

**STAFFORD COUNTY PLANNING COMMISSION
COMPREHENSIVE PLAN SUB-COMMITTEE**

AGENDA

**GEORGE L. GORDON, JR., GOVERNMENT CENTER
BOARD OF SUPERVISORS CHAMBERS
1300 COURTHOUSE ROAD**

**OCTOBER 14, 2015
6:30 P.M. (AFTER
REGULAR MEETING)**

CALL TO ORDER

ROLL CALL OF MEMBERS AND DETERMINATION OF QUORUM

1. Discuss Public Input Meeting Format - proposal from Staff
 - Extent of Comp Plan Amendment
 - Meeting Parameters / Guidelines / Alternatives
2. Planning Commission Recommended Parameters / Inputs on Scope of Work
3. Discuss Background Information
 - Comparison Locality Examples – How they are targeting growth
4. Other Issues

NEXT STEPS

5. Staff Deliverables
 - Finalize Website Page
 - Schedule public meeting locations and dates
 - Continue research on best practices
6. Next Meeting Date / Timeline
 - Review Schedule
 - Confirm November Public Input meetings
 - Consider late October Comp Plan Committee meeting

PUBLIC COMMENT

ADJOURNMENT

COMPREHENSIVE PLAN SUBCOMMITTEE

PUBLIC INPUT MEETING FORMAT

WELCOME AND INTRODUCTION:

- Thank you for attending
- Chairman introduces Committee other Planning Commissioners and dignitaries
- Identify staff members
- Describe how the meeting will work

PURPOSE OF THE MEETING:

- Current Comp Plan adopted in December 2010
- The Comp Plan is the 20 year guide for growth and development
- State code requires review every 5 years

BACKGROUND ON THE TASK:

- Help inform the PC where future growth should occur
- Discuss USA
- Discuss UDA vs TGA
- Must plan for 31,746 new dwelling units – state law
- Must plan for future commercial and industrial development

DISCUSS INTENSITY OF DEVELOPMENT:

- Ag/rural
- Suburban
- Urban medium density
- Urban high density

CONDUCT THE GROWTH LOCATION EXERCISE:

Two Alternative Exercises are offered for consideration. The following information is common in both alternatives.

- Base map description
 - County Boundary minus Quantico
 - Major roads
 - Waterways
 - USA
 - Existing buildings
 - Existing Schools

- Existing Parks
- Approved developments
- Other place names for location reference
- Explain what dots signify
 - Color by residential density – rural, suburban, urban
 - Color for urban mixed use
 - Color for significant commercial uses
 - Color for industrial uses
- Explain constraints
 - Limits of USA
 - Airport Compatibility
 - Quantico Compatibility
 - Must accommodate 31,746 – 9,508 (approved and not built) = 22,238
 - Must accommodate 10 million sf commercial
 - Must accommodate 6 million industrial
 - Each residential dot represents 500 – 1,000 dwelling units
 - Each urban mixed use dot represents 50,000 square feet of ground floor commercial space and 500 dwelling units
 - Each Commercial dot represent 500,000 square feet of building area
 - Each Industrial dot represents 500,000 square feet of building area

Alternative Exercise #1

- Meeting attendees divide into groups if necessary
- Groups place dots on maps where they recommend growth to occur
 - Groups must keep track of dot totals to meet accommodation constraints
- Each Group presents their general recommendations

Alternative Exercise #2

- Staff prepare a series of dot maps that reflect different densities
 - Low density map(s)
 - Mixed density map(s)
 - High density (compact development) map(s)
- Staff Describe each map
- Staff Compare similarities and differences of maps
- Receive comments from participants via verbal comments or anonymous polling
- Vote on preferred map (via anonymous polling) or ask for consensus

MEETING CONCLUSION:

- Describe what will be done with the information
- Potential for on-line polling of maps
- Describe the next steps for the Committee completion of the plan
- Thank everyone for participation

Parameters / Inputs on the Scope of the Comprehensive Plan Effort Planning Commission Member Comments

Provided are comments provided by Planning Commission members in advance of the meeting. Additional comments may be provided and discussed at the meeting.

Comments from Mr. Rhodes

1. First/foremost, I think the primary tenet to guide the efforts, and judge success, is the Planning Commissions primary goal, to "Most effectively plan for/accommodate the projected future growth, valuing the approaches that cause the least impact to existing/planned infrastructure."
 - Did we make conscious decisions on where the growth is planned...
 - Can we articulate/rationalize how that mitigates/minimizes the impact on infrastructure...
2. Set a structure and/or task list (just what you are doing, rationally prioritize efforts).
 - We benefit ourselves, and the process, by keeping our focus on those items that will have the greatest effect/impact.
 - There are any number of major items the subcommittee can identify to accomplish, and all would add value. However, we need to plan for the time deadline that was extended for us (end of January), the resource limitations (particularly staff time -- our precious and most valuable resource -- recognizing the many other tasks staff must satisfy), and the fact that the more we propose changing...the more complicated it will be presenting to the Board; sometimes, less is more.
 - List the specific actions that we are specifically tasked to do by/for the Board, and any other key initiatives we believe beneficial, then prioritize those that can be accomplished by 31 January (possibly grouping any items that complement and leverage one another).
 - Tackle the top priority first, fully focusing energy on it until we are confident it will get completed, then start on the next if/as time allows, etc.
3. As options are discussed, also consider up-front how it can simply and effectively be presented or understood
 - Provide a straight-forward picture of the recommendation, and/or clear criteria that drove the recommendation, and/or clear results of the recommendation.

