

The background of the image is a composite. On the left, there is a photograph of a landscape with a single large, leafy tree in the middle ground, a field of tall grass in the foreground, and a cloudy sky. Overlaid on the right side of the image is a semi-transparent blueprint or map showing various building footprints and street layouts. A hand holding a red pen is visible on the right, with the pen tip pointing towards one of the building outlines on the blueprint.

# Healthy Growth

A Community Dialogue

# The agenda



- Review background
- Talk about the current trends and their likely impacts
- Share best practice research
- What we've heard
- ***Your input and feedback***

# Guiding Our Discussion

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Keep the conversation focused on the specific outcomes being sought by the Board of Supervisors

Safe and respectful opportunity to hear feedback from all perspectives

All input will be valued and shared with the public and the Board – transparency



As a community Stafford residents have identified a long-range vision for the County through the guidance of the **Comprehensive Plan** – this vision is based on shared community values and preferences.





# Preserved Rural Areas



# Preserved Rural Areas



Healthy Growth



# Thriving Urban Areas





# Thriving Urban Areas





The Comprehensive Plan calls for achieving 80% in Urban Services Area (USA) and preserving 20% balance of residential development as rural.

This policy tool ensures progress toward the shared vision.

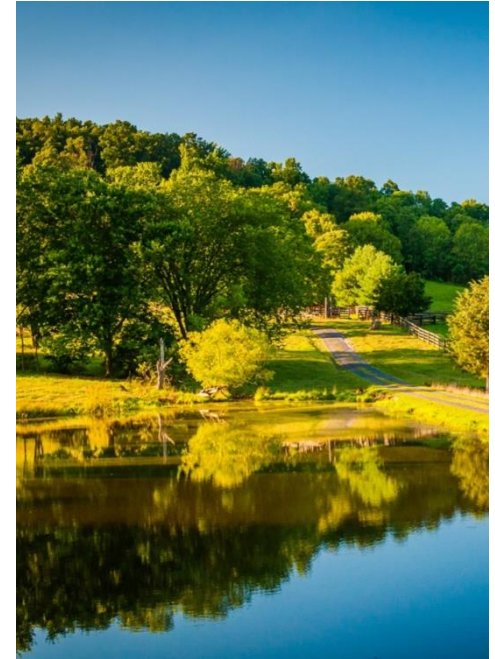
## Background - Comprehensive Plan

Healthy Growth



Thriving targeted  
growth areas

Preserved rural  
areas



# Impacts of Changing Conditions

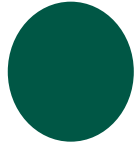
Despite a long history in attempts to address concerns about residential growth, changing conditions have impacted our ability to be successful in changing development pattern to the desired state:



Locality in transition that has grown in population 16% since 2010



Impacts of the opening of Interstate 95 in the late 1960s



Acceleration of rural residential development as the economy has continued to recover from the recession aiding to the loss of our rural character



Prime location for exurban commuters to employment in Washington DC, Northern Virginia and Richmond as these areas have grown as job centers and faced housing price pressures

