

The background image is a composite. On the left, there is a landscape with a single large, leafy tree in the middle ground, a field of tall grass in the foreground, and a distant horizon under 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 map.

Healthy Growth

A Community Dialogue

The agenda

- Review background
 - Talk about the current trends and their likely impacts
 - Share best practice research
 - Your input and feedback
-



Guiding Our Discussion

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 land as rural.

This policy tool ensures progress toward the shared vision.

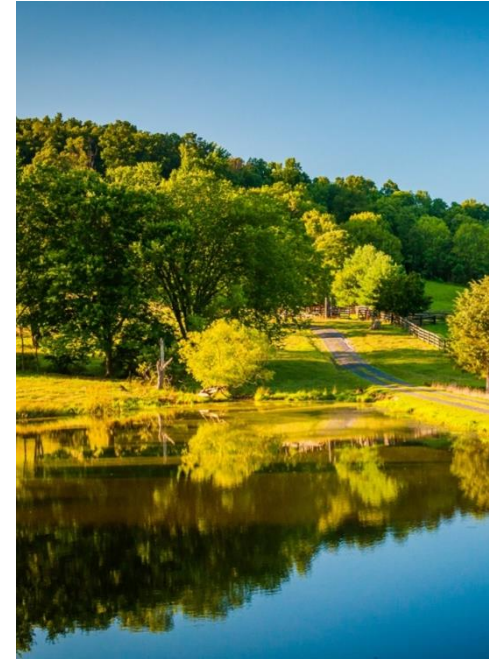
Background - Comprehensive Plan

Healthy Growth



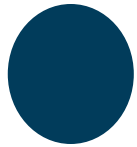
Thriving targeted
growth areas

Preserved rural
areas



Impacts of Changing Conditions

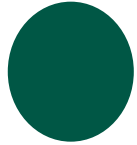
Despite a long history in attempts to address concerns about residential growth, changing conditions have impacted our ability to be successful in changing development pattern to the desired state:



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



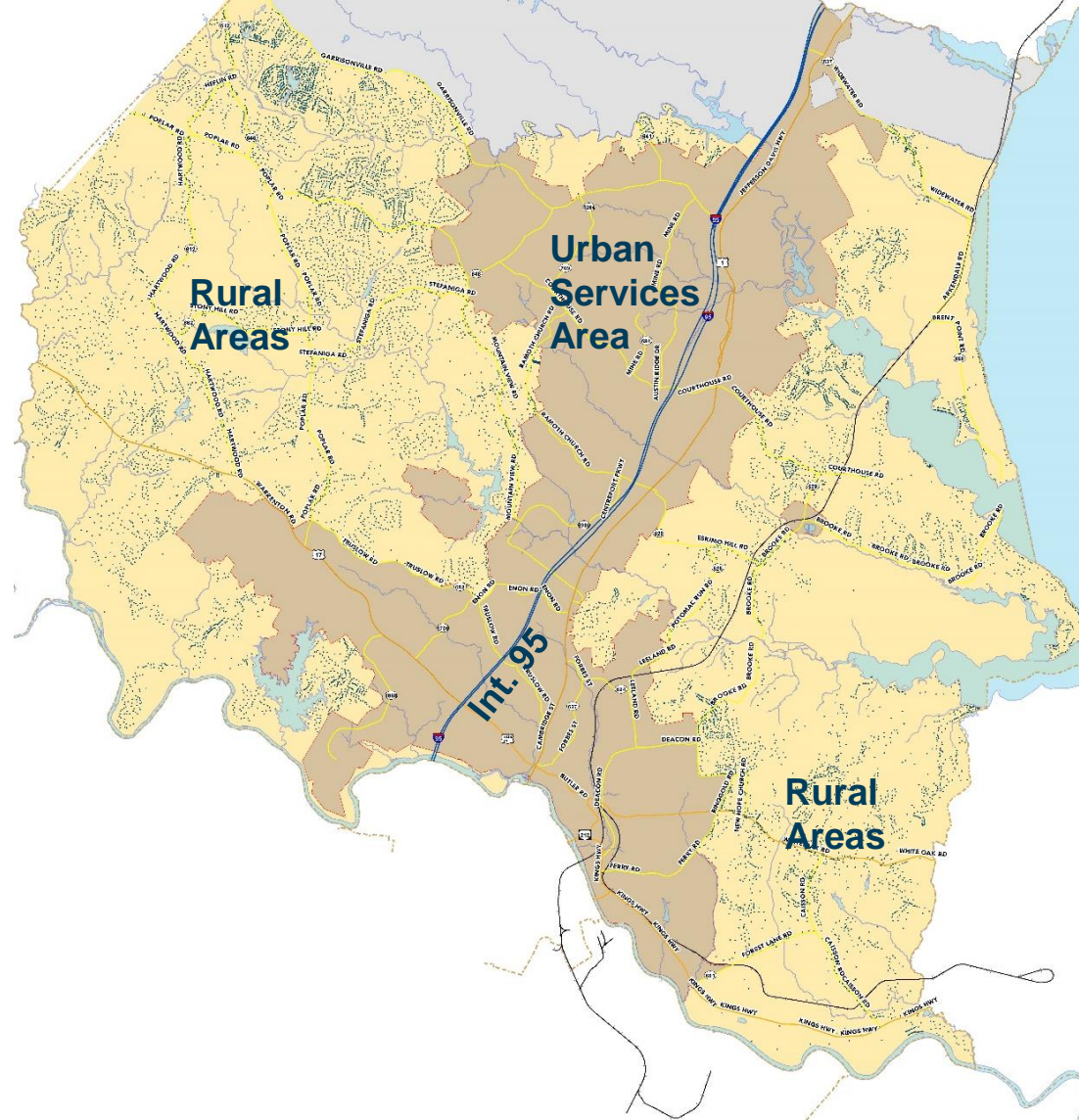
Prime location for exurban commuters to employment in Washington DC, Northern Virginia and Richmond as these areas have grown as job centers and faced housing price pressures

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



1

Public Safety

- Higher response times for Fire Department and Sheriff; increased travel and limited routes
- lack of readily available water sources needed for fire response
- Leads to increased equipment costs such as tankers and fire engines.

2

Schools

- One Stafford school located outside the Urban Services Area
- Results in lengthy school bus trip times for children
- Buses can be used more efficiently in the Urban Services Area.

3

Infrastructure

- Rural roads pose capacity and safety issues; most do not meet modern construction standards
- Utilities encounter constraints to extending water and sewer service to support new areas.
- Broadband access is limited in rural areas for students and telecommuters

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.

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

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

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

Roundtable Questions

1. Is there anything from the presentation that resonates with you?
2. From your experience and perspective, what factors are contributing to the greater than desired amount of development in the rural areas?
3. 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?
4. 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?

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Next steps: Public Forums

Monday, April 22, 2019

7:00 p.m.

Margaret Brent Elementary
School

2125 Mountain View Road
Stafford, VA 22556

Tuesday, April 23, 2019

7:00 p.m.

T. Benton Gayle Middle School
100 Panther Drive

Fredericksburg, VA 22406

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

Thank you!

www.staffordcountyva.gov/healthygrowth



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in cooperation with

