072	7K Investments	49-27	10/30/2017	67.96	A-2	TBD
17152073	7K Investments	48-1	10/30/2017	119.08	A-2	TBD
17152075	Five Cedars LLC	49D-C-47	10/31/2017	2.19	A-2	2
17152118	JCM East	131 lots in Crows Nest Harbor	11/30/2017	298.1	A-2	TBD
18152117	Stilmar	49D-B-75	1/3/2018	2.12	A-2	TBD
				1013.18		197



TDR Applications

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



Coordinate System: NAD 1983 HARN StatePlane Virginia North FIPS 4501 Feet

Produced: 1/29/2018

MXD Path: \\srv16\gisdata\users\gis\EB\Planning\PDR Program\TDR_applications.mxd

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.

0 0.25 0.5 1 Miles



Current Situation

- Fredericksburg has decided to discontinue holding the Soap Box Derby, which has been an annual event for 21 years
- There is a possibility the Derby could be brought to Stafford

Considerations

- Community Impact - Derby participation has dropped significantly over the years -18 participants from Stafford County last year
- Financial Impact - Estimated costs to host the Derby are \$40,000 -50,000 (Costs for the organizers of the Derby are quite extensive and include storage and shipment of the Derby winning vehicle to Akron for the national race. The organizer is also responsible to provide the cost for the driver to attend the national race)
- Revenues from the race are estimated to be \$10,000 if all sponsors return
- Economic Impact/Tourism from the event
- Logistical Impact - timing of the event and logistics

Request for the CEDC Committee/Board of Supervisors

- Direction from the Committee regarding pursuing the event

Benefits to the County

- This could be a community building event
- It could bring a focus on Stafford