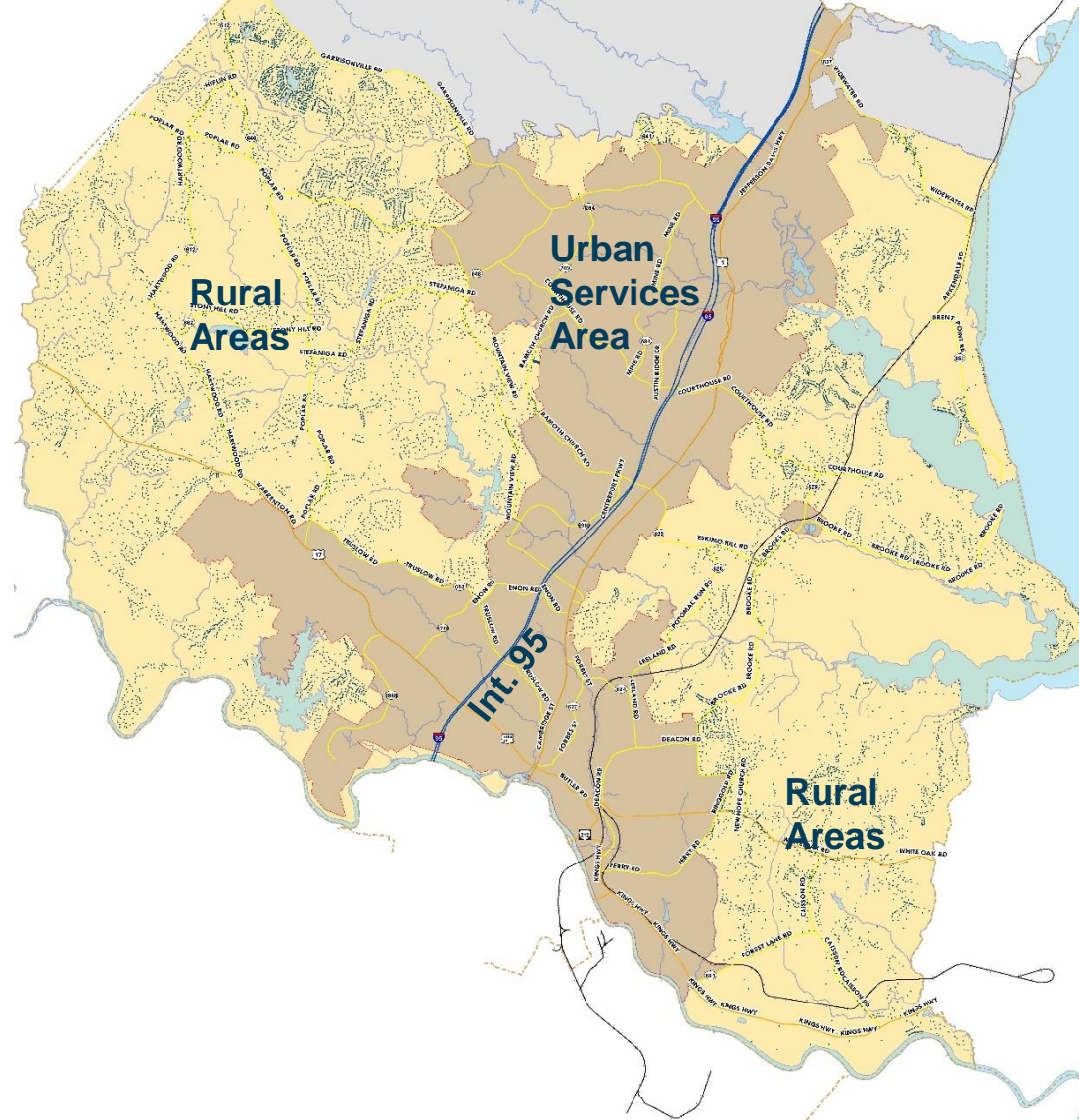


# Current situation – Where are we today

	Urban Services Area	Rural Area
Comprehensive Plan Goal ●	80%	20%
Current Status* ●	77.7%	22.3%
Future Growth** ●	73.5%	26.5%

