



# Healthy Growth Summary and Strategies for Consideration

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Strategic Plan - Healthy Growth

June 4, 2019

# BACKGROUND

- ❖ Jeff Harvey, Director of Planning, has provided a white paper with an enormous amount of research on the status of growth in Stafford, the history of actions taken by the Board over the years, the Comprehensive Plan, costs of growth and a variety of strategies that could be used to manage growth
- ❖ We also completed a thorough public engagement process and shared the results with the Board.
- ❖ Although a large amount of information is included with this work session package, the majority of this information has been shared with the Board through discussions of this topic over the past year.



# Strategies

The information compiled, and provided with the work session materials, includes multiple strategies with pros and cons for each; however, there are three main points for consideration:

- Adopt a change in lot sizes to decrease the number of future homes to be built in the rural areas of the County
- Adopt incentives for both rural land conservation and the development in the Targeted Growth Areas without a change in lot size. These could include Transfer of Development Rights (TDR), Purchase of Development Rights (PDR), assistance with Voluntary Conservation and other possible strategies.
- Adopt a change in lot sizes, coupled with a TDR, PDR (or some other incentive that holds the owners harmless) which can maintain the value of an owners land to provide a number of development units which could be sold equal to the amount before the lot size amendment

A wide-angle photograph of a rural landscape. In the foreground, a calm pond reflects the sky and surrounding greenery. To the left, a grassy field slopes upwards towards a line of trees. On the right, a white barn is partially visible behind more trees. The sky is a clear, bright blue. In the bottom left corner, there is a light blue rectangular box containing the word "CONSIDERATIONS" in bold, dark blue capital letters.

# CONSIDERATIONS

**Option 1** (Lot size change)

- If the Board chooses this option, staff is prepared today to discuss the strategies outlined in the white paper in order to gain Board direction to move this process forward.

**Option 2** (Incentives w/o a change in lot size)

- If the Board chooses incentives such as TDR, PDR, and others without a lot size change; staff would recommend developing a committee made up of Board members, Planning Commission members, landowners, and developers to help develop the programs and consider other possible conservation measures and incentives.

**Option 3** (A combination of the first two options)

- A change in lot size with a component of TDR (or other incentives that maintain property value). If this option is chosen, staff would recommend the same committee as in Option 2. This decision would necessitate a slower process due to the need to calculate development rights for the rural sending areas and ensure there are sufficient development rights in receiving areas (TGAs)

# Board Direction



Staff is prepared to move forward with the direction provided by the Board.