Comments from Mr. Coen

1. Will there be any adjustments to the USA?
2. What are the number of TGAs and where will they be placed?
3. Airport Overlay / Concept
4. Business District around airport
5. CIP and ability to pay for growth

COMPARISON: LOCALITY UDA CONCEPTS IN COMPREHENSIVE PLANS

County	Date Last Amended	UDA Reference	Future Growth Accommodation
Prince William	2010	<i>Comprehensive Plan currently includes land use classifications that meet the density requirements of UDA areas. It does not specifically identify UDAs or reference the UDA legislation, as is now required for prioritization of certain transportation projects. PWC staff proposed an amendment in September of 2015 to identify UDA areas based on the County's existing long-range land use designations that meet the density requirements of §15.2-2223.1 of the Code of Virginia. The amendment would simply provide language referencing the County's existing land use classifications that meet the state defined densities for UDAs. It would not change any policies, strategies, or land use designations. However, PWC staff is withdrew the request because transportation planning and prioritization process remains ongoing, it became unclear whether or not action is required by Prince William County at this time.</i>	<i>Comprehensive Plan states that current Zoning accommodates growth to 2030. The Plan recommends relocating densities from outlying areas to areas that are adjacent to transit; establishing Higher Density Centers correlated to supporting transit.</i>
New Kent	2012	<i>Last amended on October 9, 2012 to remove text, maps and appendices regarding UDAs.</i>	<i>The county's land use plan is intended to direct new growth and development in a deliberate manner in coordination with the timely provision of public services and facilities. To the extent practical, new transportation capacity (roads, widening projects, etc.) will be timed to coincide with the extension of development, public services and utilities.</i>
Hanover	2012	<i>No reference to UDAs</i>	<i>Direct higher residential densities and more intensive non-residential uses to the designated Suburban Service Area (SSA).</i>
Chesterfield	2012	<i>No designation of UDAs</i>	<i>Identify land that is UDA-like, per the definition in the Code of Virginia, in order to ensure that the county maximizes funding opportunities related to HB2; includes a map of "potential UDAs".</i>

Spotsylvania	2013	<i>No reference to UDAs</i>	<i>Recommends coordinating growth with the Public Facilities Plan. The establishment of a Primary Development Boundary to define the area within which public utilities will be provided will direct the timing and location of growth.</i>
Loudoun	2013	<i>No reference to UDAs</i>	<i>Development is directed by Town Urban Growth Areas/Urban Growth Boundary. Denser development with a mix of uses is anticipated in the designated growth areas around the Towns, where town utilities will be available to serve development that is compatible in design with the existing Towns. Phasing growth based on the availability of adequate public facilities and distributing the costs of growth more equitably have also been at the forefront of the County's strategy.</i>
York	2013	<i>No reference to UDAs</i>	<i>Guide specific types and densities of development to specific areas of the County through planning, zoning, and utility extension policies; use all available tools and techniques to defer all or part of permitted development until such time as adequate public infrastructure is in place to support the development, and seek enabling legislation to expand the County's authority in this regard.</i>

Planning Commission Comprehensive Plan Subcommittee

SCHEDULE (revised October 9, 2015)

Sept 23 (W) - PC meeting

Report from Comp Plan Committee – draft letter to BOS outlining anticipated parameters of the effort and seek concurrence.

Sept 24 - Oct 2

Staff review background documents.

Research best practices.

Staff thoughts on:

Growth parameter ideas.

Proposed meeting format.

October 14 (W) - Subcommittee Meeting

Discuss:

Scope of work/ Growth Parameters.

Staff proposal and Committee approval of Public Meeting Format.

Public notification strategy.

Identify Stakeholder Groups.

Oct 15 (Th) - Nov 3 (Tu) – Public Meeting Prep.

Public Notification Efforts.

Staff preparation for meeting - maps, talking points, etc.

Reserve meeting locations.

Oct 20 (Tu) - BOS meeting

Receive feedback on growth parameters / scope of work question.

Oct 26-30 or Early November - Stakeholder Group Interviews

Late October - Additional Subcommittee Meeting?

Discuss any last minute issues prior to public input meeting.

Discuss stakeholder group input effort.

Nov 4 (W) or Nov 5 (Th) - Public Input meeting #1 - South Stafford

Nov 12 (Th) - Public Input Meeting #1 - North Stafford

Nov 14 (Sa) – Subcommittee Meeting

Discuss public input received and determine adjustments to future land use plan direction.

Nov 18 (W) – Additional Subcommittee Meeting?
Held before or after regular PC meeting.

Dec 5 (Sa) – Subcommittee Meeting
Review Draft Plan Amendments
Plan for Public Input Meeting #2

Dec 7-10* or 14-17 - Public Input Meeting #2
Review Draft Plan amendments
*PC Meeting on 12/9

Jan 9 (Sa) – Subcommittee Meeting
Final Modifications to Plan Amendments.

Jan 13 (W) – PC Meeting
Initial briefing on Plan Amendments.

Jan 27 (W) – PC Meeting
Finalize recommended Plan Amendments – send to BOS for recommendation.