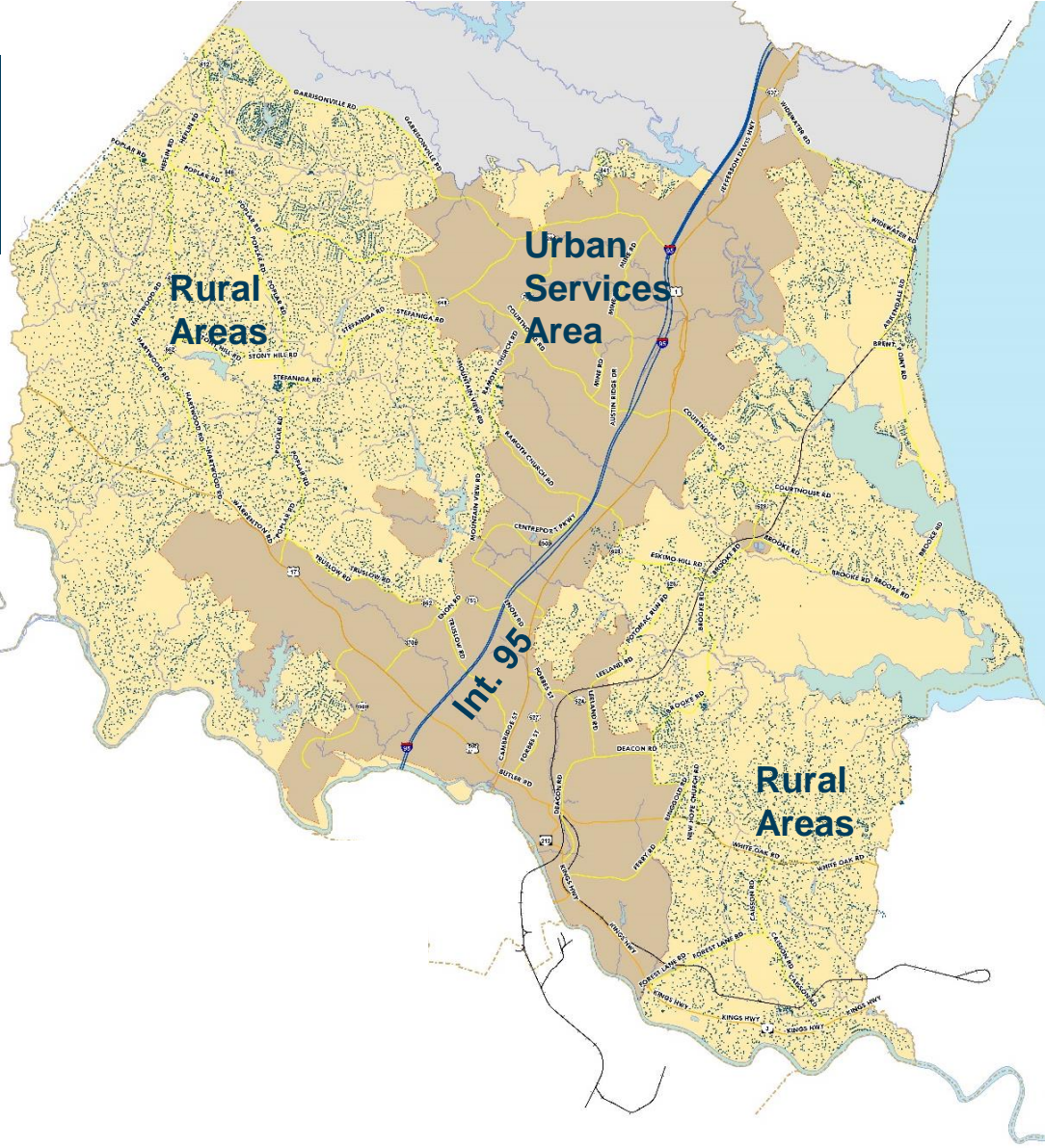
\*Approved and built lots  
\*\* Approved Units in Active  
Projects that are Unbuilt

Where we are today in  
the rural areas





## What Current Zoning Allows at Full Buildout



# Current situation – Pressing concerns

## Public Safety

- Higher response times; increased travel and limited routes
- lack of readily available water sources
- Leads to increased equipment costs

## Schools

- One Stafford school located outside the Urban Services Area
- Results in lengthy school bus trip times for children

## Infrastructure

- Rural roads pose capacity and safety issues
- Utilities encounter constraints to extending water and sewer

Broadband access is limited in rural areas



Another guidance tool is the Board's 2040 Vision and Strategic Plan.

This plan includes a long-term desired state achieved with the help of short-term priorities.

## Background - Strategic Plan

Healthy Growth



Desired Future State - 2040

### HEALTHY GROWTH

Stafford County is a well planned community. Healthy growth is channeled into Targeted Growth Areas, allowing the County to focus infrastructure improvements to efficiently serve the citizens of Stafford with levels of service that enhance their quality of life.

Additionally, Stafford's approach protects the County's natural and historic resources, open space, and farmland, preserving the rural nature of the County and allowing it to prosper



### BOARD OF SUPERVISORS THREE YEAR PRIORITIES

1. Identify and execute growth management strategies that align our Comprehensive Plan and infrastructure (i.e. roads, broadband, schools, water and sewer) without negatively impacting taxation.
  - Incentivize growth in the Targeted Growth Areas (TGA).
  - Evaluate zoning outside areas served by public water and sewer to maintain the rural character of the County.

# Board of Supervisors Three Year Priorities

Identify and execute growth management strategies that align with Comprehensive Plan:

- *Incentivize growth in the Targeted Growth Areas*
- *Evaluate zoning outside areas served by public water and sewer*

Healthy Growth





# Growth Area Initiatives/Incentives

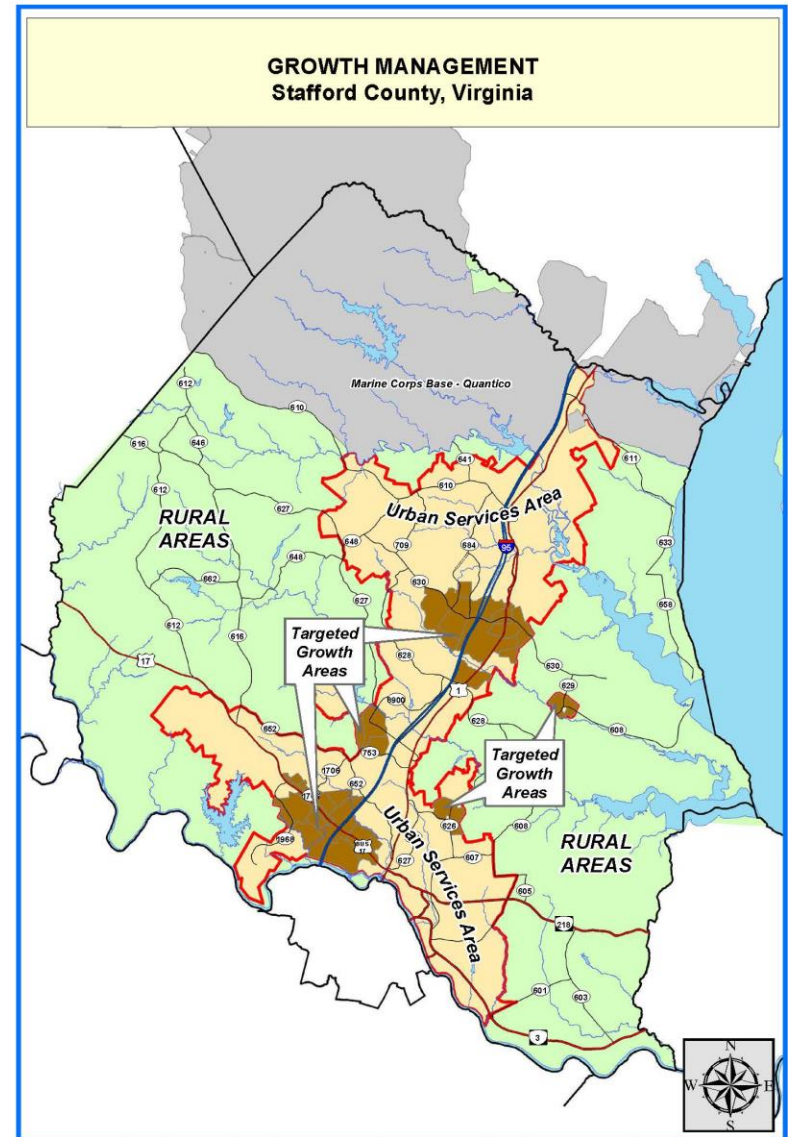
## Stafford:

- Targeted Growth Areas/Urban Development Areas (UDA)
- Area master plans
- Transfer of Dev. Rights (TDR)

## Peer Counties:

- Pro-active infill/redevelopment investments
- Public/private partnerships
- Pro-active zoning changes
- Density bonuses for urban objectives
- Higher public service levels

Healthy Growth



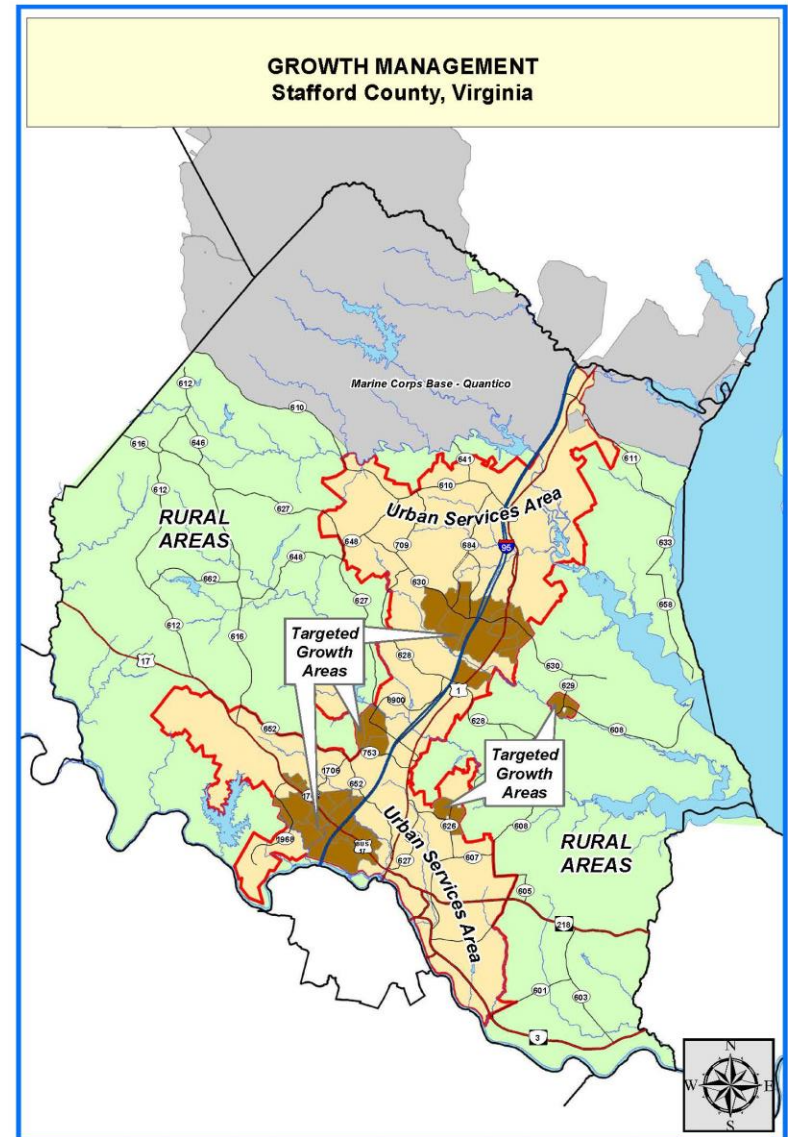
# Rural Area Protection/Preservation

## Stafford:

- TDRs
- Purchase of Dev. Rights (PDR)
- Land Use (Use Value) Taxation

## Peer Counties:

- Facilitate voluntary easements/partner with Land Trusts
- Rural economic dev. – agri-business/agri-tourism
- Voluntary Ag./Forestal Districts
- Resource protection based open space/easements
- Dedicated revenues for PDRs



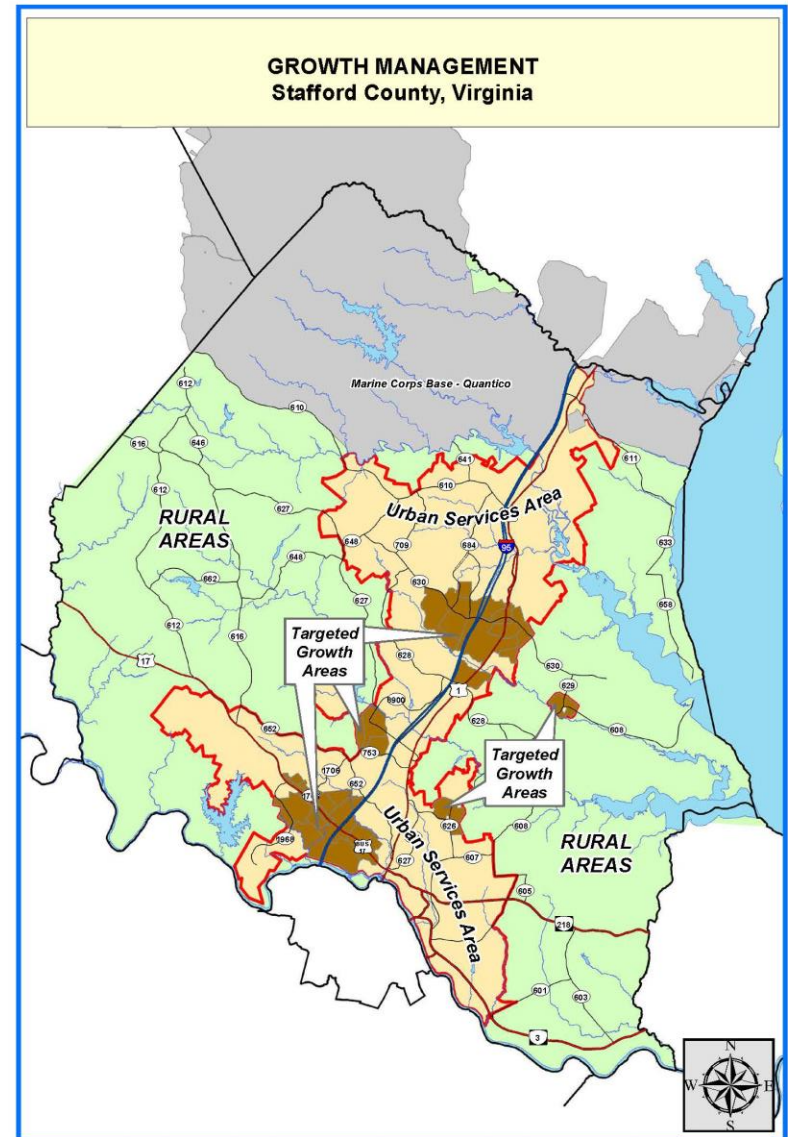
# Rural Zoning/ Development Rights

## Stafford:

- 1 lot per 3 acres, some clustering

## Peer Counties:

- Larger min. lot size
- Acreage per lot increases with size of parcel
- Resource protection based clustering/dedicated open space





# Who We've Listened To



## Stakeholder Interviews

Monday, April 8

- Stafford County Farm Bureau
- Agriculture Industry/Farmers
- Large and medium-sized property owners
- Developers
- Residential Builders
- NoVa Conservation Trust
- ***10 interviews took place***

# Who We've Listened To



## Roundtable Discussion

Wednesday, April 10

- Homeowners Association Members
- Quantico Community Liaison
- Commercial Banker
- General Contractor
- PTO
- Friends of the Rappahannock
- Large and medium-sized property owners
- Realtor
- Residential Builders
- ***20+ participants between two sessions***<sub>21</sub>

# What We Heard



## General Themes

- Create fair alternative financial resources and encourage public/private solutions
- Cluster development can work, but it needs to be implemented better
- Streamline the development process in the Targeted Growth Area (TGA)
- Prioritize infrastructure investment and improvements in TGA
- A-1 zoning should not change
- Focus on incentives
- Strong advocacy for property rights



## What We Heard



## General Themes

- Preference for programs that would allow rural landowners to monetize their assets without residential development
- Difficult for local developers to compete with National companies
- Focus on walkable, mixed-use development
- ***Recognition that this “is not easy”***
- ***Recognize the reality that growth is not going to stop***

# Next steps: Board Consideration of Public Input

- The information gathered during the public engagement process will be presented to the Board at the May 7, 2019 Board meeting.
- The Board will consider the input and hold a joint work session with the Planning Commission to determine the next steps in the process. The Board is waiting for the results of this process before they take further action.

To keep updated, visit: <https://staffordcountyva.gov/healthygrowth>

## Thank you!

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[www.staffordcountyva.gov/healthygrowth](https://www.staffordcountyva.gov/healthygrowth)



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# Making the shift

The Board has provided direction in the Healthy Growth priority of the strategic plan and is looking for an action plan to identify and execute growth management strategies that align our Comprehensive Plan and infrastructure without negatively affecting taxation in two focus areas:

- Incentivize growth in the Targeted Growth Areas (TGA)
- Evaluate zoning outside areas served by public water and sewer to maintain the rural character of the County



# Community Questions

1. Is there anything from the presentation that resonates with you?
2. From your experience and perspective, what initiatives would incentivize and encourage the quality of life for citizens in the Targeted Growth Areas consistent with the desired urban form?
3. From your experience and perspective, what zoning and rural preservation initiatives could move us toward the desired character in the rural areas as called for in the Comprehensive Plan?
4. **What are up to five priorities, opportunities, or concerns that everyone at your table agree with?**

# Community Questions

1. Is there anything from the presentation that resonates with you?

# Community Questions

2. From your experience and perspective, what initiatives would incentivize and encourage the quality of life for citizens in the Targeted Growth Areas consistent with the desired urban form?



# Community Questions

3. From your experience and perspective, what zoning and rural preservation initiatives could move us toward the desired character in the rural areas as called for in the Comprehensive Plan?

# Community Questions

**4. What are five priorities, opportunities, or concerns that everyone at your table agree with?**